

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