

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Marvin Hansen



VICE CHAIRPERSON:
Adam Peck

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

MONDAY, JULY 25, 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 – Brandon Smith, Principal Planner
 - General Plan Amendment No. 2021-03:** A request to amend the General Plan land use designations on two parcels totaling 50 acres, resulting in the removal of a Residential Very Low Density land use designation, addition to a Residential Low Density land use designation, and establishment of a Parks/Recreation land use designation.
 - Change of Zone No. 2021-04:** A request to change the zoning on one parcel totaling 10 acres, resulting in the removal of a R-1-20 (Single-Family Residential 20,000 square foot minimum lot area) zone designation, addition to a R-1-5 (Single-Family Residential 5,000 square foot minimum lot area) zone designation, and establishment of a QP (Quasi-Public) zone designation.
 - Shepherds Ranch I Tentative Subdivision Map No. 5581:** A request to subdivide 10 acres into a 41-lot single-family residential subdivision with two outlots for landscaping, lighting, and park purposes.

Shepherds Ranch II Tentative Subdivision Map No. 5589: A request to subdivide 40 acres into a 200-lot single-family residential subdivision with three outlots for landscaping, park, and trail purposes.

Tentative Parcel Map No. 2022-03: A request to subdivide 40 acres into three parcels for phasing and financing purposes.

Annexation No. 2022-04: A request to annex approximately 40 acres into the city limits of Visalia. Upon annexation, the area would be zoned R-1-5 (Single-Family Residential 5,000 square foot minimum lot area) and QP (Quasi-Public) zone designations, consistent with the General Plan Land Use Designation of Residential Low Density and Parks/Recreation.

Location: The project site consists of two parcels (located between Shirk Street and Road 88, 300 feet south of W. Pershing Court. (APN: 081-030-046, 080).

7. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Next Planning Commission meeting – August 8, 2022.
- b. August 1, 2022, City Council Meeting – GPA No. 2021-10/COZ No. 2021-12 (Tiger Tea House).
- c. July 18, 2022, City Council Meeting - Direction regarding objective design standards for Single-Family Residential zones.

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, AUGUST 4, 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, AUGUST 8, 2022