

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Brett Taylor

COMMISSIONERS: Adam Peck, Chris Gomez, Brett Taylor, Liz Wynn, Marvin Hansen

MONDAY, JULY 25, 2016; 5:00 PM WORKSESSION, 7 PM REGULAR MEETING,
COUNCIL CHAMBERS, 707 W. ACEQUIA, VISALIA CA

1. WORK SESSION –Consultant
Subdivision & Zoning Ordinance Update
2. BREAK –
3. THE PLEDGE OF ALLEGIANCE –
4. 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.
5. CHANGES OR COMMENTS TO THE AGENDA–
6. 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.
 - Time Extension for Diamond Oaks Vesting Tentative Subdivision Map No. 5547 and Conditional Use Permit No. 2013-17
7. PUBLIC HEARING – Brandon Smith
Variance No. 2016-01: A request by Sequoia Plaza Associates, L.P., to allow a variance to the maximum number and maximum sign area associated with freestanding signs at the Sequoia Plaza Shopping Center, in Design District A in the Regional Retail Commercial (C-R) Zone. The site is located on the east side of Mooney Boulevard approximately 700 feet south of Caldwell Avenue. (APN: 126-061-015, 025, 026, 048, 050; 126-062-071, 072, 073, 074, 097) The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-03
8. PUBLIC HEARING – Anna Salvador
Conditional Use Permit No. 2016-17: A request by Maria Silveira for an amendment to Conditional Use Permit No. 2015-09, to construct an additional unit to an approved 21-unit senior citizen residential development on a 2.01 acre site in the R-1-6 (Single-Family Residential) Zone. The site is located at 2106 S. Garden Street, on the east side of

Garden Street 300 feet south of Walnut Avenue. (APN: 123-063-032). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2016-32

9. PUBLIC HEARING – Anna Salvador

Variance No. 2016-06: A request by Gary Gray to allow a variance to rear and side yard setbacks, for a 408 square foot garage addition to a residential property, in the R-1-6 (Single Family Residential) Zone. The site is located at 1721 W Burrel Avenue (APN: 093-291-004). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, Categorical Exemption No. 2016-33

10. PUBLIC HEARING – Brandon Smith

a. Change of Zone No. 2016-04: A request by Bertram Enterprises Inc. to change the Zoning designation on 1.78 acres from R-1-6 (Single-Family Residential, 6,000 square foot minimum lot size) Zone to R-1-4.5 (Single-Family Residential, 4,500 square foot minimum lot size) Zone. The project site is located on the southwest corner of Tulare Avenue and Pinkham Street. (APN: 100-140-030) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2016-26

b. Conditional Use Permit No. 2016-13: A request by Bertram Enterprises Inc. to allow a planned residential development consisting of 15 dwelling units (seven duplexes and one single-family residence) on 1.78 acres on land with a pending R-1-4.5 (Single-Family Residential, 4,500 square foot minimum lot size) Zone. The project site is located on the southwest corner of Tulare Avenue and Pinkham Street. (APN: 100-140-030) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2016-26

c. Tentative Parcel Map No. 2016-05: A request by Bertram Enterprises Inc. to subdivide a 1.78-acre parcel into four parcels to facilitate residential development on land with a pending R-1-4.5 (Single-Family Residential, 4,500 square foot minimum lot size) Zone. The project site is located on the southwest corner of Tulare Avenue and Pinkham Street. (APN: 100-140-030) The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2016-26

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 THURSDAY, AUGUST 4, 2016 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 22, 2016