

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, MAY 9, 2016; 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. 2016-005 a request by Perfection Pet Foods, LLC, to expand the floor area of a warehouse previously approved through Conditional Use Permit No. 2014-35 from 142,595 square feet to 148,778 square feet. The site is located at 1111 N. Miller Park Court. (APN: 073-160-032, 033; 073-190-002, 003, 010)
5. PUBLIC HEARING – Andy Chamberlain  
Conditional Use Permit No. 2016-08: A request by the Roman Catholic Bishop of Fresno, applicant (Martin Properties, property owner) to allow a thrift store in the CDT (Commercial Downtown) zone. The project is located at 219 N. Court Street (APN: 094-335-011). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-20
6. PUBLIC HEARING – Brandon Smith
  - a. Conditional Use Permit No. 2016-07: A request by Valley Oak SPCA (Stanley & Wendy Simpson and Steven & Irene Bargeon property owners), to allow development of a phased facility consisting of an animal shelter, adoption center, and education center, and the establishment of a sign program, on 1.9 acres in the I-L (Light Industrial) zone. The project site is located on the west and north sides of Nevada Court approximately 100 feet north of Placer Avenue. (APN: 089-100-049, 050, 051, and 052) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 and 15332, Categorical Exemption No. 2016-17
  - b. Variance No. 2016-03: A request by Valley Oak SPCA (Stanley & Wendy Simpson and Steven & Irene Bargeon property owners), to allow a variance to the required

yard fronting onto a major road (Goshen Avenue) in Design District H in the I-L (Light Industrial) zone. The project site is located on the west and north sides of Nevada Court approximately 100 feet north of Placer Avenue. (APN: 089-100-049, 050, 051, and 052) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2016-17

7. REGULAR ITEM- NICK MASCIA, COMMUNITY DEVELOPMENT DIRECTOR  
Project Updates to the Planning Commission

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, MAY 19, 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 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.visalia.city](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MAY 23, 2016**