

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, JUNE 11, 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 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.
 - No Items on the Consent Calendar
5. PUBLIC HEARING – Brandon Smith
Tentative Parcel Map No. 2018-02: A request by Aditya Verma M.D. Inc. to subdivide a 19,604 square foot parcel into two parcels for office use. The proposed parcels created by this project will utilize the public access easement and easement for public utilities created through the planned office development that was established with the approval of Conditional Use Permit No. 9612. The proposed parcels are consistent with Conditional Use Permit No. 9612. The project is zoned O-PA (Professional / Administrative Office), located at 5448 and 5510 W. Avenida De Los Robles, on the northwest corner of Avenida De Los Robles and Tamarack Street approximately 600 feet west of Akers Street. (APN: 085-240-022) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2018-21.
6. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2018-10: A request by Courthouse Square Ventures LLC to establish a 34 room hotel with rooftop lounge in an existing building in the D-MU (Downtown Mixed Use) zone. The site is located at 210 N. Court Street. (APN: 094-287-001) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-83.

7. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2018-08: A request by Arnulfo Gonzalez to amend Conditional Use Permit No. 97-05 for the existing assisted living facility, increasing the number of residents from 52 to 59 in the R-M-2 (Medium Density Residential) zone. The site is located at 2948 & 2950 E. Douglas Avenue. (APN: 103-290-030) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-22
8. PUBLIC HEARING – Paul Bernal
Teagan Ranch Tentative Subdivision Map No. 5568 is a request to subdivide 1.59-acres into an eight lot residential subdivision located in the R-1-5 (Single-Family Residential 5,000 sq. ft. minimum lot area) zone. The project site is located on the east side of N. Rono Ct. between W. Douglas and W. Grove Avenues (APN: 085-390-042). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-27
9. PUBLIC HEARING – Paul Scheibel
SUBJECT: Zoning Text Amendment No. 2018-03: A request by the City of Visalia to amend Chapter 17.63 of the City of Visalia Zoning Ordinance pertaining to Micro-brewery/Micro-winery uses, Citywide. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-28.

10. 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 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, JUNE 21, 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, JUNE 25, 2018