

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, NOVEMBER 13, 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.
 - a. Time Extension for Emerald Creek Tentative Subdivision Map No. 5453 and Conditional Use Permit No. 2004-41: A request by Kevin Fistolera and Bob Ausherman (Forester Weber & Associates, agent) to divide 14.6 acres into 46 lots with Remainder lots for a planned residential development of single-family, duplex, triplex, and four-piex townhouses.
 - b. Time Extension for Los Pinos Vesting Tentative Subdivision Map No. 5467: A request by Acevedo Properties to divide 9.8 acres into 21 lots for single-family development. The project is located at the northwest corner of South Dans Street and West Visalia Parkway (APN: 126-760-010 and 126-020-065).
 - c. Vista Del Sol Estates Tentative Subdivision Map No. 5552: A request by Jonathan Cassaday to subdivide 5.72 acres into 38 lots ranging in size from 4,500 to 6,844 sq. ft. and Conditional Use Permit No. 2015-19, a request to develop four duplex units on corner lots in the Vista Del Sol Estates Subdivision. The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069)
 - d. Finding of Consistency 2017-05: A request by the Neighborhood Church to change the monument sign design approved as a part of Conditional Use Permit No. 2016-26. The site is located at 5505 West Riggin Avenue (APN: 077-100-062). Conditional Use Permit No. 2016-26 was approved by the Planning Commission on December 12, 2016.

5. PUBLIC HEARING – Paul Bernal *Continued from 10/23/2017*
Conditional Use No. 2017-33, a request by Lennar Homes of California, Inc., to establish a Planned Residential Development with modified rear yard setbacks for a 94-lot approved and recorded Eagle Meadows of Visalia 20 subdivision map. The Eagle Meadows of Visalia 20 subdivision map is located on the east side of North Mooney Boulevard between West Ferguson Avenue and West Riggan Avenue (APN: 090-010-008). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-75
6. PUBLIC HEARING – Paul Scheibel
 - a. General Plan Amendment GPA No. 2017-03: A request by the City of Visalia to amend the General Plan Land Use designation on two parcels totaling 15.69 acres, from RHD (Residential High Density) to RMD (Residential Medium Density), located on the northeast corner of Riggan Ave. and Court St., and to revise the Regional Housing Needs Allocation (RHNA) Sites Inventory to reflect the change in development density potential (APNs: 079-310-004, and -005)
 - b. Change of Zone COZ No. 2017-04: A request by the City of Visalia to amend the Zoning designation on two parcels totaling 15.69 acres, from R-M-3 (Multi-family Residential, 1,200 sq. ft. of lot area per unit) to R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit), located on the northeast corner of Riggan Ave. and Court St., (APNs: 079-310-004, and -005)

That a Negative Declaration was adopted for the proposed Housing Element Update (Negative Declaration No. 2015-56) and the Zoning Ordinance Update (Environmental Document No. 2016-41), and are directly applicable to this project, and which disclosed the project has no new effects that could occur, or new mitigation measures that would be required that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078). The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-37, adopted on October 14, 2014. Therefore, staff concludes that the Program Environmental Impact Report adequately analyzed and addresses the project necessary to enable regulatory enforcement of the new plan policies and to achieve consistency between the General Plan and implementing ordinances. Therefore, Environmental Document No. 2017-76 can be adopted for this project.

7. WORK SESSION – James D. Koontz, Assistant City Attorney
Robert's Rules of Order/Recusal Requirements
8. 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 MONDAY NOVEMBER 27, 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, DECEMBER 11, 2017

City of Visalia



To: Planning Commission

From: Andrew Chamberlain, Senior Planner (713-4003)

Date: November 13, 2017

Re: Finding of Consistency 2017-05: A request by the Neighborhood Church to change the monument sign design approved as a part of Conditional Use Permit No. 2016-26. The site is located at 5505 West Riggin Avenue (APN: 077-100-062). Conditional Use Permit No. 2016-26 was approved by the Planning Commission on December 12, 2016.

RECOMMENDATION

Staff recommends that Planning Commission make a Finding of Consistency for the new monument sign design in Exhibit B.

DISCUSSION

The Neighborhood Church is requesting to change the design of the monument sign approved as a part of Conditional Use Permit No. 2016-26. The approved sign is shown in Exhibit "A" and the proposed sign is shown in Exhibit "B".

The applicant has redesigned the sign and is asking for Planning Commission approval of a Finding of Consistency for the new design as stated in the attached letter. The proposed sign is similar in size and height to the original approved sign. The proposed sign meets the current Zoning Ordinance sign standards for Quasi Public uses in the R-1-5 zone.

