

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

**MONDAY, APRIL 8, 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 – Paul Scheibel
  - Change of Zone No. 2018-09: A request to amend Zoning Ordinance Chapter 17.25 (Zoning Use Matrix) to Conditionally allow outpatient surgery centers in the C-MU (Commercial Mixed use) Zone District, Citywide 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. 2019-10 was adopted.
  - Conditional Use Permit No. 2018-30: A request to amend CUP 2017-17 by expanding the project site by one parcel totaling .94-acre, which will facilitate a 56,000 square-foot mixed use building that includes a 25,000 square-foot outpatient surgery center, general medical offices, and a 6,000 square-foot residence. This will replace the 25,000 square-foot mixed use building previously approved with CUP 2017-17. The project parcel is located on the south side of West Monte Vista Avenue, approximately 500 feet west of Mooney Boulevard (APN 121-090-017, 121-100-091, 121-100-079, -080, -081, -082, -083, -084, -085, -086, -087, -088, -089) 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. 2019-10 was adopted.
6. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-
  - Status Report on General Plan Buildout
  - April 22, 2019 Planning Commission Meeting
  - Housing Element TAC Meeting
  - GPA & COZ for Alex Paint and Body
  - Commissions/Committee Update

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, APRIL 18, 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, APRIL 22, 2019**