

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

MONDAY, APRIL 14, 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.
 - a. Request for Finding of Consistency for Revised Building Elevations for Homes in the Avalon Subdivision.
 - b. Annexation No. 2014-01 (R.J. Hill)
 - c. Request for Finding of Consistency for the Visalia Unified School District's Acquisition of a School Site at the Southwest Corner of Ferguson Avenue and North Giddings Street (APNs 090-310-001, 090-310-002, and 090-300-032)
5. PUBLIC HEARING – Andy Chamberlain
Variance No. 2014-02: A request by Ashley Furniture (Retail Equities LLC – property owner) to allow building signage exceeding the standards in Design District "A", at the Sequoia Plaza Shopping Center in the Regional Retail (CR) zone. The site is located at 3850 S. Mooney Boulevard. (APN: 126-062-072)) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311, Categorical Exemption No. 2014-17
6. PUBLIC TESTIMONY – Brandon Smith
 - a. Tentative Parcel Map No. 2014-01: A request by Lee Borges to divide 1.06 acres into four parcels for residential purposes for property in the Single-family Residential (R-1-6) zone.

- b. Conditional Use Permit No. 2014-02: A request by Lee Borges to create a planned development on 1.06 acres consisting of parcels without public street frontage for property in the Single-family Residential (R-1-6) zone. Project Location: 2190 N. Demaree Street, on the southeast corner of Demaree Street and Ferguson Avenue. (APN: 089-020-026) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2014-22
7. PUBLIC HEARING – Andy Chamberlain
Conditional Use Permit No. 2014-13: A request by Donahue Schriber Realty Group L.P. to establish a 2,900 square foot dental office in the Community Commercial (CCM) zone. The property is located at 3206 North Dinuba Blvd (APN: 079-310-015). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2014-19
8. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2014-12: a request by MD Laboratory to allow use of a 1,495 square foot office building for a medical laboratory / patient service center, located within the Professional / Administrative Office (PA) zone. The site is located at 433 S. Bridge Street, on the west side of Bridge Street 70 feet south of Noble Avenue. (APN: 097-053-003) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2014-23
9. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2014-08: A request by Steve Walker to allow use of a 4,901 square foot industrial building for personal training, located within the Light Industrial (I-L) zone. The site is located at 9611 W. Grove Avenue, on the southwest corner of Century Street and Grove Avenue. (APN: 081-130-029) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2014-24

10. 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 APRIL 24, 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, APRIL 28, 2014