

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

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

MONDAY, MARCH 25, 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 – Colleen Moreno, Assistant Planner

Harder Homes Tentative Subdivision Map No. 5596: A request by Harder Homes Subdivision to subdivide 1.56-acres into an eight-lot single-family residential subdivision in the R-1-5 zone. This site is located on the west side of North Encina Street, approximately 600 ft. north of West Sweet Avenue (APN: 091-161-063). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorically Exemption No. 2024-04.

Conditional Use Permit 2024-04: A request by Harder Homes Subdivision to develop an existing R-1-5 (Single Family Residential; 5,000 square foot minimum site area per unit) Zone infill lot with an eight-lot subdivision. Of the eight lots, four lots will have reduced site area and setbacks. This site is located on the west side of North Encina Street, approximately 600 ft. north of West Sweet Avenue (APN: 091-161-063). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorically Exemption No. 2024-04.

7. PUBLIC HEARING – Josh Dan, Senior Planner

Conditional Use Permit No. 2023-24: A request by Freeline Architecture to develop a 2.03-acre parcel with a new 4,300 square foot drive-thru carwash building with an attached covered pay kiosk and two detached vacuum canopy structures and in the C-MU (Commercial Mixed Use) zone. The site is located on the south side of W. Caldwell Ave. approximately 350-ft. to the east of the Caldwell / Demaree intersection (APN: 121-580-001). 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. 2023-36 has been prepared for adoption with this project (State Clearinghouse No. 2024021150).

Tentative Parcel Map No. 2023-08: is a request by Vice Consulting Engineers to subdivide a 3.7-acre commercial parcel into two commercial parcels to facilitate future commercial development. The site is located on the south side of W. Caldwell Ave. approximately 350-ft. to the east of the Caldwell / Demaree intersection (APN: 121-580-001). 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. 2023-36 has been prepared for adoption with this project (State Clearinghouse No. 2024021150).

8. PUBLIC HEARING – Josh Dan, Senior Planner

Conditional Use Permit No. 2024-02: A request by Mulberry Springs LLC, to master plan and develop a 15.55-acre site into a mixed-use development. Phase 1 consists of a 276-unit multi-family development with three-story buildings, a community club house, and outdoor recreation amenities while Phase 2 consists of two multi-tenant commercial buildings and one retail building with a drive-thru lane, totaling 23,938 sf of building space. The site is zoned C-R (Regional Commercial). The project site is located at the northwest corner of West Cameron Avenue and South Stonebrook Street (Address: N/A) (APNs: 122-332-039, 122-332-040, and 122-332-041). 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. Negative Declaration No. 2024-02 has been prepared for adoption with this project (State Clearinghouse No. 2024021151).

Tentative Parcel Map No. 2024-01: A request by Mulberry Springs LLC, to subdivide Parcel 2 of the master planned development into two parcels for commercial condominium purposes. The site is zoned C-R (Regional Commercial). The project site is located at the northwest corner of West Cameron Avenue and South Stonebrook Street (Address: N/A) (APNs: 122-332-039, 122-332-040, and 122-332-041). 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. Negative Declaration No. 2024-02 has been prepared for adoption with this project (State Clearinghouse No. 2024021151).

9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

a. Planning Commission 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, APRIL 4, 2024, BEFORE 5:00 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, APRIL 8, 2024