

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Brett Taylor



VICE CHAIRPERSON:

Liz Wynn

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

MONDAY JUNE 24, 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. ELECTION OF NEW CHAIR AND VICE CHAIR–
4. CHANGES OR COMMENTS TO THE AGENDA–
5. 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
6. PUBLIC HEARING – Paul Scheibel
Variance No. 2019-05: A request by Electric Guard Dog (EGD) to allow a variance to the maximum fence height of 7 feet to 8 ½ feet along the full perimeter of a rental facility yard in the C-S (Service Commercial) Zone District. The project site is located at 925 N. Ben Maddox Way (APN: 094-160-029). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2019-40.
7. PUBLIC HEARING – Paul Scheibel
Tentative Parcel Map No. 2019-05: A request by Graham & Associates to subdivide one 101-acre parcel into four lots. The site is zoned I (Industrial) and is located on the south side of W. Riffin Ave. between the future N. Clancy St. and N. Kelsey St. (APN 000-012-348). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2019-42.
8. PUBLIC HEARING – Cristobal Carrillo
Conditional Use Permit No. 2019-23: A request by Tamryn Tanimoto to establish an after school tutoring center within an existing shopping center in the C-N (Neighborhood Commercial) Zone. The project site is located at 5139 W. Walnut Avenue (APN: 119-650-004). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-43.

9. PUBLIC HEARING – Cristobal Carrillo

Conditional Use Permit No. 2019-16: A request to allow a massage therapy facility within an existing building in the C-N (Neighborhood Commercial) Zone. The site is located at 143 W. Walnut Avenue (APN: 123-260-010). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2019-36.

10. PUBLIC HEARING –

Conditional Use Permit No. 2019-21: A request to allow an amendment to Conditional Use Permit No. 2011-26, to allow the development of a 67,606 sq. ft. four-story 113-room hotel on 3.50-acre parcel within the 13-acre “Gateway Business Park” master-planned development. The 3.50-acre site is zoned BRP (Business Research Park) and the Gateway Business Park master-planned development is located on the southeast corner of N. Plaza Drive and W. Crowley Avenue (APNs: 081-170-019, 020, & 021). An Initial Study, with addendum, was prepared for this project, consistent with the California Environmental Quality Act (CEQA). The Initial Study disclosed that environmental impacts are determined to not be significant. Therefore, staff recommends that Negative Declaration No. 2011-065, with addendum, contained within the staff report be adopted for this project.

11. DIRECTOR’S REPORT/ PLANNING COMMISSION DISCUSSION-

- July 8, 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 FRIDAY, JULY 5, 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 8, 2019