

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, JUNE 27, 2016, 7:00 PM REGULAR MEETING,
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.
 - No Items on Consent Calendar
5. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2016-14: A request by Victory Outreach to establish a 200 seat church facility, in phases, in the Commercial Shopping Office (CSO) zone. The site is located at 421 N. Johnson Street (APN 093-177-007, 006) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-28
6. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2016-12: A request by Michael Torres to add a 9,300 sq. ft. multi-purpose building, and 8,640 sq. ft. sanctuary, to be developed in two phases, for the Fortress of Truth Church in the QP (Quasi Public) zone. The project is located at 4500 W. Caldwell Avenue (APN: 119-060-036). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-23
7. PUBLIC HEARING – Andy Chamberlain
 - a. Conditional Use Permit No. 2016-15: A request by Darrin Simmons to allow a self-storage facility in the Commercial Shopping Office (CSO) zone. The project site is located at 1807 E. Houston Avenue. (APN: 089-180-010, 026, and 046) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-29
 - b. Variance No. 2016-04: A request by Darrin Simmons to eliminate the required five-foot (5) landscaping setback along the east, west and south property lines in the

Commercial Shopping Office (CSO) zone. The project site is located at 1807 E. Houston Avenue. (APN: 089-180-010, 026, and 046) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-29

8. PUBLIC HEARING – Paul Scheibel

Housing Element Update: General Plan Amendment GPA 2016-06, a request by the City of Visalia to Adopt the 5th Cycle Housing Element Update (Public Hearing continued from the June 13, 2016, Planning Commission meeting). 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. 2015-56 will be 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 THURSDAY, JULY 7, 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, JULY 11, 2016