

PLANNING COMMISSION

ACTION AGENDA

CHAIRPERSON:
Marvin Hansen



VICE CHAIRPERSON:
Adam Peck

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

COMMISSIONERS ABSENT:

MONDAY, DECEMBER 12, 2022

VISALIA COUNCIL CHAMBERS

LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA

MEETING TIME: 7:00 PM

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| 7:00 | 1. CALL TO ORDER – |
| 7:00 To 7:00 | 2. THE PLEDGE OF ALLEGIANCE – |
| 7:00 To 7:01
None spoke | 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. |
| 7:01 To 7:01 | 4. CHANGES OR COMMENTS TO THE AGENDA – Late correspondence for Item #10 |
| 7:01 To 7:03
The Consent Calendar was approved 5-0 (Peck, Tavarez) | 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. 2022-003: A request by Lovejot Singh and Jason Scott to modify Conditional Use Permit No. 1994-19 to demolish and rebuild an existing convenience store within the D-MU (Downtown Mixed Use) Zone. The project site is located at 540 North Court Street (APN: 094-261-026). |
| 7:03 To 7:25
Open: 7:05
Close: 7:19
Who Spoke:
1. Jim Davis

The Planning Commission approved Item 6, 5-0 (Tavarez, Gomez) | 6. PUBLIC HEARING – (Continued from November 14, 2022) Cristobal Carrillo, Associate Planner
Conditional Use Permit No. 2021-21: A request by Scott A. Mommer Consulting to establish a Fastrip convenience store and gasoline service station with a drive-thru lane in the C-MU (Mixed-Use Commercial) Zone. The project site is located at 2800 S. Mooney Boulevard, on the southeast corner of West Whitendale Avenue and South Mooney Boulevard (APN: 122-320-078). 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. 2021-09 (State Clearinghouse # 2022100244) be adopted. |

7:25 To 7:48
Opened: 7:41
Closed: 7:43
Who spoke:
1. Sam Bogdanovich
The Planning Commission
Approved Item 7, 5-0
(Beatie, Tavarez)

7. PUBLIC HEARING - Josh Dan, Associate Planner

Conditional Use Permit No. 2022-29: A request by Lane Engineers on behalf of MB Developers LC, to develop a 1.53-acre parcel with a new 2,338 sq. ft. Chipotle Restaurant with a drive-thru pickup lane for online orders only within the Plaza Business Park Master Planned development located in the Business Research Park (BRP) Zoning District. The project site is located on the east side of Plaza Drive approximately 500 feet north of Crowley Avenue (APN: 081-160-014). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2022-61.

7:48 To 7:56
Opened: 7:53
Closed: 7:54
Who spoke:
1. Robert Toro
The Planning Commission
Approved Item 8, 5-0
(Gomez, Beatie)

8. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-31: A request by RP Investments, LP to establish a planned commercial development by creating parcels with less than the minimum five-acre requirement in the C-MU (Commercial Mixed Use) zone. The project site is part of the Orchard Walk West Shopping Center master planned development and is specifically located on the south side of Sedona Avenue approximately 300 feet west of Dinuba Boulevard (APN: 078-120-053). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2022-63.

Tentative Parcel Map No. 2022-08: A request by RP Investments, LP to subdivide a 4.29-acre parcel within the C-MU (Commercial Mixed Use) Zoning District into two parcels to facilitate the development of future retail buildings. Parcel One will be 2.82-acres while Parcel 2 will be 1.47-acres. The project site is part of the Orchard Walk West Shopping Center master planned development and is specifically located on the south side of Sedona Avenue approximately 300 feet west of Dinuba Boulevard (APN: 078-120-053). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2022-63.

7:56 To 8:27
Opened: 8:09
Closed: 8:12
Who spoke:
1. Carrie Tarbell
The Planning Commission
Approved Item No. 9, 4-0
(Peck, Tavarez) Gomez
recused

9. PUBLIC HEARING – Steve Brandt, Senior Planner QK, Inc., Planning Consultant to the Planning Division

Conditional Use Permit No. 2022-26: A request by Felimon Carrasco to convert a 1,368 square foot vacant office into a single-family residence located in the D-MU (Downtown Mixed Use) Zone. The project site is located at 216 East School Avenue (APN: 094-272-007). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2022-56.

8:27 To 9:43
Opened: 8:39
Closed: 9:05
Who Spoke:
1. Miguel Garcia, Jr.
2. Don Scrimshire
3. Steve Arnett
4. Ryan Reed
5. Colin Frayne
6. Jenna Eastridge
7. Suzy Ward
8. Mike Short (PD)
The Planning Commission
Approved Item No. 10,
5-0 (Peck, Beatie)

10. PUBLIC HEARING – Brandon Smith, Principal Planner

Temporary Conditional Use Permit No. 2022-32: A request by Visalia Homeless Center to operate a temporary overnight warming center through March 15, 2023, within an existing building located in the C-S (Service Commercial) Zoning Designation. The site is located at 701 E. Race Avenue, on the southwest corner of Race Avenue and Burke Street (APN: 094-100-022). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2022-67.

11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is January 9, 2023.
- b. Update on City Council direction regarding Agricultural Preservation Ordinance.
- c. Victory Oaks Annexation submitted for LAFCO’s January 2023 meeting.
- d. City Hall Offices closed December 23rd & 26th and January 2nd.

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 MONDAY, DECEMBER 22, 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, JANUARY 9, 2023