

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Lawrence Segroe



VICE CHAIRPERSON:

Adam Peck

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

MONDAY AUGUST 12, 2013; 7:00 P.M., COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. THE PLEDGE OF ALLEGIANCE –
2. ELECTION OF OFFICERS
3. 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.
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.
6. PUBLIC HEARING –Jose Saenz
Conditional Use Permit No. 2013-24: A request by Cres Ancheta to establish a 2,500 square foot personal fitness training studio in the Light Industrial (IL) zone. The site is located at 7112 W. Pershing Avenue, (APN: 081-150-007). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2013-44.
7. PUBLIC HEARING – Alyssa Netto
 - a. Consideration of Negative Declaration No. 2013-42
 - b. Conditional Use Permit No. 2013-23: A request by IDA to establish a 1,200 square foot fast food restaurant with a drive-thru lane for Wienerschnitzel in the Commercial Shopping/Office (CSO) zone. The property is located at 1400 E. Noble Ave, the north side of Noble Avenue, east of Ben Maddox Way (APN: 100-030-022).
8. PUBLIC HEARING – Andrew Chamberlain
Tentative Parcel Map No. 2013-02: A request by Jesus Gutierrez to subdivide an existing 0.81 acre parcel into four parcels in the R-M-2 (Medium Density Residential) Zone. The site is located at 2324 S. Linwood Street, on the southeast corner of Linwood Street and Mary Avenue (APN: 119-050-042). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2013-57.

9. PUBLIC HEARING – Brandon Smith

- a. Consideration of Mitigated Negative Declaration No. 2013-54.
- b. Conditional Use Permit No. 2013-25: A request by Bridgecourt Homes L.P., to allow a master-planned commercial development on 9.8 acres, consisting of 55,701 sq. ft. of commercial and office uses in the Planned Shopping / Office Commercial (C-SO) Zone. The first phase of the development will consist of a 4,524 sq. ft. gasoline service station, 1,038 sq. ft. automated car wash, 3,061 sq. ft. convenience store, and 3,302 sq. ft. fast food restaurant with drive-thru service.
- c. Tentative Parcel Map No. 2013-01: A request by Bridgecourt Homes L.P., to divide 16.47 acres into three parcels, one lettered lot held in common, and two remainder parcels.
- d. General Plan Amendment No. 2011-14: A request by Bridgecourt Homes L.P., to change the General Plan land use designation from Residential Low Density to Shopping/Office Commercial on 9.8 acres.
- e. Change of Zone No. 2011-15: A request by Bridgecourt Homes L.P., to change the Zoning Designation from Single-family Residential (R-1-6) to Planned Shopping / Office Commercial (C-SO) on 9.8 acres.

10. WORK SESSION –

- Presentation on the work program to amend the Zoning Ordinance regulating telecommunication tower development standards and locations.

11. 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 AUGUST 22, 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, AUGUST 26, 2013