

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

MONDAY, MARCH 24, 2014; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
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. The Commission requests that a 5-minute time limit be observed for comments. Please begin your comments by stating and spelling your name and providing your street name and city. Please note that issues raised under Citizen's Comments 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.
 - No Items on Consent Calendar
5. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2014-07: A request by MG Food Services Inc. to allow conversion of 1,521 square feet inside an office building to restaurant / café use, located within the Professional / Administrative Office (PA) zone. The site is located at 202 W. Willow Avenue, on the northwest corner of Locust Street and Willow Avenue. (APN: 094-312-008) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2014-16
6. PUBLIC TESTIMONY – Andy Chamberlain
Hearing to receive public testimony on Mitigated Negative Declaration No. 2014-01 which was prepared for Conditional Use Permit No. 2014-01, a request for an asphalt batch plant to be located at 7824 and 7732 W. Sunnyview Avenue. (APN: 077-200-038, 039)
7. PUBLIC HEARING –Paul Scheibel
Lowery Ranch Tentative Subdivision Map 5550: A request by Hyde Commercial/4Creeks, to subdivide 72.5 acres into a 219 lot single-family residential subdivision with 2 remainders and 12 out-lots. The project will include the construction of 219 single-family residential homes on 40.5 acres while the

remaining 31.9 acres will remain undeveloped. The entire site is zoned R-1-6 (Single-Family Residential, 6,000 square foot minimum site area per lot). The site is located on the west side of North Demaree Street between Riverway Avenue the Modoc Ditch to the south (APN: 077-060-009, 077-060-022 & 077-060-024). Negative Declaration No. 2014-07 has been prepared for the project.

8. 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 APRIL 3, 2014 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, APRIL 14, 2014