

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Marvin Hansen



VICE CHAIRPERSON:
Adam Peck

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

MONDAY, OCTOBER 10, 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. Finding of Consistency No. 2022-01: A request by Fontana Ranches to revise Conditional Use Permit No. 2021-09, by removing Condition No. 5 requiring a city standard trash enclosure and opting for the three-can residential service for each unit to the site. The project site is located at the southwest corner of South Lovers Lane and East Paradise Avenue (Address: not yet assigned) (APN: 100-200-003).
 - b. Finding of Consistency No. 2022-02: A request by Scott Vincent to amend the site configuration of the previously approved Conditional Use Permit No. 2005-32, which includes removal of private garages, removal of one building, and providing only one and two-bedroom units instead of two and three-bedroom units. The project site is located at the southeast corner of East Walnut Avenue and South Lovers Lane (Address: not yet assigned) (APN: 127-140-003).

6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2022-14: A request by John Leuck to construct a 23,400 square foot, two-story medical facility with a 3,300 square foot single-story administration building and accompanying onsite improvements. The project site is zoned O-PA (Professional/Administrative Office) and is located at the northwest corner of South Chinowth Avenue and West Mineral King Avenue (APN: 085-080-034, 035). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-28.

7. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-24: A request by Eric McConnaughey, on behalf of Family Health Care Network, to allow for a new 25,000 square foot, two-story, PACE senior care facility on two parcels totaling 1.7 acres within the C-MU (Commercial Mixed Use) Zone District. The project is located on the southeast corner of North Santa Fe Street and East Murray Avenue. (Address: Not yet assigned) (APNs: 094-250-038 and 094-250-039). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-54.

8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is Monday October 24, 2022.
- b. Annexation No. 2022-01 (Victory Oaks subdivision) scheduled for the October 17th City Council meeting.
- c. 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 20, 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 24, 2022

City of Visalia



To: Planning Commission

From: Josh Dan, Associate Planner

Ph: (559) 713-4003

E-mail: josh.dan@visalia.city

Date: October 10, 2022

Re: Finding of Consistency No. 2022-001: A request by Fontana Ranches to revise Conditional Use Permit No. 2021-09, by removing Condition No. 5 requiring a city standard trash enclosure and opting for the three-can residential service to the site. The project site is located at the southwest corner of South Lovers Lane and East Paradise Avenue (Address: not yet assigned) (APN: 100-200-003).

RECOMMENDATION:

Staff recommends that the Planning Commission make a Finding of Consistency removing Condition No. 5 from Conditional Use Permit No. 2021-09 requiring the construction of a city standard trash enclosure onsite. In lieu of the trash enclosure, the site will be serviced by the standard three-can residential service which is the same service provided to the Eastgate Manor residential subdivision to the west of the project site.

DISCUSSION:

During the Site Plan Review process, the applicant presented the proposed development of a duplex on a corner lot within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The proposal also demonstrated the applicant's intention to place an ADU on the subject parcel. At that meeting, the City's Solid Waste Division had requested that the applicant place a city standard trash enclosure so that refuse bins could be shared amongst the tenants. The requirement to construct a trash enclosure was a condition of Conditional Use Permit No. 2021-09, which was approved by the Planning Commission at the September 13, 2021, meeting by a 4-0-1 vote.

The applicant/developer has submitted their building plans for building permit review. During this process, staff identified the removal of the trash enclosure from the building plan submittal. Staff provided a correction notice on the plan set requiring the placement of the enclosure as conditioned. The applicant provided a response back to Planning staff that they had obtained approval from the Solid Waste Division that the trash enclosure was no longer required and that the Solid Waste Division was agreeable to providing the three-bin residential service for each unit. This is the same service that is provided to the Eastgate Manor residential subdivision that is directly to the west of the project site. Staff contacted the Solid Waste representative, and they confirmed that the division is amenable to the change proposed by the applicant. Confirmation of this request is included as Exhibit "C".

