

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, MARCH 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.
 - Planning Division Fee Amendments 2017/2018: Consideration of revisions to the Planning Division fees as contained in the City of Visalia Fee Resolution.
5. PUBLIC HEARING – Paul Scheibel
 - a. Southern Highlands (PRD) Tentative Subdivision Map No. 5555: A request by Summit Homebuilders, Inc. for a Planned Residential Development (PRD) to subdivide 14.30 acres into 12 parcels for multi-family units, and 71 lots for single-family residences in the RM-2 (Multi-family Residential, 3,000 square feet of lot area per unit), and R-1-6 (Single-family Residential, 6,000 square feet of lot area per unit) Zone Districts. The project includes private streets and common recreation areas. The project site is located near the southeast corner of South Demaree Street and West Visalia Parkway (APNs 126-950-013 & 126-095-014). 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. 2016-64 has been prepared for the project.
 - b. Conditional Use Permit No. 2016-24 (Southern Highlands PRD): A request by Summit Homebuilders, Inc. for a Planned Residential Development (PRD) to subdivide 14.30 acres into 12 parcels for multi-family units, and 71 lots for single-family residences in the RM-2 (Multi-family Residential, 3,000 square feet of lot area per unit), and R-1-6 (Single-family Residential, 6,000 square feet of lot area per unit) Zone Districts. The project includes private streets and common recreation areas. The project site is located near the southeast corner of South Demaree Street and West Visalia Parkway (APNs 126-950-013 & 126-095-014). 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. 2016-64 has been prepared for the project.

6. PUBLIC HEARING – Paul Bernal
 - a. Conditional Use Permit No. 2017-07: A request by Verizon Wireless to install a new 80-foot high mono-pine with a 75-foot high telecommunications tower, and outdoor equipment enclosure at the base of the tower. The site is located at 2639 East Noble Avenue (APN: 100-080-003). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2017-16.
 - b. Variance No. 2017-05: A request by Verizon Wireless to install a new 80-foot high Mono-pine with a 75-foot high telecommunications tower which is less than the required 1 to 5 (vertical height to horizontal separation) from a property line and for the height of the mono-pine. The site is located at 2639 East Noble Avenue (APN: 100-080-003). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2017-16.
7. PUBLIC HEARING – Brandon Smith

Variance No. 2017-06: A request by Yesco Signs, LLC (DBO Development No. 33, property owner), to allow a variance to the maximum sign area associated with wall signage for a future retail commercial building in the Regional Retail Commercial (C-R) Zone. The site is located at 1650 W. Visalia Parkway, on the north side of Visalia Parkway one-quarter mile east of Mooney Boulevard. (APN: 126-730-026, 027) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-14.
8. PUBLIC HEARING – Paul Scheibel
 - a. General Plan Amendment GPA 2016-10: A Request by Harvey May & 4-Creeks, Inc. to amend the General Plan Land Use Map by revising the Tier 1 and Tier 2 Growth Boundaries to move a 66.2-acre site from the Tier 2 Growth Boundary to the Tier 1 Growth Boundary; and, to move a 58-acre site from the Tier 1 Growth Boundary to the Tier 2 Growth Boundary. The affected sites are located generally near the northeast corner of North Akers Street and West Riggan Avenue, and south of West Riverway Drive (APN's 077-060-006, 077-060-023, 077-060-024 (partial), and 077-060-028). 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 Mitigated Negative Declaration No. 2016-63 has been prepared for the project.
 - b. Lowery West Tentative Subdivision Map No. 5557: A request by Harvey May & 4-Creeks, Inc. to subdivide 50.4 acres into a 184-lot single-family residential subdivision, and a 15.77 remainder parcel. The 50.4-acre portion is proposed to be zoned R-1-6 (Single-family Residential, 6,000 square foot minimum lot size) upon annexation into the City of Visalia. The 15.8-acre remainder parcel is proposed to be zoned R-M-2 (Multi-Family Residential 3,000 square feet per unit) upon annexation into the City of Visalia. The site is located on the northeast corner of North Akers Street and West Riggan Avenue (APNs: 077-060-006 and 077-060-028). 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 Mitigated Negative Declaration No. 2016-63 has been prepared for the project.
 - c. Lowery West Annexation No. 2016-02: A request by Harvey May & 4-Creeks, Inc. to annex two parcels totaling 66.2 acres into the City limits of Visalia, and to detach from Tulare County Service Area No.1. Upon annexation, approximately 50.4 acres of the site would be zoned R-1-6 (Single-Family Residential 6,000 square foot minimum site area), which is consistent with the General Plan Land Use Designation of Low Density Residential. The remaining approximately 15.8 acres parcel would be zoned R-M-2 (Multi-Family Residential 3,000 square feet per unit), which is consistent with the General Plan Land Use Designation of Medium Density Residential. The site is located on the northeast corner of North Akers Street and West Riggan Avenue (APNs: 077-060-

006 and 077-060-028). 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 Mitigated Negative Declaration No. 2016-63 has been prepared for the 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, APRIL 6, 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, APRIL 10, 2017