

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

MONDAY AUGUST 26, 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.
 - No items
5. PUBLIC HEARING – Brandon Smith
 - a. Consideration of Mitigated Negative Declaration No. 2013-46
 - b. General Plan Amendment 2012-07: A request by Visalia Shannon Land Investors L.P., to change the General Plan land use designation on property from 12.8 acres of Residential Medium Density to 6.9 acres of Residential High Density and 5.9 acres of Shopping/Office Commercial.
 - c. Change of Zone No. 2012-08: A request by Visalia Shannon Land Investors L.P., to change the Zoning Designation on property from 12.8 acres of Multi-family Residential, 3,000 sq-ft min. site area per unit (R-M-2) to 6.9 acres of Multi-family Residential, 1,500 sq-ft min. site area per unit (R-M-3) and 5.9 acres of Planned Shopping/Office Commercial (C-SO).
 - d. Tentative Parcel Map No. 2012-03: A request by Visalia Shannon Land Investors L.P., to divide 12.8 acres into two parcels.
 - e. Conditional Use Permit No. 2012-27: A request by Visalia Shannon Land Investors L.P., to amend Conditional Use Permit No. 2006-03, revising development standards and dwelling types on a previously-approved Planned Residential Development on 26.1 acres in the Multi-family Residential (R-M-2) Zone.

The subject site for the General Plan Amendment, Change of Zone, and Tentative Parcel Map is located on the southwest corner of Dinuba Boulevard (State Route 63) and Shannon Parkway. (APN: 078-120-026) The subject site for the Conditional Use Permit is the above-referenced property and property located on the north side of Riggins Avenue between Divisadero and Conyer Streets. (APN: 078-120-028, 029)

6. 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 SEPTEMBER 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, SEPTEMBER 9, 2013