

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Marvin Hansen



VICE CHAIRPERSON:
Adam Peck

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

MONDAY, APRIL 11, 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.
 - a. 2021 Administrative Adjustment Annual Report.
6. PUBLIC HEARING – Rafael Garcia, Senior Planner

Conditional Use Permit No. 2021-37: A request by Christian Church Homes to develop a 70-unit affordable senior housing multi-family development on a vacant 2.06-acre site in the C-MU (Mixed Use Commercial) zone. The project site is located on the east side of North Highland Street approximately 500 feet north of West Ferguson Avenue (APN: 090-060-058). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-01.

7. REGULAR ITEM – Cristobal Carrillo, Associate Planner
Update on the Historic Preservation Ordinance Chapter 17.56 and Local Register of Historic Structures.
8. REGULAR ITEM – Paul Bernal, Community Development Director
Planning Division Fee Amendments: Consideration of amendments to the Planning Division fees for the 2022-2023 fiscal year as contained in City of Visalia Fee Resolution No. 2022-11.
9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
 - a. The next Planning Commission meeting is April 25, 2022.
 - b. On April 4th Council adopted 2nd Reading of Ordinance No. 2022-04 for ZTA No. 2021-10.
 - c. On April 4th Council introduced Ordinance No. 2022-06 for ZTA No. 2021-09.
 - d. Update on the Joint City Council / Planning Commission 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, APRIL 21, 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, APRIL 25, 2022

City of Visalia



To: Planning Commission
From: Paul Bernal, City Planner / Director
Ph: (559) 713-4025
Date: April 11, 2022
Re: **2021 Administrative Adjustment
Annual Report**

DISCUSSION

Pursuant to Section 17.42.180 of the Visalia Municipal Code (VMC), the City Planner shall report to the Planning Commission a summary of the Administrative Adjustment applications processed and approved during the preceding calendar year (i.e., calendar year 2017). This report is intended to fulfill the requirements of Section 17.42.180.

The purpose of an Administrative Adjustment is to provide action on projects which are routine in nature but may require an interpretation of the established policies and standards set forth in the zoning ordinance. Administrative Adjustments are limited to no more than 20% of a required development standard. Examples of development standards that are eligible for administrative adjustments include setbacks, site area, lot width, and building height. A copy of the Administrative Adjustment ordinance (Section 17.02.150 of the VMC) is attached to this report.

The City of Visalia Community Development Department has issued a total of 6,039 building permits during the 2021 calendar year (see Attachment "B" for building permit totals). During the preparation of this report, a total of 27 Administrative Adjustment applications were filed and approved. Typical adjustments for residential development standards include encroachment into the required rear and side yard setbacks or height in detached accessory structures. Adjustments for commercial development standards consisted of reduction to parking requirements for commercial establishments. The number of approved Administrative Adjustments is less than one percent of the total number of permits issued by the City of Visalia Community Development Department for the 2021 calendar year.

ATTACHMENTS

- Resolution No. 2022-11
- Attachment "A": Administrative Adjustments Section
- Attachment "B": 2017 Building Permits Issued

Attachment "A"

Article 2. Administrative Adjustments

17.02.150 Purpose.

The purpose of an administrative adjustment is to provide action on projects that are routine in nature but may require an interpretation of established policies and standards set forth in the zoning ordinance.

17.02.160 Scope of authority.

- A. Notwithstanding the provisions of Chapter 17.42, the city planner or his/her designee shall have the authority to grant administrative adjustments to development standards contained within this title.
- B. Upon written request, the city planner may approve, conditionally approve or deny without notice minor adjustments to the following development standards; building and landscaping setbacks, site area, lot width, building height, parking.
- C. Any administrative adjustment shall be limited to no more than twenty percent of a required development standard. In making the adjustment, the city planner shall make a finding that the adjustment is consistent with the criteria listed in Section 17.02.170. With respect to adjustments to building setbacks and building height, the adjustment shall also be approved by the fire chief and chief building official or his/her designee prior to granting said administrative adjustment.

