

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

TUESDAY, NOVEMBER 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.
 - Time Extension for Orchard Walk Tentative Subdivision Map No. 5543
5. PUBLIC HEARING – Andrew Chamberlain
Conditional Use Permit No. 2018-18: A request by Visalia Adventure Park, Inc. to amend Conditional Use Permit No. 2003-39 to allow the addition of a Water Feature, and to amend Conditional Use Permit No. 2011-24 to expand the allowed area for alcohol sales to the proposed Water Feature enclosure. The project site has a zoning designation of C-MU (Commercial Mixed Use) and is located at 5600 W. Cypress Avenue (APN: 087-450-019). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2018-60
6. PUBLIC HEARING – Paul Scheibel
Conditional Use Permit No. 2018-21: A request by Auto Oil Changers to amend CUP 2013-25 (Riverbend Village Commercial Center) by constructing an oil change and automatic carwash facility on parcels originally entitled for an office building and a fast food restaurant. The site is in the CM-U (Commercial Mixed Use) Zone District, located approximately 450 south of the southeast corner of Riggin Avenue and Dinuba Boulevard (APNs: 091-010-045 and 091-010-046). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-63.

7. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2018-23: A request by California Water Service Company to allow the addition of four 12-foot diameter wellhead treatment vessels and associated site work at an existing water well site in the Professional Administrative Office (PA) zone. The project site is located at 1801 W. Main Street, the southwest corner of Main and Elm Streets (APN: 093-302-005). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301-b, Categorical Exemption No. 2018-67

8. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2018-24: A request by Mike Patel to allow a 32-room expansion of an existing hotel in the C-R (Regional Commercial) zoning designation, wherein the expansion will occur on vacant property located east of the existing hotel. The project site is located at 4645 W. Noble Avenue (APN: 087-330-052). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2018-66

9. PUBLIC HEARING – Paul Bernal
Conditional Use Permit No. 2018-25: A request by Central Valley Christian School to amend Conditional Use Permit No. 97-12 to construct a new 17,500 sq. ft. building to be used for Agricultural Science, Art, Metal and Woodshop classes. The new 17,500 sq. ft. building is proposed west of the gymnasium on the 7-acre school campus in the QP (Quasi-Public) zone located at 5600 West Tulare Avenue (APN: 087-460-006). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15314, Categorical Exemption No. 2018-64

10. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
 - December 10, 2018 Planning Commission meeting
 - 5-Pack City Council Work Session Update
 - Planning Associate New Hire

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 MONDAY, NOVEMBER 26, 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, DECEMBER 10, 2018