

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, JUNE 25, 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 – Andy Chamberlain
Conditional Use Permit No. 2018-13: A request by Kim and Francisco Ramos to allow auto repair in the C-MU (Commercial Mixed Use) zone. The site is located at 1140 N. Ben Maddox Way (APN: 098-161-017). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-35.
6. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2018-09: A request by Great Valley Builders to allow a 7,071 square foot building on 1.58 acres for use as a private college classroom facility for Brandman University. The project site has a zoning designation of BRP (Business Research Park) and is located on the west side of Plaza Drive approximately 600 feet north of Crowley Avenue (APN: 081-160-023). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-24.
7. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2018-12: A request by Steven L. Keike Architect to allow an amendment to Conditional Use Permit No. 2014-19, for the development of a 47,766 sq. ft. four-story 86-room, hotel on approximately 2-acres within the "Square at Plaza Drive" master-planned development. The two-acre site is zoned BRP (Business Research Park) and the Square at Plaza Drive master-planned development is located on the southwest corner of N. Plaza Dr. and W. Crowley Ave. (APN: N/A). A Mitigated Negative Declaration (MND No. 2014-53) was previously approved, and was determined to be adequate for the project.

8. PUBLIC HEARING – Andy Chamberlain

Zoning Ordinance Text Amendment No. 2018-02: A request by the City of Visalia to amend Chapter 17 of the City of Visalia Zoning Ordinance adding Section 17.64 for a Mobile Food Vending Target Area Program and Mobile Food Vending Overlay District Maps to the Zoning Ordinance. The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2018-15.

9. DIRECTOR’S REPORT/ PLANNING COMMISSION DISCUSSION-

- The Visalia Planning Commission 2017 Annual 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, JULY 5, 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, JULY 9, 2018