

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

MONDAY, APRIL 27, 2015; 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 – Andy Chamberlain
Conditional Use Permit No. 2015-12: a request by Chances Learning Center to allow an adult daycare program to provide vocational, and life skills training to people with disabilities, in the Commercial Downtown (CDT) Zone. The site is located at 636 W. Oak Avenue. (APN: 093-183-010) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-22
6. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2015-13: A request by Milan Institute of Cosmetology to establish a private vocational school in an 8,750 square foot building in the Regional Retail Commercial (C-R) zone. The building is located at 3938 & 3940 South Mooney Boulevard in the Sequoia Plaza Shopping Center (APN: 126-062-073). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2015-23
7. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2015-09: A request by Joseph and Maria Silveira for an amendment to Conditional Use Permit No. 2005-27, to construct an 11-unit addition to a senior citizen residential development on one acre in the R-1-6 (Single-Family Residential 6,000 square feet minimum site area) Zone. The site is located at 2106 S. Garden Street,

on the east side of Garden Street 300 feet south of Walnut Avenue. (APN: 123-063-032) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2015-20

8. PUBLIC HEARING – Paul Bernal

Conditional Use Permit No. 2015-11: A request by BC Recycling to amend their Conditional Use Permit to allow for the collection of Non-CRV Plastics, Paper, and Car Batteries, and to increase the maximum storage height for baled material from seven-feet to ten-feet in designated areas on their site in the Service Commercial Zone. BC Recycling is located at 1043 East Houston Avenue (APN: 094-140-036 & 094-140-039). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2015-24

9. PUBLIC HEARING – Andy Chamberlain

O’Gara Paradise Tentative Subdivision Map 5551: A request by Michael O’Gara to subdivide 1.46 acres into eight parcels ranging in size from 7,865 to 8,087 square feet. The site is zoned R-M-3 (High Density Multiple Family – 1,500 square foot minimum site area per unit) and is located at 349 E. Paradise Ave. (APN: 097-272-032) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2014-50

10. PUBLIC HEARING – Andy Chamberlain

- a. Variance No. 2015-01: A request by Ray Trujillo property owner, to allow lots which do not meet the lot area and lot width requirements in the Single Family Residential (R-1-6) zone. The site is located at 710 S. Pinkham Street (APN: 100-060-006) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2015-01
- b. Tentative Parcel Map No. 2015-01: A request by Ray Trujillo property owner, to subdivide a 1.85 acre parcel into four parcels and a remainder in the Single Family Residential (R-1-6) zone. The parcel is located at 710 S. Pinkham Street (APN: 100-060-006) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2015-01

11. 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, MAY 7, 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 TUESDAY MAY 26, 2015