

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, OCTOBER 22, 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.
 - Adoption of Resolution No. 2018-39, approving Variance No. 2018-10 in accordance with action taken by the Planning Commission during the regular meeting held on October 8, 2018.
5. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2018-20: A request by Claudia Lomeli to allow a residential duplex in an existing building in the PA (Professional Administrative Office) zone. The site is located at 405 N. West Street (APN: 093-175-010). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2018-62
6. PUBLIC HEARING – Andy Chamberlain
 - General Plan Amendment No. 2018-06: A request by the Houston Investment Company to change the land use designation from Very Low Density Residential to Low Density Residential for a five (5) acre parcel. The project site is located at 2548 N. Linwood Street. (APN: 077-190-001) 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. 2018-49 was adopted.
 - Change of Zone No. 2018-07: A request by the Houston Investment Company to change the zoning designation from R-1-20 (Single Family Residential – minimum lot size 20,000 sq. ft.) to R-1-5 (Single Family Residential – minimum lot size 5,000 sq. ft.) for a five (5) acre parcel. The project site is located at 2548 N. Linwood Street. (APN: 077-190-001) 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. 2018-49 was adopted.

- Conditional Zoning Agreement No. 2018-08: A request by the Houston Investment Company to establish conditions requiring the subdivision of property to meet a minimum average lot size of 11,832 sq. ft., and a superblock connective street pattern as shown in the proposed Quintana De Oro Tentative Subdivision Map. The project site is located at 2548 N. Linwood Street. (APN: 077-190-001) 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. 2018-49 was adopted.
- Quintana De Oro Tentative Subdivision Map 5570: A request by the Houston Investment Company to subdivide five (5) acres into 14 lots with an average lot size of 11,832 sq. ft., and two (2) common landscaping lots totaling 3,652 sq. ft., in the R-1-20 Single Family Residential zone. The project site is located at 2548 N. Linwood Street. (APN: 077-190-001) 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. 2018-49 was adopted.

7. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- 5-Pack City Council Work Session Update
- November 13th Planning Commission Meeting

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, NOVEMBER 1, 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, NOVEMBER 13, 2018