

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Marvin Hansen



VICE CHAIRPERSON:
Adam Peck

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

MONDAY, MARCH 14, 2022
VISALIA COUNCIL CHAMBERS
LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA
MEETING TIME: 7:00 PM

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.
 - No items on the Consent Calendar
6. PUBLIC HEARING – Josh Dan, Associate Planner
Conditional Use Permit No. 2021-29: A request by Bottom Line Developers to develop a 0.95-acre site with an approximately 4,400 sq. ft. automated carwash with associated vacuums in the C-N (Neighborhood Commercial) Zone. The site is located at 1804 N. Dinuba Blvd., on the east side of Dinuba Blvd. across from and north of Prospect Avenue. (APN: 091-171-018). An Initial Study has been prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant with mitigation, and that Mitigated Negative Declaration No. 2022-05 shall be adopted.

7. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

- a. **Conditional Use Permit No. 2022-04:** A request by Clifford Neiman to establish a surgery center on a parcel within the C-MU (Mixed Use Commercial) Zone. The project site is located at 111 East Noble Avenue, on the southwest corner of East Noble Avenue and South Church Street (APN: 097-051-012). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2022-07.
- b. **Variance No. 2022-01:** A request by Clifford Neiman for a variance to fence height standards for the placement of a six-foot-tall fence in the front yard setback of a parcel within the C-MU (Mixed Use Commercial) Zone. The project site is located at 111 East Noble Avenue, on the southwest corner of East Noble Avenue and South Church Street (APN: 097-051-012). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2022-07.

8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Planning Commission meeting for March 28th **will not be at the Visalia Convention Center.**
- b. Medical Clinic appeal has been placed on indefinite continuance.
- c. Smoke Shop ZTA scheduled for the March 21st Council meeting.

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 Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, MARCH 24, 2022, BEFORE 5 PM

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 93291. 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.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 28, 2022