

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

COMMISSIONERS: Lawrence Segrue, Adam Peck, Roland Soltesz, Brett Taylor, Liz Wynn

MONDAY, NOVEMBER 10, 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
 - a. No Items on Consent Calendar
5. PUBLIC HEARING- Brandon Smith
Conditional Use Permit No. 2014-24: a request by Seng Saepphan to establish a restaurant and sports bar with live entertainment and a pool hall/billiard parlor in the C-R (Regional Retail Commercial) zone. The site is located at 3360 S. Fairway Street (APN: 122-300-042, 043). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2014-63
6. PUBLIC HEARING-Paul Bernal
 - Conditional Use Permit No. 2014-19: A request by 4Creeks, to establish a 25-acre master-planned multi-use business park development in the BRP (Business Research Park) zone. The site is located on the southwest corner of North Plaza Drive and West Crowley Avenue (APNs: 081-170-001, 081-170-002, 081-170-003, 081-170-009, 081-170-010, and 081-170-014). A Mitigated Negative Declaration (MND No. 2014-53) has been prepared for the project.
 - Tentative Parcel Map No. 2014-04: A request by the 4Creeks to subdivide 25-acres of BRP (Business Research Park) zoned property into 11 parcels for a multi-use business park development. The site is located on the southwest corner of North Plaza Drive and West Crowley Avenue (APNs: 081-170-001, 081-170-

002, 081-170-003, 081-170-009, 081-170-010, and 081-170-014). A Mitigated Negative Declaration (MND No. 2014-53) has been prepared for the project.

7. 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 THURSDAY, NOVEMBER 20, 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, DECEMBER 8, 2014