

PLANNING COMMISSION

ACTION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, SEPTEMBER 11, 2017; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

7:00 To 7:00

1. THE PLEDGE OF ALLEGIANCE –

7:00 To 7:00

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.

None spoke

7:00 To 7:01
None

3. CHANGES OR COMMENTS TO THE AGENDA-

7:01 To 7:02

Approved as recommended. (Hansen, Gomez) 5-0

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

- Time Extension for Parcel Map No. 2013-02
- Time Extension for Sol Road Estates Tentative Subdivision Map 5542

7:02 To 7:15

Opened: 7:05
Closed: 7:10

Spoke:

1. John Greening
2. Phil Kneeland

Approved as recommended. (Wynn, Gomez) 5-0

5. PUBLIC HEARING- Andy Chamberlain-Continued from the 08/14/2017 meeting
Variance No. 2017-16: 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 three water treatment tanks. The site is located at 1622 S. Demaree Street.(APN: 095-232-009) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-58.

7:15 To 7:31

Commissioner Gomez Recused himself and left the room.

Opened: 7:16
Closed: 7:20

Spoke:

1. Dennis Townsend

Approved as recommended with changes to condition 7 to include "if built".

6. PUBLIC HEARING-Andy Chamberlain-Continued for the 08/28/2017 meeting
Conditional Use Permit No. 2017-28: A request by the Roman Catholic Bishop of Fresno, Dennis Townsend, AIA - Agent, to amend the master plan in Conditional Use Permit No. 2008-40, for the St. Charles Borromeo for the Good Shepherd Church, expanding the sanctuary and reconfiguring the parking and buildings on the site, in the QP (Quasi-Public) zone. The site is located at 5049 W. Caldwell Avenue. (APN: 119-070-071) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-61.

(Wynn, Peariso) 4-0-1
Gomez Recused

7:31 To 7:47

Opened: 7:39
Closed: 7:44

Spoke:
1. Darleen Matta

Motion to continue to
Sept 25, 2017 approved
(Peariso, Gomez) 4-1
Hansen voted no

7. PUBLIC HEARING-Andy Chamberlain

Variance No. 2017-20: A request by Frank Golden to exceed the 25% office area limit in the Industrial Zone, allowing a 45% office area totaling 2,346 sq. ft. of office in a 5,200 sq. ft. building, in the Industrial (I) Zone. The site is located at 9420 W. Perishing Avenue. (APN: 081-100-026). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305.

7:47 To 8:27

Opened: 7:59
Closed: 8:14

Spoke:
1. Gerrit De Jong (PD)
2. Chafic Dada
3. Nick Seals
4. Oscar Smith

****See Note

8. PUBLIC HEARING-Brandon Smith

Conditional Use Permit No. 2017-27: A request by Vise Brewing Company, Inc. to allow a 3,650 square foot nano-brewery and taproom in the C-S (Service Commercial) zone. The project site is located at 210 S. Cain Street, Suites N & O, on the east side of Cain Street between Acequia and Mineral King Avenues.(APN: 098-120-017)The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2017-65.

Approved 3-2 (Wynn,
Gomez)

***Note:

First motion- To approve with the except that the limits on hours of operation do not apply to the brewing component and removal of 21 yrs. of age restriction- vote failed 2 to 3 (Hansen and Gomez Yes, Wynn, Peariso, Taylor No) Second motion by Vice Chair Wynn- Move to approve project with modified conditions: Remove limit on 21 yrs. of age, add new condition requiring packaged food sales and play activities suitable for underage patrons; and hours of operation note as in original motion to approve- vote passed 3-2 (Wynn, Hansen, Gomez- Yes, Peariso, Taylor - No)

8:27 To 8:42

Commissioner Taylor
Recused himself and left
the room.

Opened: 8:36
Closed: 8:36

None Spoke

Approved as
recommended. (Gomez,
Peariso) 4-0-1 Taylor
Recused

9. PUBLIC HEARING-Brandon Smith

a. Tentative Parcel Map No. 2017-02: A request by Stephen Richey to subdivide a 33,026 square foot parcel into three parcels to facilitate future residential development on land in the R-1-5 (Single-family Residential, 5,000 square feet minimum lot size) Zone. The project site is located on the south side of Whitendale Avenue 250 feet west of Vintage Street. (APN: 122-240-087) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2017-66.

b. Conditional Use Permit No. 2017-29: A request by Stephen Richey to establish a planned residential development containing a lot without public street frontage and a lot with less than standard street frontage on land in the R-1-5 (Single-family Residential, 5,000 square feet minimum lot size) Zone. The project site is located on the south side of Whitendale Avenue 250 feet west of Vintage Street. (APN: 122-240-087) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2017-66.

9:47 To 9:51

Motion to Adjourn:
(Hansen, Gomez) 5-0

10. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Appeal of the Rise Church was heard September 5, 2017 and the City Council upheld the Planning Commission approval of CUP and condition for a wood fence.
- Appeal for Conditional Use Permit No. 2017-08 (200 Unit apartment complex) was filed and set for October 16, 2017.
- Staff expects the Arco Station to come back to Commission September 25, 2017
- General Plan Amendment & Zoning Text Amendment to implement the Housing Element and Walmart Signage will also be on the September 25 Agenda.
- City Planner position interviews are underway.

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, SEPTEMBER 21, 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, SEPTEMBER 25, 2017