

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

COMMISSIONERS: Marvin Hansen, Chris Tavarez, Bill Davis, Mary Beatie, Adam Peck

MONDAY, AUGUST 14, 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 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 – Nathan Perez, Planning Intern

Conditional Use Permit No. 2023-23: A request to establish a wellness studio in a 450 square foot leased office space in the O-PA (Professional/Administrative Office) zone. The project site is located at 1510 West Mineral King Avenue (APN: 093-283-012). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-38.

7. PUBLIC HEARING – Brandon Smith, Principal Planner

- a. Pratt Family Ranch Tentative Subdivision Map No. 5583: A request to subdivide 49.43 acres into 247 lots for residential use and additional lots for public and private parks, landscape / lighting district lots, and private streets with gated access, to be located within the R-1-5 (Single-Family Residential), R-M-2 (Multi-Family Residential), and QP (Quasi-Public) zone districts upon annexation.
- b. Specific Plan No. 2021-06: A request to establish a new specific plan (Pratt Family Ranch Specific Plan) on 95.56 acres, including districts for low density residential, medium density residential, and parks and open space, and establishment of lots below minimum lot size. Full buildout of the plan will accommodate approximately 541 dwelling units and 8.3 acres of parks & open space, to be developed across Urban Development Boundary Tiers II and III.
- c. General Plan Amendment No. 2021-05: A request to amend the location and acreage of General Plan land use designations within 95.56 acres, resulting in the elimination of Very Low Density Residential designation and redistribution of Low Density Residential, Medium Density Residential, and Parks / Recreation designations.
- d. Annexation No. 2021-04: A request to annex 95.56 acres, located within the City of Visalia Urban Development Boundary Tiers II and III, into the Visalia city limits.

Environmental Assessment Status: 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 with the inclusion of mitigation measures. Mitigated Negative Declaration No. 2023-37 has been prepared for adoption with this project. (State Clearinghouse No. 2023070368).

Location: The project site is located north of Riverway Drive on the west and east sides of Mooney Boulevard. (APN: 078-010-025, 028, 029; 078-110-022, 023)

8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Housing Element and Environmental Justice 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, AUGUST 24, 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, AUGUST 28, 2023