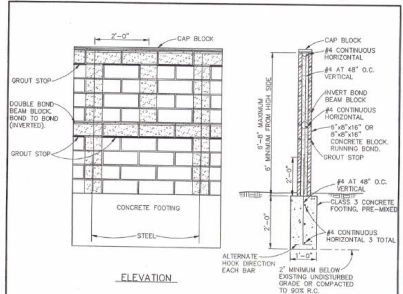
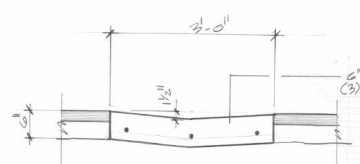
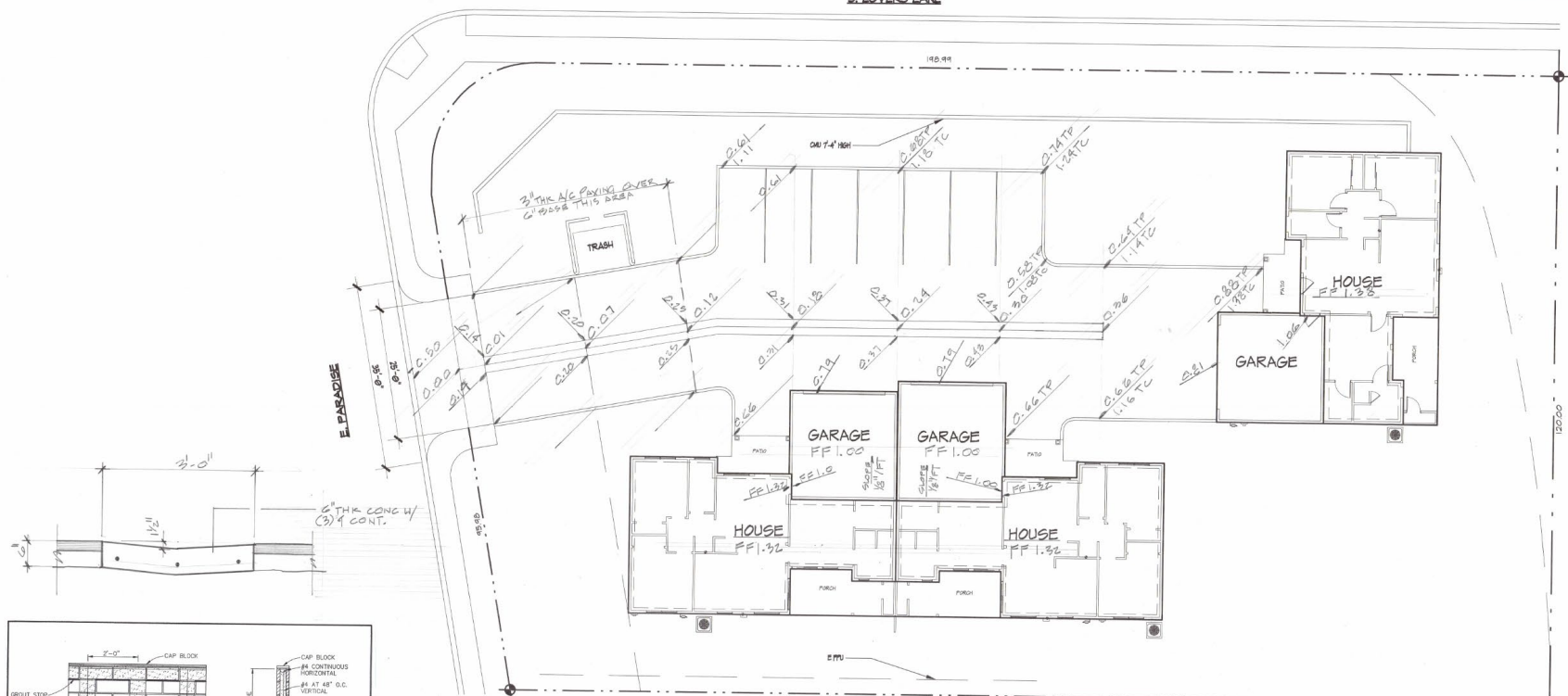
Staff's recommendation is to approve the change removing the trash enclosure as originally depicted in the attached Exhibit "B". This recommendation is based on the finding that the change does not result in any significant change to the original plan or its operating conditions as approved by Planning Commission on September 13, 2021, and therefore the changes are consistent with the original Conditional Use Permit.

