

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, SEPTEMBER 26, 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 – Brandon Smith  
Variance No. 2016-07: A request by MPLP Visalia, LLC (AKC Services Inc / Global Sign Systems Inc, agent), to allow a variance to the maximum sign area associated with wall signage in the Regional Retail Commercial (C-R) Zone. The site is located at 3424 S. Mooney Boulevard, on the south side of Orchard Avenue 500 feet east of Mooney Boulevard. (APN: 122-290-029) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-040
6. PUBLIC HEARING – Brandon Smith  
Vesting Tentative Parcel Map No. 2016-07: A request by Facility Partners, LLC, to subdivide 10.42 acres into 3 parcels in the I-L (Light Industrial) zone. The project is located at 8929 W. Goshen Avenue, on the south side of Goshen Avenue 300 feet east of Plaza Drive. (APN: 081-110-049) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2016-046  
Conditional Use Permit No. 2016-20: A request by Facility Partners, LLC, to establish a planned unit development with industrial uses containing a lot without public street frontage in the I-L (Light Industrial) zone. The project is located at 8929 W. Goshen Avenue, on the south side of Goshen Avenue 300 feet east of Plaza Drive. (APN: 081-110-049) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2016-046

7. PUBLIC HEARING – Paul Bernal

Tentative Parcel Map No. 2016-08: A request by Brad Mustin to subdivide 2.73 acres into two parcels. The project site is zone R-1-6 (Single-Family Residential 6,000 square foot minimum site area) and is located on the south side of East K Avenue between South Lovers Lane and South Pinkham Street (APN: 126-920-006). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2016-043

Conditional Use Permit No. 2016-23: A request by Brad Mustin to create a parcel without public street frontage and a lot with a minimum lot width of 19-feet as depicted per the associated Tentative Parcel Map No. 2016-08. The project site is zone R-1-6 (Single-Family Residential 6,000 square foot minimum site area) and is located on the south side of East K Avenue between South Lovers Lane and South Pinkham Street (APN: 126-920-006). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2016-043

8. PUBLIC HEARING – Andy Chamberlain

Conditional Use Permit No. 2016-22: A request by DK Mullin Architects to establish a Health Club in the Neighborhood Commercial (CN) zone. The site is located at 3535 W. Walnut Avenue (APN 121-181-004). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-44

9. PUBLIC HEARING – Andy Chamberlain

Conditional Use Permit No. 2016-21: A request by City of Visalia to establish a Government Office Complex for the City of Visalia Public Works Department, in the Commercial Shopping Office (CSO) zone. The site is located at 442, 444, 446, and 448 N. Ben Maddox Way (APN 098-142-064). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-042

10. 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, OCTOBER 6, 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, OCTOBER 10, 2016**