

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Brett Taylor



VICE CHAIRPERSON:
Liz Wynn

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

MONDAY, FEBRUARY 27, 2017; 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.
 - Housing Element Annual Progress Report for 2016
5. PUBLIC HEARING – Brandon Smith
Variance No. 2017-01: A request by West End Partners, LLC to allow a variance to the minimum landscape setbacks in Design District 'A' associated with a new retail building with drive-through lane in the C-R (Regional Retail Commercial) Zone. The site is located at 2032 S. Mooney Boulevard, on the southeast corner of Mooney Boulevard and Walnut Avenue. (APN: 122-040-052). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-46
6. PUBLIC HEARING – Andy Chamberlain
Change of Zone No. 2010-11: A request by MP Bruno Family L.P. to amend Conditional Zoning Agreement No. 2003-01, to remove approximately 15 acres north of the Hurley Avenue alignment from the development standards for the Visalia Auto Plaza, allowing development with CS zone uses and standards. The Visalia Auto Plaza is located on the west side of Neely Street, north of Camp Drive to Mill Creek Ditch, the affected properties are APNs' 081-020-085, 071, 072, 084, 078, 064. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-07

7. PUBLIC HEARING – Andy Chamberlain

- a. Conditional Use Permit No. 2017-05: A request by Verizon Wireless to install a new 70-foot high Monopine with a 65-foot high telecommunications tower, and outdoor equipment enclosure at the base of the tower. The site is in the Colonial Shopping Center, zoned NC (Neighborhood Commercial), located at 3535 W. Walnut Avenue. (APN: 121-181-002, 003, 004, and 005) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-08
- b. Variance No. 2017-03: A request by Verizon Wireless to install a new 70-foot high Monopine with a 65-foot high telecommunications tower which is less than the required 1 to 5 vertical height to horizontal separation from a property line. The site is in the Colonial Shopping Center, zoned NC (Neighborhood Commercial), located at 3535 W. Walnut Avenue. (APN: 121-181-002, 003, 004, and 005) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-08

8. PUBLIC HEARING – Brandon Smith

Conditional Use Permit No. 2017-03: A request by Dye Hard Social Club (Joe Luis, property owner), to allow a beauty salon within a 900 square foot suite in the PA (Professional / Administrative Office) zone. The project site is located at 911 W. Center Avenue, on the south side of Center Avenue between Jacob and Conyer Streets. (APN: 093-225-003) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2017-06

9. PUBLIC HEARING –Paul Bernal

Conditional Use Permit No. 2017-04: A request by Visalia Development Holdings, LTD, to amend Conditional Use Permit No. 2007-10 and construct a Chevron Service Station development consisting of a 4,250 square foot commercial building, and a 4,500 square foot fuel canopy. The 4,250 square foot commercial building will be used as a convenience store. The site is part of the Country Club Shopping Center and zoned C-N (Neighborhood Commercial). The parcel for the proposed Chevron service station is located on the southeast corner of North Demaree Street and West Houston Avenue (APN: 089-490-029). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2017-11

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, MARCH 9, 2017 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, MARCH13, 2017