

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, SEPTEMBER 25, 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.
 - Finding of Consistency No. 2017-004 a request by Visalia Adventure Park to construct solar carport shade structures in the west parking lot south of the batting cages. The site is located at 5600 West Cypress Avenue (APN: 08-450-019). The Visalia Adventure Park Conditional Use Permit No. 2003-39 for the family entertainment park was approved by the Planning Commission on January 26, 2004.
5. PUBLIC HEARING – Andy Chamberlain - *Continued from the 09/11/2017 Public Hearing*
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).
6. PUBLIC HEARING – Brandon Smith
 - a. Houdini Acres Tentative Subdivision Map #5563: A request by Larry Rambaud to subdivide three lots consisting of 2.15 gross acres into 10 lots for residential use in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-010,011,013). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2017-67.
 - b. Conditional Use Permit No. 2017-31: A request by Larry Rambaud to allow two duplex structures (four dwelling units total) on two corner lots within proposed Tentative Subdivision Map #5563 in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone. The site is located on the west side of Demaree Street between Iris and Howard Avenues (APN: 087-122-013). The project is Categorically Exempt from the

California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2017-67.

7. PUBLIC HEARING – Andy Chamberlain

Variance No. 2017-21: A request by Walmart to allow 736 sq. ft. of building signage, and 108 sq. ft. of monument sign area in the Commercial Mixed Use (CMU) Zone. The site is located at 1819 E. Noble Avenue. (APN: 100-050-001, 007, 100-040-043) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-69.

8. PUBLIC HEARING –Paul Scheibel

- a. General Plan Amendment GPA No. 2017-01: A request by the City of Visalia to amend General Plan Land Use Element Policy LU-P- 45 and LU-P-46 (Visalia’s Infill Incentive Program), and General Plan Land Use Policy LU-P-20 pertaining to annexation of Disadvantaged Unincorporated Communities (DUC), to be consistent with the 2016 General Plan Housing Element, Citywide. Pursuant to California Environmental Quality Act Section 15183, environmental findings are included as part of the project findings.
- b. Zoning Text Amendment ZTA No. 2017-02: Zoning Text Amendment ZTA 2017-02, a request by the City of Visalia to amend the Visalia Municipal Code, Title 17 (Zoning) to implement the 2016 General Plan Housing Element, and to correct minor errors noted from the 2017 Zoning Ordinance Update, Citywide. Pursuant to California Environmental Quality Act Section 15183, environmental findings are included as part of the project findings.

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, OCTOBER 5, 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, OCTOBER 9, 2017

City of Visalia



To: Planning Commission

From: Paul Bernal, Principal Planner
(713-4025)

Date: September 25, 2017

Re: Finding of Consistency No. 2017-004 a request by Visalia Adventure Park to construct solar carport shade structures in the west parking lot south of the batting cages. The site is located at 5600 West Cypress Avenue (APN: 08-450-019). The Visalia Adventure Park Conditional Use Permit No. 2003-39 for the family entertainment park was approved by the Planning Commission on January 26, 2004.

RECOMMENDATION

Staff recommends that Planning Commission make a Finding of Consistency for the addition of the metal-framed carport solar array shade structures in the parking lot and as shown in Exhibit "A".

