PLANNING COMMISSION AGENDA

CHAIRPERSON:
Sam Logan

VICE CHAIRPERSON:
Vincent Salinas

COMMISSIONERS: Victor Pérez, Lawrence Segrue, Adam Peck

MONDAY, AUGUST 14, 2006; 7:00 P.M., CITY HALL WEST, 707 WEST 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. CITY PLANNER AGENDA COMMENTS –

4. CHANGES TO THE AGENDA –

5. 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. Time Extension for Amber Crossing Vesting Tentative Subdivision Map No. 5432

6. PUBLIC HEARING – Travis Page Continued from 07/24/06

Conditional Use Permit No. 2006-17: A request by Raymond and Tomasa Pizana to allow an eight unit multi-family development on a .56-acre site in the CS zone. The site is located at 704 E. Roosevelt Avenue APN: 094-130-025.

7. PUBLIC HEARING – Janet Jiggerian

a. Tentative Subdivision Map No. 5513: A request by Michael Rogers (Roberts Engineering, agent) to divide 1.56 acres into 22 for sale lots and one common lot. The site is located on the east side of Santa Fe Street, approximately 250 ft. south of Tulare Avenue. APNs: 097-241-001 & 014.
b. Conditional Use Permit No. 2006-11: A request by Michael Rogers (Roberts Engineering, agent) to develop a multi-family residential development with 22 units in 11 duplex buildings in the in the R-M-2 zone. The site is located on the east side of Santa Fe Street, approximately 250 ft. south of Tulare Avenue. APNs: 097-241-001 & 014.

8. PUBLIC HEARING – Janet Jiggerian Continued from 07/24/06

Conditional Use Permit No. 2006-34: A request by Visalia Unified School District to allow an elementary school on a 13.2-acre site in the Q-P (Quasi-Public) zone. The site is located on the south side of Ferguson Ave., approximately 330 feet east of Demaree Street. (APN: 089-020-020).

9. PUBLIC HEARING –Teresa Nickell Continued from 07/24/06

Parcel Map No. 2006-14: A request by David Kilgore to divide .4-acre into two lots. The site is located at 549 W. Walnut Ave. APN: 122-132-038.

10. PUBLIC HEARING – Brandon Smith

Conditional Use Permit No. 2006-37: A request by Doctor Malik Nair Baz to allow a 14,194 sq. ft. Medical Office Building in the C-H (Highway Commercial) zone. The site is located on the north side of Mineral King Avenue and the east side of Akers Street within the Seven Oaks Commercial Center APN: 085-190-008.

11. PUBLIC HEARING – Paul Scheibel

a. Maddox at Caldwell VI Tentative Subdivision Map 5504: A request by California Planning & Engineering to divide 29.29 acres into 163 lots. The site is located north and south of Monte Verde Avenue, between Ben Maddox Way and Burke Street. APN(s): 123-130-025, 026, 027, 126-520-077 & 126-590-039.
b. Conditional Use Permit No. 2005-53: A request by California Planning & Engineering Corp., to allow a Planned Residential Development in the R-1-6 zone. The site is located north and south of Monte Verde Avenue, between Ben Maddox Way and Burke Street. APN(s): 123-130-025, 026, 027, 126-520-077 & 126-590-039.

12. PUBLIC HEARING –Paul Scheibel

a. River Run Ranch 5-7 Vesting Tentative Subdivision Map 5505: A request by California Planning & Engineering to divide 42.9 acres into 156 lots. The site is located. The site is located on Visalia Parkway, between St. Johns Parkway & Houston Avenue. APN(s): 103-020-049, 053, 054, 055, 056.
b. Conditional Use Permit No. 2005-54: A request by California Planning & Engineering Corp., to allow a Planned Residential Development in the R-1-6 & A (Agriculture) zone. The site is located on Visalia Parkway, between St. Johns Parkway & Houston Avenue. APN(s): 103-020-049, 053, 054, 055, 056.

13. 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.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, AUGUST 28, 2006
CITY HALL COUNCIL CHAMBERS, 707 WEST ACEQUIA