

# PLANNING COMMISSION

## ACTION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavarez

**COMMISSIONERS PRESENT:** Adam Peck, Charlie Norman, Bill Davis, Mary Beatie

**COMMISSIONERS ABSENT:** Chris Tavarez

**MONDAY SEPTEMBER 23, 2024**

**VISALIA COUNCIL CHAMBERS**

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

**MEETING TIME: 7:00 PM**

- 7:00 1. CALL TO ORDER –
- 7:00 To 7:00 2. THE PLEDGE OF ALLEGIANCE –
- 7:00 To 7:01 3. ROLL CALL – Commissioners present: Davis, Norman, Peck, Beatie  
Commissioner absent: Tavarez
- 7:01 To 7:02  
No one spoke
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.
- 7:02 To 7:02 5. CHANGES OR COMMENTS TO THE AGENDA –
- Late correspondence received for Item No. 10
  - Late correspondence received for Item No. 11
- 7:02 To 7:04  
The Planning Commission approved the Consent Calendar 4-0 (Davis, Norman) Tavarez absent
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.
- a. Time Extension Request for River Run Ranch Units 5-7 Tentative Subdivision Map No. 5505 and Conditional Use Permit No. 2005-54.
  - b. Time Extension Request for Visalia 35 Tentative Subdivision Map No. 5593

7:04 To 7:10

Open: 7:08  
Close: 7:08  
No one spoke

The Planning Commission approved Item 7 4-0 (Norman, Davis) Tavarez absent

7. PUBLIC HEARING – Colleen Moreno, Assistant Planner

**Conditional Use Permit No. 2024-30:** A request by DMCG Inc, dba Bail Hotline Bail Bonds to relocate and operate a bail bonds business in the C-MU (Mixed Use Commercial) zone. The project site is located at 1414 South Mooney Boulevard (APN: 096-311-001).

**Environmental Assessment Status:** The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301, Categorical Exemption No. 2024-43.

7:10 To 7:19

Open: 7:15  
Close: 7:15  
No one spoke

The Planning Commission approved Item 8 4-0 (Davis, Peck) Tavarez absent

8. PUBLIC HEARING – Colleen Moreno, Assistant Planner

**Conditional Use Permit No. 2024-33:** A request by Sola Salons to add massage services by leasing studio space within the salon to independent licensed massage therapists in the C-R (Regional Commercial) zone. The project site is located at 3501 South Mooney Boulevard (APN: 121-110-055).

**Environmental Assessment Status:** The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301, Categorical Exemption No. 2024-47.

7:19 To 7:25

Open: 7:22  
Close: 7:22  
No one spoke

The Planning Commission approved Item 9 4-0 (Norman, Davis) Tavarez absent

9. PUBLIC HEARING – Josh Dan, Senior Planner

**Conditional Use Permit No. 2024-32:** A request by MEGA LED Technology to construct an electronic sign on a site utilized by The Ark Community Church in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) zone. The project site is located at 1625 East Walnut Avenue (APN: 100-480-034).

**Environmental Assessment Status:** The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15311, Categorical Exemption No. 2024-46.

7:25 To 9:18

Open: 7:51  
Close: 8:45  
Who Spoke:  
1. Claudia Lenoir  
2. Connie Page  
3. David Jensen  
4. Jill Faenza  
5. Mary Abeyta  
6. Joe Macer  
7. Jim Shehadey  
8. Dan Zoldak  
9. Ryan Alverez  
10. Sterlin Smith  
11. April Lancaster  
12. Anna Myer

The Planning Commission Approved Item 10 with changes to conditions and a modified site plan, which will return to Planning Commission on October 14, 2024, on the Consent Calendar to be enacted upon. 4-0 (Peck, Davis) Tavarez absent

10. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

**Conditional Use Permit No. 2024-17:** A request by Derek Finnegan / Lars Anderson & Associates to amend Conditional Use Permit No. 2019-31, for the establishment of a 172,000 square foot commercial building for the sale of general retail merchandise with a fuel dispensing service station and a car wash, within the Commons at Visalia Parkway Shopping Center, located in the C-R (Regional Commercial) Zone. The project site is located on the southwest corner of South Mooney Boulevard and West Visalia Parkway (APNs: 121-620-004, 005, 006, 007, 008, 013, 014).

**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. 2024-17 has been prepared for adoption with this project (State Clearinghouse No. 2024080917).

\*\*\*Changes to conditions: Applicant to work with City Staff to revise site plan with modifying landscape island near service station by reducing landscaping which allows it to shift further to the east; Revise Condition 12 to add "Property" adjacent grade; Condition No. 15 added to Master Sign Program; Condition No. 18 amended to remove the word daytime; Add new Condition No. 20, placement of evergreen trees to west property boundary landscape area.



9:18 To 9:55  
Open: 9:32  
Close: 9:50  
Who spoke:  
1. April Landcaster  
2. Duane Rodriguez

The Planning Commission approved to the Revocation 3-1 (Norman, Davis) Peck voted No Tavaréz absent

## 11. PUBLIC HEARING – Paul Bernal, Director

**Revocation of Conditional Use Permit No. 2011-18:** A request by the City of Visalia, pursuant to Municipal Code section 17.38.040, to revoke Conditional Use Permit No. 2011-18, which allows live entertainment and dancing in conjunction with Downtown Rookies Sports Bar and Grill located at 215 East Main Street, in the D-MU (Downtown Mixed Use) Zone (APN: 094-296-011).

9:55 To 10:00

## 12. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. Public Comment for Visalia's Draft Single-Family Objective Design Standards and Accessory Dwelling Unit Ordinance
- b. Committees & Commissions Recognition Event Update
- c. Measure O Information

10:01 To 10:01

## 13. ADJOURNMENT

Motion to Adjourn:  
4-0  
(Davis, Peck)  
Tavaréz absent

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, OCTOBER 3, 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 North Santa Fe Street, 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, OCTOBER 14, 2024**