

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Adam Peck



VICE CHAIRPERSON:

Mary Beatie

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

**MONDAY, MAY 13, 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. Time Extension for Higgins Ranch Tentative Subdivision Map No. 5585
6. PUBLIC HEARING – Colleen Moreno, Assistant Planner  

**Conditional Use Permit No. 2024-06:** A request by Tulare Office of Education to amend Conditional Use Permit No. 95-07 and 2003-44 by constructing a 6,000 square foot kitchen facility building and parking lot east of the existing campus located on the adjacent parcel. The site is located at 626 North Akers Street (APN:085-430-086). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorically Exemption No. 2024-08.

7. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

**Conditional Use Permit No. 2023-33:** A request by Ellie Krantz to amend Conditional Use Permit No. 2020-30, to construct a new 68,800 square foot, four-story “Courtyard by Marriott” hotel with 109 rooms, a meeting room, fitness center, and a bistro & bar, on a 2.43-acre parcel within the Oaks Marketplace Shopping Center, in the C-R (Regional Commercial) zone. The site is located 270 feet north of West Mid Valley Avenue, and 290 feet east of South Mooney Boulevard (APN: 122-350-033). An Addendum to approved Initial Study / Mitigated Negative Declaration No. 2021-42 has been prepared for this project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162.

8. PUBLIC HEARING – Paul Bernal, Director

**Revocation of Conditional Use Permit No. 2012-14:** A request by the City of Visalia, pursuant to Municipal Code section 17.38.040, to revoke Conditional Use Permit No. 2012-14, which allows the operation of a massage therapy business at 400 West Caldwell Avenue, located in the O-PA (Professional / Administrative Office) zone (APN 123-240-019).

9. PUBLIC HEARING – Paul Bernal, Director

**Revocation of Conditional Use Permit No. 2019-16:** A request by the City of Visalia, pursuant to Municipal Code section 17.38.040, to revoke Conditional Use Permit No. 2019-16, which allows the operation of a massage therapy business at 143 West Walnut Avenue, located in the C-N (Neighborhood Commercial) zone (APN: 123-260-010).

10. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

a. Planning Commission Updates

b. Planning Commission Interviews set for Wednesday, May 29<sup>th</sup>.

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, MAY 23, 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, MAY 28, 2024**