

# PLANNING COMMISSION

## ACTION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavarez

**COMMISSIONERS PRESENT:** Adam Peck Charlie Norman, Chris Tavarez, Mary Beatie

**COMMISSIONERS ABSENT:** Bill Davis

**MONDAY, FEBRUARY 24, 2025**

**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 7:02

3. ROLL CALL – Commissioners present: Peck Norman, Tavarez, Beatie  
Commissioners absent: Davis

7:02 To 7:02

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 7:02

None

5. CHANGES OR COMMENTS TO THE AGENDA – Late Correspondence for Item 7.

7:02 To 7:02

No Items on the  
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.

- None

7:02 To 7:39

Open: 7:11  
Closed: 7:30  
Who Spoke:  
1. Jullian Salmon  
2. Cristy Salmon  
3. Cliff  
4. Danielle Panuco  
The Planning  
Commission  
approved item 7  
4-0  
(Norman, Tavarez)  
Davis Absent

7. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

**Conditional Use Permit No. 2025-01:** A request by Danielle Panuco to amend Conditional Use Permit No. 1998-22, to formally establish a licensed daycare facility for 125 students within an existing church, located in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) Zone. The project site is located at 4525 West Caldwell Avenue, on the southwest corner of West Caldwell Avenue and South Linwood Street (APN: 119-360-062). The project is Categorically Exempt from the California Environmental Quality Act (CEQA)

7:39 To 8:03  
Open: 7:48  
Closed: 7:58  
Who Spoke:  
1. Don Nuckols  
2. Allen Williams  
3. Aracely Esteban  
The Planning  
Commission  
approved item 8a  
3-0 (Tavarez, Peck)  
Norman Recused  
and Davis absent  
  
The Planning  
Commission  
approved item 8b  
3-0 (Peck, Tavarez)  
Norman Recused  
and Davis absent

8. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

- a. **Tentative Parcel Map No. 2024-11:** A request by Allen Williams to subdivide a 4.89-acre parcel into three parcels, to separate existing development from a vacant parcel planned for a subdivision, in the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) Zone. A Notice of Exemption was prepared for the Jennings Estates Tentative Subdivision Map No. 5603 and Tentative Parcel Map No. 2024-11. Notice of Exemption No. 2024-76 disclosed that no additional environmental review is required based upon the project being consistent with the development density established by the City's General Plan and based upon no further project-specific effects that are peculiar to the project or the site. The project site is located at 1716 North Cain Street, east of the intersection of North Cain Street and East Prospect Avenue (APN: 098-470-001).
- b. **Jennings Estates Tentative Subdivision Map No. 5603:** A request by Allen Williams to subdivide a 4.36-acre parcel into a 22-lot single-family residential subdivision with one out lot for landscaping purposes, in the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) Zone. A Notice of Exemption was prepared for the Jennings Estates Tentative Subdivision Map No. 5603 and Tentative Parcel Map No. 2024-11. Notice of Exemption No. 2024-76 disclosed that no additional environmental review is required based upon the project being consistent with the development density established by the City's General Plan and based upon no further project-specific effects that are peculiar to the project or the site. The project site is located at 1716 North Cain Street, east of the intersection of North Cain Street and East Prospect Avenue (APN: 098-470-001).

8:03 To 8:10

9. CITY PLANNER UPDATE –

- a. Reserve Area Work Session Item
- b. Adoption of Environmental Justice Element and Safety Element

8:10

10. ADJOURNMENT

Motion to Adjourn:  
4-0  
(Peck, Tavarez)  
Davis absent

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, MARCH 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](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, MARCH 10, 2024**