

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Roland Soltesz

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

MONDAY, APRIL 28, 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. 2014-09: A request by Juan Martinez (Kevin Bettencourt, property owner) to establish a Night Club for live entertainment and dancing, including two pool tables, in the Commercial Downtown (CDT) zone, located at 539 N. Santa Fe Street. (APN: 094-264-017, 094-264-018). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2014-20
6. PUBLIC HEARING – Andy Chamberlain
Tentative Parcel Map No. 2014-02: A request by Larry Ritchie – owner, Randy Wasnick – agent, to subdivide two parcels totaling 76.5 acres into eight parcels and a 40.01 acre remainder in the Heavy Industrial (IH) Zone. The parcels are located at the southeast corner of Riggan Avenue and Kelsey Street (APN: 077-200-001, 077-200-045)
7. PUBLIC HEARING – Brandon Smith
Conditional Use Permit No. 2014-10: A request by Dwayne and Debbie Patton to allow conversion of a 4,972 square foot commercial building for use as a church, located within the Service Commercial (C-S) zone. The site is located at 2500 E. Valley Oaks Drive, on the north side of Valley Oaks Drive 500 feet east of Main

Street. (APN: 098-103-001, 002) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2014-26

8. PUBLIC HEARING – Brandon Smith

Conditional Use Permit No. 2014-14: a request by DBO Development No. 29, LLC to allow use of 3,000 sq. ft. inside a new 5,150 sq. ft. commercial building for a dentist office, located within the Regional Retail Commercial (C-R) zone. The site is located at 4129 S. Mooney Blvd., Suite J-1, approximately 160 feet west of Mooney Blvd. and 550 feet south of Cameron Avenue (immediately west of Buffalo Wild Wings). (APN: 126-050-040) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2014-27

9. REGULAR ITEM – Paul Scheibel

Planning Division Fee Amendments: Consideration of revisions to the Planning Division fees as contained in City of Visalia Fee Resolution No. 2013-38.

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 MAY 8, 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, MAY 26, 2014