

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

MONDAY, DECEMBER 8, 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. Project Update and Revised Resolution Conditions for the Square at Plaza Drive project (Conditional Use Permit No. 2014-19 & Tentative Parcel Map No. 2014-04)
 - b. Planning Commission Meetings for 2015
5. PUBLIC HEARING-Paul Bernal
Variance No. 2014-06: A request by Redwood Veterinary Hospital to allow a variance to the five-foot side yard landscape planter as required by Design District "C" in the Service Commercial (C-S) zone. The site is located at 1727 East Mineral King Avenue (APN: 100-040-040). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2014-76
6. PUBLIC HEARING-Andy Chamberlain
Conditional Use Permit No. 2014-30: A request by Rance Mulliniks to allow a Baseball School in an existing 4,000 sq. ft. building in the Light Industrial (IL) zone. The site is located at 6804 W. Pershing Avenue. (APN: 085-520-002).The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2014-71

7. PUBLIC HEARING-Andy Chamberlain
Conditional Use Permit No. 2014-29: A request by Tulare County Housing to allow the expansion of the existing non-medical licensed care facility for clients with mental illness at 546 E. Tulare Avenue to add three existing residential units for an increase from 40 to 54 clients. The site is within the Medium Density Multiple Family Residential (R-M-2) zone. The expansion units are located at 625 E. Laurel Avenue, 1136 S. Liberty Court, and 1142 S. Liberty Court. (APN: 097-094-060, 097-094-066, 097-094-068).The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2014-70
8. PUBLIC HEARING-Paul Scheibel
Conditional Use Permit No. 2014-28: A request by Scott Kendal (Sequoia Brewing Company) to establish a 4,622 square-foot restaurant with full bar and live entertainment in the C-DT (Central Business District Retail) zone. The site is located at 124 W. Main Street (APN: 094-324-001)The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2014-68
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 THURSDAY, DECEMBER 18, 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, JANUARY 12, 2014