

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavarez

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

**TUESDAY, NOVEMBER 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. ROLL CALL –
4. 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.
5. CHANGES OR COMMENTS TO THE AGENDA –
6. 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
7. PUBLIC HEARING – Colleen Moreno, Assistant Planner

**Conditional Use Permit 2024-20:** A request by Acevedo Homes Inc to establish Happy Hearts Preschool, a preschool of more than fourteen children and a building more than 10,000 square feet, in the R-1-5 (Single Family Residential, 5,000 square feet minimum site area) zone. The project site is located at 4234 South Demaree Street (APN: 121-410-030).

**Environmental Assessment Status:** The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to guidelines section 15332, Categorical Exemption No. 2024-37.

8. PUBLIC HEARING – Colleen Moreno, Assistant Planner

**Conditional Use Permit 2024-38:** A request to establish Claryn Wellness, a massage therapy and skin care business within an existing tenant space in the C-MU (Mixed Use Commercial) zone. The project site is located at 538 South Lovers Lane (APN: 101-030-021).

**Environmental Assessment Status:** The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines section 15301, Categorical Exemption No. 2024-55.

9. PUBLIC HEARING – Josh Dan, Senior Planner

**Conditional Use Permit No. 2024-40:** A request by Rob Toro of Cal Gold Development to amend the approved uses and layout of the Orchard Walk Specific Plan site plan, proposing the establishment of 55,000 square feet of major and junior retail anchors upon the remaining northwest corner of the Specific Plan area. The site is zoned C-MU (Commercial Mixed-Use Zone). The project site is located at the northeast corner of West Riggin Avenue and North Conyer Street. (Addresses not assigned) (APN: 078-120-055).

**Environmental Assessment Status:** 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. PUBLIC HEARING – Josh Dan, Senior Planner

**Zoning Text Amendment No. 2024-04:** A request by the City of Visalia to amend Visalia Municipal Code Title 17 (Zoning Ordinance), Chapter 17.32.166 Short-Term Rentals to add language requiring applicants to reapply annually and to include fines for non-compliance, Citywide.

**Environmental Assessment Status:** The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Code of Regulations Section 15061(b)(3).

11. PUBLIC HEARING – Brandon Smith, Principal Planner

**Zoning Text Amendment No. 2024-03:** A request by the City of Visalia to add to and amend regulations within the Visalia Municipal Code Title 17 (Zoning Ordinance) pertaining to Accessory Dwelling Units and to Single-Family Residential Objective Design standards and Planned Residential Development standards applicable to new single-family residential developments. The regulations will apply Citywide to properties within the city limits of the City of Visalia.

**Environmental Assessment Status:** The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and Code of Regulations Section 15061(b)(3).

12. CITY PLANNER UPDATE

13. 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 FRIDAY, NOVEMBER 22, 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 North Santa Fe Street, 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, NOVEMBER 25, 2024**