

# PLANNING COMMISSION

## ACTION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

**COMMISSIONERS ABSENT:**

**MONDAY, FEBRUARY 28, 2022**

**VISALIA CONVENTION CENTER**

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

**MEETING TIME: 7:00 PM**

7:02

1. CALL TO ORDER –

7:02 To 7:02

2. THE PLEDGE OF ALLEGIANCE –

7:02 To 7:03

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.

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.

7:03 To 7:03

4. CHANGES OR COMMENTS TO THE AGENDA –

No Changes

7:03 To 7:03

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.

- No Items on Consent Calendar

7:03 To 7:12

Opened: 7:09

Closed: 7:09

No one spoke

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

6. PUBLIC HEARING – Rafael Garcia, Senior Planner

Tentative Parcel Map No. 2021-06: A request by AW Engineering to subdivide a site made up of two parcels and totaling 3.66 acres to create a total of four parcels and a remainder lot in the R-1-5 (Single-family Residential, 5,000 sq. ft. minimum site area per dwelling unit) zone. The existing site is located at 4234 South Demaree Street (APN: 126-020-081, 126-020-082). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2021-47.

7:12 To 7:20  
Opened: 7:19  
Closed: 7:19

No one spoke

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

7. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-01: A request by Harvey Godinez to establish a tattoo studio in the C-MU (Mixed Use Commercial) Zone. The project site is located at 1625 East Noble Avenue in the Mary’s Vineyard Shopping Center. (APN: 100-020-017). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(b), Categorical Exemption No. 2022-08.

7:20 To 8:34  
Opened: 8:06  
Closed: 8:20

Who Spoke:  
1. Lucy Costa  
2. Eric Martinez  
3. Kallis Curtis  
4. Shawna Garcia  
5. Jackie Kozlow

The Planning Commission  
recommended Approval to  
the City Council. (Gomez,  
Peck) 5-0

8. PUBLIC HEARING – Josh Dan, Associate Planner

Zoning Text Amendment No. 2021-10: A request by the City of Visalia to amend Chapter 8.46 Definitions regarding Tobacco Stores, Zoning Ordinance Section Chapter 17.04 Definitions regarding Smoke Shops / Tobacco Stores, 17.25.030 (Zoning Use Matrix) line R78, and to amend Chapter 17.32 Special Provisions to implement performance standards regarding smoke shops/tobacco stores, which are conditionally permitted in the C-MU (Commercial Mixed-Use) and D-MU (Downtown Mixed-Use) Zones, Citywide. The requested action is considered exempt under Section 15061(b)(3) Per Section 15061 (b) (3) of the State Guidelines for the California Environmental Quality Act (CEQA).

8:34 To 8:40

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

9. CITY PLANNER/PLANNING COMMISSION DISCUSSION-

- a. Planning Commission meeting for March 28<sup>th</sup> to be held at the Visalia Convention Center.
- b. Medical Clinic CUP appeal set for March 7<sup>th</sup> at the Visalia Convention Center.
- c. CZA for CarMax approved by City Council on February 22, 2022.
- d. Historic Preservation Ordinance Update directed by City Council at the February 22, 2022, Work Session 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 AVE. VISALIA, CA 93291, DURING NORMAL BUSINESS HOURS.

**APPEAL PROCEDURE**

**THE LAST DAY TO FILE AN APPEAL IS THURSDAY, MARCH 10, 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 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 OR FROM THE CITY CLERK.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 14, 2022**