

# 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 17<sup>th</sup> City Council meeting.
- c. Housing Element HTAC meeting scheduled for the week of October 17<sup>th</sup> and Community Workshop #1 scheduled for week of October 24<sup>th</sup>.

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](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, OCTOBER 24, 2022**