

# PLANNING COMMISSION

## ACTION AGENDA

Pending no technical difficulties, the Planning Commission meeting will be streamed via Facebook Live at <https://www.facebook.com/cityofvisalia/>

CHAIRPERSON:  
Chris Gomez



VICE CHAIRPERSON:  
Marvin Hansen

**COMMISSIONERS PRESENT:** Mary Beatie, Marvin Hansen, Sarrah Peariso, Adam Peck

**MONDAY, AUGUST 10, 2020 AT 7:00 P.M., AT THE VISALIA CONVENTION CENTER LOCATED AT 303 E. ACEQUIA AVE. VISALIA, CA**

- 7:01 To 7:02
1. THE PLEDGE OF ALLEGIANCE -
- 7:02 To 7:02  
No one spoke
2. 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.
- 7:02 To 7:03
3. CHANGES OR COMMENTS TO THE AGENDA– Item #5 Late Correspondence
- 7:03 To 7:03  
No Items on the Consent Calendar
4. 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 the Consent Calendar
- 7:03 To 7:33  
Open: 7:15  
Close: 7:18
5. PUBLIC HEARING Josh Dan, Associate Planner
- Tentative Parcel Map No. 2020-05: A request by Paynter Realty on behalf of Caldwell Mooney Partners I, L.P. to divide a 6.86 acre parcels into two parcels measuring 0.88 acres and 5.98 acres, located in the C-R (Regional Commercial) Zone District. The project is located on the northwest corner of South Mooney Boulevard and West Caldwell Avenue. (APN: 121-110-048) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-43.
  - Conditional Use Permit No. 2020-19: A request by Paynter Realty on behalf of Caldwell Mooney Partners I, L.P. requesting the division of a parcel into two lots, with no public street access, and with less than the minimum five (5) acre size requirement, in the C-R (Regional Commercial) Zone District. The project is located on the northwest corner of South Mooney Boulevard and West Caldwell Avenue. (APN: 121-110-048) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-43.
- Who Spoke:  
1. Jim Sanders
- Tentative Parcel Map No.  
2020-05 approved with  
revision to condition #5  
(Peck, Peariso) 4-0 Gomez  
Absent;
- Conditional Use Permit No.  
2020-19 with revision to  
condition #4 (Peck, Peariso)  
4-0 Gomez Absent;
- Variance No. 2020-07  
approved as recommended  
(Peck, Peariso) 3-1 Beatie –  
no, Gomez Absent

- Variance No. 2020-07: A request by Paynter Realty on behalf of Caldwell Mooney Partners I, L.P. to allow a variance from the standard 20-foot landscape buffer required in the C-R (Regional Commercial) Zone District to optimize business visibility from the roadway. The project is located on the northwest corner of South Mooney Boulevard and West Caldwell Avenue. (APN: 121-110-048) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2020-43.

7:33 To 7:39

Motion to Adjourn Peck 4-0  
Gomez Absent

6. CITY PLANNER/PLANNING COMMISSION DISCUSSION-

- Next Planning Commission Meeting Monday, August 24, 2020.
- August 17, 2020 City Council CarMax and Zoning Text Amendment for the Housing Element.

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 20, 2020 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 93292. 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, AUGUST 24, 2020**