

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Marvin Hansen



VICE CHAIRPERSON:
Adam Peck

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

MONDAY, JULY 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. ELECTION OF CHAIR AND VICE-CHAIR –
4. 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.
5. CHANGES OR COMMENTS TO THE AGENDA –
6. 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
7. PUBLIC HEARING – Josh Dan, Associate Planner
Conditional Use Permit No. 2022-08: A request by the California Water Service Company to construct two, one-million-gallon water storage tanks and booster station with associated pumps and infrastructure on a parcel measuring 0.88 acres within the C-MU (Commercial Mixed-Use) zone. The site is located on the south side of East Acequia Avenue, approximately 152 feet west of South Burke Street. (Address: N/A) (APN: 094-222-015).
8. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
Zoning Text Amendment No. 2022-01: A request by the City of Visalia to amend Visalia Municipal Code Chapter 17.56 (Historic Preservation District) as to: A) requiring "Background" classified Local Register structures located outside the Historic District to

undergo Historic Preservation Advisory Committee (HPAC) review for exterior alteration requests, B) granting the HPAC the ability to deny demolition requests for any property within the Historic District and/or listed on the Local Register, C) adding definitions for Local Register classifications, D) adding specific criteria for the evaluation of fencing proposals within the Historic District and/or on the Local Register, E) limiting the percentage of paved surfaces allowed within front yard setback areas for properties within the Historic District and/or on the Local Register; and F) changing the frequency of Local Register reviews. The project area is contained within the City of Visalia's Historic District and Local Register of Historic Structures.

9. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Zoning Text Amendment No. 2022-02: A request by the City of Visalia to amend the Local Register of Historic Structures, reclassifying 100 structures as follows:

Reclassifying 32 structures to “Exceptional”, located at 407 NE 1st Ave (APN: 094-085-003), 108 W Center Ave (APN: 094-335-010), 303 N Church St/120 E Oak Ave (APN: 094-281-005), 520 N Church St (APN: 094-262-001), 608 N Church St (APN: 094-093-014), 436 S Church St (APN: 097-062-001), 437 S Church St (APN: 097-061-006), 501 S Court St (APN: 097-033-002), 727 S Court St (APN: 097-024-012), 820 S Court St (APN: 097-014-003), 617 N Encina St (APN: 094-012-018), 301 N Fairway St (APN: 093-322-011), 403 N Floral St (APN: 094-341-005), 513 S Garden St (APN: 097-065-004), 1300 W Goshen Ave (APN: 093-073-018), 208 W Grove Ave (APN: 094-023-012), 300 W Grove Ave (APN: 094-024-013), 401 W Grove Ave (APN: 093-164-004), 719 N Highland St (APN: 093-162-008), 727 N Highland St (APN: 093-162-007), 807 N Highland St (APN: 093-153-012), 119 S Locust St (APN: 094-326-010), 515 S Locust St (APN: 097-032-004), 307 W Murray Ave (APN: 094-342-003), 112 E Oak Ave (APN: 094-281-009), 201 W Oak Ave (APN: 094-336-004), 200/202 W Oak Ave (APN: 094-333-005), 425 W Race Ave (APN: 093-165-001), 319 W School Ave (APN: 094-332-009), 615 N Willis St (APN: 093-166-010), 700 N Willis St (APN: 093-164-007), and 722 N Willis St (APN: 093-164-001).

Reclassifying 41 structures to “Focus”, located at 210 W Center Ave (APN: 094-336-006), 910 W Center Ave (APN: 093-224-004), 914 W Center Ave (APN: 093-224-003), 915/917 W Center Ave (APN: 093-225-001), 1007 W Center Ave (APN: 093-226-004), 1013 W Center Ave (APN: 093-226-002), 1105 W Center Ave (APN: 093-227-014), 1110 W Center Ave (APN: 093-222-003), 1115 W Center Ave (APN: 093-227-002), 1300 W Center Ave (APN: 093-264-021), 406 N Church St (APN: 094-272-009), 421 N Church St (APN: 094-271-002), 515 S Church St (APN: 097-066-005), 609 S Church St (APN: 097-071-002), 825 S Church St/114 E Tulare Ave (APN: 097-087-008), 410 N Court St (APN: 094-271-006), 500 & 506 N Court St (APN: 094-261-010), 711 N Court St (APN: 094-015-014), 632 N Encina St (APN: 094-013-005), 309 N Garden St (APN: 094-282-003), 415 N Garden St (APN: 094-272-004), 427 S Garden St (APN: 097-052-003), 408 W Goshen Ave (APN: 094-352-006), 410-412 W Goshen Ave (APN: 094-352-007), 411 W Goshen Ave (APN: 094-351-002), 810 N Highland St (APN: 093-154-016), 505 W Kaweah Ave (APN: 096-143-001), 600 W Kaweah Ave (APN: 096-133-006), 815 W Kaweah Ave (APN: 096-151-003), 904 W Main St (APN: 093-225-007), 1102 W Main St (APN: 093-227-013), 310 W Murray Ave (APN: 094-353-009), 614 W Myrtle Ave (APN: 096-153-009), 709 W Noble Ave (APN: 096-134-003), 715 W Noble Ave (APN: 096-134-001), 735 W Oak Ave (APN: 093-187-002), 406 W School Ave (APN: 094-341-006), 507 W School Ave (APN: 093-184-003), 701 N Willis St (APN: 093-163-013), 714 N Willis St (APN: 093-164-008), and 720 N Willis St (APN: 093-164-009).

Reclassifying 9 structures to Background”, “located at 621 S Church St (APN: 097-071-006), 710 S Church St (APN: 097-076-012), 506 S Court St (APN: 097-034-007), 507 S Court St (APN: 097-033-003), 720 S Court St (APN: 097-025-006), 829 N Floral St (APN: 094-024-

014), 601 W Kaweah Ave/605 S Willis St (APN: 096-153-005), 605 W Kaweah Ave (APN: 096-153-004), and 624 S Locust St (APN: 097-036-007).

Removing 18 structures from the Local Register of Historic Structures, located at 411 NE 1st Ave (APN: 094-085-002), 200 NW 1st Ave (APN: 094-022-019), 431 S Bridge St (APN: 097-053-011), 508 S Church St (APN: 097-065-015), 611 S Church St (APN: 097-071-003), 622 S Church St (APN: 097-072-012), 708 S Church St (APN: 097-076-013), 715 S Church St (APN: 097-077-004), 807 S Court St (APN: 097-024-014), 209 N Encina St (APN: 094-337-007), 520 N Encina St (APN: 094-354-019), 816 W Kaweah Ave (APN: 096-135-009), 209 N Locust St (APN: 094-336-005), 520 W Mineral King Ave (APN: 093-204-018), 800 W Mineral King Ave (APN: 093-201-012), 208 N West St (APN: 094-338-012), 705 N Willis St (APN: 093-163-012), and 501, 503 & 509 W Willow Ave (APN: 096-204-020).

10. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is July 25, 2022.
- b. Planning staff to present Work Session Item to the City Council on July 18th regarding potential direction on residential design standards.

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, JULY 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, JULY 25, 2022