

ACTION

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Vincent Salinas



VICE CHAIRPERSON:
Lawrence Segrue

COMMISSIONERS PRESENT: Sam Logan, Vincent Salinas, Adam Peck, Victor Pérez

TUESDAY MAY 29, 2007; 7:00 P.M., CITY HALL WEST, 707 WEST ACEQUIA, VISALIA CA

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| 7:00 TO 7:00 | 1. THE PLEDGE OF ALLEGIANCE |
| 7:00 TO 7:01
No one spoke | 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. |
| 7:01 TO 7:01 | 3. CITY PLANNER AGENDA COMMENTS – No comments |
| 7:01 TO 7:01 | 4. CHANGES TO THE AGENDA – No changes to agenda |
| 7:01 TO 7:01
Consent Calendar approved as recommended (Logan, Perez) 4-0 Segrue absent | 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.
1. Country Club Shopping Center: Amended Resolution No. 2007-33 for Conditional Use Permit No. 2007-10. (APN: 089-030-035) |
| 7:01 TO 7:07
Approved as recommended (Logan, Peck) 4-0 Segrue absent
Open: 7:05
Close: 7:06 | 6. PUBLIC HEARING –Presented by Paul Scheibel for Janet Jiggerian
a. Conditional Use Permit No. 2007-07: A request by Michael Schaufele (Forester, Weber & Associates, Agent) to allow a Planned Residential Development with five single-family residences (one already existing) and one common lot including a private drive on 1.1 acres in the R-1-6 Zone. The site is located at the junction of Feemster Avenue and Sowell Street (APN: 096-230-008).
b. Feemster Lane Tentative Subdivision Map No. 5530: A request by Michael Schaufele (Forester, Weber & Associates, Agent) to divide 1.1 acres into five numbered lots and one common lot in the R-1-6 Zone. The site is located at the junction of Feemster Avenue and Sowell Street (APN: 096-230-008). |

7. PUBLIC HEARING –Presented by Brandon Smith

Recommended approval to the City Council With direction as follows:

- 1. Architectural elevations of Target store will be revised and approved separately
- 2. Building signage for Target & Home Depot shall be restricted to approximately 225 sq. ft. each, not including secondary signage
- 3. Building signage for remaining tenants shall be restricted to 2 sq. ft. per foot of linear frontage, up to a maximum 150 sq. ft.
- 4. One monument sign is allowed per street frontage for each commercial center, maximum 10 feet in height. Gateway structures with center identification signage are allowed at corner intersections
- 5. Outdoor plazas at corner intersections shall remain as proposed.

- a. Specific Plan No. 2007-02: A request by Donahue Schriber to adopt the Orchard Walk Specific Plan. The specific plan considers on and off-site improvements associated with the development of a 56-acre mixed-use Community Center development in compliance with Policy 3.5.8 of the Land Use Element of the Visalia General Plan. The mixed-use development is generally comprised of 435,517 sq. ft. of commercial/retail floor area and 224 multi-family residential dwelling units. The site is located generally on the north side of Riggan Avenue between Conyer and Santa Fe Streets in the City of Visalia, County of Tulare. APNs: 078-120-010; 079-071-006, 007, 008, 009, 010, 011, and 019[portion].
- b. Conditional Use Permit No. 2007-13: A request by Donahue Schriber to allow a 106,437 sq. ft. home improvement store (Home Depot) with a 34,760 sq. ft. outdoor garden center in the first phase of the Orchard Walk Specific Plan area, in the Community Commercial zone. The site is located generally on the north side of Riggan Avenue between Conyer and Santa Fe Streets in the City of Visalia, County of Tulare. APNs: 078-120-010; 079-071-006, 007, 008, 009, 010, 011, and 019[portion].
- c. Conditional Use Permit No. 2007-14: A request by Donahue Schriber to allow a 142,729 sq. ft. general retail store (Target) with a 10,000 sq. ft. outdoor garden center in the first phase of the Orchard Walk Specific Plan area, in the Community Commercial zone. The site is located generally on the north side of Riggan Avenue between Conyer and Santa Fe Streets in the City of Visalia, County of Tulare. APNs: 078-120-010; 079-071-006, 007, 008, 009, 010, 011, and 019[portion].
- d. Parcel Map No. 2007-05: A request by Donahue Schriber to divide approximately 20 acres into three parcels within the proposed Orchard Walk Specific Plan area. The site is located generally on the north side of Riggan Avenue between Conyer and Santa Fe Streets in the City of Visalia, County of Tulare. APNs: 078-120-010; 079-071-006, 007, 008, 009, 010, 011, and 019[portion].
- e. Parcel Map No. 2007-06: A request by Donahue Schriber to divide approximately 24 acres into twelve parcels within the proposed Orchard Walk Specific Plan area. The site is located generally on the north side of Riggan Avenue between Conyer and Santa Fe Streets in the City of Visalia, County of Tulare. APNs: 078-120-010; 079-071-006, 007, 008, 009, 010, 011, and 019[portion].

(Logan, Perez) 4-0
Segrue absent
Open: 7:51
Close: 8:48

9:20 TO 9:31

Approved as recommended (Logan, Peck) 4-0 Segrue absent

Open: 9:30 Close: 9:30

8. PUBLIC HEARING – Presented by Paul Bernal

- a. General Plan Amendment No. 2007-06 is a request to change the General Plan land use designation from the C-S (Service Commercial) to the C-SO (Shopping / Office Commercial) on a 1.65 acre site. The project site is located on the south side of East Goshen Avenue approximately 250-feet east of the intersection of North Ben Maddox Way and East Goshen Avenue. (APN: 098-142-055).
- b. Change of Zone No. 2007-05 is a request by the City of Visalia to change the zoning from the C-S (Service Commercial) to the C-SO (Shopping / Office Commercial). The project site is located on the south side of East Goshen Avenue approximately 250-feet east of the intersection of North Ben Maddox Way and East Goshen Avenue. (APN: 098-142-055)

9:31 To 9:32

9. DIRECTOR’S REPORT/PLANNING COMMISSION DISCUSSION:

Mr. Brusuelas introduced the new Planning Commissioner, Terese Lane.

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, JUNE 11, 2007 AT 7:00 PM IN THE CONVENTION CENTER, 303 E. ACEQUIA, VISALIA CA

A JOINT CITY COUNCIL-PLANNING COMMISSION MEETING IS SCHEDULED AT 4:00 PM JUNE 11, 2007 AT THE CONVENTION CENTER, 303 E. ACEQUIA, VISALIA CA

9:32 TO 9:32

Motion to Adjourn (Salinas, Perez) 4-0 Segrue absent