

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavarez

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

**MONDAY, DECEMBER 09, 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.
  - a. Time Extension Request for Conditional Use Permit No. 2021-21 (Fastrip)
  - b. Finding of Consistency No. 2024-02: A request by Ellie Krantz to modify Conditional Use Permit No. 2023-33, adding additional guest rooms, modifying exterior elevations, and reducing the building size for a four-story hotel approved by the Planning Commission. The project site is located approximately 260 feet north of West Mid Valley Avenue, and 290 feet east of South Mooney Boulevard (APN: 122-350-037).

7. PUBLIC HEARING – Paul Bernal, Director

**Amendment of Conditional Use Permit No. 2011-18:** A request by Duane Rodriguez to amend Conditional Use Permit No. 2011-18 to re-establish live entertainment and dancing in conjunction with Downtown Rookies Sports Bar and Grill based on new and revised project conditions and operational/security measures. The site is located at 215 East Main Street, in the D-MU (Downtown Mixed Use) Zone (APN: 094-296-011). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2024-62.

8. PUBLIC HEARING – Josh Dan, Senior Planner

**Conditional Use Permit No. 2024-31:** A request by the City of Visalia to construct the new Visalia Civic Center Campus consisting of multiple buildings to be used for administration offices and public safety administration office measuring 51,700 square feet, evidence storage building measuring 15,200 square feet, and new City Council Chambers measuring 10,100 square feet. The project will be developed in multiple phases. The site is located along the east side of North Burke Street, south of East Goshen Avenue and north of Mill Creek. (Address no yet assigned) (APNs: 000-011-541, 000-011-542, 000-011-543, and 094-190-019). Initial Study No. 2024-44 was prepared for this project, which disclosed that the proposed project has no new effects that could occur that have not been addressed within the scope of the Program Environmental Impact Report (SCH No. 2010041078).

9. PUBLIC HEARING – Brandon Smith, Principal Planner

**Zoning Text Amendment No. 2024-05:** A request by the City of Visalia to implement programs in the Housing Element of the General Plan pertaining to the Permit Streamlining Act, Accessory Dwelling Units, and the rezoning of certain sites within the Housing Element Sites Inventory to allow by right development without discretionary action. The regulations will apply Citywide to properties within the city limits of the City of Visalia. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Code of Regulations Section 15061(b)(3).

10. PUBLIC HEARING – Brandon Smith, Principal Planner / Devon Jones, Economic Development Manager

**Zoning Text Amendment No. 2024-02:** A request by the City of Visalia to amend Visalia Municipal Code Title 17 (Zoning Ordinance) in numerous sections, including the addition of permitted and conditionally allowed land uses in certain zone districts, based on multiple factors including but not limited to the streamlining of land use review and changes in business and/or development trends and activity. This proposal affects locations citywide. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Code of Regulations Section 15061(b)(3).

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, DECEMBER 19, 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, JANUARY 13, 2025**