

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

TUESDAY, MAY 28, 2019; 5:30 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 Consent Calendar Items
5. PUBLIC HEARING – Paul Scheibel
Conditional Use Permit No. 2019-17: A request to allow an 8,500 square-foot Dialysis Center within an existing retail building. The project site has a zoning designation of C-R (Regional Commercial), located at 3446 S. Mooney Blvd. (APN: 122-290-029).The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-37.
6. PUBLIC HEARING – Paul Bernal
 - Tentative Parcel Map No. 2019-03: A request by Lars Andersen and Associates, Inc. to subdivide a 36,515 square foot parcel containing an existing 8,813 square foot commercial building into three commercial condominiums and a common site parcel, on land in the C-R (Regional Commercial) Zone. The project site is located on the southeast corner of South Mooney Boulevard and West Walnut Avenue (APN: 122-040-052). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-33.
 - Conditional Use Permit No. 2019-12: A request by Lars Andersen and Associates, Inc. to establish a planned commercial development with three commercial condominiums and a common site parcel on a developed commercial property, on land in the C-R (Regional Commercial) Zone. The project site is located on the southeast corner of South Mooney Boulevard and West Walnut Avenue (APN: 122-040-052).The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-33.

7. PUBLIC HEARING – Paul Bernal

- Tentative Parcel Map No. 2019-04: A request by Lars Andersen and Associates, Inc. to subdivide a 29,504 square foot parcel containing an existing 10,200 square foot commercial building into two commercial condominiums and a common site parcel, on land in the C-MU (Regional Commercial) Zone. The project site is located at 3221 South Mooney Boulevard (APN: 121-100-054). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-34.
- Conditional Use Permit No. 2019-14: A request by Lars Andersen and Associates, Inc. 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-R (Regional Commercial) Zone. The project site is located at 3221 South Mooney Boulevard (APN: 121-100-054). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-34.

8. PUBLIC HEARING – Cristobal Carrillo

Conditional Use Permit No. 2019-09: A request by Salser and Dillard Funeral Chapel to amend Conditional Use Permit No. 2001-23 to allow the addition of a 7,222 sq. ft. reception building in the O-PA (Professional/Administrative Office Zone). The project site is located at 3714 S. Court Street (APN: 126-870-004). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-18.

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- June 10, 2019 No Planning Commission Meeting
- June 24, 2019 Election of New Chair and Vice Chair.

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 FRIDAY, JUNE 7, 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, JUNE 24, 2019