

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavarez

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

MONDAY, APRIL 14, 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.
 - None.
7. PUBLIC HEARING – Catalina Segovia, Planning Technician

Tentative Parcel Map No. 2025-02: A request by Luis Mota to subdivide a 0.43-acre parcel into two parcels. The project site is located at 1344 South Liberty Street in the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone (APN: 097-242-014). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2025-07.

8. PUBLIC HEARING – Josh Dan, Senior Planner

- a. **Conditional Use Permit No. 2024-45:** A request by N & M Capital LLC to construct a commercial development containing 66,015 square feet of retail space, three pads with drive-thru lanes, and carwash within the development referred to as The Hub in the C-N (Neighborhood Commercial) Zone. The project site is located on the northwest corner of East Walnut Avenue and South Lovers Lane (Address: N/A) (APN: 000-014-381).
- b. **Tentative Parcel Map No. 2024-10:** A request by N & M Capital LLC to subdivide an 8.35-acre parcel into eight parcels with shared and cross access agreements. The project site is located on the northwest corner of East Walnut Avenue and South Lovers Lane (Address: N/A) (APN: 000-014-381).

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. 2024-74 has been prepared for adoption with this project (State Clearinghouse No. 2025031001).

9. CITY PLANNER UPDATE –

A. Committees & Commissions Event

10. 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 24, 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 or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, APRIL 28, 2025