

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, APRIL 23, 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.
 - Adoption of Resolution No. 2017-37, denying Conditional Use Permit No. 2017-22 in accordance with action taken by the Planning Commission during the regular meeting held on April 9, 2018.
5. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2018-04: A request by Jana Wilkerson to allow an Escape Room facility in the C-MU (Commercial Mixed Use) zone. The site is located at 3300 S. Fairway Street. (APN: 122-300-040) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-14
6. PUBLIC HEARING – Paul Scheibel
 - Zoning Text Amendment No. 2018-01: a request by American Ambulance Visalia to amend Zoning Ordinance Section 17.25.030 (Zoning Use Matrix) Line M54 to conditionally allow the Ambulance Services/Medical Transport use in the I-L (Light Industrial) Zone District, Citywide
 - Conditional Use Permit No. 2018-07: A request by American Ambulance Visalia to allow an ambulance service on a .75-acre parcel in the I-L- (Light Industrial) Zone District. The project site is located at 6743 West Pershing Court. (APN: 085-520-009) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-016

7. PUBLIC HEARING – Brandon Smith

- a. Cherry Creek Tentative Subdivision Map No. 5565: a request by Hidden Oak Development Company (Grace Community Church, property owner) to subdivide a 9.68-acre portion of a 29.38-acre parcel into 45 lots for residential use in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone, located on the south side of Cherry Avenue 1,200 feet west of Lovers Lane. APN: 126-110-061 [portion]. An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2017-81 was adopted.
- b. Tentative Parcel Map No. 2017-04: a request by Hidden Oak Development Company (Grace Community Church, property owner) to subdivide a 29.38-acre parcel into two parcels to create separate parcels for church and residential uses in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone, located on the southwest corner of Lovers Lane and Cherry Avenue. APN: 126-110-061. An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2017-81 was adopted.
- c. Conditional Use Permit No. 2017-37: a request by Hidden Oak Development Company (Grace Community Church, property owner) to amend previously-approved Conditional Use Permit No. 2008-46 for the purpose of revising a master plan associated with a church campus in the R-1-5 (Single-Family Residential, minimum 5,000 square foot lot size) zone, located on the southwest corner of Lovers Lane and Cherry Avenue. APN: 126-110-061. An Initial Study was prepared for this project, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant with mitigation and that Negative Declaration No. 2017-81 was adopted.

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Joint City Council and Planning Commission Meeting.
- Quarterly Growth Report.

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 Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

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, MAY 3, 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 TUESDAY MAY 29 2018