

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, AUGUST 24, 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 Consent Calendar
5. PUBLIC HEARING – Brandon Smith
 - a. Tentative Parcel Map No. 2015-04: A request by Bridgecourt Homes L.P. to subdivide 5.93 acres into 6 parcels and one lot held in common in the C-SO (Shopping / Office Commercial) zone. The project is located on the southeast corner of Dinuba Boulevard (State Route 63) and Riggan Avenue. (APN: 091-010-040 [portion]) An Addendum to Mitigated Negative Declaration No. 2013-54 previously approved by City Council, 9/3/13
 - b. Conditional Use Permit No. 2015-21: A request by Bridgecourt Homes L.P. to establish a planned unit development for future commercial and office uses, containing lots without public street frontage, in the C-SO (Shopping / Office Commercial) zone. The project is located on the southeast corner of Dinuba Boulevard (State Route 63) and Riggan Avenue. (APN: 091-010-040 [portion]) An Addendum to Mitigated Negative Declaration No. 2013-54 previously approved by City Council, 9/3/13
6. PUBLIC HEARING – Paul Bernal
 - a. Annexation No. 2015-01: A request by Jasco Consulting Inc., and Donald Joseph, to annex a 25-acre parcel and 8.6-acre parcel into the City limits of Visalia. Upon annexation the 25-acre parcel would be zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area), which is consistent with the General Plan Land Use Designation of Low Density Residential. The 8.6-acre parcel has two land use designations associated for this parcel. Annexation of this parcel results in 4.6-acres being zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area)

while the remaining 4-acres will be zoned R-M-2 (Multi-Family Residential 3,000 square feet per unit), which is consistent with the General Plan Land Use Designation of Low Density Residential and Medium Density Residential. The 8.6-acre parcel is located on the southwest corner of North Demaree Street and West Riggins Avenue while the 25-acre parcel is located on the west side of North Demaree Street between West Riggins and West Ferguson Avenues (APNs: 077-180-009 & 077-180-022). 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. 2014-127 was adopted.

- b. Kayenta Crossing Tentative Subdivision Map 5553: A request by Jasco Consulting Inc., to subdivide 25-acres into a 90-lot single-family residential subdivision. The project site is part of a County Island and upon annexation to the City of Visalia will be zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area). The site is located on the west side of North Demaree Street between West Riggins and West Ferguson Avenues (APNs: 077-180-009). 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. 2014-127 was adopted.

7. PUBLIC HEARING – Andy Chamberlain

- a. Conditional Use Permit No. 2015-20: A request by the City of Visalia to establish the Visalia Emergency Communication Center consisting of a two-story 19,000 sq. ft. building housing an emergency communication facility, 911 call center, Fire Department Administration, and related public services. The subject site consists of two parcels totaling 11.33 acres, located at the southeast corner of Goshen Avenue and Burke Street (APN 094-180-006, 007), with a land use designation of Commercial Mixed Use, Public Institutional, and Conservation. The site is currently zoned Service Commercial (CS). 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. 2015-035 was adopted.
- b. Variance No. 2015-03: A request by City of Visalia to allow a 180-foot tall communications tower which exceeds the maximum tower height of 85 feet in Design District “E”, to be located in conjunction with a proposed new Visalia Emergency Communication Center facility, located at the southeast corner of Goshen Avenue and Burke Street (APN 094-180-006, 007), with a land use designation of Commercial Mixed Use, Public Institutional, and Conservation. The site is currently zoned Service Commercial (CS). 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. 2015-035 was adopted.

8. 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 FRIDAY, SEPTEMBER 3, 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, SEPTEMBER 14, 2015