

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Marvin Hansen



VICE CHAIRPERSON:
Adam Peck

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

MONDAY, SEPTEMBER 12, 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 – (Continued from August 22, 2022) Josh Dan, Associate Planner
Variance No. 2022-03: A request to allow Roofline Supply 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). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2022-41.

7. PUBLIC HEARING – Rafael Garcia, Senior Planner

Tentative Parcel Map 2022-04: A request by M&L Land Surveying to subdivide a 2.81-acre parcel into 3 lots for residential use, in the R-1-5 (Single Family Residential) Zone. The project site is located at 3307 East Houston Avenue on the south side of East Houston Avenue approximately 1,300 feet east of North Lovers Lane (APN: 103-330-100). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2022-31.

8. PUBLIC HEARING – Josh Dan, Associate Planner

Tentative Parcel Map No: 2022-05: A request by Coreval LLC to subdivide two parcels into four parcels and a Remainder in the O-PA (Office / Admin. Professional) Zone to facilitate the develop and construction of phase two of the Mission Oaks Office Complex. The project site is located 365-feet south of the intersection of South Peppertree Street and West Hillsdale Avenue. (Address: N/A) (APNs: 000-014-852, 000-014-853, and 000-014-854). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2022-43.

9. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-07: A request by J5 Infrastructure Partners to bring a preexisting nonconforming wireless telecommunication facility on a parcel measuring less than five acres. The project site is located at 214 South Giddings Avenue, approximately 324-feet north of West Mineral King Avenue (APN: 093-210-002). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-19.

Variance No. 2022-02: A request by J5 Infrastructure Partners to relocate existing telecommunications equipment currently on a California Water Service water tower to a new 151-foot monopine telecommunication tower not meeting the fall zone setback requirements of Section 17.32.163(D)(1)&(2). The project site is located at 214 South Giddings Avenue, approximately 324-feet north of West Mineral King Avenue (APN: 093-210-002). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-19.

10. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2022-02: A request by Mike Hamzy and Javier Gomez to construct a 1,088 square building with a double drive-thru lane to accommodate 10 vehicles, an escape lane providing access to the parking lot, and a third lane for online pick up, on a 33,167 square foot / 0.76-acre parcel in the Riverbend Village Shopping Center. The project site is zoned C-MU (Commercial Mixed Use) and is located at 2800 North Dinuba Boulevard, along the east side of North Dinuba Boulevard, approximately 405 feet south of West Riggan Avenue (APN: 091-010-060). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant, subject to mitigation, and that Negative Declaration No. 2022-15 (State Clearinghouse # 2022080232) be adopted.

11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is scheduled for Monday September 26, 2022.
- b. The City Council approved the Shepherd Ranch GPA and COZ on September 6, 2022.
- c. Housing Element Update – Work Session on Housing Element Update to be presented to City Council at their September 19, 2022, 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 22, 2022, BEFORE 5:00 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 26, 2022