

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, DECEMBER 11, 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.
 - Finding of Consistency 2017-06: A request by Nina Clancy to allow a modification to the Montessori School Master Plan for Conditional Use Permit 2013-29, allowing the interim use of two mobile classrooms. The site is located at 3514 S. Linwood Street (APN: 119-360-054). Conditional Use Permit No. 2013-29 was approved by the Planning Commission on October 28, 2013.
5. PUBLIC HEARING – Brandon Smith
Conditional Use No. 2017-35, a request by Verizon Wireless (Crown Castle MU LLC, property owner) to allow a modification that includes a 15-foot height extension to an existing telecommunications monopole located in the Light Industrial (I-L) zone. The site is located at 2410 S. Santa Fe Street, on the north side of K Avenue, 750 feet east of Santa Fe Street. (APN: 123-121-004).
6. PUBLIC HEARING – Paul Scheibel
Conditional Use Permit No. 2017-34: A request to modify the approved setbacks for CUP 2016-26 (Southern Highlands, TSM No. 5555), for a Planned Residential Development (PRD) to subdivide 14.30 acres into 12 parcels for multi-family units, and 71 lots for single-family residences in the R-M-2 (Multi-family Residential, 3,000 sq. ft. of lot area per unit), and R-1-5 (Single-family Residential, 5,000 sq. ft. of lot area per unit) Zone Districts. The project includes private and gated streets, and common recreation areas. The project site is located near the southeast corner of Demaree Street and Visalia Parkway (APNs 126-950-013 & 126-950-014) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2017-80.

7. WORK SESSION – Andy Chamberlain
Work Session to Update and Receive Comments on Potential Changes to Mobile Food Vending Regulations
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 DECEMBER 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, JANUARY 8, 2017

City of Visalia



To: Planning Commission

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

Date: December 11, 2017

Re: Finding of Consistency 2017-06: A request by Nina Clancy to allow a modification to the Montessori School Master Plan for Conditional Use Permit 2013-29, allowing the interim use of two mobile classrooms. The site is located at 3514 S. Linwood Street (APN: 119-360-054). Conditional Use Permit No. 2013-29 was approved by the Planning Commission on October 28, 2013.

RECOMMENDATION

Staff recommends that Planning Commission make a Finding of Consistency for the interim use of two portable classrooms and a storage building as shown in Exhibit B.

DISCUSSION

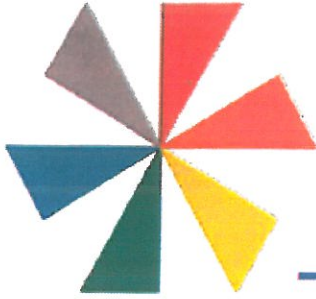
The Montessori School is requesting to use two portable classrooms as interim facilities between Phase One, completed in 2014, and the future Phase Two as shown in the Exhibit "A" Master Plan. The proposed portable classrooms shown in Exhibit "B" will be located adjacent to the access drive on the south side of the site, and a portable classroom will be used for storage on the north end of the site near the existing barn.

The attached letter indicates that the two portable classrooms would be removed when the Phase Two main structure is built. The classroom units would be located on pavement, which will become parking when the classrooms are removed. The storage building would be retained for long term secure storage, which cannot be achieved in the existing barn building that would be removed for the Phase Two structure.

The proposed classrooms and storage building were reviewed through Site Plan Review No. 2017-206. As proposed, the classrooms will require the addition of four parking stalls that will be accommodated by paving out an additional row of parking in the main parking lot along the Caldwell Avenue frontage.

ATTACHMENTS

- Applicant Letter
- Exhibit "A" – Approved Phase One & Phase Two
- Exhibit "B" – Interim Site Plan
- Aerial Map



Visalia Montessori School

3502 South Linwood Street Visalia, CA 93277
(559) 624-1374
Fax (559) 336-4635
Email: office@visaliamontessori.com
Website: www.visaliamontessori.com

City of Visalia
Site Plan Review Board
315 East Acequia Ave.

Visalia, CA 93291

Dear Planning Committee:

This letter is to update the City of Visalia on the progress of Visalia Montessori School located at 3502 Linwood. We are progressing on our Phase One plan yet are not at the point to initiate Phase Two and the large permanent building on our site. We are, however, in need of temporary classroom space. We have acquired two portable classrooms from Porterville High School to be used in this interim time to house our students. A third portable will be used to store classroom materials. When we are ready to build the larger permanent school on this site, these portables will be removed from the site as they will no longer be needed to house students.

