

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

MONDAY, JANUARY 23, 2023

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. Time Extension Request for River Run Ranch Phases 5-7 Tentative Subdivision Map No. 5505.
6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
 - a. Tentative Parcel Map No. 2022-07: A request by Ken Vang, Vang Inc. Consulting Engineers to subdivide an existing 13,245 square foot parcel into four residential condominium spaces and a common area for condominium purposes in the R-M-3 (Multi-Family Residential, 1,200 square foot minimum site area per dwelling) Zone. The project site is located at 201 N.W. 3rd Avenue, west of the intersection of 3rd Avenue and Pearl Street (APN: 094-041-006). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2022-62.
 - b. Conditional Use Permit No. 2022-30: A request by Ken Vang, Vang Inc. Consulting Engineers to facilitate Tentative Parcel Map No. 2022-07 by creating four commercial condominium spaces with no public street access, a common area, and parcels with less than the minimum 1,200 square foot size requirement in the R-M-3 (Multi-Family

Residential, 1,200 square foot minimum site area per dwelling) Zone. The project site is located at 201 N.W. 3rd Avenue, west of the intersection of N.W. 3rd Avenue and Pearl Street (APN: 094-041-006). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2022-62.

7. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-32: A request by Visalia VA, LLC., to establish a 25,000 square foot Veterans Affairs medical clinic within the existing 32,000 square foot office building located in the C-MU (Commercial Mixed Use) zone. The project site is located at 500 North Santa Fe Street, on the northeast corner of North Santa Fe Street and East Murray Avenue. (APNs: 094-250-045 & 094-250-046). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2022-68.

8. PUBLIC HEARING – Kira Noguera, Senior Planner QK, Inc., Planning Consultant to the Planning Division

Conditional Use Permit No. 2022-25: A request by Maracor Development for the development of a 342-unit deed restricted affordability apartment complex on property totaling 11.41 acres and containing a zoning designation of Commercial Mixed Use (C-MU). The project site is located on the northwest corner of South Lovers Lane and East Caldwell Avenue (APN 126-850-029). A Notice of Exemption was prepared for the conditional use permit in accordance with State California Environmental Quality Act (CEQA) Guidelines Section 15183 (Public Resources Code §21083.3). Notice of Exemption No. 2022-55 disclosed that no additional environmental review is required based upon the project being consistent with the development density established by the City's General Plan and based upon no further project-specific effects that are peculiar to the project or the site.

9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Update on Appeal of Woodlands CUP
- b. Housing Element TAC Meeting scheduled for January 31st
- c. Planning Commission recruitment

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, FEBRUARY 2, 2023, 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, FEBRUARY 13, 2023