

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

COMMISSIONERS: Adam Peck, Brett Taylor, Liz Wynn, Lawrence Segrue, Chris Gomez

MONDAY, JULY 13, 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
Tentative Parcel Map No. 2015-03: A request by Joe Gong property owner, to divide an existing 14.58 acre parcel into three parcels totaling 13.75 acres, 21,080 sq. ft. and 15,800 sq. ft. in the Commercial Shopping Office (CSO) zone. Located in the Northside Shopping Center at the southwest corner of Dinuba Boulevard and Ferguson Avenue (APN 090-280-016, 090-270-030). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2015-38
6. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2015-18: A request by Cameron Creek Marketplace, LLC to amend Conditional Use Permit No. 2005-22, which adopted a master plan for a neighborhood shopping center on 15.5-acres in the Planned Neighborhood Commercial (P-N-C) zone, and to allow the development of a 3,037 square foot Jack in the Box fast-food restaurant with a drive-thru lane. The Jack in the Box restaurant is proposed to be constructed at the southwest corner of West Caldwell Avenue and South Court Street (APN: 126-870-003). The revised fast food restaurant 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 Negative Declaration No. 2005-56. The project, as proposed, is consistent with the California Environmental Quality Act (CEQA).

7. PUBLIC HEARING – Brandon Smith

Variance No. 2015-04: A request by Gateway Plaza Partners, L.P., to allow a variance to the maximum sign areas associated with building and freestanding signs in Design District A in the Regional Retail Commercial (C-R) Zone. The site is located at the southwest corner of Mooney Boulevard and Caldwell Avenue. (APN: 126-041-055, 063) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-37

8. PUBLIC HEARING –Paul Scheibel

Conditional Use Permit No. 2015-04: A request by DMM Faour (dba Red Island) to establish a business that includes retail sales, phone card sales, vaping products, computer work station rental, seasonal promotional sweepstakes, and for playing computer based games of skill in the CR (Regional Commercial) Zone District. The project site is located at 2917 South Mooney Boulevard (APN: 121-090-068) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2015-39

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Status Report on General Plan Buildout
- Roland Soltesz's Farwell

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, JULY 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, AUGUST 10, 2015