

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, MARCH 13, 2023

VISALIA COUNCIL CHAMBERS

LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA

MEETING TIME: 7:00 PM

7:00

1. CALL TO ORDER –

7:00 To 7:00

2. THE PLEDGE OF ALLEGIANCE –

7:00 To 7:06

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.

1. Laura Duarte
2. Kari Grant
3. Stephen Tootle

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.

7:06 To 7:06

4. CHANGES OR COMMENTS TO THE AGENDA –
Handout for Title 18. Agricultural Land Preservation

No Changes

7:06 To 7:06

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.

Consent Calendar was approved

- a. Time Extension Request for Houdini Acres Tentative Subdivision Map No. 5563 and Conditional Use Permit No. 2017-31.

7:06 To 7:11

6. PUBLIC HEARING – (Continued from March 27, 2023) Cristobal Carrillo, Associate Planner

Open: 7:09
Close: 7:09

The Planning Commission approved to continue Item No. 6 to March 27, 2023, 5-0 (Peck, Beatie)

General Plan Amendment No. 2022-01: A request by the Visalia Public Cemetery District to amend the General Plan Land Use Map of 15 parcels totaling 3.41 acres from Residential Low Density to Public Institutional. The project sites are located at 914, 919, 920 W. Allen Avenue, 1304 W. Goshen Avenue, 608, 618, 700, 704, 706, 808, 916, 918, 1010 N. Rinaldi Street, 1410, 1420, 1430 W. Sady Avenue, 816, 916, 920, 1000, 1002, 1004, 1006, 1012, 1014, 1016, 1020 N. Turner Street (APNs: 093-062-006, 007, 015, 016, 026, 027, 093-073-010, 093-083-013, 014, 015, 016, 025, 035, 093-

102-001, 002, 093-112-001, 002, 003, 004, 005, 006, 017, 018, 019, 020, 021, 022). The requested action is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption No. 2022-42 has been prepared for the project.

Change of Zone No. 2022-02: A request by the Visalia Public Cemetery District to change the Zoning designation of 15 parcels totaling 3.41 acres from R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site are) to QP (Quasi-Public). The project sites are located at 914, 919, 920 W. Allen Avenue, 1304 W. Goshen Avenue, 608, 618, 700, 704, 706, 808, 916, 918, 1010 N. Rinaldi Street, 1410, 1420, 1430 W. Sady Avenue, 816, 916, 920, 1000, 1002, 1004, 1006, 1012, 1014, 1016, 1020 N. Turner Street (APNs: 093-062-006, 007, 015, 016, 026, 027, 093-073-010, 093-083-013, 014, 015, 016, 025, 035, 093-102-001, 002, 093-112-001, 002, 003, 004, 005, 006, 017, 018, 019, 020, 021, 022). The requested action is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption No. 2022-42 has been prepared for the project.

Conditional Use Permit No. 2023-02: A request by the Visalia Public Cemetery District to amend Conditional Use Permit No. 2005-08, permitting the expansion of the Visalia Public Cemetery District master planned area. The project sites are located at 914, 919, 920 W. Allen Avenue, 1304 W. Goshen Avenue, 608, 618, 700, 704, 706, 808, 916, 918, 1010 N. Rinaldi Street, 1410, 1420, 1430 W. Sady Avenue, 816, 916, 920, 1000, 1002, 1004, 1006, 1012, 1014, 1016, 1020 N. Turner Street (APNs: 093-062-006, 007, 015, 016, 026, 027, 093-073-010, 093-083-013, 014, 015, 016, 025, 035, 093-102-001, 002, 093-112-001, 002, 003, 004, 005, 006, 017, 018, 019, 020, 021, 022). The requested action is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA). A Notice of Exemption No. 2022-42 has been prepared for the project.

7:14 To 7:25

Open: 7:23
Closed: 7:23

No one spoke.

The Planning
Commission approved
Item 7, 5-0 (Peck,
Tavarez)

7. PUBLIC HEARING – Josh Dan, Senior Planner

Conditional Use Permit No. 2023-03: A request by Ron Clark to develop a five-acre Industrial zoned parcel with 118 unit mini-storage facility and managers office. The project site is located on the north side of West Sunnyview Avenue approximately 635 feet west of North Clancy Street (APN: 077-200-037). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2023-06.

7:25 To 7:29

Motion to Adjourn:
(Beatle, Gomez) 5-0

8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Update on Draft Agricultural Preservation Ordinance
- b. Housing Element Workshop No. 2 set for Wednesday March 15th at 6:00 p.m.
- c. Planning Commission Updates - State of Emergency

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, MARCH 23, 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, MARCH 27, 2023