

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

MONDAY, JULY 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.
 - Time Extension for Tentative Parcel Map No. 2008-06 and Conditional Use Permit No. 2008-15
5. PUBLIC HEARING – Paul Scheibel
 - Tentative Parcel Map No. 2019-06: A request to subdivide a 5.95-acre lot into 14 parcels for building development, and one common lot in the "I" (Industrial) Zone district. The project site is located on the northwest corner of W. Sunnyview Ave., and N. Clancy St. (APN: 077-200-039) An Initial Study was prepared for the tentative subdivision map consistent with CEQA. Initial Study No. 2019-46 disclosed that environmental impacts are determined to be not significant. The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-47, adopted on October 14, 2014. The Environmental Impact Report adequately analyzed and addressed the proposed project.
 - Conditional Use Permit CUP No. 2019-09: A request to construct eight industrial buildings totaling 69,130 square feet of building space on 14 parcels that lack direct street frontage. The project site is located on the northwest corner of W. Sunnyview Ave., and N. Clancy St. (APN: 077-200-039) An Initial Study was prepared for the tentative subdivision map consistent with CEQA. Initial Study No. 2014-46 disclosed that environmental impacts are determined to be not significant. The Environmental Impact Report prepared for the City of Visalia General Plan was certified by Resolution No. 2014-47, adopted on October 14, 2014. The Environmental Impact Report adequately analyzed and addressed the proposed project.

6. PUBLIC HEARING – Cristobal Carrillo

- Conditional Use Permit No. 2019-15: A request by Rooted Investments, LLC to establish a 6,550 sq. ft. three unit commercial shell building with a drive-thru in the C-MU (Mixed Use Commercial) Zone. The project site is located on the southeast corner of S. Mooney Avenue and W. Myrtle Avenue (APN: 096-035-010). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2019-39
- Variance No. 2019-06: A request by Rooted Investments, LLC to allow a variance from the required 15-foot front yard and 10-foot street side yard landscaping setbacks, for a proposed 6,550 sq. ft. commercial shell building in the C-MU (Mixed Use Commercial) Zone. The project site is located on the southeast corner of S. Mooney Avenue and W. Myrtle Avenue (APN: 096-035-010). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2019-39

7. PUBLIC HEARING – Paul Bernal

Conditional Use Permit no. 2019-25: A request to operate a therapeutic massage business in the O-C (Office Conversion) zone. The site is located at 521 W. Noble Avenue (APN: 096-142-019) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-48

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- July 22, 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, JULY 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY JULY 22, 2019