

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Lawrence Segrue



VICE CHAIRPERSON:
Adam Peck

COMMISSIONERS: Lawrence Segrue, Adam Peck, Roland Soltesz, Vincent Salinas, Brett Taylor

MONDAY JULY 8, 2013; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S REQUESTS - The Commission requests that a 5-minute time limit be observed for requests. Please note that issues raised under Citizen's Requests are informational only and the Commission will not take action at this time.
3. CHANGES OR COMMENTS TO THE AGENDA–
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.
5. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2013-20: a request by Adam Hernandez to allow a fitness / personal training center to occupy 1,800 square feet of an existing building in the Office Garden (OG) zone. The site is located at 627 N. Akers Street, at the northwest corner of Akers Street and Hurley Avenue. (APN: 085-510-015). The project is Categorically Exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Categorical Exemption No. 2013-45.
6. PUBLIC HEARING – Jose Saenz
Conditional Use Permit No. 2013-21: A request by Michael Murphy to establish a 775 square foot fitness / personal training studio in the Times Place building in the Central Business District (CDT) zone. The site is located at 111 South Court Street, between West Main Street and West Acequia Avenue (APN: 094-325-015). The project is Categorically Exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Categorical Exemption No. 2013-43.
7. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2013-22: A request by PDC Corporation to install a new 89-foot telecommunications tower with 12 antennas and an outdoor equipment shelter at the base of the tower, located in the Quasi-Public (Q-P) zone. The site is located in the Riverway Sports Park near the former BMX track complex. The site address for the sports park is 3611 North Dinuba Boulevard (APN: 078-120-033). The project is Categorically Exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303, Categorical Exemption No. 2013-47.

8. PUBLIC HEARING – Alyssa Netto

- a. Consideration of Mitigated Negative Declaration No. 2013-31
- b. Pine River Ranch Estates Tentative Subdivision Map 5546: A request by Quad Knopf to subdivide 37 acres into 144 single-family residential lots and three out-lots in the R-1-6 (Single-Family Residential) and QP (Quasi Public) zones. The site is located on the north side of Houston Avenue between North Cain Street and West Goddard Street (APN: 098-020-028).

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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 the hearing impaired, if signing is desired, please call (559) 713-4359 twenty-four (24) hours in advance of the scheduled meeting time to request these services. For the visually impaired, if enlarged print or Braille copy is desired, please call (559) 713-4359 for this assistance in advance of the meeting and such services will be provided as soon as possible following the meeting.

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 JULY 18, 2013 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 425 E. Oak Avenue, Suite 301, 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.ci.visalia.ca.us or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, AUGUST 12, 2013