

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, SEPTEMBER 28, 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. 2015-06: A request by Westgate Perch Development Company to subdivide 33,081 sq. ft. into 2 parcels in the I-L (Light Industrial) zone. The project is located on the south side of Pershing Avenue 150 feet west of Shirk Street. (APN: 081-150-021) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2015-054
  - b. Conditional Use Permit No. 2015-26: A request by Westgate Perch Development Company to establish a planned unit development with industrial uses containing a lot without public street frontage in the I-L (Light Industrial) zone. The project is located on the south side of Pershing Avenue 150 feet west of Shirk Street. (APN: 081-150-021) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2015-54
6. PUBLIC HEARING – Andy Chamberlain
  - a. Tentative Parcel Map No. 2015-05: A request by Jim Conway and Robert Shahan to subdivide 43,792 sq. ft. into 2 parcels in the IL (Light Industrial) zone. The project is located at 6913 W. Pershing Avenue. (APN: 081-150-022) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-49.

- b. Conditional Use Permit No. 2015-24: A request by Jim Conway and Robert Shahan to create a lot without public street access in the IL (Light Industrial) zone. The project is located at 6913 W. Pershing Avenue. (APN: 081-150-022) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-49.
  - c. Variance No. 2015-06: A request by Jim Conway and Robert Shahan to reduce the 40-foot landscape setback in Design District "H" to 20 feet in the IL (Light Industrial) zone. The project is located at 6913 W. Pershing Avenue. (APN: 081-150-022) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2014-49.
7. PUBLIC HEARING – Andy Chamberlain  
Conditional Use Permit No. 2015-25: A request by Mark Chamberlin to allow a 6,000 sq. ft. indoor baseball training facility in the IL (Light Industrial) zone. The site is located at 6707 W. Goshen Ave. (APN: 085-340-077). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-51
8. PUBLIC HEARING – Brandon Smith  
Exception No. 2015-07: A request by City of Visalia to allow an exception to the maximum wall height in the required street side yard of an existing multi-family dwelling complex in the Multi-family Residential (R-M-2) zone. The site is located on the east side of the Burke Street extension between Roosevelt and Houston Avenues. (APN: 094-140-030) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-46

**Staff Note:** *This project was legally advertised as Variance No. 2015-07 and later determined by staff to be a request for Exception. The project has been retitled Exception No. 2015-07 with no change to project description. Both Variances and Exceptions are regulated in Chapter 17.42 of the Visalia Municipal Code.*

9. 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, OCTOBER 8, 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 220 N. Santa Fe, Visalia, CA 93292. 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](http://www.ci.visalia.ca.us) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, OCTOBER 12, 2015**