

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

COMMISSIONERS: Brett Taylor, Liz Wynn, Chris Gomez, Marvin Hansen, Sarrah Peariso

MONDAY, JULY 24, 2017, 7:00 PM REGULAR MEETING, 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 Consent Calendar
5. PUBLIC HEARING – Brandon Smith
Variance No. 2017-11: A request by California Water Service Company to allow a variance to the maximum height limit in the rear yard of a R-1-5 (Single-family Residential) zoned property, for the installation of two new vessels. The site is located at 1718 W. Tulare Avenue, on the northeast corner of Tulare Avenue and Bonnie Street. (APN: 096-013-019). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2017-48.
6. PUBLIC HEARING – Brandon Smith
Variance No. 2017-10: A request by California Water Service Company to allow a variance to the maximum height limit in the rear yard of a R-1-5 (Single-family Residential) zoned property, for the installation of two new vessels. The site is located at 711 W. Cambridge Avenue, on the south side of Cambridge Avenue 250 feet west of Johnson Street. (APN: 096-341-008). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-47.
7. PUBLIC HEARING – Paul Bernal
Variance No. 2017-13: A request by California Water Service Company to allow a variance to the maximum height limit in the rear yard of an R-1-5 (Single-family Residential) zoned property, for the installation of one water holding tank. The site is located at 1303 South Garden Street, on the west side of Garden Street between East Tulare and East Paradise Avenues (APN: 095-251-024). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-50.

8. PUBLIC HEARING – Paul Bernal
Variance No. 2017-12: A request by California Water Service Company to allow a variance to the maximum height limit in the rear yard of an R-1-5 (Single-family Residential) zoned property, for the installation of four new treatment vessels. The site is located at 1601 East Monte Verde Avenue, on the southeast corner of South Ben Maddox Way and East Monte Verde Avenue (APN: 126-590-001). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-49.
9. PUBLIC HEARING – Brandon Smith
Variance No. 2017-09: A request by Ross Stores, Inc. (Imagetech Services, agent), to allow a variance to the maximum sign area associated with wall signage to the Dd's Discounts store located in the Mixed Use Commercial (C-MU) Zone. The site is located at 1925 N. Dinuba Boulevard, on the west side of Dinuba Boulevard between Vine and Prospect Avenues. (APN: 090-270-033) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-43.
10. PUBLIC HEARING – Brandon Smith
Variance No. 2017-08: A request by Ross Stores, Inc. (Imagetech Services, agent), to allow a variance to the maximum sign area associated with wall signage to the Dd's Discounts store located in the Regional Retail Commercial (C-R) Zone. The site is located at 3434 S. Mooney Boulevard, on the east side of Mooney Boulevard between Orchard and Caldwell Avenues. (APN: 122-290-029) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-42.
11. PUBLIC HEARING – Paul Scheibel
Conditional Use Permit No. 2017-17: Conditional Use Permit No. 2017-17: A request to construct a 25,000 square foot office building with a residence in the PA (Professional / Administrative Office) zone. The project site is located at 2324 W. Sunnyside Ave. (APNs: 121-100-079, -080, -081, -082, 085, -086, -088, -089, and -091) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-36.

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 THURSDAY, AUGUST 3, 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, AUGUST 14, 2017