DISCUSSION

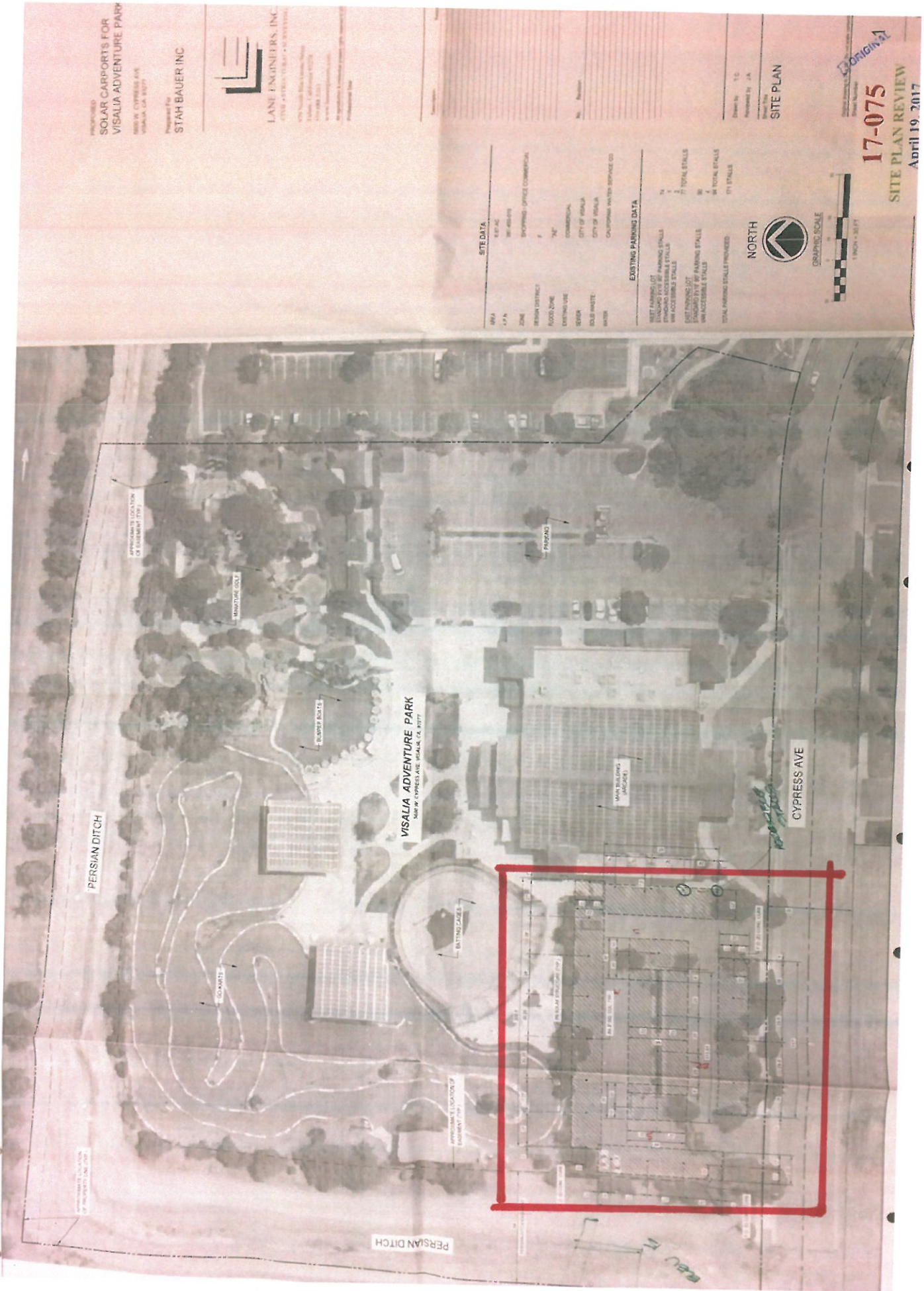
Visalia Adventure Park is requesting to construct new metal-framed carports with photovoltaic solar arrays over the existing parking lot located west of the main building as depicted on Exhibit "A". The carport shade structures are a combined area of 15,540 square feet.

The applicant's letter requesting consideration of the solar array carport shade structures is provided in Exhibit "B". The structures do not change the intended use of the parking lot site and will not interfere with the surrounding uses. The proposed carports do not directly conflict with any conditions approved for Conditional Use Permit No. 2003-39. The requested structures will maintain the approved landscaping as established per the approved CUP 2003-39. Any vegetation removed shall be replaced with similar vegetation and/or be replaced with appropriate drought tolerant shrubs.

The structures were reviewed through Site Plan Review No. 2017-075, with the comments that the landscape be maintained, as approved with CUP No. 2003-39, and the requirement to file a Finding of Consistency. In addition, the carport shade structures are not permitted to overhang the property lines.

ATTACHMENTS

- Exhibit "A" – Site Plan with carport structures
- Exhibit "B" – Applicant Letter
- Aerial Map



PROPOSED
**SOLAR CARPORTS FOR
 VISALIA ADVENTURE PARK**
 1800 W CYPRESS AVE
 VISALIA, CA 93277

Prepared For
STAH BAUER INC

LANE ENGINEERS, INC
 4750 ASTOR DRIVE, SUITE 200
 VISALIA, CA 93277
 (559) 238-1100
 www.laneengineers.com

SITE DATA

AREA	8.17 AC
APR	17A
ZONE	SHOPPING OFFICE COMMERCIAL
SEWER DISTRICT	7
FLOOD ZONE	NC
EXISTING USE	COMMERCIAL
SEWER	CITY OF VISALIA
SUBS WASTE	CITY OF VISALIA
WATER	CALIFORNIA WATER SERVICE CO

EXISTING PARKING DATA

NET NUMBER OF PARKING SPACES	15
STANDARD ACCESSIBLE SPACES	2
MIN ACCESSIBLE SPACES	2
NET PARKING LOT	77 TOTAL SPACES
STANDARD PAVEMENT PARKING SPACES	7
UNACCESSIBLE SPACES	70 TOTAL SPACES
TOTAL PARKING SPACES PROVIDED	77 TOTAL SPACES

Drawn By: TC
 Checked By: JA
 Date: 1/17/17

SITE PLAN

NORTH

GRAPHIC SCALE
 1 INCH = 30 FEET

17-075
 SITE PLAN REVIEW
 April 19, 2017

6/26/2017

Mr. Josh McDonnell
Principal Planner
City of Visalia
Community Development Dept./Planning Division
Tulare, CA 93274

Project: Solar Carports for Visalia Adventure Park

Subject: Finding of Consistency Letter

Dear Josh:

We would like to proceed with the Finding of Consistency regarding the proposed solar carports. The project will consist of adding new photovoltaic solar arrays over new metal-framed carports that will be installed over the existing parking areas to the west of the existing main building. Under this project, all other existing improvements will remain intact and will continue to be utilized in the operation of the facility.

We greatly appreciate your time and consideration on this matter.

Sincerely,

A handwritten signature in black ink that reads "Michael Robinson". The signature is written in a cursive style with a large initial "M".

Mike Robinson

Finding of Consistency No. 2017-004

APN: 087-450-019



Aerial Map

100 50 0 100 200 Feet

