

# PLANNING COMMISSION AGENDA

CHAIRPERSON:  
Lawrence Segroe



VICE CHAIRPERSON:  
Adam Peck

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

MONDAY JUNE 24, 2013; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. CITIZEN'S REQUESTS - The Commission requests that a 5-minute time limit be observed for requests. Please note that issues raised under Citizen's Requests 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. Continued PUBLIC HEARING – Alyssa Netto  
Conditional Use Permit No. 2013-19: A request by Potter's House to establish a church in a 2,500 square foot tenant space in an existing 5,000 square foot building. The site is located in the Professional/Administrative Office (PA) zone at 430 W. Caldwell Ave, near the intersection of Caldwell Avenue and West Street (APN: 123-240-020). The project is Categorically Exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Categorical Exemption No. 2013-30.
6. PUBLIC HEARING – Brandon Smith
  - a) Consideration of Mitigated Negative Declaration No. 2013-10;
  - b) General Plan Amendment No. 2011-03: is a request to expand the 129,000 Population Urban Development Boundary by 19.3 acres to include the subject site, and to change the General Plan land use designation from 19.3 acres of Urban Reserve to 3.3 acres of Shopping/Office Commercial and 16.0 acres of Residential Medium Density. This site is located at the southeast corner of Demaree Street and Visalia Parkway APN 126-011-020.;
  - c) Change of Zone No. 2011-04: is a request to change the Zoning designation from 19.3 acres of Agriculture (A) to 3.3 acres of Planned Shopping/Office Commercial (P-C-SO) and 16.0 acres of Multi-family Residential, 3,000 sq. ft. minimum site area per dwelling unit (R-M-2). This site is located at the southeast corner of Demaree Street and Visalia Parkway APN 126-011-020.;

## 7. 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 JULY 5, 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 MONDAY, JULY 8, 2013**