17.02.170 Adjustment criteria.

The city planner shall record the decision in writing and shall recite therein the basis for same. The city planner may approve and/or modify an application in whole or in part, with or without conditions, only if all the following criteria are met:

- A. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings, creating a practical difficulty or unnecessary hardship;
- B. That granting of the administrative adjustment is necessary to provide consistency with properties in the same vicinity and land use designation or development standards within which the administrative adjustment is sought;
- C. That granting the administrative adjustment will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use designation or development standards in which the property is located;
- D. That granting the administrative adjustment will not be inconsistent with the goals and policies of the general plan.

17.02.180 Report to planning commission.

No later than January 31st, the city planner shall report to the planning commission a summary of the administrative adjustment applications that have been processed and approved during the proceeding calendar year.

Attachment "B"

City of Visalia
Building Permits Issued
2013 - March, 2022

Year	No. New SED Attached & Detached	Avg. Cost of New Dwelling	Valuation	New SED Sq. Ft.	No. Multi Family Permits	No. Multi Family Units	New MFD Sq. Ft.	No. Res. Additions & Alt.		No. New Comm.		Valuation	New COM Sq. Ft.	No. Comm. Additions & Alt. & Signs	Valuation	Misc. Permits	Total Number of All Permits	Total Valuation of All Permits	Total of New Sq. Ft.
								Valuation	No. Res. Additions & Alt.	Valuation	No. New Comm.								
2013	429	\$248,833	106,757,965	921,329	0	0	0	\$0	1,366	\$25,184,011	27	\$30,569,925	196,078	315	\$25,001,956	1,296	3,433	177,513,857	1,117,407
2014	415	\$255,438	106,006,823	880,951	10	20	19,752	\$1,583,680	1,785	\$29,172,873	26	\$12,660,286	283,692	351	\$30,914,285	1,560	4,147	181,337,948	1,184,395
2015	509	\$265,021	134,895,644	1,127,142	34	106	103,417	\$11,741,497	2,413	\$43,204,771	47	\$25,530,824	191,573	303	\$24,475,786	1,697	5,003	239,848,521	1,422,132
2016	575	\$260,504	149,789,622	1,252,683	35	130	138,135	\$12,643,273	2,289	\$39,693,011	55	\$52,897,027	721,324	306	\$21,409,350	1,720	4,980	276,432,283	2,112,142
2017	483	\$272,297	131,519,465	1,062,813	23	70	72,631	\$8,382,042	2,323	\$39,959,531	37	\$21,370,625	227,129	344	\$31,488,648	1,598	4,808	232,670,311	1,362,573
2018	504	\$244,880	123,419,496	1,004,933	16	74	79,016	\$9,260,479	2,329	\$39,331,468	34	\$26,044,481	295,960	306	\$24,042,174	1,567	4,756	222,098,098	1,379,909
2019	638	\$250,436	159,777,978	1,299,349	22	61	77,113	\$9,137,632	2,501	\$50,467,877	53	\$74,446,842	1,138,651	290	\$43,527,028	2,265	5,769	337,357,357	2,515,113
2020	601	\$260,037	156,282,480	1,251,873	3	6	8,532	\$1,001,141	2,365	\$48,017,336	41	\$182,318,970	2,429,835	244	\$48,191,492	1,785	5,039	435,811,418	3,690,240
2021	636	\$268,506	170,769,740	1,300,588	58	204	194,014	\$22,023,373	2,757	\$64,456,812	66	\$105,729,256	1,547,680	268	\$90,336,003	2,254	6,039	453,315,185	3,042,282
2022	178	\$266,503	47,437,617	357,997	12	112	119,981	\$14,350,297	852	\$20,473,293	12	\$97,898,559	1,108,932	58	\$48,117,177	511	1,623	228,276,942	1,586,910
TOTALS	4,968	\$258,989	1,286,656,829	10,459,658	213	783	812,591	\$11,123,414	20,980	\$399,960,982	398	\$619,416,795	8,140,854	2,785	\$387,503,901	16,253	45,597	\$2,784,661,920	19,413,103

Misc. permits are not based on valuation.