

# PLANNING COMMISSION

## ACTION AGENDA

CHAIRPERSON:  
Marvin Hansen



VICE CHAIRPERSON:  
Adam Peck

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

**COMMISSIONERS ABSENT:** None

**MONDAY, JULY 24, 2023**  
**VISALIA COUNCIL CHAMBERS**  
**LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA**  
**MEETING TIME: 7:00 PM**

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| 7:00   | 1. CALL TO ORDER –   |
| 7:00 To 7:00   | 2. THE PLEDGE OF ALLEGIANCE –  |
| 7:00 To 7:00<br>No one spoke   | 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.<br><br>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.  |
| 7:00To 7:01<br>None  | 4. CHANGES OR COMMENTS TO THE AGENDA –   |
| 7:01 To 7:01<br>No Items on Consent Calendar   | 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. <ul style="list-style-type: none"> <li>• No Items on the Consent Calendar</li> </ul>  |
| 7:01 to 7:22<br>Open: 7:13<br>Closed: 7:17<br>Who spoke:<br>1.Betsy<br><br>The Planning Commission Approved Item 6, 4-0-1 (Beatie Tavarez) Hansen recused himself from the item. | 6. PUBLIC HEARING – Paul Bernal, Director / City Planner <ul style="list-style-type: none"> <li>a. Vesting 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 Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2023-24.</li> </ul> |

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.

7:22 to 7:33  
Open: 7:27  
Closed: 7:28  
Who spoke:  
1. Keith Kaneko

The Planning  
Commission Approved  
Item 7, 5-0 (Hansen,  
Davis)

7. PUBLIC HEARING - Josh Dan, Senior Planner

Variance No. 2023-02: A request by Caliber Collision to allow a variance to the maximum fence height limit of seven feet to eight-feet along the perimeter of a service commercial site in the C-S (Service Commercial) Zone District. The project site is located at 243 South Cotta Court (APNs: 094-212-042, 094-212-041). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2023-27.

7:33 to 8:36  
Open: 7:42  
Closed: 7:52  
Who spoke:  
1. Eric McConnaughey  
2. Walter Van Groningen  
3. Dale Lechtman

The Planning  
Commission Approved  
Item 8, 4-1 (Tavarez,  
Davis) Beatie voted no.

8. PUBLIC HEARING - Josh Dan, Senior Planner

Conditional Use Permit 2022-20: A request by Robert Gaalswyk to construct a new 22,500 square foot building for use as a retail gun store and indoor shooting range facility within the Village at Willow Creek Specific Plan, located in the C-MU (Mixed Use Commercial) zone. The property is located on the southside of West Flagstaff Avenue between North Demaree Street and North Leila Street (Address: not yet assigned) (APN: 078-210-023). 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. 2022-47 be adopted (SCH 2023-060762).

8:36 To 8:42  
Motion to Adjourn:  
(Hansen, Tavarez) 5-0

9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –  
a. Pending updates: Annexations, SB 1186, Housing Element

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 4, 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, AUGUST 7, 2023**