

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

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

MONDAY, OCTOBER 23, 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 – Colleen Moreno, Assistant Planner

Conditional Use Permit 2023-29: A request by Manuel Barcelon to allow church use in a 1,132 square foot tenant space within an existing building in the C-MU (Commercial Mixed Use) zone. The site is located at 1128 North Ben Maddox St., which is within a strip mall approximately 325 ft north of East Douglas Ave. (APN: 098-161-013). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-44.

7. PUBLIC HEARING – Josh Dan, Senior Planner

Conditional Use Permit No. 2023-30: A request by Salty Walrus Brewing Co. to operate a micro-brewery and taproom within an existing 4,000 square foot building located in the C-S (Service Commercial) zone. The site is located at 2415 E. Valley Oaks Dr. (APN: 098-102-005). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-48.

8. PUBLIC HEARING – Brandon Smith, Principal Planner

a. **General Plan Amendment No. 2021-16:** A request by the City of Visalia to redesignate approximately 42 acres from Residential Low, Medium, and High Densities to Parks/Recreation to facilitate the East Side Regional Park.

b. **Initiation of Proceedings for Annexation No. 2021-02:** A request by the City of Visalia to annex approximately 128 acres, located within the City of Visalia Urban Development Boundary Tier 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.

c. **Recommended certification of the Final Environmental Impact Report prepared for the East Side Regional Park & Groundwater Recharge Project (State Clearinghouse Number 2014121076):** A request to certify the Environmental Impact Report (EIR) (State Clearinghouse Number 2014121076) for the East Side Regional Park & Groundwater Recharge Project. The Final EIR has determined 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: Agricultural and Forestry Resources, Transportation. The Final EIR follows a Notice of Availability period wherein the Draft EIR was duly noticed and conducted for the Project from February 2 to March 20, 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 286 acres, between Mineral King Avenue and Houston Avenue, east of the Road 148 (Tower Street) alignment. (APN: 103-110-024, 025, 026, 027, 028, 029, 032, 033; 103-500-001, 002, 003; 103-510-002, 003, 004, 005, 007, 008, 009)

9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Housing Element Update – HCD 90-day review deadline
- b. Short-Term Rental Ordinance

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, NOVEMBER 2, 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, NOVEMBER 13, 2023