

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Marvin Hansen



VICE CHAIRPERSON:
Adam Peck

COMMISSIONERS: Mary Beatie, Chris Gomez, Chris Tavarez, Adam Peck, Marvin Hansen

MONDAY, DECEMBER 13, 2021, 7:00 P.M.

VISALIA COUNCIL CHAMBERS

LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA

Citizens may appear at the Planning Commission meeting in person and will be asked to maintain appropriate, physical distancing from others and wear a mask or face shield pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.

4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR – All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - a. No Items on Consent Calendar

6. PUBLIC HEARING – Rafael Garcia, Senior Planner

Conditional Use Permit No. 2021-28: A request by AVE MOONEY, LLC for a change of use to establish a 6,526 square foot medical clinic use within an existing multi-tenant commercial building located at 3221 S. Mooney Boulevard (APN: 121-100-054) and zoned C-R (Regional Commercial). The site is fully developed and served by all utilities and no new development is proposed. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2021-48.

7. PUBLIC HEARING – Rafael Garcia, Senior Planner

Conditional Use Permit No. 2021-33: A request by United Health Centers to allow an 18,306 square foot medical office use within an existing commercial building located 4038 S. Mooney Boulevard (APN: 126-730-020) and within the C-R (Regional Commercial) zoning district. The site is fully developed and served by all utilities and no new development is proposed. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2021-46.

8. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Amendment to Conditional Zoning Agreement No. 2021-11: A request by CenterPoint Integrated Solutions to amend Conditional Zoning Agreement No. 2003-01, removing provisions that prohibit the establishment of a “stand-alone” used automobile sales use, and adding development standards for “stand-alone” used automobile sales uses for the Visalia Auto Plaza located within the C-S (Service Commercial) Zone. The Visalia Auto Plaza is located west of North Neeley Street, north of West Camp Drive, and south of the Mill Creek Ditch (APN: 081-020-085). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2021-52.

9. PUBLIC HEARING – Josh Dan, Associate Planner

Sequoia Bend Estates Tentative Subdivision Map No. 5584: A request by 4-Creeks, Inc. to subdivide 30 acres into 138 lots for residential use and five lettered lots for parkway, walls, and landscaping, located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone and located along East Goshen Ave. (Address not assigned) (APN: 098-142-057 & 098-330-006). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant, and that Negative Declaration No. 2021-41 be adopted.

10. REGULAR ITEM – Paul Bernal, Community Development Director

Action: Adopt the Planning Commission Calendar for 2022.

11. CITY PLANNER / PLANNING COMMISSION DISCUSSION –

- a. Next Regular Planning Commission Meeting is Monday, January 10, 2022.
- b. Status of Warming Center approved by Temporary Conditional Use Permit No. 2021-40.
- c. City Council discussion regarding smoke shops on Monday, December 6, 2021.

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Ave. Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

AN APPEAL MUST BE FILED WITH AN APPROPRIATE APPLICATION AND FEES NO LATER THAN THURSDAY, DECEMBER 23, 2021, AT 5:00 P.M.

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93292. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website www.visalia.city or from the City Clerk.

THERE IS NO REGULAR MEETING SCHEDULED FOR MONDAY, DECEMBER 27, 2021.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JANUARY 10, 2022.