

# ACTION

## PLANNING COMMISSION AGENDA



CHAIRPERSON: Adam Peck

VICE CHAIRPERSON: Roland Soltesz

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

COMMISSIONERS ABSENT:

MONDAY FEBRUARY 9, 2015; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

7:00 TO 7:00

1. THE PLEDGE OF ALLEGIANCE –

7:00 TO 7:01

No one spoke:

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.

7:01 TO 7:02

Address & APN#  
Correction to Item #5  
(Houston Avenue and  
Woodland Street APN:  
089-030-031, 032, 033); 3  
Pieces of Late  
Correspondence for Item  
#8

3. CHANGES OR COMMENTS TO THE AGENDA–

7:02 TO 7:02

None

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

7:02 TO 7:30

Open: 7:14

Close: 7:27

Spoke:

1. Harvey May
2. Jeff Cozaly

Approve as recommended with correction to address and APN; also, for item no. 7 in the Conditions, change "East property lines" to read "North property lines". ( Wynn, Soltesz)

5. PUBLIC HEARING- Brandon Smith  
Conditional Use Permit No. 2014-33: a request by Paloma Development to allow for the development of a 168-unit multi-family apartment development on 12.89 acres in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area per unit) zone. The project site is located at the southwest corner of Houston Avenue and Woodland Street (APN: 089-030-031, 032, 033). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that environmental impacts are determined to be not significant and therefore no project mitigation measures are required for the project. Staff recommends that Negative Declaration No. 2014-81 be adopted for the project.

5-0

7:30 TO 7:38

Open: 7:33

Closed: 7:37

Spoke:

- 1. Darlene Mata
- 2. Phillip Bianco
- 3. Ms. Garcia

Approve as recommended (Segrue, Soltesz) 5-0

6. PUBLIC HEARING- Andy Chamberlain

Conditional Use Permit No. 2014-34: A request by Phillip and Maureen Bianco to allow a church facility in a 2,200 square foot building in the CDT (Commercial Downtown) zone. The site is located at 112 E. Oak Avenue. (APN: 094-281-009). This project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (Categorical Exemption No. 2014-87)

7:38 TO 7:54

Open: 7:50

Closed: 7:50

No one spoke

Recommend City Council Approval, (Segrue, Taylor) 5-0

7. PUBLIC HEARING- Paul Bernal

Zoning Text Amendment No. 2015-02: A request by the City of Visalia to amend several provisions in Chapter 17 of the City of Visalia Zoning Ordinance that regulate Telecommunication Tower development standards and zone locations and incorporating language to comply with new FCC (Federal Communications Commissions) rule making. The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15305 (Minor modifications in land use limitations).

7:54 TO 8:29

Open: 8:11

Closed: 8:14

Spoke:

- 1. Mike Lane

Recommend City Council Denial (Segrue, Soltesz) 5-0

8. PUBLIC HEARING- Paul Scheibel

Subdivision and Zoning Text Amendments No. 2015-01; Revising the Appeal Process for Certain Planning Commission Actions. This project is considered Categorically Exempt under Section 15305 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). (Categorical Exemption No. 2015-04), as a minor modification to a land use limitation which does not affect land use or density.

8:41 TO 8:45

Motion to Adjourn: (Taylor, Soltesz)

9. DIRECTOR'S REPORT/PLANNING COMMISSION DISCUSSION-

- March 2, 2015 City Council to hear Housing Element
- Subdivision and Zoning Ordinance to Circulate in the next three to four weeks

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, FEBRUARY 19, 2015 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](http://www.ci.visalia.ca.us) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, FEBRUARY 23, 2015**