

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, OCTOBER 26, 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 –Andy Chamberlain
Conditional Use Permit No. 2015-29: A request by the Bethlehem Center, applicant (Karen Macklin, property owner) to allow a thrift store in the CDT (Commercial Downtown) zone. The project is located at 611 W. Main Street (APN: 093-196-015). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-55
6. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2015-28: A request by Hallaian Properties, applicant (RREF II-WPG Visalia, LLC, property owner) to establish a planned unit development for the creation of a lot without public street frontage in the C-SO (Shopping / Office Commercial) zone. The site is located on the south side of Noble Avenue approximately 600 feet east of Demaree Street, in the Visalia Marketplace shopping center. (APN: 095-010-066 & 067). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-52
7. PUBLIC HEARING – Brandon Smith
Variance No. 2015-08: A request by Self-Help Enterprises to allow a variance to the street side yard requirement and parking space requirements and an exception to the maximum fence height in the required street side yard, in association with the rehabilitation of a multi-family dwelling complex in the Single-family Residential (R-1-6)

zone. The site is located at 101, 105, 109, 113, and 117 Strawberry Street, on the north side of Strawberry Street between N. West Street and NW. 2nd Avenue. (APN: 094-044-002) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-53

8. PUBLIC HEARING – Andy Chamberlain

Conditional Use Permit No. 2015-30: A request by Amigo Row (Radiant Church – property owner) to allow live entertainment in the Commercial Downtown (CDT) Zone. The site is located at 514 E. Main Street. (APN: 094-231-024). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-59

9. PUBLIC HEARING – Andy Chamberlain

Conditional Use Permit No. 2015-31: A request by Todd Jones to allow residential buildings and accessory structures in excess of a 10,000 sq. ft. on a residential lot in the Single Family Residential (R-1-6) Zone. The site is located at 2603 E. Goshen Avenue. (APN: 098-060-043, 042). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-58

10. PUBLIC HEARING – Andy Chamberlain

a. Change of Zone No. 2015-06: A request by the Jonathan Cassaday to change the Zoning designation from R-1-6 (Low Density Residential) to R-1-4.5 (Medium Density Residential) for 5.72 acres. The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069) Initial Study No. 2015-36 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 Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, staff concludes that the Program Environmental Impact Report adequately analyzed and addressed the proposed project.

b. Vista Del Sol Estates Tentative Subdivision Map #5552: A request by Jonathan Cassaday to subdivide 5.72 acres into 38 lots ranging in size from 4,500 to 6,844 sq. ft. The site is zoned R-1-6 with a Land Use Designation of Medium Density Residential. The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069) Initial Study No. 2015-36 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 Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, staff concludes that the Program Environmental Impact Report adequately analyzed and addressed the proposed project.

c. Conditional Use Permit No. 2015-19: A request by Jonathan Cassaday to develop four duplex units on corner lots in the Vista Del Sol Estates Subdivision. The site is zoned R-1-6 with a Land Use Designation of Medium Density Residential. The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069) Initial Study No. 2015-36

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 Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, staff concludes that the Program Environmental Impact Report adequately analyzed and addressed the proposed project.

11. 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, NOVEMBER 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 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, NOVEMBER 9, 2015