

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

MONDAY, MAY 8, 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 24, 2023) 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.

7. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Planning Commission Appointment.
- b. Short Term Rental Ordinance Work Session Item.
- c. Public Cemetery City Council Hearing Update.
- d. First Reading of Ordinance No. 2023-02, Agricultural Preservation Ordinance Update.
- e. Carleton Acres Project Update.
- f. Upcoming Changes to Planning Commission Packet Distribution.

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 18, 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 22, 2023

City of Visalia



To: Planning Commission

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

Date: May 08, 2023

Re: Request to Remove Conditional Use Permit 2023-14 from the Planning Commission Agenda

Conditional Use Permit No. 2023-14: 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). The project is located at 738 North McAuliff Street. (APN: 103-320-056).

Recommendation

Staff recommends that the Planning Commission continue the continued Public Hearing Item No. 6 from the April 24, 2023, Planning Commission Agenda based on the applicant's difficulty in coordinating a site visit with California Water Service Company (CalWater) staff from out of the area.

Summary:

At the April 24, 2023, Planning Commission meeting, the Planning Commission granted a request to continue Item No. 6 Conditional Use Permit No. 2023-14 to the May 8, 2023, meeting at the request of the applicant. The request to continue the item is to allow the applicant to work with City staff on identifying measures to reduce the visual impact of the 35-foot water tank. Although landscaping was planted when CalWater developed the site minus the water tank, CalWater staff is seeking additional screening options to address concerns raised during the public hearing.

A site visit with CalWater staff from out of the area along with City staff is set for May 9, 2023. After the site visit, representatives for the water service will work to formulate a better screening method for the proposed tank and produce exhibits for the Planning Commissions review at a future meeting. Once a public hearing date is identified, staff will re-notice the conditional use permit for the future public hearing date.

Continuing the item to a date uncertain will require that the conditional use permit be re-noticed once a new public hearing date is identified. Public hearing notices will be sent to the local newspaper, properties owners and tenants within 300-feet of the project site, and any interested individual(s) that requested to be provided a public hearing notice related to this item. Please note, the public hearing notice will only be advertised and mailed if the conditional use permit is to be considered at a future public hearing.

ATTACHMENTS

- None