

PLANNING COMMISSION

ACTION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavarez

COMMISSIONERS PRESENT: Charlie Norman, Chris Tavarez, Mary Beatie

COMMISSIONERS ABSENT: Bill Davis, Adam Peck

MONDAY OCTOBER 28, 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 7:01 | 2. THE PLEDGE OF ALLEGIANCE – |
| 7:01 To 7:01 | 3. ROLL CALL – Commissioners present: Norman, Tavarez, Beatie
Commissioners absent: Davis, Peck |
| 7:01 To 7:01
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. |
| 7:01 To 7:01
None | 5. CHANGES OR COMMENTS TO THE AGENDA – |
| 7:01 To 7:01
No Items on Consent Calendar. | 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. No Items on the Consent Calendar |

7:01 To 7:07

Open: 7:06
Close: 7:06
No one spoke

The Planning
Commission approved
TPM 2024-06 3-0
(Norman, Tavaréz)

The Planning
Commission approved
CUP 2024-39 3-0
(Tavaréz, Norman)

Peck & Davis absent

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.

7:07 To 7:14

Open: 7:11
Close: 7:12
Who spoke:
1. Lynzie Asuncion

The Planning
Commission approved
Item 8 3-0
(Tavaréz, Norman)

Peck & Davis absent

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 at 2405 West Caldwell Avenue, on 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.

7:14 To 7:56

Open: 7:19
Close: 7:39

Who Spoke:
1. Tracy Robertshaw
2. Jonny Salazar
3. Kathy Yan
4. Veronica Sanchez
5. Savino Cabal

The Planning
Commission approved
Revocation without
Prejudice.

(Norman, Tavaréz) 3-0

Peck & Davis absent

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).

7:56 To 8:34

Open: 8:03
Close: 8:17
Who Spoke:
1. Jonny Salazar
2. Luis Sanchez
3. Veronica Sanchez
4. Lili
5. Tracy Robertshaw

The Planning
Commission Approved
to continue this item to
the November 25,
2024, meeting to allow
staff to come back with
more information for
conditions and
agreement. (Norman,
Tavaréz) 3-0

Peck & Davis absent

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).

8:34 To 8:37

11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

8:37 To 8:37

12. ADJOURNMENT

Motion to Adjourn:
3-0
(Tavarez, Norman)

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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON TUESDAY, NOVEMBER 12, 2024