

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, FEBRUARY 8, 2016; 5:30 PM WORKSESSION, 7 PM REGULAR MEETING,
COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. WORK SESSION –Consultant
Subdivision & 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
 - a. Finding of Consistency No. 2016-002 a request by Sing Sabha of Tulare County to add architectural features in the form of three domes to the existing temple located at 525 S. Atwood Street (APN: 087-470-008).
 - b. Time Extension for Lowery Ranch Tentative Subdivision Map No. 5550
7. PUBLIC HEARING – Paul Scheibel
General Plan Amendment No. 2015-10 and Change of Zone 2015-11: A request by the City of Visalia to change the Land Use designation on two parcels totaling 7.7 acres, as follows:
General Plan Amendment 2015-10:
 - A) From a mix of CC (Convenience Commercial) and PI (Public Institution) to CMU (Commercial Mixed Use) on 3.84 acres located on the southeast corner of McAuliff Street and Houston Avenue (APN: 103-120-081)
 - B) From RLD (Low Density Residential) to PI (Public Institution) on 4.9 acres located on the northwest corner of McAuliff Street and Mill Creek Parkway (APN: 103-320-059)

Change of Zone No. 2015-11:

A) From a mix of CC (Convenience Commercial and QP (Quasi Public) to CSO (Planned Shopping/Office Commercial) on 3.84 acres located on the southeast corner of McAuliff Street and Houston Avenue (APN: 103-120-081)

B) From RLD (Low Density Residential) to QP (Quasi Public) on 4.9 acres located on the northwest corner of McAuliff Street and Mill Creek Parkway (APN: 103-320-059)

An Initial Study and Negative Declaration (ND 2015-79) was prepared for the project, which disclosed the project has no adverse effects that could occur as a result of the project. Staff concludes that ND 2015-79 adequately analyzes and addresses the 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 THURSDAY, FEBRUARY 18, 2016 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 425 E. Oak Avenue, Suite 301, Visalia, CA 93291. 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, FEBRUARY 22, 2016