

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

COMMISSIONERS: Bill Davis, Charlie Norman, Chris Tavarez, Mary Beatie, Adam Peck

MONDAY, JULY 22, 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. SWEARING IN OF PLANNING COMMISSIONERS –
 - Charlie Norman (1st term)
 - Adam Peck (3rd term)
 - Mary Beatie (3rd term)
4. ELECTION OF CHAIR AND VICE-CHAIR –
5. ROLL CALL
6. 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.
7. CHANGES OR COMMENTS TO THE AGENDA –
8. 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. Finding of Consistency No. 2024-01: A request by Rob Toro of Cal Gold Development to fulfill the request of the Planning Commission to return and demonstrate compliance with the Orchard Walk Specific Plan across the development area's southwest corner's multi-tenant building. The project site is located at the northeast corner of West Riggan Avenue and North Conyer Street (Addresses not assigned) (APN: 078-120-055).

9. PUBLIC HEARING – Josh Dan, Senior Planner

Conditional Use Permit No. 2024-10: A request by Klassen Corporation to construct a 4-story, 90 room Home 2 Suites Hotel in the Square at Plaza Drive Master Planned development, zoned BRP (Business Research Park). The project site is located at the Southeast corner of West Crowley Avenue and South Neeley Street. (Address: N/A) (APNs: 081-170-028). 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. 2024-14 has been prepared for adoption with this project (State Clearinghouse No. 2024061251).

10. PUBLIC HEARING – Colleen Moreno, Assistant Planner

Conditional Use Permit No. 2024-18: A request by Spectrum Pride to establish a specialized school for individuals with autism spectrum disorder in an existing 4,800 square foot office building. The project site is located at 316 South Dunworth Street in the C-S (Service Commercial) zone (APN: 098-110-054 & 098-101-030). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2024-27.

11. PUBLIC HEARING – Brandon Smith, Principal Planner

Conditional Use Permit No. 2024-16: A request by Costco Wholesale Corporation (Kimley-Horn and Associates, agent) to establish a 159,212 square foot building for the sale of general retail merchandise, a car wash, and a fuel dispensing service station, together with a master sign program, within the C-MU Zone. The site is located at the northeast corner of W. Riggan Avenue and N. Shirk Street (APN: 077-100-108). Environmental impacts associated with this project were previously assessed with the Carleton Acres Specific Plan Project Environmental Impact Report (State Clearinghouse #2021050418), which was certified by the City of Visalia on October 2, 2023, in accordance with the California Environmental Quality Act (CEQA).

12. PUBLIC HEARING – Brandon Smith, Principal Planner

Conditional Use Permit No. 2024-27: A request by West Star Construction, Inc. to adopt a master sign program associated with a new commercial center, including the addition of wall mounted signs and monument signs that exceed City standards for height and sign area. The property is located within the City's Commercial Mixed Use (C-MU) zone district. The project site is located at the northeast corner of Shirk Street and Riggan Avenue. (APN: 077-100-108 [portion]). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2024-38.

13. PUBLIC HEARING – Colleen Moreno, Assistant Planner

Variance 2024-02: A request to allow a variance from the minimum rear yard setback required in the C-MU (Mixed-Use Commercial) zone for trash enclosure placement. The project is located at 916 West Murray Avenue (APN: 093-243-009 & 093-243-010). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305(a), Categorical Exemption No. 2024-31.

14. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

- a. **Annexation No. 2024-01:** A request by San Joaquin Valley Homes to annex two parcels totaling approximately 59.13-acres into the City Limits of Visalia. Upon annexation the area would be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area), which is consistent with the General Plan Land Use Designation of Residential Low Density.
- b. **Elliot Tentative Subdivision Map No. 5597:** A request by San Joaquin Valley Homes to subdivide two parcels totaling approximately 59.13-acres into 225 lots for single-family residential use and additional out lots for landscaping and a neighborhood park, to be located within the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone.

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. 2024-05 has been prepared for adoption with this project (State Clearinghouse No. 2024061280).

Location: The project site is located west of South Roeben Street, approximately 650 feet south of West Tulare Avenue (APNs: 087-010-006, 008).

15. CITY PLANNER UPDATE

16. ADJOURNMENT

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, AUGUST 1, 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, AUGUST 12, 2024