

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

COMMISSIONERS: Adam Peck, Roland Soltesz, Lawrence Segroe, Vincent Salinas, Brett Taylor

MONDAY OCTOBER 28, 2013; 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 providing your street 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.

5. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION

- City Manager Introduction – Michael Olmos
- 2014 Planning Commission Meeting Calendar

6. PUBLIC HEARING – Jose Saenz

Conditional Use Permit No. 2013-28: A request by Donahue Schriber Realty Group L.P. to establish a drive-thru lane for a 10,032 square foot multi-tenant pad building in the Community Commercial (CCM) zone. The property is located at 3206 North Dinuba Blvd (APN: 079-310-015). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2013-64.

7. PUBLIC HEARING – Andrew Chamberlain

Tentative Parcel Map No. 2013-03: A request by the George Family Trust to subdivide a 7.26 acre parcel into two parcels in the IL (Light Industrial) Zone. The site is located at 2410 S. Santa Fe Street (APN: 123-121-003) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2013-69.

8. PUBLIC HEARING – Paul Bernal

Conditional Use Permit No. 2013-30: A request by St. George and St. Bishoy Coptic Orthodox Church to amend Conditional Use Permit No. 830 to add approximately 951 square feet of office space and a bookstore, 225 linear feet of a covered walkway, and 200 square feet of vestibule and restroom area to the existing church building. The site is zoned PA (Professional / Administrative Office) and R-M-2 (Multi-Family Residential 3,000 sq. ft. per unit) and is located at 1320 South Church Street (APN: 097-251-035). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2013-67.

9. PUBLIC HEARING – Brandon Smith

North Sierra Estates Tentative Subdivision Map #5549: A request by Edmond and Mary Cooper, property owners (Bob Ausherman, applicant) to subdivide 5.72 acres into 22 lots for single-family residential use in the R-1-6 (Single-family residential, 6,000 sq. ft. minimum lot size) zone. The site is located south of the intersection of Douglas Avenue and Tracy Street approximately 2,200 feet east of Ben Maddox Way. (APN: 098-050-069) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2013-68.

10. PUBLIC HEARING – Andrew Chamberlain

Conditional Use Permit No. 2013-29: A request by Nina and Michael Clancy, and Melissa and Justin Dabadie to establish a Montessori School facility in Two Phases for Grades One through Six, with a Caretakers Residence in the Single Family Residential (R-1-6) zone. The site is located at 3502 S. Linwood Street (APN 119-360-054). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2013-65.

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 the hearing impaired, if signing is desired, please call (559) 713-4359 twenty-four (24) hours in advance of the scheduled meeting time to request these services. For the visually impaired, if enlarged print or Braille copy is desired, please call (559) 713-4359 for this assistance in advance of the meeting and such services will be provided as soon as possible following the meeting. 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 NOVEMBER 7, 2013 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 425 E. Oak Avenue, Suite 301, Visalia, CA 93291. 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.ci.visalia.ca.us](http://www.ci.visalia.ca.us) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON TUESDAY, NOVEMBER 12, 2013**