

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

MONDAY, MARCH 10, 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 Consent Calendar
5. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2014-06: A request by Robert Gaalswyk (CRS Farming LLC, owner) to establish a gun store in the Community Commercial (CCR) zone. The site is located at 3222 N. Demaree Street, Suite "D". (APN: 078-210-023)
6. PUBLIC HEARING –Brandon Smith
 - a. Pheasant Ridge Unit 7 Tentative Subdivision Map #5548: A request by San Joaquin Valley Homes to subdivide 27.10 gross acres into 91 lots for residential use, with 83 lots in the R-1-6 (Single-Family Residential) zone and 8 lots in the R-M-2 (Multi-Family Residential) zone. The site is located on the southeast corner of Riggins Avenue and Shirk Street (APN: 077-100-079).
 - b. Conditional Use Permit No. 2013-18: A request by San Joaquin Valley Homes to allow a Planned Residential Development, with relocation of approximately 4.7 acres of R-M-2 (Multi-Family Residential) zoned property from the northwest corner of Modoc Avenue and Denton Street to the southeast corner of Riggins Avenue and Shirk Street. The site is located on the southeast corner of Riggins Avenue and Shirk Street (APN: 077-100-079).

7. PUBLIC HEARING –Paul Scheibel

Zoning Text Amendment (ZTA) 2014-01: A request by the City of Visalia to amend several sections of Title 17 (Zoning Ordinance) including Section 17.18.050 (Zoning Use Matrix), Section 17.30.130 (Development Standards), and Chapter 17.32. (Special Provisions) to streamline the permitting of certain uses in commercial, office, and industrial zone districts, Citywide.

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 MARCH 20, 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 24, 2014