Staff is recommending approval based upon consistency with the original sign approval and consistency with the overall Neighborhood Church campus.

ATTACHMENTS

- Applicant Letter
- Exhibit "A" – Original Sign Design
- Exhibit "B" – Revised Sign Design
- Aerial Map



CITY OF VISALIA
C/O ANDREW CHAMBERLAIN,
SENIOR PLANNER
315 E. ACEQUIA AVENUE
VISALIA, CA 93291

OCTOBER 26, 2017

RE: REQUEST FOR FINDINGS OF CONSISTENCY
MONUMENT SIGN: CUP2016-26

Mr. Chamberlain,

On December 12, 2016, the City of Visalia Planning Commission approved the request of Neighborhood Church to revise the Master Plan for its church campus as well as designs for a new monument sign through Conditional Use Permit 2016-26.

The applicant now proposes to the Planning Commission, at their earliest convenience, to make Findings of Consistency with a redesign of the monument sign to be located at the south west corner of Riggan Avenue and Akers Street. "Exhibit F" of CUP 2016-26 shall be replaced with the attached "Exhibit A".

This request will not replace the requirement in the Conditions of Approval for an approved sign permit, and a separate sign permit application will be filed with the City of Visalia.

A handwritten signature in blue ink, appearing to read "A. Carpenter".

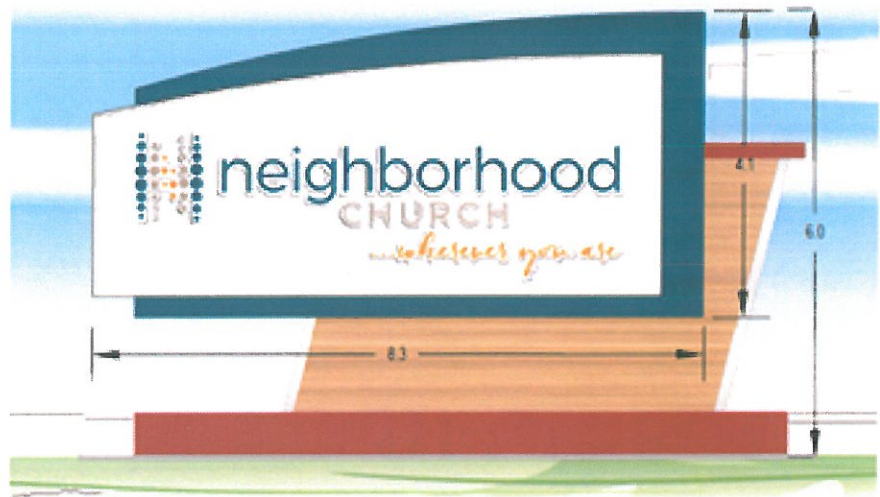
Aaron Carpenter
Associate Planner
4 Creeks, Inc

Exhibit "A"

Conditional Use Permit No. 2016-26

Original Sign Design

Monument Sign design approved as part of CUP 2016-26.



- DIGITAL PRINT VINYL FILM/GRAPHICS
- MILK FINISH ALUMINUM/POCOB
- SATIN WHITE ACRYLIC POLYURETHANE
- PMS 720 SATIN ACRYLIC POLYURETHANE
- WOOD PANELING WITH CLEAR COAT
- PMS 244 SATIN ACRYLIC POLYURETHANE

TOTAL SIGN AREA: 34 SF.
SIGN HEIGHT: 6 SF.



