

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

MONDAY, APRIL 13, 2015; 4 PM WORKSESSION, 7 PM REGULAR MEETING,
COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. WORK SESSION – *CONTINUED FROM MARCH 23, 2015*
Zoning Text Amendment No. 2015-05: A request by the City of Visalia to repeal Chapter 17.48 (Signs) of the Visalia Municipal Code Title 17 (Zoning Ordinance) and adopt a new Chapter 17.48 of the Visalia Municipal Code pertaining to sign regulations.
2. BREAK –
3. THE PLEDGE OF ALLEGIANCE –
4. 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.
5. CHANGES OR COMMENTS TO THE AGENDA–
6. 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
 - Planning Division Fee Amendments: Consideration of revisions to the Planning Division fees as contained in City of Visalia Fee Resolution No. 2014-25.
7. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2015-05: A request by Luis & Rachel Patlan, to allow a 1,337 sq. ft. wine tasting retail business with live music in the C-DT (Central Business District Retail) zone. The project site is located at 115 E. Main Street. (APN: 094-298-004) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2015-019

8. PUBLIC HEARING – Andy Chamberlain

Conditional Use Permit No. 2015-07: a request by Donahue Schriber Realty Group to allow a check cashing business, in the CCM (Community Commercial) zone. The site is located at 3206 N. Dinuba Boulevard, Suite 2-E. (APN: 079-310-015) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-018

9. PUBLIC HEARING – Andy Chamberlain

Conditional Use Permit No. 2015-02: a request by The Visalia Rotary Community Foundation to allow a two unit respite house for use by Kaweah Delta Health Care District, in the R-1-6 (Single Family Residential) zone. The site is located at 669 S. Watson Street. (APN: 096-143-004) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2015-016

10. PUBLIC HEARING – Andy Chamberlain

Exception No. 2015-02: A request by Sandra De Azevedo property owner, to allow a six-foot high chain link fence in the front setback along NW 2nd and West Streets, in the Single Family Residential (R-1-6) zone. The site is located at 405 NW 2nd Avenue (APN: 094-044-001) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-015

11. PUBLIC HEARING – Paul Bernal

Conditional Use Permit No. 2015-06: A request by Chandi Group to construct a new ARCO fueling station with a 6,000 square foot convenience store with a drive-thru lane. The ACRO fueling station is proposed to be constructed within the Square at Plaza Drive master-planned development 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). The revised gas station site plan has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the previously approved Mitigated Negative Declaration No. 2014-53. The Mitigated Negative Declaration prepared for the entire 25-acre master planned Business Research Park was approved by Resolution Nos. 2014-29 and 2014-30. No further environmental review is required.

12. 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, APRIL 23, 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, APRIL 27, 2015