

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

MONDAY, APRIL 24, 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.
 - No Items on the Consent Calendar
6. PUBLIC HEARING – (Continued from April 10, 2023) Cristobal Carrillo, Associate Planner
Tentative Parcel Map No. 2023-01: A request by Visalia Shirk, LLC, A California Limited Liability Company for a lot split to subdivide a 19-acre parcel into four parcels and a remainder, located within the R-M-2 (Multifamily Residential, 3,000 sq. ft. minimum site area) and I (Industrial) Zones. The property is located at 6710 West Doe Avenue, on the northeast corner of West Doe Avenue and North Shirk Street (APN: 077-530-065, 077-530-066, 077-740-001, 077-750-001). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2023-02.

7. PUBLIC HEARING – (Continued from April 10, 2023) Josh Dan, Senior Planner
Conditional Use Permit No. 2023-05: A request to establish a beauty salon in a 924 square foot office building in the O-C (Office Conversion) zone. The project site is located at 432 South Church Street (APN: 097-052-007). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-08.
8. PUBLIC HEARING – (Continued from April 10, 2023) Cristobal Carrillo, Associate Planner
Conditional Use Permit No. 2023-08: A request by Walter Deissler to convert an existing residence into a bed and breakfast inn, located within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 513 North Encina Street (APN: 094-353-011). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-07.
9. PUBLIC HEARING – (Continued from April 10, 2023) Josh Dan, Senior Planner
Conditional Use Permit No. 2023-10: A request by the Visalia First Church to construct an electronic monument sign on a site zoned Q-P (Quasi Public). The project site is located at 3737 South Akers Street (APN: 119-100-027). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-10.
10. PUBLIC HEARING – Josh Dan, Senior Planner
Conditional Use Permit No. 2023-07: A request by Servando Ledesma to establish an automotive repair shop within an existing 4,000 square foot tenant space. The project site is located at 505 North Burke Street. (APN: 094-250-028). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-12.
11. PUBLIC HEARING – Josh Dan, Senior Planner
Conditional Use Permit No. 2023-011: A request by California Water Service Company to amend Conditional Use Permit No. 211, by installing well head treatment equipment including two 18-foot-tall vessels with a 12-foot diameter per vessel within an existing water utility station (Visalia Station 38). The project site is zoned O-PA (Professional / Administrative Office). The project site is located at 131 North Akers Street (APN: 085-640-010). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(b), Categorical Exemption No. 2023-14.
12. PUBLIC HEARING – Josh Dan, Senior Planner
Conditional Use Permit No. 2023-012: A request by California Water Service Company to amend Conditional Use Permit No. 2005-38, by installing well head treatment equipment including two 18-foot-tall vessels with a 12-foot diameter per vessel within an existing water utility station (Visalia Station 55). The project site is zoned R-1-5 (Single-Family Residential 5,000 square foot minimum per lot). The project site is located at 2831 West Packwood Avenue (APN: 126-273-012). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(b), Categorical Exemption No. 2023-15.

13. PUBLIC HEARING – Josh Dan, Senior Planner

Conditional Use Permit No. 2023-014: A request by California Water Service Company to amend Conditional Use Permit No. 2012-09, by amending a one-million-gallon capacity water tank height and width dimensions depicted within the previously approved Conditional Use Permit No. 2012-09. The project site is zoned R-1-5 (Single-Family Residential 5,000 square foot minimum per lot). A previously prepared Initial Study and Mitigated Negative Declaration No. 2012-19 adequately analyzed and addressed the project, with mitigation, and was adopted per Environmental Document No. 2012-19 for this project.

14. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

a. Planning Commission Interviews set for April 25, 2023.

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, MAY 4, 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, MAY 8, 2023