

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavarez

COMMISSIONERS: Adam Peck, Bill Davis, Charlie Norman, Chris Tavarez, Mary Beatie

**MONDAY, AUGUST 12, 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. ROLL CALL –
4. 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.
5. CHANGES OR COMMENTS TO THE AGENDA –
6. 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.
  - None
7. PUBLIC HEARING – (continued from July 22, 2024) Cristobal Carrillo, Associate Planner
  - a. **Annexation No. 2024-01:** A request by San Joaquin Valley Homes to annex two parcels totaling approximately 59.13-acres into the City Limits of Visalia. Upon annexation the area would be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area), which is consistent with the General Plan Land Use Designation of Residential Low Density.
  - b. **Elliot Tentative Subdivision Map No. 5597:** A request by San Joaquin Valley Homes to subdivide two parcels totaling approximately 59.13-acres into 225 lots for single-family residential use and additional out lots for landscaping and a neighborhood park, to be located within the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone.

**Environmental Assessment Status:** An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant with the inclusion of mitigation measures. Mitigated Negative Declaration No. 2024-05 has been prepared for adoption with this project (State Clearinghouse No. 2024061280).

**Location:** The project site is located west of South Roeben Street, approximately 650 feet south of West Tulare Avenue (APNs: 087-010-006, 008).

8. PUBLIC HEARING – Josh Dan, Senior Planner & Nathan Perez, Planning Intern

a. **Tentative Parcel Map No. 2024-07:** A request by Corwyn Oldfield to subdivide a 12-acre parcel into four separate parcels measuring 2.28 acres, 3.90 acres, 1.75 acres, and 4.09 acres respectively in the R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum lot area) zone.

b. **Conditional Use Permit No. 2024-22:** A request by Corwyn Oldfield to create three residential parcels without direct street access in the R-1-5 (Single-Family Residential, 5,000 square feet) zone.

**Environmental Assessment Status:** The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2024-32.

**Location:** The project site is located at 4222 West Ferguson Avenue (APN: 077-190-015).

9. PUBLIC HEARING – Colleen Moreno, Assistant Planner & Fabian Marquez-Urena, Planning Intern

**Conditional Use Permit No. 2024-25:** A request by RBL Aesthetics to establish an aesthetic treatment academy in the D-MU (Downtown Mixed Use) zone. The project is located at 220 South Bridge Street (APN: 094-304-006). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2024-35.

10. PUBLIC HEARING – Josh Dan, Senior Planner

**Conditional Use Permit 2024-29:** A request by Mike Davis to modify Condition of Approval No. 10 of Conditional Use Permit No. 2021-22, limiting the hours of operations from 5:00 A.M. to 12:00 A.M. for a Jack in the Box fast food restaurant in the Neighborhood Commercial (C-N) zone. The project site is located at 1145 South Lovers Lane (APN: 100-120-051). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2024-40.

11. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

**Revocation of Conditional Use Permit No. 2019-27:** A request by the City of Visalia, pursuant to Municipal Code section 17.38.040, to revoke Conditional Use Permit No. 2019-27, which allows the operation of a massage therapy business at 500 South Santa Fe Street located in the O-C (Office Conversion) zone (APN: 097-121-023).

12. CITY PLANNER UPDATE

13. ADJOURNMENT

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, AUGUST 22, 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, AUGUST 26, 2024**