

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY, MARCH 11, 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.
 - No items on the Consent Calendar
5. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2019-02 is a request by Delta Vector Control District to amend Conditional Use Permit No. 2010-15 to allow a 1,377 sq. ft. expansion for an office and fish hatchery. The project site has a zoning designation of R-1-5 (Single Family Residential) zone. The site is located at 1737 W. Houston Avenue (APN 093-043-034).The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2019-07.
6. PUBLIC HEARING – Cristobal Carrillo
 - General Plan Amendment No. 2019-02: A request by Alex's Body & Paint Inc. to amend the General Plan Land Use designation on two parcels totaling approximately 1.05 acres, from Residential Medium Density to Commercial Mixed Use, located at 3111 and 3161 E. Noble Avenue (APNs: 101-044-001 and 008).
 - Change of Zone No. 2019-01: A request by Alex's Body & Paint Inc., to change the zoning designation from R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) to C-MU (Mixed Use Commercial) for two parcels totaling approximately 1.05 acres, located at 3111 and 3161 E. Noble Avenue (APNs: 101-044-001 and 008).
 - Conditional Use Permit No. 2018-28: A request by Alex's Body & Paint Inc. to add a paint booth, metal shade structure, and façade extension to an existing automobile paint and body shop in the R-M-2 (Multi-Family Residential, 3,000 sq. ft. minimum site area) zone. The project site is located at 3111 E. Noble Avenue (APN: 101-044-008). 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. 2019-01 was adopted.

7. PUBLIC HEARING – Paul Bernal

- Tentative Parcel Map No. 2019-01: A request by CRS Farming LLC, to subdivide a 5.96 acre site into one parcel with two remainder parcels in the C-MU (Commercial Mixed Use) Zone. The project site is located on the northeast corner of N. Mooney Boulevard and W. Riggin Avenue (APN: 078-120-034).
- Conditional Use Permit No. 2019-01: A request by CRS Farming LLC to establish a planned commercial development by creating a parcel with less than the minimum five acre requirement for a C-MU (Commercial Mixed Use) zoned site. The project site is located on the northeast corner of N. Mooney Boulevard and W. Riggin Avenue (APN: 078-120-034).

8. DIRECTOR’S REPORT/ PLANNING COMMISSION DISCUSSION-

- March 25, 2019 Planning Commission Meeting
- Reorganization of Community Development
- Housing Task 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, FEBRUARY 21, 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, FEBRUARY 25, 2019