

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

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

MONDAY, JUNE 10, 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 –
 - a. Late Correspondence for Item No. 6
 - b. Late Correspondence for Item No. 9
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.
 - None
6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner
Conditional Use Permit No. 2024-12: A request by the Rector, Wardens, and Vestryman of St. Paul's Parish in Visalia, CA to amend Conditional Use Permit No. 2021-01 by requesting to modify Condition of Approval No. 4 of Resolution No. 2021-01, to allow a six foot tall masonry block wall rather than a seven foot tall masonry block wall for a church located in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) Zone. The project site is located at 6436 West Hurley Avenue, on the northeast corner of West Hurley Avenue and North Marcin Street (APN: 085-540-005). No action under the California Environmental Quality Act is required for a proposed project that is rejected or disapproved by a public agency, in accordance with the California Environmental Quality Act Guidelines, Section 15270.

7. PUBLIC HEARING – Colleen Moreno, Assistant Planner

Conditional Use Permit No. 2024-13: A request by Jagtar Singh to amend Conditional Use Permit No. 2005-11 to allow a reduction of the drive aisle width, setbacks, and landscape planter of a Planned Residential Development in the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. The site is located at 3408, 3412 and 3416 East Douglas Avenue (APNs: 103-280-107, 103-280-108, & 103-280-109). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorically Exemption No. 2024-24.

8. PUBLIC HEARING – Josh Dan, Senior Planner

Conditional Use Permit No. 2024-21: A request by Amy Paim with Fix Auto Visalia to establish an automotive repair shop within an existing 7,500 square foot building within the C-MU (Mixed-Use Commercial) Zone District. The project site is located at 727 East Center Avenue (APN: 094-232-005). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorically Exemption No. 2024-36.

9. PUBLIC HEARING – Colleen Moreno Assistant Planner

Teakwood Estates Tentative Subdivision Map No. 5599: A request to subdivide 7.26 acres of R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zoned property into a 35-lot single-family residential subdivision. The site is located on the southeast corner of East Roosevelt Avenue and North Simon Street (APN: 103-280-032 & 103-280-081). A Notice of Exemption was prepared for the tentative subdivision map in accordance with State California Environmental Quality Act (CEQA) Guidelines Section 15183 (Public Resources Code §21083.3). Notice of Exemption No. 2024-21 disclosed that no additional environmental review is required based upon the project being consistent with the development density established by the City’s General Plan and based upon no further project-specific effects that are peculiar to the project or the site.

10. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Planning Commission reappointments and appointment
- b. 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, JUNE 20, 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, JUNE 24, 2024