

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Chris Gomez



VICE CHAIRPERSON:

Marvin Hansen

COMMISSIONERS: Mary Beatie, Chris Gomez, Marvin Hansen, Sarrah Peariso, Adam Peck

**MONDAY, MARCH 8, 2021**

**VISALIA CONVENTION CENTER**

**LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA**

**MEETING TIME: 7:00 PM**

**Citizens may appear at the Planning Commission meeting in person and will be asked to maintain appropriate, physical distancing from others and wear a mask or face shield pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.**

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 Consent Calendar
6. PUBLIC HEARING – Josh Dan, Associate Planner  
Conditional Use Permit No. 2021-02: A request by Goodguys Tire and Auto Repair to construct a new, 6,924 square foot stand-alone tire, oil change, and light auto repair business on a 0.8-acre parcel in the C-R (Regional Commercial) zone. The site is located on the southside of West Cameron Avenue within the South Packwood Grove Shopping Center (APN: 000-013-611). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2021-07.

7. PUBLIC HEARING – Josh Dan, Associate Planner  
Conditional Use Permit No. 2021-03: A request by Corvina Partners, LLC. to construct four duplexes, totaling eight units on a 0.5-acre parcel in the C-MU (Commercial Mixed-Use) zone, which is part of the overall master-planned Shannon Village East Market Place. The site is located at the southeast corner of North Mooney Boulevard and East Corvina Avenue (APN: 000-013-842). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (b), Categorical Exemption No. 2021-04.
8. PUBLIC HEARING – Brandon Smith, Sr. Planner  
Conditional Use Permit No. 2021-04: A request by Omni Land Development LLC to allow an amendment to Conditional Use Permit No. 2018-03, which adopted a master-planned commercial development on 5.88-acres in the Commercial Mixed Use (C-MU) zone, wherein the amendment would change the operating hours of the car wash within the approved master-planned development. The project site is located on the northeast corner of North Dinuba Boulevard (State Route 63) and West Shannon Parkway (APN: 079-071-029). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2021-03.
9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –
  - a. Joint City Council and Planning Commission set for March 17, 2021.
  - b. Next Planning Commission Meeting is Monday, March 22, 2021.
  - c. Update on Conditional Use Permit No. 2020-05

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, MARCH 18, 2021 BEFORE 5 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, MARCH 22, 2021**