

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

MONDAY AUGUST 25, 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 the Consent Calendar
5. PUBLIC HEARING-Paul Bernal
Variance No. 2014-04: A request by MOR Furniture for Less to establish building signage exceeding the Sign Standards in Design District "A" in the Regional Retail Commercial (CR) zone. The site is located at 3000 South Mooney Boulevard (APN: 122-320-053). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2014-51
6. PUBLIC HEARING-Paul Bernal
Conditional Use Permit No. 2014-21: a request by Ampelio Gutierrez to amend Conditional Use Permit No. 2010-08, expanding the automobile dismantling business located at 1616 North Shirk Street to the adjacent property for the purpose of storing automobile parts. The site is located at 1616 and 1718 North Shirk Street in the I-H (Heavy Industrial) zone. APN: 077-780-001 & 077-780-004
The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2014-47

7. PUBLIC HEARING-Paul Bernal

Conditional Use Permit No. 2014-22: A request by City of Visalia to construct a new 7,031 square foot Fire Station (Fire Station 53) and related infrastructure on 1.25 acres in the R-M-2 (Multi-Family Residential 3,000 square feet minimum site area) zone. The site is located on the southeast corner of West Walnut Avenue and South Atwood Street (5025 W. Walnut Ave. / APN: N/A). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2014-48

8. PUBLIC HEARING-Brandon Smith

Variance No. 2014-05: A request by Justin Martella to allow a variance to rear yard setback requirements from 25' to 15', associated with the development of new multi-family dwelling units in the Multi-family Residential (R-M-2) zone. The site is located at 4419 W. Myrtle Avenue. (APN: 087-060-055) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2014-49

9. PUBLIC HEARING-Andy Chamberlain

Tentative Parcel Map No. 2014-02: A request by Larry Ritchie – owner, Randy Wasnick – agent, to subdivide two parcels totaling 76.5 acres into four parcels and a 60.02 acre remainder in the Heavy Industrial (IH) Zone. The parcels are located at the southeast corner of Riggins Avenue and Kelsey Street (APN: 077-200-001, 077-200-045) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2014-18

10. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Farwell to Commissioner Salinas

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 FRIDAY, SEPTEMBER 4, 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, SEPTEMBER 22, 2014