

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

MONDAY, MAY 23, 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. Time Extension Request for Rose Estates Tentative Subdivision Map No. 5567
6. PUBLIC HEARING (Continued from April 25, 2022) – Josh Dan, Associate Planner
 - 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.

- 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.

7. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-09: A request by JH Real Estate Partners Inc. to allow a 234 unit, two- and three-story apartment complex on two parcels measuring 15.7 acres, which are zoned R-M-2 (Multi-Family Residential, one unit per 3,000 square feet). The project is located on the northeast corner of North Court Street and East Riggins Avenue. (Address not assigned) (APNs: 079-310-004 & 079-310-005).

8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The Joint City Council and Planning Commission meeting set for June 13, 2022, at the Visalia Convention Center (dinner at 5:00 pm, meeting starts at 6:00 pm).
- b. Housing Element Update
- c. Planning Commission Reappointments

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, JUNE 2, 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, JUNE 27, 2022

City of Visalia

Memo



To: Planning Commission

From: Josh Dan, Associate Planner

Ph: (559) 713-4003

E-mail: josh.dan@visalia.city

Date: May 23, 2022

Re: Request to withdraw Public Hearing Item No. 7: Conditional Use Permit No. 2022-09, a request by JH Real Estate Partners Inc. to allow a 234 unit, two- and three-story apartment complex on two parcels measuring 15.7 acres, which are zoned R-M-2 (Multi-Family Residential, one unit per 3,000 square feet). The project is located on the north side of East Riggan Avenue between North Court Street and North Santa Fe Street. (Address not assigned) (APNs: 079-310-004 & 079-310-005).

Recommended Action

Staff recommends that the Planning Commission withdraw Public Hearing Item No. 7, Conditional Use Permit No. 2022-09 from the May 23, 2022, agenda. The request to withdraw the item is due to public hearing notices not being mailed out to property owners within 300-feet of the project site.

Discussion

Staff is requesting Public Hearing Item No. 7 on the May 23, 2022, Planning Commission agenda be removed. It has come staff's attention that although a public hearing notice was sent to the Visalia Times Delta in accordance with noticing requirements and published, staff did not mail out the public hearing notice to property owners within 300-feet of the project site for Conditional Use Permit No. 2022-09.

Staff will re-notice Conditional Use Permit No. 2022-09 in accordance with state noticing guidelines for the June 27, 2022, Planning Commission meeting date.