

# PLANNING COMMISSION AGENDA

CHAIRPERSON:  
Marvin Hansen



VICE CHAIRPERSON:  
Adam Peck

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

**MONDAY, OCTOBER 24, 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. 2021-18: A request by Cris George to construct an electronic monument sign on a site zoned C-MU (Mixed Use Commercial). The project site is located at 6500 South Mooney Boulevard (APN: 126-340-010). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2021-28.

7. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-03: A request for the development of a new single-family residence on a vacant R-M-3 (Multi-family Residential, 1,500 square foot of lot area per unit) zone. The property is located on the northside of Northwest 5th Avenue between North Court Street and Strawberry Street. (Address: 1209 N. Court Street) (APNs: 094-055-005). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2022-11.

8. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-20: A request by Robert Gaalswyk to construct a new 22,500 square foot building for use as a retail gun store and indoor shooting range facility within the Village at Willow Creek Specific Plan, located in the C-MU (Mixed Use Commercial) zone. The property is located on the southside of West Flagstaff Avenue between North Demaree Street and North Leila Street. (Address: not yet assigned) (APN: 078-210-023). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-47.

9. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2022-22: A request by Carolina Gonzalez to establish beauty salon within the O-PA (Professional Administrative Office) Zone. The site is located at 340 West Caldwell Avenue (APN: 123-240-009). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(a), Categorical Exemption No. 2022-50.

10. PUBLIC HEARING – Josh Dan, Associate Planner

San Marino Tentative Subdivision Map No. 5594: A request to subdivide a 4.30-acre parcel into 22 lots for residential use and one out lot for future block wall and landscaping purposes in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The site is located on the northeast corner of North Shirk St. and future West Delaware Ave. alignment. (Address: not yet assigned) (APN: 077-650-001). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2022-52.

11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is November 14, 2022
- b. Annexation No. 2022-01 set for City Council on November 7, 2022.
- c. Housing Element Workshop set for October 26<sup>th</sup> at 5:00 p.m. (via Zoom).

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, NOVEMBER 3, 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, NOVEMBER 14, 2022**

# City of Visalia



**To:** Planning Commission

**From:** Josh Dan, Associate Planner (559-713-4003)

**Date:** October 24, 2022

**Re:** Applicant requested continuance for Planning Commission Agenda Item No. 8:

**Conditional Use Permit 2022-20:** A request by Robert Gaalswyk to construct a new 22,500 square foot building for use as a retail gun store and indoor shooting range facility within the Village at Willow Creek Specific Plan, located in the C-MU (Mixed Use Commercial) zone. The property is located on the southside of West Flagstaff Avenue between North Demaree Street and North Leila Street. (Address: not yet assigned) (APN: 078-210-023).

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## Recommendation

On Wednesday afternoon, October 19, 2022, the Planning Division received the attached e-mail correspondence from the applicant regarding the requested Conditional Use Permit for an indoor shooting range in the Mixed-Use Commercial District. The applicant had requested that the item be continued to the next Planning Commission meeting, which is schedule for November 14, 2022. Staff is in support of the request and recommends the Planning Commission approve the request to continue the item to the November 14, 2022, public hearing meeting.

## Summary:

The proposed indoor shooting range in the Mixed-Use Commercial zone district is identified as conditionally permitted by the Visalia Municipal Code's Use Table 17.25.030, line R19. As such, the applicant was required to produce a noise study in addition to the typical submittal material for a conditional use permit application. The project applicant produced an acoustical analysis prepared by WJV Acoustics, Inc. which found the proposed indoor shooting range to be compliant with Chapter 8.36 Noise Ordinance. However, due to additional information provided by the applicant's acoustical consultant, staff has identified additional items that need to be addressed in the noise study.

Staff will be meeting with the applicant to identify the items that need to be addressed in the noise study prior to the item being heard at the next Planning Commission meeting.

## ATTACHMENTS

- Continuance request via e-mail, from the applicant, received October 19, 2022.

**From:** [Eric McConnaughey](#)  
**To:** [Josh Dan](#)  
**Subject:** Smokin Barrel  
**Date:** Wednesday, October 19, 2022 12:45:09 PM  
**Attachments:** [ebmlogo.jpg](#)

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Josh,

Let's postpone this for 2 weeks.

Thanks,

Eric McConnaughey  
Principal Architect



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