

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavarez

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

MONDAY, JANUARY 27, 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 – Colleen Moreno, Assistant Planner

Conditional Use Permit No. 2024-42: A request to amend Conditional Use Permit No. 2024-09, to allow for the increase of therapy rooms, employees, and operational hours. The site is located at 5225 West Walnut Avenue, in the C-N (Neighborhood Commercial) zone, on the northeast corner of South Akers Street and West Wagner Avenue, in the Rancho Viejo Shopping Center (APN: 119-650-007). The project is considered Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2024-66.

8. PUBLIC HEARING – Brandon Smith, Principal Planner

Carleton Acres Medium Density Residential Tentative Subdivision Map No. 5601: A request by West Star Construction to subdivide 4.8 acres into 50 parcels to facilitate the construction of detached dwelling units within a planned residential development, which is being developed in accordance with the policies and standards contained in the Carleton Acres Specific Plan. The property is located on the east side of Shirk Street, approximately ¼ mile north of Riggins Avenue. (APN: 077-100-108). The Project is within the scope of a previously certified Environmental Impact Report Prepared for the Carleton Acres Specific Plan for purposes of compliance with the California Environmental Quality Act.

9. PUBLIC HEARING – Brandon Smith, Principal Planner

General Plan Amendment No. 2024-01: A request by the City of Visalia to adopt a comprehensive update to the Safety Element of the Visalia General Plan, and to adopt a new Environmental Justice Element for inclusion in the Visalia General Plan. The regulations will apply Citywide to properties within the Urban Growth Boundary 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. CITY PLANNER UPDATE –

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, FEBRUARY 6, 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, FEBRUARY 10, 2025