

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Marvin Hansen



VICE CHAIRPERSON:

Adam Peck

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

MONDAY, JUNE 12, 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 – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2023-06: A request by Caldwell-Mooney Partners I, L.P. to establish a three-unit commercial building with a Starbucks and a drive-thru lane located within the C-R (Regional Commercial) Zone. The project site is located at 3501 South Mooney Boulevard, at the northeast corner of West Caldwell Avenue and South Shady Street (Temporary APN: 000-013-902). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(c), Categorical Exemption No. 2023-09.

7. PUBLIC HEARING –Brandon Smith, Principal Planner

Conditional Use Permit No. 2023-15: A request by Blair Sign Programs to adopt a master sign program associated with the redevelopment of 28.5-acre Sequoia Mall commercial center, including the addition of monument signs that exceed City standards for height and sign area. The property is located within the City’s Regional Commercial (C-R) zone district. The project site is located at the northwest corner of South Mooney Boulevard and West Caldwell Avenue. (APN: 121-100-049, 050; 121-110-023, 034, 041, 043, 049, 050 052, 055). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2023-22.

8. PUBLIC HEARING – Josh Dan, Senior Planner

- a. Annexation No. 2022-05: A request by D.R. Horton to annex one parcel totaling approximately 67.7-acres into the City limits of Visalia. Upon annexation the area would be zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum), Q-P (Quasi-Public zone) and OS (Open Space) which is consistent with the General Plan. The property is located in between South Lovers Lane and Road 148, just south of East Cherry Avenue (APN: 0127-030-038). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Mitigated Negative Declaration No. 2023-30 be adopted (State Clearinghouse No. 202305031).
- b. Pearl Woods Tentative Subdivision Map No. 5591: A request by D.R. Horton to subdivide a 67.7-acre parcel into 273 single-family lots for residential use consistent with the R-1-5 zoning district and create an 8.96-acre park and regional stormwater basin. The property is located in between South Lovers Lane and Road 148, just south of East Cherry Avenue (APN: 0127-030-038). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Mitigated Negative Declaration No. 2023-30 be adopted (State Clearinghouse No. 202305031).
- c. Tentative Parcel Map No. 2023-07: A request to subdivide 67.7-acres into three parcels and two outlots for phasing purposes. The property is located in between South Lovers Lane and Road 148, just south of East Cherry Avenue (APN: 0127-030-038). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2023-33.

9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Housing Element City Council Work Session.

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 22, 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, JUNE 26, 2023