

ACTION

PLANNING COMMISSION AGENDA



CHAIRPERSON: Adam Peck

VICE CHAIRPERSON: Roland Soltesz

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

COMMISSIONERS ABSENT:

TUESDAY, MAY 26, 2015; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

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| 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 7:01
None | 3. CHANGES OR COMMENTS TO THE AGENDA– |
| 7:01 TO 7:03
Consent Calendar approved (Soltesz, Wynn) 3-1-1. Taylor, no; Segrue, abstain | 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. <ul style="list-style-type: none"> • Amended Resolution No. 2015-27 for Municipal Code Amendment No. 2015-06, Keeping Chickens in the R-1 and R-1-4.5 Zone Districts |
| 7:03 TO 7:10
Open: 7:08
Close: 7:08
No one spoke
Approved as recommended (Segrue, Taylor) 5-0 | 5. PUBLIC HEARING- Brandon Smith
Conditional Use Permit No. 2015-10: a request by Quail Park Retirement Village, LLC for an amendment to Conditional Use Permit No. 2000-04, to construct a 13-unit addition to a senior citizen assisted living residential development on 10,650 square feet in the R-1-6 (Single-Family Residential 6,000 square feet minimum site area) Zone. The site is located 4715 W. Myrtle Avenue, on the south side of Myrtle Avenue 700 feet west of Linwood Street. (APN: 087-041-003) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2015-21 |

7:10 TO 7:17

Open: 7:15
Close: 7:16

Spoke:
1. Neil Zerlang

Approved as recommended (Wynn, Soltesz) 4-0. Taylor, recused

6. PUBLIC HEARING- Andy Chamberlain/Paul Bernal Presented
 - a. Conditional Use Permit No. 2015-08: A request by Arm Properties/Marc Schuil - property owner, to subdivide a 35,922 sq. ft. parcel into two parcels, with one parcel not having public street vehicular access, in the Office Garden (OG) zone. The parcel is located at 5020 W. Mineral King Avenue (APN: 85-130-057). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2015-25
 - b. Tentative Parcel Map No. 2015-02: A request by Arm Properties/Marc Schuil - property owner, to subdivide a 35,922 sq. ft. parcel into two parcels in the Office Garden (OG) zone. The parcel is located at 5020 W. Mineral King Avenue (APN: 85-130-057). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2015-25

7:17 TO 8:00

Open: 7:27
Close: 7:37

Spoke:
1. Laura Ancheta

Approved with changes to condition #3 (Soltesz Wynn) 4-1. Taylor, no

7. PUBLIC HEARING- Paul Bernal
Conditional Use Permit No. 2015-14: A request by Boingo's Academy to amend their Conditional Use Permit by increasing the number of children for their daycare operations in a 4,995 square foot building in the in the IL (Light Industrial) zone. The site is located at 7137 West Pershing Court (APN: 081-150-015). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2015-27

8:00 TO 8:30

Open: 8:07
Close: 8:20

Spoke:
1. Steve Brandt
2. Steve Kieke
3. Tony Bruno

Approved as recommended (Taylor, Segrue) 5-0

8. PUBLIC HEARING- Brandon Smith
Conditional Use Permit No. 2015-03: A request by Raj Verma, Ayan Hospitality, LLC, to allow an amendment to Conditional Use Permit No. 2007-39 which adopted a master-planned development on 29 acres in the Business Research Park (BRP) zone, and to allow the development of a 95-room, 68,455 sq. ft. hotel on 2.66 acres in the BRP zone. The project site is located at the northwest corner of Plaza Drive and Crowley Street (APN: 081-160-002, 003). An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2007-096 was adopted.

8:30 TO 8:33

Motion to Adjourn:
(Soltesz, Taylor) 5-0

9. DIRECTOR'S REPORT/PLANNING COMMISSION DISCUSSION-
 - Chicken Ordinance going to City Council on June 1, 2015
 - Quail Park appealed Planning Commission Denial but withdrew the appeal

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 FRIDAY, JUNE 5, 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, JUNE 8, 2015