

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

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

MONDAY, OCTOBER 9, 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 – (Continued from September 25, 2023) Josh Dan, Associate Planner
Variance No. 2023-03: A request by Michael Germaine LLC to allow a variance to the maximum fence height limit of four feet to six feet within the required 15-foot yard setbacks along the perimeter of a Commercial Mixed Use (C-MU) zoned property. The project site is located at 2439 West Whitendale Avenue (APN: 121-090-052). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-32.

7. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2023-19: A request by Parminder Singh to demolish and replace an existing 500 square foot convenience store with a 3,380 square foot two-unit commercial building to be occupied by a 2,180 square foot convenience store and 1,200 square foot quick service restaurant. An existing 1,568 square foot fueling canopy with eight fueling positions will remain onsite and will not be altered as part of this proposal. The project site is within the D-MU (Mixed-Use Downtown) Zone and is located at 100 West Mineral King Avenue, on the northwest corner of West Mineral King Avenue and South Court Street (APN: 094-313-010). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2023-26.

8. PUBLIC HEARING –Colleen Moreno, Assistant Planner

Conditional Use Permit No. 2023-26: A request by Wenqiang Zheng to establish a massage use within an existing tenant space in the C-MU (Commercial Mixed Use) zone. The site is located at 1114 North Ben Maddox Way, which is within a strip mall on the northeast corner of Ben Maddox and Douglas (APN:098-280-008). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-40.

9. PUBLIC HEARING – Paul Bernal, Community Development Director

Zoning Text Amendment No. 2023-02: A request by the City of Visalia to amend Title 17 (Zoning) Chapter 17.25 Commercial, Mixed Use, Office, and Industrial Zones Use Matrix, and add Section 17.32.167 Delivery only medical marijuana retail, Citywide. A Notice of Exemption was prepared in accordance with State California Environmental Quality Act (CEQA) Guidelines Section 15183 (Public Resources Code §21083.3). Notice of Exemption No. 2023-46 disclosed that the zoning code amendment to Section 17.32 will have no significant effect on the environment because the proposed ordinance will establish codified objective performance standards that regulate delivery only medical marijuana uses in the Light Industrial and Industrial zones.

10. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Update on the Carleton Acres Project.
- b. Annexation Updates.

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, OCTOBER 19, 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, OCTOBER 23, 2023