

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

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

MONDAY, DECEMBER 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 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.
 - a. Time Extension for River Run Ranch Units 5-7 Tentative Subdivision Map No. 5505 and Conditional Use Permit No. 2005-54.
6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2023-34: A request by Minerva Lopez to convert a former beauty salon into a single-family residence, located within the O-C (Office Conversion) Zone. The project site is located at 2105 and 2107 West Tulare Street (APN: 095-120-082). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2023-55.

7. PUBLIC HEARING – Brandon Smith, Principal Planner

Recommendation for the City Council to adopt the 6th Cycle General Plan Housing Element. A request by the City of Visalia to adopt the update to the 6th Cycle General Plan Housing Element in accordance with State Government Code Section 65580, et seq., including updates to the Housing Element’s background information report, goals, policies, and implementation programs. The 6th cycle Housing Element will serve an eight-year planning period from December 31, 2023, to December 31, 2031. The project area is contained within the City of Visalia’s Urban Development Boundaries that are illustrated in the Visalia General Plan. The requested action is considered exempt under Section 15061 (b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA).

8. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Carleton Acres and Pratt Family Ranch Specific Plan Annexation Updates.
- b. Department Reorganization.

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, DECEMBER 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, JANUARY 8, 2024