

# PLANNING COMMISSION

## ACTION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

**COMMISSIONERS ABSENT:**

**MONDAY, JANUARY 10, 2022**

**VISALIA CONVENTION CENTER**

**LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA**

**MEETING TIME: 7:00 PM**

**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.**

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|--|---|
| 7:04   | 1. CALL TO ORDER –  |
| 7:04 To 7:05   | 2. THE PLEDGE OF ALLEGIANCE –   |
| 7:05 To 7:05<br>No one spoke   | 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.<br><br>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.   |
| 7:05 To 7:05<br>Appeal information   | 4. CHANGES OR COMMENTS TO THE AGENDA –  |
| 7:05 To 7:06<br>No Items on Consent Calendar   | 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.<br><br>No Items on Consent Calendar  |
| 7:06 To 7:20<br>Opened: 7:18<br>Closed: 7:19<br><br>Who Spoke:<br>1. Hialys Sousa<br><br>The Planning Commission<br>Approved this item.<br>(Gomez, Peck) 5-0 | 6. PUBLIC HEARING – Rafael Garcia, Senior Planner<br>Tentative Parcel Map No. 2021-09: A request to subdivide a 2.15-acre parcel into two lots located in the R-1-20 (Single-Family Residential, Minimum 20,000 square foot lot size) zone district. The project site is located at 2425 N. Linwood Street (APN: 077-190-016). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-57.No. 2021-48. |

7:20 To 7:31

Open: 7:27  
Closed: 7:28

Who Spoke:  
1. Eryn Jordan

The Planning Commission  
Approved this item.  
(Tavarez, Peck) 5-0

7. PUBLIC HEARING – Brandon Smith, Principal Planner  
Conditional Use Permit No. 2021-35: A request by Eryn Jordan to allow a wine tasting room in an existing 1,450 square foot commercial building location in the Downtown Mixed Use Zone District. The project site is located at 114 South Locust Street, on the east side of Locust Street between Main Street and Acequia Avenue. (APN: 094-325-012) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2021-55.

7:31 To 7:57

Open: 7:43  
Closed: 7:43

No one spoke

The Planning Commission  
Approved this item. (Peck,  
Beatie) 5-0

8. PUBLIC HEARING – Josh Dan, , Associate Planner
- a. Tentative Subdivision Map No. 5582: A request by Carvalho Construction and Kevin Nickell to subdivide two parcels measuring 0.93-acres into six parcels in the R-M-2 (Multi-Family Residential, 3,000 square foot minimum site area per dwelling unit) Zone The project site is located along South Santa Fe Street approximately 500-feet north of East Paradise Avenue (Address: not assigned) (APNs: 097-241-041 & -042). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-63.
  - b. Conditional Use Permit No. 2021-24: Carvalho Construction and Kevin Nickell to subdivide two parcels measuring 0.93-acres into six parcels without public street access and on a site less than two acres in size in the R-M-2 (Multi-Family Residential, 3,000 square foot minimum site area per dwelling unit) Zone. The project site is located along South Santa Fe Street approximately 500-feet north of East Paradise Avenue (Address: not assigned) (APNs: 097-241-041 & -042). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-63.

7:57 To 8:05

Motion to Adjourn:  
(Beatie, Peck) 5-0

9. CITY PLANNER/PLANNING COMMISSION DISCUSSION-
- a. Next Planning Commission Meeting is Monday, January 24, 2022.
  - b. Appeal to the City Council of CUP 2021-28, the Medical Clinic on January 18, 2022.
  - c. CZA for CarMax on January 18, 2022, to the City Council.
  - d. Emergency Ordinance for Smoke Shops January 18, 2022, to the City Council
  - e. City Council Strategic Planning Session January 28, 2022.
  - f. Lofts project update.
  - g. Myrtle Apartments permits have been issued.

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, JANUARY 20, 2022, 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](http://www.visalia.city) or from the City Clerk.

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