

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Liz Wynn



VICE CHAIRPERSON:

Chris Gomez

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

MONDAY, JANUARY 13, 2020 AT 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 for Withdrawal of Application, Conditional Use Permit No. 2018-21 (Auto Oil Changers)
5. PUBLIC HEARING – Josh Dan
Conditional Use Permit No. 2019-39: A request by American Ambulance of Visalia to permit the renovation of an existing, 1,800 sq. ft., single-family residence for ambulance operations located at 4420 West Myrtle Ave in the R-M-2 (Multi-Family Residential) Zone (APN: 087-060-069).
6. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2019-45: A request by Advanced Career Institute to allow improvements to an existing developed one-acre parcel to facilitate the use of a trade school in the 'I' (Industrial) zone. The project site is located at 1728 N. Kelsey Street, on the east side of Kelsey Street 175 feet north of Elowin Court. (APN: 077-150-022)
7. PUBLIC HEARING – Brandon Smith
Variance No. 2019-08: A request by Image Point Signs to allow a variance to the maximum sign area associated with wall signage in the Regional Retail Commercial (C-R) zoning designation. The project site is located at 1645 W. Cameron Avenue, on the south side of Cameron Avenue one-quarter mile east of Mooney Boulevard. (APN: 126-730-030, 031, 032, 042)

8. PUBLIC HEARING – Paul Scheibel

Conditional Use Permit No. 2019-47: A request to convert an 85,500 square-foot retail building into a government office building, to be used by the Tulare County Probation and Health and Human Services Departments. The building is on a 6.3-acre parcel within a 25-acre shopping center in the C-MU (Commercial Mixed Use) Zone District, located on Noble Avenue, approximately 230 feet west of County Center Drive (APN: 095-010-064)

9. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

- Introduction of Curtis Cannon, Community Development Department Director
- Joint Planning Commission/City Council Meeting on January 16, 2020
- January 27, 2020 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, JANUARY 23, 2020 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, JANUARY 27, 2020

City of Visalia



To: Planning Commission

From: Paul Scheibel, AICP, Principal Planner (713-4369)

Date: January 13, 2020

Re: Request for Withdrawal of Application, Conditional Use Permit No. 2018-21 (Auto Oil Changers)

RECOMMENDATION

Staff recommends that Planning Commission accept the applicant's request to withdraw this application.

DISCUSSION

The applicant is requesting to withdraw the CUP application. On January 14, 2019, the Planning Commission continued the item indefinitely at the applicant's request. There has been no movement on the CUP application since that time. However, the applicant is pursuing an oil changing establishment on the site that would not include a carwash. Consequently, an oil changing facility without a carwash is permitted by right in the C-MU (Commercial Mixed Use) Zone District.

ATTACHMENTS

- Applicant's request to withdraw CUP 2018-21
- Memorandum dated January 14, 2019

Paul Scheibel

From: Eric McConnaughey <eric@ebmdesigngroup.com>
Sent: Thursday, January 2, 2020 10:57 AM
To: Paul Scheibel
Subject: Re: Auto Oil Changers CUP 2019-15 (Don Nelson owner)

Hi Paul,

This email is to formally request CUP permit # 2018-21 for the car wash to be withdrawn.

Thanks,

Eric McConnaughey
Principal Architect



4412 W. Ferguson Ave.
Visalia, CA 93291
(559) 732-9236
<http://ebmdesigngroup.com>

On Jan 2, 2020, at 8:59 AM, Paul Scheibel <Paul.Scheibel@visalia.city> wrote:

Email is fine.
Thanks, Eric
Paul S.

From: Eric McConnaughey [<mailto:eric@ebmdesigngroup.com>]
Sent: Thursday, January 2, 2020 8:43 AM
To: Paul Scheibel
Subject: Re: Auto Oil Changers CUP 2019-15 (Don Nelson owner)

Hi Paul,

Is there a form or can I just request you to do it with an email?

Thanks,

Eric McConnaughey
Principal Architect

<image001.jpg>

4412 W. Ferguson Ave.
Visalia, CA 93291
(559) 732-9236
<http://ebmdesigngroup.com>

On Jan 2, 2020, at 8:38 AM, Paul Scheibel <Paul.Scheibel@visalia.city> wrote:

Hello Eric- This CUP has been continued at the applicants request since Jan 2019. I know you have a new site plan review item that doesn't require a cup (no car wash). Can you please request a with drawl so we can close out this file?

Thanks,
Paul S.

This e-mail (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.

City of Visalia

Memo



To: Planning Commission
From: Paul Scheibel, Principal Planner (559) 713-4369 *PS*
Date: January 14, 2019
Re: Request to Continue Public Hearing Item for Conditional Use Permit No. 2018-21 to a Non-Specific Date.

Recommended Action

Staff recommends that the Planning Commission continue the item to a date non-specific.

Discussion

On December 10, 2018, this item was continued to the January 14, 2019, meeting, at the applicant's request. The reason for the request was to provide additional time as the applicant continues negotiations with the owners/parties involved with the Riverbend Village Commercial Center. Staff has been in contact with the applicant who states progress is being made to resolve internal deed restrictions that affect the uses allowed on the site.

Staff supports the applicant's request for continuation of Conditional Use Permit No. 2018-21 to a date non-specific.