324 S. SANTA FE, STE. A
VISALIA, CA 93290
(559) 824-2022

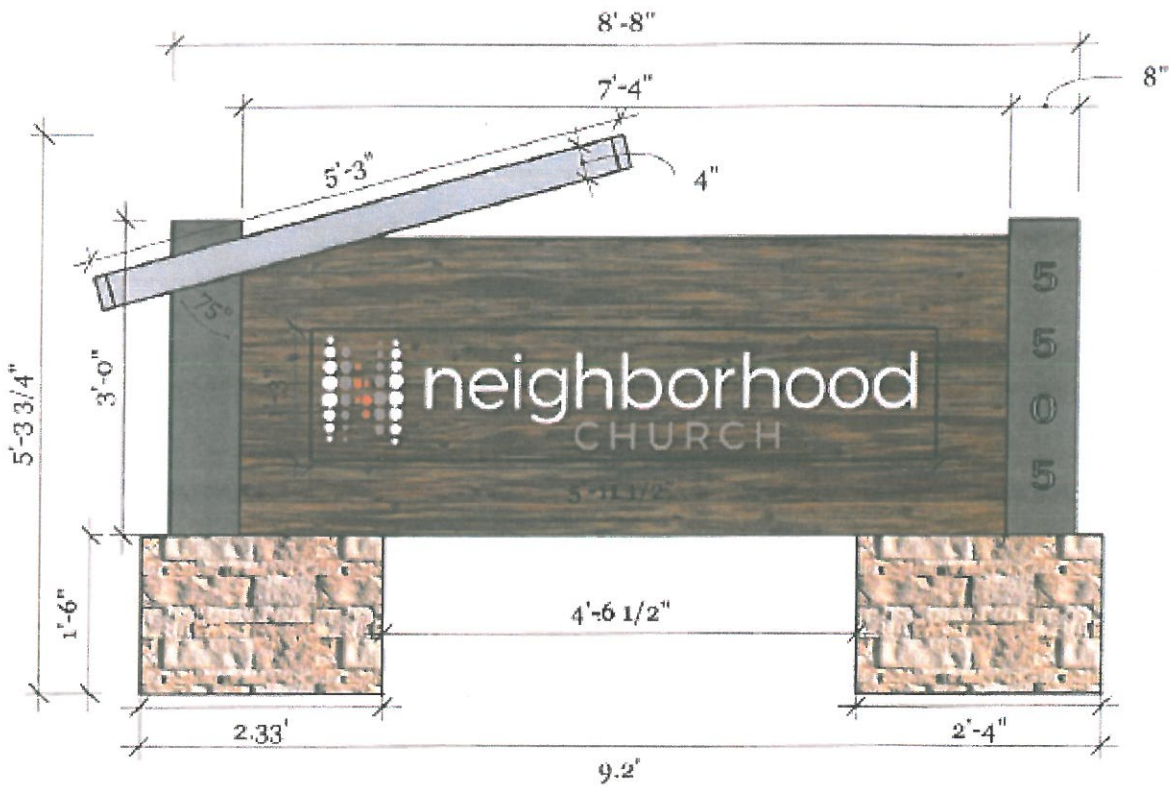
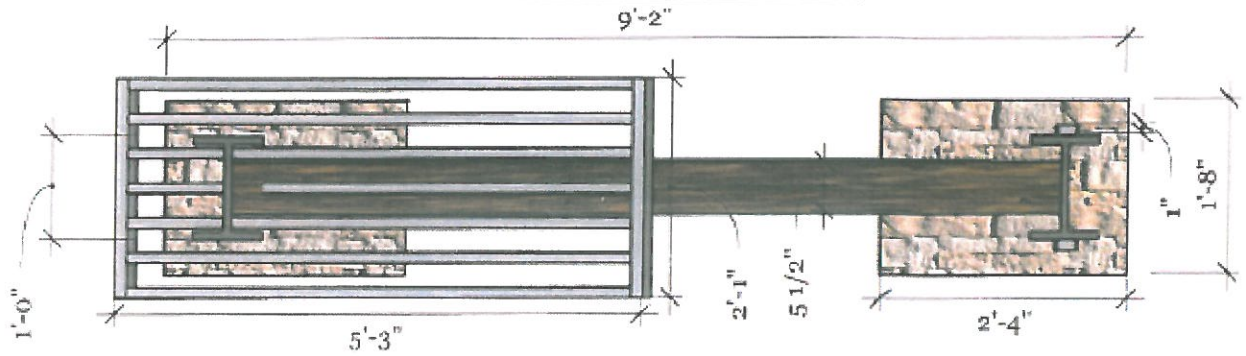
NEIGHBORHOOD CHURCH
INTERNALLY ILLUMINATED MONUMENT SIGN

NEIGHBORHOOD CHURCH
555 W. RIGGIN AVENUE
VISALIA, CA 93291

Exhibit "A"

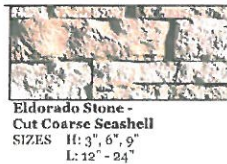
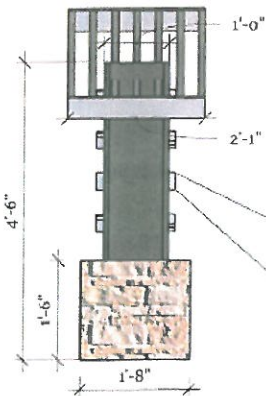
Exhibit "B"

Revised Sign Design



SIGN AREA: 7.5 SF

BASE WIDTH: 50% of total



**MONUMENT SIGN
(SPLIT BASE)**

October 19, 2017

5
Aluminum
(NTS)

NEIGHBORHOOD CHURCH

Exhibit "B"

City of Visalia



**Neighborhood Church
CUP 2016-26
Finding of Consistency No. 2017-005**