

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

MONDAY, JUNE 9, 2014; 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.
  - No items on the Consent Calendar
5. PUBLIC HEARING – Paul Bernal  
Appeal of the City Planner Determination requiring a Conditional Use Permit pursuant to Site Plan Review No. 2014-060, for the use/establishment of the Wonderland business; Appellant: Monica Ramallo-Young. The site is zoned P-C-R (Planned Regional Retail Commercial) and is located at 3324 South Mooney Boulevard. (APN: 122-300-050) This project is Ministerial Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 21084
6. PUBLIC HEARING – Paul Bernal  
Conditional Use Permit No. 2014-17: a request by Danny and Sabrina Casas to allow the conversion of a 1,980 square foot commercial building for use as a church, located within the Service Commercial (C-S) zone. The site is located at 1901 East Main Street, on the south side of Main Street between South Cain and South Dunworth Streets. (APN: 098-130-034) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2014-36

7. PUBLIC HEARING – Paul Scheibel *Continued from May 27, 2014*

- a. Conditional Use Permit No. 2014-11: A request by Chandi Group, USA, Inc. to allow the phased development of a shopping center, consisting of six commercial parcels to be developed in four phases with a total of approximately 106,400 square feet of building space, including of a gasoline service station, fast food with drive-thru, four-story hotel, drug store with drive-thru, and general retail space on 12 acres. The project is located on east side of Lovers Lane, approximately 310 feet south of Noble Avenue. (APNs: 101-030-025, -026, -027, and -028) A Mitigated Negative Declaration (No. 2014-28) has been prepared for the project
- b. Tentative Parcel Map No. 20114-03: A request by Chandi Group, USA, Inc. to divide 12 acres into six commercial parcels. The project is located on east side of Lovers Lane, approximately 310 feet south of Noble Avenue. (APNs: 101-030-025, -026, -027, and -028) A Mitigated Negative Declaration (No. 2014-28) has been prepared for the project

8. DIRECTOR'S REPORT/ PLANNING COMMISSION DISCUSSION-

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 FRIDAY, JUNE 19, 2014 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 MONDAY, JUNE 23, 2014**