

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, MARCH 12, 2018; 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.
 - Planning Division Fee Amendments: Consideration of revisions to the Planning Division fees as contained in City of Visalia Fee Resolution No. 2017-38.
5. PUBLIC HEARING – Andy Chamberlain
Variance No. 2018-01: A request by Central Valley Sweeping to exceed the 25% office area limit in the Industrial Zone, allowing a 36% office area totaling approximately 1,925 sq. ft. of office in a 5,438 sq. ft. building, in the Industrial (I) Zone. The site is located at 10313 W. Legacy Avenue. (APN: 073-220-003).The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-01
6. PUBLIC HEARING – Paul Scheibel
 - a. Lowery West Tentative Subdivision Map TSM 5564: A request to subdivide 48 acres into 218 lots for residential units, including a 17.5-acre portion proposed as a Planned Residential Development (PRD) with 94 residential lots with gated access and private streets. The project site is zoned R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot size), is located near the northeast corner of Riggin Ave. and Akers St. (APNs 077-060-006 and -028) The project has been found to be consistent with Mitigated Negative Declaration No. 2016-63.
 - b. Conditional Use Permit CUP 2017-32: A request for a Planned Residential Development (PRD) on a 17.5-acre portion of a proposed 48-acre, 218-unit residential subdivision. The PRD proposes to develop 94 residential lots with gated access and private streets, modifications to the minimum standards of the R-1-5 Zoned District, including lots that are smaller than 5,000 square feet less than 50 feet in width, and reduced yard setbacks. The site is zoned R-1-5 (Single-family Residential, 5,000 sq. ft. minimum lot size), located near on the northeast corner of Riggin Ave. and Akers St. (APNs 077-060-006 and -028) The project has been found

to be consistent with Mitigated Negative Declaration No. 2016-63.

7. REGULAR HEARING-Paul Scheibel
 - 2017 Annual Housing Element Progress Report
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 THURSDAY, MARCH 22, 2018 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, MARCH 26, 2018