

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, MAY 23, 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.
  - No Items on Consent Calendar
7. PUBLIC HEARING – Brandon Smith  
Conditional Use Permit No. 2016-05: A request by Gateway Church, to amend the master plan associated with Conditional Use Permit Nos. 197 and 1123 by replacing 8,844 square feet of building with 13,838 square feet of building utilized for classrooms and a gathering space and by adding a driveway and drive approach to an existing church in the QP (Quasi-Public) zone. The project site is located at 1100 S. Sowell Street, on the northeast corner of Tulare Avenue and Sowell Street. (APN: 096-093-016) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2016-07
8. PUBLIC HEARING – Andy Chamberlain
  - General Plan Amendment No. 2016-02: A request by Kaweah Delta Health Care District and CRS Farming to change the land use designation from Medium Density Residential to Professional Administrative Office on 1.01 acres. The project site is located at the northeast corner of Demaree Street and Flagstaff Avenue (APN: 078-210-021) 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. 2013-087 was adopted.

- Change of Zone No. 2016-01: A request by Kaweah Delta Health Care District and CRS Farming to change the zoning from R-M-2 (Medium Density Residential) to PA (Professional Administrative Office) on 1.01 acres. The project site is located at the northeast corner of Demaree Street and Flagstaff Avenue (APN: 078-210-021) 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. 2013-087 was adopted.
- Specific Plan Amendment No. 2016-03: A request by Kaweah Delta Health Care District and CRS Farming to amend the Village at Willow Creek Specific Plan to allow 1.01 acres of Professional Administrative Office. The project site is located at the northeast corner of Demaree Street and Flagstaff Avenue (APN: 078-210-021) 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. 2013-087 was adopted.
- Tentative Parcel Map No. 2016-02: A request by Kaweah Delta Health Care District and CRS Farming to divide 4.66 acres into 2 parcels of 1.01 acres, and 3.65 acres, in the R-M-2 (Medium Density Residential) zone. The project site is located at the northeast corner of Demaree Street and Flagstaff Avenue (APN: 078-210-021) 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. 2013-087 was adopted.
- Conditional Use Permit No. 2016-02: A request by Kaweah Delta Health Care District and CRS Farming to establish a 6,100 sq. ft. urgent care medical clinic on 1.01 acres in the PA (Professional Administrative Office) zone. The project site is located at the northeast corner of Demaree Street and Flagstaff Avenue (APN: 078-210-021) 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. 2013-087 was adopted.

9. PUBLIC HEARING – Brandon Smith

Conditional Use Permit No. 2016-06: A request by Visalia Unified School District to allow construction of a new elementary school on 12.96 acres in the R-1-6 (Single-family Residential, 6,000 square foot minimum lot size) Zone. The project site is located on the northwest corner of Giddings Street and Shannon Parkway. (APN: 078-120-038) Mitigated Negative Declaration adopted by VUSD Board of Education (VUSD acting as Lead Agency)

10. REGULAR ITEM – Paul Scheibel

Planning Division Fee Amendments: Consideration of revisions to the Planning Division fees as contained in the City of Visalia Fee Resolution.

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 THURSDAY, JUNE 2, 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, JUNE 13, 2016**