

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, DECEMBER 14, 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
5. PUBLIC HEARING –Brandon Smith  
Variance No. 2015-09: A request by Dann Harrison, to allow a variance to the minimum landscape setback areas in Design District E associated with improvements to an on-site parking lot in the Service Commercial (C-S) Zone. The site is located at 809 E. Center Street, at the southwest corner of Burke Street and Center Street. (APN: 094-232-009) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2015-72
6. PUBLIC HEARING –Brandon Smith
  - a. Tentative Parcel Map No. 2015-07: A request by Michael and Renee Schaufele to subdivide 1.07 acres into 3 parcels in the R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size) zone. The project is located at 1430 S. Sowell Street, on the east side of Sowell Street across from Feemster Avenue. (APN: 096-230-008) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2015-73
  - b. Conditional Use Permit No. 2015-34: A request by Michael and Renee Schaufele to establish a planned residential development containing a lot without public street frontage in the R-1-6 (Single-family Residential, 6,000 sq. ft. minimum lot size) zone. The project is located at 1430 S. Sowell Street, on the east side of Sowell Street across from Feemster Avenue. (APN: 096-230-008) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2015-73

7. PUBLIC HEARING –Andy Chamberlain

- a. Change Of Zone No. 2015-08: A request by Ravi Homes LLC to change the zoning on 19.31 acres into three zones, 5.0 acres of NC (Neighborhood Commercial), 5.0 acres of R-M-2 (Single Family Residential), and 9.31 acres of R-1-6 (Low Density Residential) from the existing A (Agricultural) zone. The project is located at the southeast corner of Demaree Street and Visalia Parkway. (APN: 126-011-034) Initial Study No. 2015-74 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. Tentative Parcel Map No. 2015-08: A request by Ravi Homes LLC to subdivide 19.31 acres into three parcels in the A (Agricultural) zone. The project is located at the southeast corner of Demaree Street and Visalia Parkway. (APN: 126-011-034) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2015-75

8. PUBLIC HEARING – Paul Scheibel

Amendment to Conditional Zoning Agreement (CZA) 2005-02: A request by Granville Homes to amend Conditional Zoning Agreement (CZA) 2005-02 to revise certain conditions of the CZA, including specific land uses, phasing, and improvement requirements that currently apply over the entire site. Also included in the CZA amendment is a finding of consistency of Tentative Subdivision Map No. 5516 with Tentative Subdivision Map No. 5516 that was originally approved for the residential component of CZA 2005-02. The site comprises 40.41 acres, located on the north side of Goshen Avenue, approximately 1,300 feet east of Shirk Road. (APNs 077-720-001, -002, -003, -004, -005, -006, -007, 077-730-001, -002, & 077-780-008) 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. 2015-76 was adopted.

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, DECEMBER 24, 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, JANUARY 11, 2016**