

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, JUNE 13, 2016; 5:30 PM WORKSESSION, 7:00 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. 2016-11: A request by Suncrest Bank to allow reconfiguration of a drive-thru lane serving an existing bank building on 0.95 acres in the C-DT (Central Business District Retail) Zone. The project site is located at 501 W. Main Street, on the west side of West Street between Main Street and Acequia Avenue. (APN: 093-195-005, 006) The project is Categoricaly Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302, Categorical Exemption No. 2016-25
8. PUBLIC HEARING – Paul Bernal
 - a. Conditional Use Permit No. 2016-09: A request by Vermeltfoort Architects Inc. to construct a new 4,767 square foot drive-thru carwash with an attached pay station, vacuum canopy area and a detached 245 square foot vacuum equipment building on 1.51-acres of an overall 17.01-acre site. The overall 17.01-acre site is defined as Phase 2E of the Packwood Shopping Center Specific Plan area. The project site is located on the north side of West Cameron Avenue between South Mooney Boulevard and South Stonebrook Street (APN: 126-062-095 & 126-730-039). An Initial Study (Initial Study No. 2016-22) 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 City of Visalia General Plan Program Environmental Impact Report (SCH No. 2010041078). The Program Environmental Impact Report was certified by Resolution No. 2014-37 on October 14, 2014. Therefore, staff concludes that the Program Environmental Impact Report adequately analyzed and addressed the conditional use permit and tentative parcel map applications.

- b. Tentative Parcel Map No. 2016-06: A request by Lane Engineers Inc., to subdivide 17.01 acres into four parcels. The overall 17.01-acre site is defined as Phase 2E of the Packwood Shopping Center Specific Plan area. The project site is located on the north side of West Cameron Avenue between South Mooney Boulevard and South Stonebrook Street (APN: 126-062-095 & 126-730-039). An Initial Study (Initial Study No. 2016-22) 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 City of Visalia General Plan Program Environmental Impact Report (SCH No. 2010041078). The Program Environmental Impact Report was certified by Resolution No. 2014-37 on October 14, 2014. Therefore, staff concludes that the Program Environmental Impact Report adequately analyzed and addressed the conditional use permit and tentative parcel map applications.

9. PUBLIC HEARING – Paul Scheibel

Title: General Plan Amendment 2016-06, 5th Cycle General Plan Housing Element Update (2014-2023)

Project Description: The project is the 5th Cycle General Plan Housing Element Update. State Housing Element Law (Government Code Section 65580 (et seq.)) requires local governments to plan for the existing and projected housing needs of all economic segments of the community. The City of Visalia last updated its Housing Element in 2010, which served a planning period to December 31, 2015. The Housing Element Update is a comprehensive review and select update of the 2010 Housing Element background information and goals, policies, and programs. The nine-year planning period for the new Housing Element covers the period January 1, 2016, to December 31, 2023. Adoption of the Housing Element Update is anticipated in July 2016.

Environmental Review: Negative Declaration No. 2015-56 has been prepared for the project with comment period from April 25, 2016 to June 1, 2016.

10. REGULAR ITEM – Eric Frost

Ballot Measure

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 23, 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JUNE 27, 2016