

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

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

MONDAY, FEBRUARY 12, 2024

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 January 22, 2024) Colleen Moreno, Assistant Planner

Conditional Use Permit No. 2023-27: A request by Los Culichis Restaurant to allow live entertainment in the D-MU (Downtown Mixed Use) zone. The site is located at 309 East Main Street (APN: 094-296-002). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2023-42.

7. PUBLIC HEARING – Colleen Moreno, Assistant Planner

Conditional Use Permit No. 2023-38: A request to establish an eyebrow threading and Esthetician business within a 900 square foot tenant space in an existing office building in the O-PA (Professional/Administrative Office) zone. The project site is located at 1526 West Mineral King Avenue (APN: 093-283-016). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorically Exemption No. 2023-65.

8. PUBLIC HEARING – Colleen Moreno, Assistant Planner

Conditional Use Permit No. 2024-03: A request by San Joaquin Valley College to amend Conditional Use Permit No. 2021-13, to add a parking lot on an existing vacant lot based on modification of the use of the existing facility to have additional classroom space in the C-S (Service Commercial) zone. The project is located at 8233 West Hillsdale Court (APN: 081-071-027). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorically Exemption No. 2024-03.

9. PUBLIC HEARING – Josh Dan, Senior Planner

Conditional Use Permit No. 2023-36: A request by Robert Toro of Cal Gold Development to amend the approved uses and layout of the Orchard Walk West develop area proposing two parcels with undisclosed retail multi-tenant uses, and two more additional parcels consisting of a drive-thru Starbucks Coffee Co. and drive-thru Panera Bread Restaurant.

Tentative Parcel Map No. 2023-09: A request by Robert Toro of Cal Gold Development to divide a 7.36-acre parcel within the Orchard Walk West develop area into four parcels.

Project Location: The site is zoned C-MU (Mixed Use Commercial Zone) and located within the Orchard Walk Specific Plan area at the northeast corner of West Riggan Avenue and North Conyer Street. (Address not assigned) (APN: 078-120-055). An Addendum to approved Initial Study / Mitigated Negative Declaration No. 2007-34 has been prepared for this project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162.

10. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

a. 2024 Planning Commissioners Academy (March 6th – March 8th).

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, FEBRUARY 22, 2024, 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, FEBRUARY 26, 2024