

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

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

MONDAY, NOVEMBER 13, 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 October 23, 2023) 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 Way, which is within a strip mall approximately 325 feet north of East Douglas Avenue (APN: 098-161-013). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-44.

7. PUBLIC HEARING – Colleen Moreno, Assistant Planner

Conditional Use Permit No. 2023-28: A request to establish Pattaya Spa, a foot and body massage therapy use within an existing 540 square foot tenant space in the C-MU (Commercial Mixed Use) zone. The site is located at 2015 West Tulare Avenue, on the southeast corner of West Tulare Avenue and South Crowe Street (APN: 095-120-040). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-47.

8. PUBLIC HEARING – Colleen Moreno, Assistant Planner

Conditional Use Permit No. 2023-32: A request to establish a beauty salon within an existing 2,034 square foot leased office building in the O-PA (Professional/Administrative Office) zone. The project site is located at 200 South Mooney Boulevard (APN: 093-302-002). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-51.

9. PUBLIC HEARING – Josh Dan, Senior Planner

Conditional Use Permit No. 2023-25: A request by Tulare County Federal Credit Union to establish a new 3,000 square foot credit union facility with a drive-thru lane with on-site parking and circulation in the C-MU (Commercial Mixed-Use) Zone. The property is located on the east side of North Mooney Boulevard between West Riggins and West Corvina Avenues (APN 078-430-002). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2023-39.

10. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

a. Initiation of Proceedings for Annexation No. 2022-02: A request by 4Creeks, Inc. to annex two parcels totaling approximately 59.84 acres into the city limits of Visalia and to detach said parcels from Tulare County Service Area No. 1 in accordance with State and County requirements. Upon annexation the areas will be zoned R-1-5 (Single Family Residential, 5,000 square feet minimum), R-M-2 (Multi-Family Residential, 3,000 square feet minimum site area per dwelling), R-M-3 (Multi-Family Residential, 1,200 square foot minimum site area per dwelling), and C-N (Commercial Neighborhood), which are consistent with the General Plan Land Use Designations of Residential Low Density, Residential Medium Density, Residential High Density, and Commercial Neighborhood.

b. Belissa Tentative Subdivision Map No. 5587: A request by 4Creeks, Inc. to subdivide a 59.84-acre parcel into the following: 159 low-density residential lots on approximately 27.9 acres; 150 medium-density residential lots on approximately 15 acres; an approximately 7.6-acre high-density residential lot that will be developed with a 168-unit multifamily residential complex; and an approximately 7.88-acre Neighborhood Commercial site which will be developed in the future.

c. Conditional Use Permit No. 2022-05: A request by 4Creeks, Inc. for a Planned Development consisting of 159 low-density residential lots on approximately 27.9 acres and 150 medium-density residential lots on approximately 15 acres. The proposal will include non-standard lots that will be less than 5,000 square feet in size, with modified setbacks, and non-standard roadway knuckles.

d. Conditional Use Permit No. 2023-22: A request by 4Creeks, Inc. to establish a 168-unit multifamily residential development on a 7.6-acre parcel within the R-M-3 (Multi-Family Residential, 1,200 square foot minimum site area) Zone.

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. 2022-39 has been prepared for adoption with this project (State Clearinghouse No. 2023080223).

Project Location: The project site is located at the northwest corner of North Demaree Street and West Pratt Avenue within the jurisdiction of the County of Tulare (APN: 077-050-018, 019)

11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Housing Element Update
- b. Short-Term Rental Ordinance Update
- c. Planning Commission Remaining Meetings

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 MONDAY, NOVEMBER 27, 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, DECEMBER 11, 2023