

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, FEBRUARY 25, 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.
  - Request to initiate a Zoning Text Amendment (ZTA) to allow Outpatient Surgery Center as a conditionally allowed use to Zoning Matrix Line M56
5. PUBLIC HEARING - Cristobal Carrillo  
Conditional Use Permit No. 2019-03: A request by Jeff Croall to establish an 8,000 sq. ft. dialysis clinic within an existing building in the O-PA (Professional/Administrative Office) Zone. The project site is located at 5300 W. Tulare Avenue (APN: 087-460-008). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-05.
6. PUBLIC HEARING – Brandon Smith
  - a. Tentative Parcel Map No. 2018-04: A request by West End Partners, LLC to subdivide a 36,235 square foot parcel containing an existing commercial building into two commercial condominiums and a common site parcel, on land in the C-MU (Commercial Mixed Use) Zone. The project site is located on the southwest corner of Mooney Boulevard and Feemster Avenue (APN: 095-160-092). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2018-72.
  - b. Conditional Use Permit No. 2018-29: A request by West End Partners, LLC to establish a planned commercial development with two commercial condominiums and a common site parcel on a developed commercial property, on land in the C-MU (Commercial Mixed Use) Zone. The project site is located on the southwest corner of Mooney Boulevard and Feemster Avenue (APN: 095-160-092). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2018-72.

7. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Visalia Planning Commission 2018 Annual Report to City Council
- Hurley Annexation Initiated by City Council
- City Council approved GPA/COZ/COZ for commercial building on Houston
- March 11, 2019 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, MARCH 6, 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](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 11, 2019**