ATTACHMENTS

- Exhibit "A" – Revised Site Plan
- Exhibit "B" – Approved 2021 Site Plan, CUP No. 2021-09
- Exhibit "C" – Solid Waste correspondence
- Aerial Photo

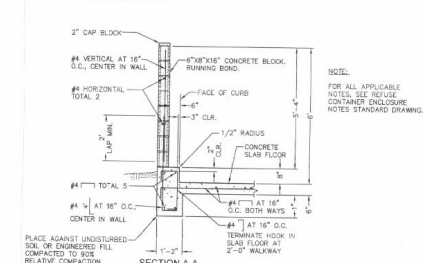
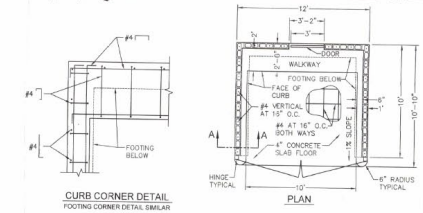
Exhibit "B"

S. LOVERS LANE



- NOTES:**
1. ALL MASONRY SHALL COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.
 2. REINFORCING BARS SHALL BE ASTM GRADE 40 DEFORMED STEEL AND SHALL BE CLEAR OF DIRT AND RUST BEFORE PLACEMENT.
 3. GROUT SHALL BE PLACED AT LOCATION OF VERTICAL AND HORIZONTAL REINFORCING BARS AS SHOWN ABOVE.
 4. WALL THICKNESS SHALL BE EITHER 6" OR 8".
 5. ELEVATION DIFFERENCE BETWEEN SIDES OF THE FENCE SHALL BE 6" MAXIMUM.
 6. FOOTING REINFORCING STEEL SHALL HAVE A MINIMUM OF 2" CLEAR COVERAGE.

APPROVED BY: <i>John Smellie</i>	DATE: 3/23/09	CITY OF VISALIA DESIGN & IMPROVEMENT STANDARDS
PROJECT NO: 09-0001	DATE: 03-23-09	
CONCRETE BLOCK WALL DETAIL		REVISIONS 4/23/08 F-3



L. LEWIS ARCHITECT
 ARCHITECTURE
 PLANNING
 INTERIORS
 1220.00
 1000 1st-steps
 VISALIA, CA 93291
 800 W CENTER
 VISALIA, CA 93291
 203 E PARADISE
 OAKVIEW CONSTRUCTION
 VISALIA, CA

SHEET NO

Exhibit "C"

From: [Nathan Garza](#)
To: [Josh Dan](#)
Subject: RE: FOC22-001
Date: Monday, September 19, 2022 7:06:51 AM
Attachments: [image002.png](#)
[image003.png](#)

Good morning Josh,

Yes, I reviewed the latest proposal which calls for residential (3-can) services at the southwest corner of Loves Lane and Paradise Ave. Residential Services have confirmed they are okay with providing 3-can collections at both locations. Let me know if you need anything else.

Thank You,
Nathan Garza
City of Visalia
Public Works Department
Solid Waste Division
559-713-4532
nathan.garza@visalia.city
www.GoGreenVisalia.com



Please consider the environment before printing this email...

This e-mail (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.

From: Josh Dan <Josh.Dan@visalia.city>
Sent: Monday, September 19, 2022 6:37 AM
To: Nathan Garza <Nathan.Garza@visalia.city>
Subject: FW: FOC22-001

Nathan,
The folks with Fontana Ranches are seeking a Finding Of Consistency (FOC) from the Planning Commission for the removal of the trash enclosure. Can you please provide me a brief response that you've reviewed the request and are ok with the proposal?

Thanks,

Josh Dan

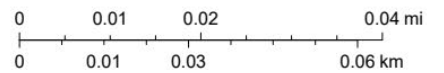


10/5/2022, 1:49:27 PM

Parcels

Road Centerlines

1:1,128



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