

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavarez

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

**MONDAY, MARCH 24, 2025**  
**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. AGENDA COMMENTS OR CHANGES –
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. Request of Finding of Consistency Regarding Modification of Condition No. 2 for Conditional Use Permit No. 2011-18, allowing live entertainment to be conducted only three days per week.
7. PUBLIC HEARING – Josh Dan, Senior Planner

**Tentative Parcel Map No. 2025-04:** A request to create two new parcels from a 0.89-acre parcel to facilitate further construction of phase two of the Mission Oaks Office Complex. The project site is located 178-feet south of the terminus of South Peppertree Street into the commercial plaza. (Address: N/A) (APN: 085-250-063). The project is Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2025-12.

8. PUBLIC HEARING – Josh Dan, Senior Planner

**Variance No. 2025-02:** A request to allow a variance from the minimum rear yard setbacks required in the R-1-5 (Single-Family Residential, 5,000 square foot minimum lot size) zone for three lots within the Higgins Ranch Subdivision. The project is located at the southeast corner of South Lovers Lane and East Cherry Street (Address: N/A) (APN: 000-016-540). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305(a), Categorical Exemption No. 2025-13.

9. PUBLIC HEARING – Colleen Moreno, Assistant Planner

- a. **Annexation No. 2024-04:** A request by the City of Visalia to annex two parcels totaling 10.4 acres into the City limits of Visalia. Upon annexation, the site will be zoned Quasi-Public, which is consistent with the General Plan Land Use Designation. The affected sites are located at the northwest corner of North Dinuba Boulevard and West Riverway Court (APNs: 078-110-021 & 078-110-006).
- b. **General Plan Amendment No. 2024-05:** A request by the City of Visalia to expand the Urban Growth Boundary by annexing two parcels into the City limits, and to change approximately one acre on the site from Residential Very Low Density land use designation to Parks/Recreation land use designation. The affected sites are located at the northwest corner of North Dinuba Boulevard and West Riverway Court (APNs: 078-110-021 & 078-110-006).

**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. Negative Declaration No. 2024-61 disclosed that environmental impacts are determined to be less than significant and mitigation measures are not required. Negative Declaration No. 2024-61 has been prepared for adoption with this project (State Clearinghouse No. 2025020422).

10. CITY PLANNER UPDATE –

- B. Seefried Industrial Project City Council Update
- C. Residential Object Design Standards Update
- D. Housing Element Annual Progress Report for Calendar Year 2024

11. 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, APRIL 3, 2025, 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, APRIL 14, 2025**