

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, JANUARY 14, 2019; 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.
 - a. Annexation No. 2018-01 (Riezebos)
5. PUBLIC HEARING – Paul Scheibel
Request to Continue Public Hearing Item for Conditional Use Permit No. 2018-21 to a Non-Specific Date.
6. PUBLIC HEARING – Andy Chamberlain
 - a. General Plan Amendment No. 2018-02: A request by Michael Behzad to change the land use designation from Low Density Residential to Commercial Mixed Use for a 2,924 sq. ft. parcel. The project site is located at 139 E. Houston Avenue, on the southwest corner of E. Houston Avenue and N. Church Street (APN: 094-061-008). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2018-75
 - b. Change of Zone No. 2018-01: A request by Michael Behzad to change the zoning designation from R-1-5 (Single Family Residential 5,000 sq. ft. minimum site area) to C-MU (Commercial Mixed Use) for a 2,924 sq. ft. parcel. The project site is located at 139 E. Houston Avenue, on the southwest corner of E. Houston Avenue and N. Church Street (APN: 094-061-008). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2018-75
 - c. Conditional Zoning Agreement No. 2018-03: A request by the Michael Behzad to establish conditions for retail and food service for a small neighborhood convenience store. The project site is located at 139 E. Houston Avenue, on the southwest corner of E. Houston Avenue and N. Church Street (APN: 094-061-008). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2018-75

- d. Conditional Use Permit No. 2018-15: A request by Michael Behzad to allow a 1,500 sq. ft. convenience store with food service in the C-MU (Commercial Mixed Use) zone. The project site is located at 139 E. Houston Avenue, on the southwest corner of E. Houston Avenue and N. Church Street (APN: 094-061-008). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2018-75
- e. Variance No. 2018-07: A request by Michael Behzad to parking and setback requirements to allow the re-use of an existing 1,500 sq. ft. building with no on-site parking, and allowing the solid waste enclosure in a landscape setback area. The project site is located at 139 E. Houston Avenue, on the southwest corner of E. Houston Avenue and N. Church Street (APN: 094-061-008). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2018-75

7. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- St. Paul's Warming Center
- 2018 Annual Planning Commission Update Report
- AB 1661 training June 6, 2019
- January 29, 2019 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, 24, 2019 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, JANUARY 28, 2018

City of Visalia

Memo



To: Planning Commission
From: Paul Scheibel, Principal Planner (559) 713-4369 *PS*
Date: January 14, 2019
Re: Request to Continue Public Hearing Item for Conditional Use Permit No. 2018-21 to a Non-Specific Date.

Recommended Action

Staff recommends that the Planning Commission continue the item to a date non-specific.

Discussion

On December 10, 2018, this item was continued to the January 14, 2019, meeting, at the applicant's request. The reason for the request was to provide additional time as the applicant continues negotiations with the owners/parties involved with the Riverbend Village Commercial Center. Staff has been in contact with the applicant who states progress is being made to resolve internal deed restrictions that affect the uses allowed on the site.

Staff supports the applicant's request for continuation of Conditional Use Permit No. 2018-21 to a date non-specific.