

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, MARCH 13, 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.
 - No Items on the Consent Calendar
5. PUBLIC HEARING – (Continued from February 27, 2017) 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
6. PUBLIC HEARING – Paul Bernal
San Sebastian III Tentative Subdivision Map No. 5560 is a request by John D. Manuele to subdivide 1.56 acres into a nine (9) lot single-family residential subdivision in the R-1-6 (Single-family Residential 6,000 square feet minimum lot area) zone. The site is located on the south side of West Walnut Avenue between South Encina and South Johnson Streets (APN: 122-132-015 & 016). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2017-15.

7. PUBLIC HEARING – Paul Bernal

Tentative Parcel Map No. 2016-01 is a request by Sierra Village and Iwik Farms LLC, to subdivide approximately 39-acres into five parcels and ten non-buildable lots in the County of Tulare (City of Visalia jurisdiction pending). The 39-acre project site is located north of the existing Sierra Village Retirement Community and is bounded by State Route 198 to the north, the Village West Shopping Center to the east, and Roeben Street to the west (APNs: 087-450-001, 002, 003, 004 & 005). A Mitigated Negative Declaration (MND No. 2016-01) has been prepared for the project.

8. PUBLIC HEARING – Paul Scheibel

a. Tentative Subdivision Map No. 5558: A request to subdivide 8.76 acres into 51 lots for residential development. The project is zoned R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit), and is located on the south side of Ferguson Ave., approximately 650 feet west of Dinuba Blvd. (APN 090-280-004) 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. 2017-010 was adopted.

b. Conditional Use Permit No. 2017-02: A request by Joe Gong for a Planned Development to allow 51 single-family residential units with modified development standards on 8.76 acres. The project site is zoned R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit), and is located on the south side of Ferguson Ave., approximately 650 feet west of Dinuba Blvd. (APN 090-280-004) 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. 2017-010 was 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, MARCH 23, 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, MARCH 27, 2017