REVISED

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Sam Logan

VICE CHAIRPERSON:
Vincent Salinas

COMMISSIONERS: Victor Pérez, Doug Thompson and Liz Wynn

MONDAY, JULY 11, 2005; 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) Annexation No. 2004-17 (Linwood-Ferguson): Annexation of 57.90 acres into the City of Visalia. This site is located on the east side of Linwood Street between Riggin Avenue and Ferguson Avenue in the County of Tulare. (APN: 077-180-001 through 008; 077-190-001 through 004, 006, 009, 010)

6. PUBLIC HEARING –

   Variance No. 2005-07: A request by California Dairies, Inc. to allow a variance from the standard structure height in the IH (Planned Heavy Industry) zone and Design District H. The site is located at 2000 North Plaza Drive. APN: 077-111-030.

7. PUBLIC HEARING –
   Conditional Use Permit No. 2005-21: A request by Sequoia Communities to allow an affordable 152 unit multi-family development in the R-M-3 (High Density Multi-family) zone. The site is located at the southeast corner of Ferguson Avenue and Conyer Street. APN: 090-280-004

8. PUBLIC HEARING –
   a) General Plan Amendment No. 2005-10: A request by Mangano Homes, applicant (Quad Knopf, agent) to change a General Plan Land Use Designation from Conservation to Residential Low Density on 108 acres. This site is located on the south side of Avenue 316, approx. ¼ mile west of Demaree Street. (APN: 077-060-005, 006, 009, 022, 023, 024).

b) Annexation No. 2005-04 (Lowery Ranch): A request by Mangano Homes, applicant (Quad Knopf, agent) to annex 176 acres into the City of Visalia. This site is located on the west side of Demaree Street between Riggin Avenue and Avenue 316. (APN: 077-060-005, 006, 009, 017, 022, 023, 024).

9. PUBLIC HEARING –

Conditional Use Permit No. 2005-19: A request by Riggs Real Estate to allow a professional office in excess of 2000 square feet in the C-H zone. The site is located at 150 South Akers Street at the northeast corner of Mineral King and Akers. APN: 085-190-013.

10. PLANNING COMMISSION DISCUSSION –

Canopy Structures (Oral Presentation)

11. DIRECTOR'S REPORT

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, JULY 25, 2005
CITY HALL COUNCIL CHAMBERS, 707 WEST ACEQUIA