

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

MONDAY, SEPTEMBER 26, 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 – Cristobal Carrillo, Associate Planner
Conditional Use Permit No. 2022-18: A request by Ling Ling Burros to establish a foot and body massage spa within the C-MU (Mixed Use Commercial) Zone. The site is located at 3537 West Noble Avenue (APN: 095-010-068). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(a), Categorical Exemption No. 2022-40.

7. PUBLIC HEARING – Josh Dan, Associate Planner

River Run 2022 Tentative Subdivision Map No. 5592: A request to subdivide 36.5 acres into 160 lots for residential use and four lettered lots for parkway, block walls, and landscaping, located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) Zone. The project site is located on the north side of East St. Johns Parkway between North McAuliff Street and North River Run Street. (Address: not yet assigned) (APNs: 103-020-051, 103-020-052, 103-020-057, 103-020-064, 103-020-065, and 103-020-070). 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 and that Negative Declaration No. 2022-36 (State Clearinghouse #2022080633) be adopted.

8. PUBLIC HEARING – Josh Dan, Associate Planner

Visalia 35 Tentative Subdivision Map No. 5593: A request by Forebay Farms, LLC. to subdivide 35.06 acres into 96 lots for residential use, four Remainder lots for future development, and five lettered lots for parkway, walls, landscaping and a neighborhood park, located in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size), R-M-2 (Multi-family Residential, 3,000 square feet minimum site area per unit), O-PA (Office Professional), and QP (Quasi Public) Zones. The project site is located on the east side of South Lovers Lane, approximately 678 feet south of East Tulare Avenue and 630 feet north of East Walnut Avenue. (Address: not yet assigned) (APN: 101-050-041). 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 and that Negative Declaration No. 2022-34 (State Clearinghouse #2022080626) be adopted.

9. PUBLIC HEARING – Rafael Garcia, Senior Planner

Victory Oaks Tentative Subdivision Map No. 5586: A request by D.R. Horton to subdivide a 23.7-acre parcel into 117 single family lots for residential use consistent with the R-1-5 zoning district and create a 2.02-acre park.

Annexation No. 2022-01: A request by D.R. Horton to annex one parcel totaling approximately 23.7-acres into the City limits of Visalia, and to detach said parcel from Tulare County Service Area No. 1. This parcel is designated Residential Low Density and Parks/Recreation in the Visalia General Plan and will be zoned R-1-5 (Single-family Residential) and QP (Quasi-public zone) which is consistent with the Residential Low Density and Parks/Recreation land use designations.

Location: The project site is located on the north side of Ferguson Avenue approximately 800 feet west of Demaree Street, within a county island located on the northwest corner of Demaree Street and Ferguson Avenue (APN: 077-190-007). 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 Mitigated Negative Declaration No. 2022-04 (State Clearinghouse # 2022080409) be adopted.

10. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is October 10, 2022.
- b. Housing Element HTAC meeting scheduled for the week of October 17th and Community Workshop #1 scheduled for week of October 24th.

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, OCTOBER 6, 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, OCTOBER 10, 2022