

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

COMMISSIONERS: Marvin Hansen, Chris Tavaraz, Bill Davis, Mary Beatie, Adam Peck

**MONDAY, FEBRUARY 26, 2024**

**VISALIA COUNCIL CHAMBERS**

**LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA**

**MEETING TIME: 7:00 PM**

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. 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. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.  
  
The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES OR COMMENTS 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. Revised Resolution No. 2023-62 for Conditional Use Permit No. 2023-36.
6. PUBLIC HEARING – Cristobal Carrillo, Associate Planner  
**Conditional Use Permit No. 2023-31:** A request by Sien Taing / TAE Architecture & Planning to establish a 4,565 square foot two-unit commercial building, with a 3,268 square foot retail specialty market and a 1,297 square foot coffee/pastry shop with a drive-thru lane located within the C-N (Neighborhood Commercial) Zone. The project site is located at the northeast corner of North Dinuba Boulevard and West Sweet Avenue (APN: 091-161-009, 047, 052). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorically Exemption No. 2023-50.

7. PUBLIC HEARING – Josh Dan, Senior Planner

- a. **Conditional Use Permit No. 2023-37:** A request by JC LIU Capital to construct a new two-story 21,276 square foot medical clinic in the O-PA (Professional Administrative / Office) zone. The project site is located on the northside of West Sunnyside Avenue west of South Mooney Boulevard (APNs: 121-100-079, 121-100-080, 121-100-081, 121-100-085, 121-100-086, and 121-090-072). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorically Exemption No. 2023-58.
- b. **Tentative Parcel Map No. 2024-04:** A request by Neil Zerlang Land Surveyor to reconfigure 6.26 acres of partially improved land into two parcels to facilitate new construction in the O-PA (Professional Administrative / Office) and C-MU (Commercial Mixed-Use) Zones. The project site is located on the northside of West Sunnyside Avenue west of South Mooney Boulevard (APNs: 121-100-079, 121-100-080, 121-100-081, 121-100-085, 121-100-086, 121-090-072, and 121,090-073). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorically Exemption No. 2023-58.

8. PUBLIC HEARING – Josh Dan, Senior Planner

**Conditional Use Permit No. 2024-01:** A request by Rashad Mosleh to establish a Smoke Shop in a 1,000 square foot tenant space located at 1112 North Ben Maddox Way in the C-MU (Commercial Mixed-Use) Zone (APN: 098-280-007). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorically Exemption No. 2024-01.

9. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. March 6, 2024 LAFCO Hearing – Belissa Annexation
- b. Short-term Rental Work Session Item Update
- c. Planning Commission Updates

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 Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

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, MARCH 7, 2024, BEFORE 5:00 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 220 N. Santa Fe, 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.visalia.city](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 11, 2024**