

PLANNING COMMISSION

ACTION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

COMMISSIONERS ABSENT:

MONDAY, APRIL 25, 2022

VISALIA COUNCIL CHAMBERS

LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA

MEETING TIME: 7:00 PM

7:00 pm

1. CALL TO ORDER –

7:00 pm To 7:00 pm

2. THE PLEDGE OF ALLEGIANCE –

7:00 pm To 7:01 pm

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.

No one Spoke

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.

7:01 pm To 7:01 pm

4. CHANGES OR COMMENTS TO THE AGENDA –

Late Correspondence for Item 6

7:01 pm To 7:01 pm

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.

- No items on the Consent Calendar

7:01 pm To 8:50 pm

6. PUBLIC HEARING – Josh Dan, Associate Planner

Opened: 7:27 pm
Closed: 8:06 pm

- a. General Plan Amendment No. 2021-10: A request by Ming Lu Jin to change the land use designation of a 15,261 square foot parcel from Low Density Residential (RLD) to Commercial Mixed Use (CMU). The project is located on the northeast corner of South Mooney Boulevard and West Meadow Avenue. Address: 914 South Mooney Boulevard. (APNs: 096-023-023 & 096-023-031). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2021-05.

Who spoke:

1. Melodi Flynn
2. Lori Duarte
3. Matthew Rangel
4. Tonya Ezaelle
5. Clyde Gillespie
6. Gary Edde
7. Larry Lee
8. Eric McConnaughey
9. Ming Lu Jin
10. Gary Edde (2)
11. Emmanuel Soto

12. Lori Duarte (2)

Break 8:38-8:47

The Planning Commission
Approved a continuance to
May 23, 2022 (Tavarez,
Gomez) 5-0

- b. Change of Zone No. 2021-12: A request by Ming Lu Jin to change the zoning designation of a 15,261 square foot parcel from R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) to C-MU (Mixed Use Commercial). The project is located on the northeast corner of South Mooney Boulevard and West Meadow Avenue. Address: 914 South Mooney Boulevard. (APNs: 096-023-023 & 096-023-031). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2021-05.
- c. Variance No. 2021-05: A request by Ming Lu Jin for encroachment of the southwest corner of the building into the 10-foot street side yard setback along Meadow Avenue and the trash enclosure to be placed within the 15-foot rear yard setback. The project is located on the northeast corner of South Mooney Boulevard and West Meadow Avenue. Address: 914 South Mooney Boulevard. (APNs: 096-023-023 & 096-023-031). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2021-05.

8:50 pm To 9:03 pm

Motion to Adjourn: (Peck,
Gomez) 3-0

- 7. CITY PLANNER/PLANNING COMMISSION DISCUSSION-
 - a. 2021 Housing Element Annual Progress Report (APR) and Program Reporting.
 - b. Potential meeting dates for the Joint City Council and Planning Commission Meeting (June 16th) at 6:00 p.m.
 - c. The next Planning Commission meeting is May 9, 2022.

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, MAY 5, 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, MAY 9, 2022