

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

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

**MONDAY, JUNE 24, 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.
  - a. Adoption of Revised Resolution No. 2024-27 for Conditional Use Permit No. 2024-12.
6. PUBLIC HEARING – (continued for June 10, 2024) 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. 2024-20.

7. PUBLIC HEARING – (continued for June 10, 2024) 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.

8. PUBLIC HEARING – Colleen Moreno, Assistant Planner

a. **Tentative Parcel Map No. 2024-03:** A request by AW Engineering to subdivide a 0.64-acre parcel into two parcels in the C-MU (Commercial Mixed Use) zone. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorically Exemption No. 2024-06.

b. **Conditional Use Permit No. 2024-05:** A request by AW Engineering to establish two parcels that are less than the minimum five acre requirement for C-MU (Commercial Mixed Use) zoned property associated with Tentative Parcel Map No. 2024-03. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorically Exemption No. 2024-06.

**Location:** The project site is located at 1950 West Walnut Avenue (APN: 096-291-041).

9. PUBLIC HEARING – Colleen Moreno, Assistant Planner

**Revocation of Conditional Use Permit No. 2017-38:** A request by the City of Visalia, pursuant to Municipal Code section 17.38.040, to revoke Conditional Use Permit No. 2017-38, which allows the operation of a massage therapy business at 332 West Houston Avenue located in the O-PA (Professional/administrative office) zone (APN: 091-151-025).

10. PUBLIC HEARING – Paul Bernal, Planning and Community Preservation Director

a. **Annexation No. 2024-02:** A request by Artemis Partners, LLC to annex 46.01-acres of Residential Low Density land from the County of Tulare to the City of Visalia. Upon annexation the site will be zoned R-1-5 (Single-Family Residential, 5,000 square feet minimum lot area).

b. **Cameron Ranch Estates Tentative Subdivision Map No. 5598:** A request Artemis Partners, LLC to subdivide two parcels totaling 43.6 acres into a 178-lot single-family residential subdivision with a 0.77-acre pocket park.

**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. 2024-19 has been prepared for adoption with this project (State Clearinghouse No. 2024051257).

**Location:** The property is located on the south side of East Caldwell Avenue between the future South Ben Maddox Way alignment and South Pinkham Street (APNs: 124-010-005 and 124-010-007).

## 11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- July 8<sup>th</sup> Planning Commission Meeting Canceled
- Upcoming July 22<sup>nd</sup> Planning Commission meeting:
  - Swearing in of reappointed and appointed Planning Commissioners
  - Election of Chair and Vice Chair

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, JULY 5, 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](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JULY 22, 2024**