

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, OCTOBER 12, 2015; WORK SESSION 5:00 P.M., REGULAR SESSION 7:00 P.M.,  
COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. WORK SESSION – Introduction to the City’s Strategic Subdivision and Zoning Ordinance Update.
2. BREAK –
3. THE PLEDGE OF ALLEGIANCE –
4. 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.
5. CHANGES OR COMMENTS TO THE AGENDA–
6. 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
  - Finding of Consistency No. 2015-002 for Milan Institute of Cosmetology proposing to relocate from 3356 South Fairway Street to 3300 South Fairway Street (APN: 122-300-040). The cosmetology school was approved at the current location of 3356 South Fairway Street by Conditional Use Permit No. 777. The private vocational school will be relocating to a different building within the same office complex.
7. PUBLIC HEARING –Brandon Smith  
Change of Zone No. 2015-07: A request by Varo-Real Investments, Inc., to change the Zoning designation on 1.08 acres from PA (Professional / Administrative Office) and R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot area) to R-M-3 (Multi-family Residential, 1,500 sq. ft. lot area per unit), located on the north side of Houston Avenue approximately 500 feet east of Cain Street. (APN: 098-200-060) An Initial Study was prepared for this project, which disclosed the proposed project 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 General Plan Update Program EIR (SCH No. 2010041078). Therefore, the EIR prepared for the Visalia General Plan that was certified by Resolution No. 2014-37 and adopted on October 14, 2014 is being used for this project.
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, OCTOBER 22, 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 26, 2015**