

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Marvin Hansen



VICE CHAIRPERSON:
Adam Peck

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

MONDAY, AUGUST 22, 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 – Rafael Garcia, Senior Planner

Annexation No. 2022-02: A request by 4Creeks to annex two parcels totaling approximately 58.78 acres into the City limits of Visalia. Upon annexation the area would be zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum), R-M-2 (Multi-Family Residential, 3,000 square feet minimum site area per dwelling unit), R-M-3 (Multi-Family Residential, 1,200 square feet minimum site area per dwelling unit) and C-N (Neighborhood Commercial) which is consistent with the General Plan. The property is located adjacent to the Demaree Street and Riverway Avenue intersection (APN: 077-050-004 and 077-050-006).

Belissa Tentative Subdivision Map No. 5587: A request by 4 Creeks to subdivide a 58.78-acre parcel into the following: 159 Residential Low Density lots on approximately 28.88 acres (5.54 DU/acre); 150 Medium density residential lots on approximately 14.87 acres (10.08 DU/acre); high density residential will that will be developed into a 168 unit apartment complex on a 7.15 acre site (22.49 DU/acre) and a 7.88 acre Neighborhood Commercial site; however, the density and design will be determined at a future undetermined date.

Conditional Use Permit No. 2022-05: A request by 4 Creeks for a Planned Development consisting of 159 Residential Low Density lots on approximately 28.88 acres (5.54 DU/acre); and 150 Residential Medium Density lots on approximately 14.87 acres (10.08 DU/acre). The proposal will include lots that will be less than 5,000 square feet as required by the R-1-5 zoning district.

7. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-11: A request by Market Street Development LLC, to allow for a senior care facility within an existing building measuring 17,269 square feet, on a parcel zoned C-MU (Commercial Mixed Use). The project is located on the east side of South Mooney Boulevard, approximately 200-feet north of West Beech Avenue. (Address: 2240 South Mooney Boulevard) (APNs: 122-030-020).

8. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-13: A request by Domingo Viscarra to establish a tattoo studio within an existing tenant space in the C-MU (Mixed Use Commercial) Zone. The project site is located at 1920 W. Princeton Ave. (APN: 096-301-022).

9. PUBLIC HEARING – Josh Dan, Associate Planner

Variance No. 2022-03: A request to allow a variance to the maximum fence height limit of seven feet to eight-feet along the full perimeter of an industrial facility in the I-L (Light Industrial) Zone District. The project site is located at 1424 East Tulare Avenue (APN: 100-010-025).

10. REGULAR ITEM – Paul Bernal, Community Development Director

Presentation and Overview of City Council Direction on initiating Zoning Ordinance Updates for Objective Single-Family Residential Development Design Standards.

11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is Monday September 12, 2022.
- b. GPA/COZ for Shepherds Ranch 1 set for the September 6, 2022, City Council 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 Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, SEPTEMBER 1, 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, SEPTEMBER 1, 2022

City of Visalia

Memo



To: Planning Commission
From: Rafael Garcia, Senior Planner (559) 713-4031
Date: August 22, 2022
Re: Request to Continue Public Hearing Item No. 6 regarding entitlements related to the following items:

Annexation No. 2022-02: A request by 4 Creeks to annex two parcels totaling approximately 58.78 acres into the City limits of Visalia. Upon annexation the area would be zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum), RMD (Residential Medium Density), RHD (Residential High Density) and CN (Commercial Neighborhood) which is consistent with the General Plan. The property is located adjacent to the Demaree Street and Riverway Avenue intersection. (APN: 077-050-004 and 077-050-006).

Tentative Subdivision Map No. 5587: A request by 4 Creeks to subdivide a 58.78-acre parcel into the following: 159 Residential Low Density lots on approximately 28.88 acres (5.54 DU/acre); 150 Medium density residential lots on approximately 14.87 acres (10.08 DU/acre); high density residential will that will be developed into a 168 unit apartment complex on a 7.15 acre site (22.49 DU/acre) and a 7.88 acre Neighborhood Commercial site; however, the density and design will be determined at a future undetermined date.

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Recommended Action

Staff recommends that the Planning Commission continue Public Hearing Item No. 6 for entitlements related to the Belissa Annexation and Tentative Subdivision Map (i.e., Project) to a future Planning Commission meeting. (The Project consist of the following entitlements: **Annexation No. 2022-02, Tentative Subdivision Map No. 5587 and Conditional Use Permit No. 2022-05**).

Due to the recent court ruling pertaining to conversion of Prime Farmland and Farmland of Statewide Importance located within Visalia's Urban Development Boundary Tier II, staff is respectfully requesting that this item be continued to a future meeting. As part of the continuance, staff will re-notice the item for a future public hearing date.