Thank you for your time yesterday and look forward to the next step in moving forward.

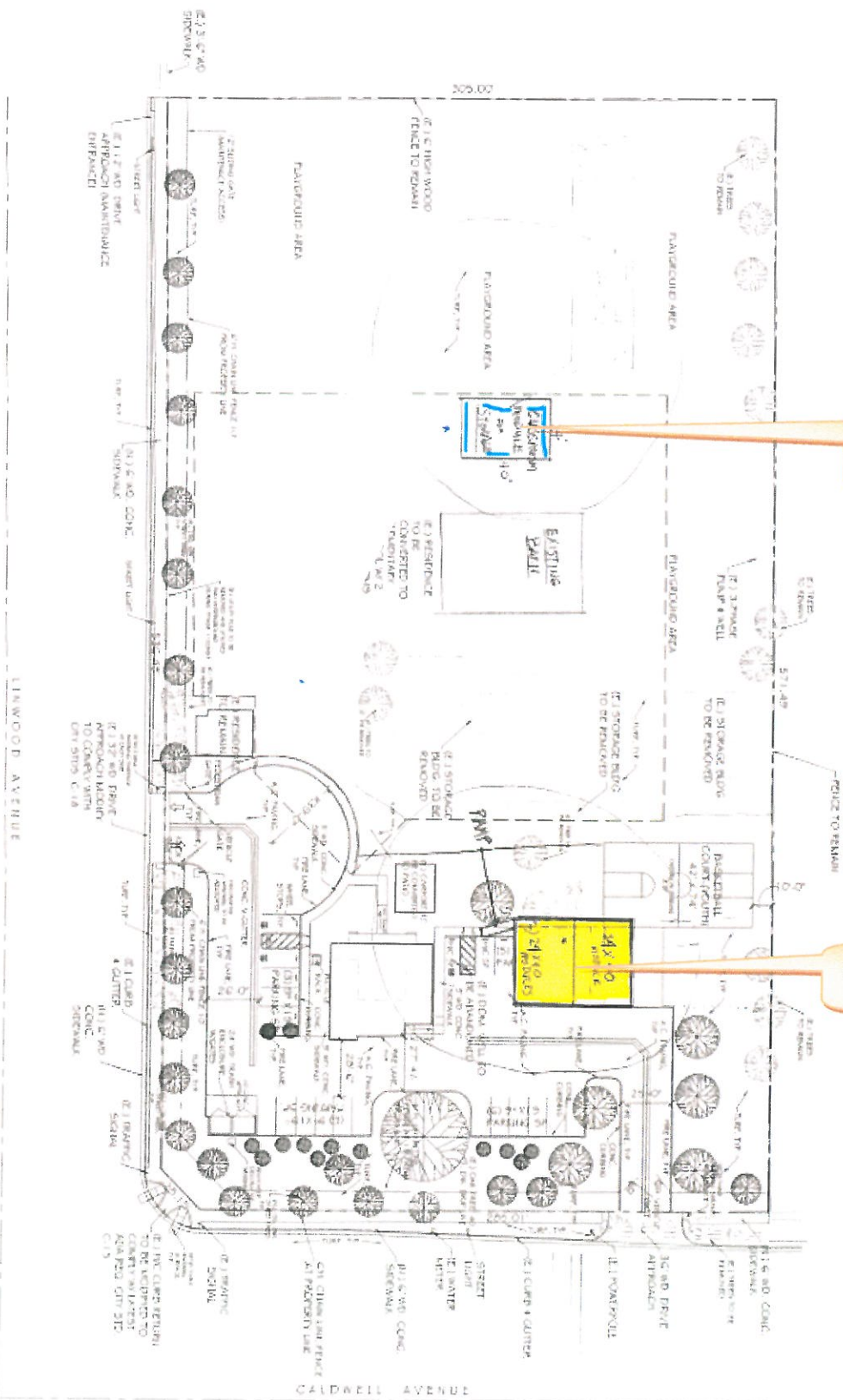
Sincerely,


Nina Clancy

Visalia Montessori School

Applicant Letter - FOC

Exhibit "B"



Storage Building

Classrooms

PHASE I SITE PLAN



adjusted site plan

PORTABLE CLASS ROOMS

2. 21740 - fee, PEWITT High School

1 FOR STORAGE

Interim Site Plan

Exhibit "B"

City of Visalia



Aerial Photo

