

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

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

MONDAY, SEPTEMBER 11, 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 – Brandon Smith, Principal Planner
 - a. **Specific Plan No. 2021-13:** A request to establish a new specific plan (Carleton Acres Specific Plan) consisting of approximately 507 acres, including districts for low, medium, and high density residential, commercial mixed use, neighborhood commercial, parks / open space, and public institutional. Full buildout of the plan will accommodate for approximately 3,262 dwelling units, approximately 205,000 square feet of leasable commercial area, 17 acres of parks / trails / recreational facilities, 17 acres for a drainage basin, and a future elementary school site, to be developed across Urban Development Boundary Tiers I, II, and III.
 - b. **General Plan Amendment No. 2021-14:** A request to amend the location and acreage of General Plan land use designations within 507 acres, resulting in the redistribution of Residential Low, Medium, and High Density, Parks / Recreation, Commercial Neighborhood, and Public Institutional designations, and the establishment of a Commercial Mixed Use designation.

- c. **Initiation of Proceedings for Annexation No. 2021-05:** A request to annex 468.3 acres, located within the City of Visalia Urban Development Boundary Tiers II and III, into the Visalia city limits. The annexation request includes authorizing the detachment from County Service Area No. 1 in accordance with State and County requirements and authorizing the City Manager to sign and enter into a Pre-Annexation Agreement. (APN: 077-100-108 only)
- d. **Carleton Acres Phase 1 Tentative Subdivision Map No. 5590:** A request to subdivide 100.86 acres into 375 lots for single-family dwellings and additional park lots, landscape / lighting district lots, and remainder lots, to be located within the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone district upon annexation to the Visalia city limits. The subdivision site is bound by the Shannon Parkway alignment to the north, Shirk Street to the west, and the Roeben Street alignment to the east, between 300 and 800 feet north of Riggan Avenue. (APN: 077-100-108 only)
- e. **Tentative Parcel Map No. 2023-04:** A request to subdivide an existing 468-acre parcel into eight parcels for commercial use, having a gross acreage of 28.7 acres, plus a remainder parcel. (APN: 077-100-108 only)
- f. **Recommendation to the Visalia City Council to certify a Final Environmental Impact Report (EIR) (State Clearinghouse Number 2021050418):** A request to certify the Environmental Impact Report for the Carleton Acres Specific Plan project. The Final EIR has determined that all project impacts were either less than significant or could be mitigated to a less than significant level with the exception of the following impacts that are considered significant and unavoidable: Aesthetics (project and cumulative level); Agricultural Resources (project and cumulative level); Air Quality (project and cumulative level); Hydrology – Water Supply (cumulative level only); and Transportation (project and cumulative level). The Final EIR follows a Notice of Availability period wherein the Draft EIR was duly noticed and conducted for the Project from May 4 to June 19, 2023. The City of Visalia is the lead agency for the preparation of the EIR in accordance with the California Environmental Quality Act (CEQA).

Project Location: The proposed Project is located on approximately 507 acres, generally bound by W. Riggan Avenue to the south, N. Akers Street to the east, N. Shirk Road to the west and Avenue 320 (W. Kibler Avenue) to the north (APN 077-100-108 and 077-100-105.)

7. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Pratt Family Ranch City Council update.
- b. Environmental Justice Community Engagement Event September 16, 2023.

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, SEPTEMBER 21, 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, SEPTEMBER 25, 2023