

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, AUGUST 13, 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.
 - Request to initiate a General Plan Air Quality Element Amendment (GPA), and Zoning Text Amendment (ZTA) to address revisions to the Indirect Source Review (ISR) Rule 9510 administered by the San Joaquin Valley Air Pollution Control District (SJVAPCD).
 - Time Extension for Conditional Use Permit No. 2007-17.
5. PUBLIC HEARING – Brandon Smith
Tentative Parcel Map No. 2018-03: A request by Westgate Construction and Development, Inc. to subdivide a 17.49-acre parcel into two parcels to separate commercial and residential land uses on property containing Mixed Use Commercial (CMU) and Multi-Family Residential (R-M-2 and R-M-3) zoning designations. The project site is located on the northeast corner of Dinuba Boulevard (State Route 63) and Shannon Parkway (APN: 079-071-029). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2018-44.
6. PUBLIC HEARING – Brandon Smith
Variance No. 2018-08: A request by San Joaquin Valley Homes to allow a variance to the minimum front and/or rear yard setbacks associated with three new single-family residences in the Pine River Ranch Estates Subdivision located within the R-1-5 (Single-Family Residential, 5,000 square foot minimum lot size) Zone. The sites are located at 2239 E. Delta Court, 2226 and 2227 E. Woodsville Court (APNs: 098-420-047, 050; 098-510-036). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-43.

7. PUBLIC HEARING – Andrew Chamberlain

Variance No. 2018-06: A request by United Signs to amend the sign program for the Country Club Plaza Shopping Center, to allow two monument signs for the Chevron gas station and convenience store in the Neighborhood Commercial (NC) zone. The site is located at 1330 N. Demaree Street (APN: 089-490-029). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-38.

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Update on the Mobile Food Truck Ordinance
- Update on the Micro-brewery/winery Ordinance
- Update on Assistant/Associate Planner Position

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, AUGUST 23, 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, AUGUST 27, 2018