

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

**MONDAY, MAY 22, 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 Sycamore Heights Tentative Subdivision Map No. 5577.
6. PUBLIC HEARING – Josh Dan, Senior Planner  

Conditional Use Permit No. 2023-16: A request by Kaylah Gonzales to establish a medical and wellness spa in an existing 1,246 square foot tenant space of an existing office building in the P-AO (Professional / Administrative Office) zone. The site is located at 2336 West Sunnyside Avenue, Suite C (APN: 121-100-089). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-28.

7. PUBLIC HEARING –Josh Dan, Senior Planner

- a. Tentative Parcel Map No. 2023-03: A request by Hal Sousa to divide an 18,516 sq. ft. parcel into three lots for residential use, in the R-1-5 (Single-Family Residential) Zone. The project site is located at 119 West Houston Avenue. (APN: 094-055-003). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2023-18.
- b. Variance No. 2023-01: A request by Hal Sousa to allow a variance to building setback standards for a property located in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 119 West Houston Avenue (APN: 094-055-003). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-18.

8. PUBLIC HEARING – Paul Bernal, Director / City Planner

- a. Tentative Parcel Map No. 2023-05: A request by 4Creeks, Inc. to subdivide one 16.03-acre parcel of C-MU (Commercial Mixed Use), R-M-2 (Multi-Family Residential 3,000 square feet per unit) and R-M-3 (Multi-Family Residential 1,500 square feet per unit) zoned property into four parcels for financing purposes. The 16.03-acre site is located on the south side of West Glendale Avenue between North Dinuba Boulevard and future North Santa Fe Street (APN: 079-071-030). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2023-24.
- b. Conditional Use Permit No. 2023-17: A request by 4Creeks, Inc. to establish a parcel with less than the minimum five-acre requirement for a C-MU (Commercial Mixed Use) zoned parcel associated with Tentative Parcel Map No. 2023-05. The C-MU zoned parcels are located on the south side of West Glendale Avenue between North Dinuba Boulevard and North Court Street (APN: 079-071-030). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2023-24.

9. PUBLIC HEARING – Paul Bernal, Director / City Planner

- a. Tentative Parcel Map No. 2023-06: A request by Legacy Construction to subdivide one 9.88-acre parcel of C-N (Neighborhood Commercial) and R-M-2 (Multi-Family Residential 3,000 square feet per unit) zoned property into three parcels and a Remainder for financing purposes. The 9.88-acre site is located on the northwest corner of East Houston Avenue and North Cain Street (APN: 098-200-070). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2023-25.
- b. Conditional Use Permit No. 2023-18: A request by Legacy Construction to establish a parcel with less than the minimum five-acre requirement for a C-N (Neighborhood Commercial) zoned parcel associated with Tentative Parcel Map No. 2023-06. The 9.88-acre site is located on the northwest corner of East Houston Avenue and North Cain Street (APN: 098-200-070). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2023-25.

10. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Second Reading of Ordinance No. 2023-02, Agricultural Preservation Ordinance Update.
- b. Update on Work Session items – Keeping of Chickens in COV.
- c. Housing Element Update.

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, JUNE 1, 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](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JUNE 12, 2023**