

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

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

MONDAY, DECEMBER 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.
 - Revised Resolution No. 2016-54: a request by the City of Visalia to update Title 16 (Subdivision), Title 17 (Zoning) Ordinances, Zoning Map and General Plan Land Use Map of the City of Visalia.
5. WORK SESSION – Leslie Blair
Presentation on City of Visalia Procedures for Traffic Impact Analysis (TIA)
6. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2016-31: A request by Luis Patlan and Rachel Garza, amending approved Conditional Use Permit No. 2015-05, to include beer tasting to the operation plan for a wine tasting business in the C-DT (Central Business District Retail) zone. The project site is located at 115 E. Main Street. (APN: 094-298-004) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2016-62
7. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2016-26: A request by Neighborhood Church to amend Conditional Use Permit No. 96-29 to allow a new 23,000 sq. ft. sanctuary, classrooms, office, and parking lots on an existing 18-acre church campus in the R-A (Rural Residential) zone, located at 5505 W. Riggan Avenue. (APN: 077-100-062) An Initial Study was prepared for the tentative subdivision map. Initial Study No. 2016-51 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, 2015. Staff concludes that the Environmental Impact Report adequately analyzed and addressed the proposed project.

8. PUBLIC HEARING – Andy Chamberlain

Conditional Use Permit No. 2016-28: A request by Northwest Visalia Senior Housing LLC, to allow the establishment of a three story, 100 unit, Independent Living facility, and a one story, 20 bed, Memory Care facility in the R-M-2 (Medium Density Residential) zone, located on the north side of Flagstaff Avenue west of Leila Street. (APN: 078-210-027) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2016-52

9. PUBLIC HEARING – Brandon Smith

Conditional Use Permit No. 2016-29: a request by Visalia United Methodist Church, to replace an existing freestanding sign with a new sign having changeable electronic sign copy, associated with an existing church in the Single-family Residential (R-1-6) Zone. The site is located at 5200 W. Caldwell Avenue, on the northeast corner of Akers Street and Caldwell Avenue. (APN: 119-060-008) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2016-56

10. PUBLIC HEARING – Brandon Smith

Conditional Use Permit No. 2016-27: a request by California Gold Properties II LP, amending approved Conditional Use Permit No. 2013-25, to allow for additional illuminated signage and LED accent lighting on the exterior of a fuel island canopy, on a 1.13-acre site in the Shopping/Office Commercial (C-SO) Zone. The site is located at 2910 N. Dinuba Boulevard, on the southeast corner of Dinuba Boulevard and Riggins Avenue. (APN: 091-101-044)

11. PUBLIC HEARING – Brandon Smith

Active Transportation Plan (ATP) for the City of Visalia to review Visalia's Draft (90%) Active Transportation Plan.

12. 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 MONDAY, DECEMBER 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, JANUARY 9, 2016