

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, NOVEMBER 9, 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
 - Finding of Consistency No. 2015-003 revising Condition No. 10 of Resolution No. 2015-31 for the for Kayenta Crossing Tentative Subdivision Map No. 5553, a request to subdivide a 25-acre parcel into a 90-lot single-family residential subdivision. The project site is located on the west side of North Demaree Street between West Riffin and West Ferguson Avenues (APN: 077-180-009).
 - Time Extension for Conditional Use Permit No. 2013-25
 - Finding of Consistency No. 2015-04 to allow revised elevations for the apartment and country club house buildings associated with Conditional Use Permit No. 2014-33. The site is located at the southwest corner of Houston Avenue and Woodland Street (APN: 089-030-031, 032, 033).
5. PUBLIC HEARING –Brandon Smith
Conditional Use Permit No. 2015-32: a request by Pinnacle Premix, LLC to allow a pet food and livestock premix processing plant to locate in an existing facility on 7.5 acres in the I-H (Heavy Industrial) Zone. The site is located at 7019 W. Sunnyview Avenue, on the southwest corner of Shirk Street and Sunnyview Avenue (APN: 077-200-035) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2015-61
6. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2015-33: a request by the Family Healthcare Network to allow an off-site parking lot in the Commercial Downtown (CDT) zone. The site is located on the west side of Santa Fe Street between Murray and School Avenues. (APN: 094-

274-005, 006) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2015-70

7. 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 19, 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, DECEMBER 14, 2015