

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavarez

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

**MONDAY, OCTOBER 28, 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 – Josh Dan, Senior Planner

**Tentative Parcel Map No. 2024-06:** A request by Gabriel Correa to subdivide a 0.56-acre parcel into three parcels in the R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum lot area) zone. The project site is located at 2641 South Burke Street (APN: 123-110-026).

**Conditional Use Permit No. 2024-39:** A request by Gabriel Correa to create one residential parcel without direct street access in the R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum lot area) zone. The project site is located at 2641 South Burke Street (APN: 123-110-026).

**Environmental Assessment Status:** The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15315, Categorical Exemption No. 2024-29.

8. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

**Conditional Use Permit No. 2024-36:** A request by Lynzie Asuncion to establish a physical therapy office in the C-R (Regional Commercial) Zone. The site is located 2405 West Caldwell Avenue, at the southwest corner of West Caldwell Avenue and South Shady Street (APN: 121-480-071).

**Environmental Assessment Status:** The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301, Categorical Exemption No. 2024-54.

9. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

**Revocation of Conditional Use Permit No. 2022-18:** A request by the City of Visalia, pursuant to Visalia Municipal Code Section 17.38.040, to revoke Conditional Use Permit No. 2022-18, which established a foot and body massage spa within the C-MU (Mixed Use Commercial) Zone, located at 3537 West Noble Avenue (APN: 095-010-068).

10. PUBLIC HEARING – Colleen Moreno, Assistant Planner

**Revocation of Conditional Use Permit No. 2023-28:** A request by the City of Visalia, pursuant to Municipal Code section 17.38.040, to revoke Conditional Use Permit No. 2023-28, which allows foot and body massage therapy use within an existing tenant space located at 2015 West Tulare Ave, in the C-MU (Commercial Mixed Use) zone (APN: 095-120-040).

11. CITY PLANNER UPDATE

12. 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, NOVEMBER 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 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 TUESDAY, NOVEMBER 12, 2024**