

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

COMMISSIONERS: Adam Peck, Brett Taylor, Liz Wynn, Marvin Hansen, Chris Gomez

MONDAY, SEPTEMBER 12, 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.
5. PUBLIC HEARING – (Continued from August 22, 2016) Andy Chamberlain
Variance No. 2016-05: A request by Fontana Ranches Inc. for a variance to Design District “F” setbacks to reduce the front and street side setbacks for an office park development, in the Professional Administrative Office (PA) Zone. The site is located at the southeast corner of Noble Avenue and Akers Street. (APN: 087-470-010, 011, 012, 013, 014, 015, 016, 017, 018, 019, and 020) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-31.
6. PUBLIC HEARING –Brandon Smith
Conditional Use Permit No. 2016-19: a request by Cannae Financial LLC, to allow re-use of a 40,346 square foot building (former grocery store) as a health club / gymnasium on a 3.94 acre site in the C-SO (Shopping / Office Commercial) Zone. The site is located at 4207 W. Noble Avenue, on the south side of Noble Avenue approximately 200 feet west of Chinowth Street. (APN: 087-070-016) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2016-38.
7. PUBLIC HEARING –Brandon Smith
 - a) Conditional Use Permit No. 2016-18: A request by Ocean Point Development to allow a multi-family residential development consisting of 128 dwelling units (15 two-story buildings and one single-story building) on 8.35 acres. The site has a pending R-M-2 (Multi-Family Residential, one unit per 3,000 square feet) zoning designation subject to the approval of General Plan Amendment No. 2016-18 and the City’s Zoning Ordinance

Update. The project site is located on the southeast corner of Ben Maddox Way and K Avenue. (APN: 126-120-050; 126-560-060; 126-590-008; 126-640-074) 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. 2016-37 was adopted.

- b) General Plan Amendment No. 2016-08: A request by Ocean Point Development to change the General Plan land use designation on 8.35 acres from Residential Low Density to Residential Medium Density, located on the southeast corner of Ben Maddox Way and K Avenue. (APN: 126-120-050; 126-560-060; 126-590-008; 126-640-074) 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. 2016-37 was adopted.

8. PUBLIC HEARING –Andy Chamberlain

Campo Estates Tentative Subdivision Map No. 2016-04: A request by Quest Equity to subdivide 21.30-acres into a 101-lot single-family residential subdivision in the R-1-6 zone (Single-Family Residential) located 500 feet west of Pinkham Street on Victor Avenue (APN: 126-120-078). An Initial Study was prepared for the tentative subdivision map consistent with CEQA. Initial Study No. 2016-27 disclosed that environmental impacts are determined to be not significant. The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. The Environmental Impact Report adequately analyzed and addressed the proposed project.

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, SEPTEMBER 22, 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, SEPTEMBER 26, 2016