

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavaréz

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

MONDAY, APRIL 28, 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. **Planning Division Fee Amendments:** Consideration of amendments to the Planning Division fees for the 2024-2025 fiscal year as contained in City of Visalia Fee Resolution No. 2025-24. The requested action is considered exempt under Section 15273 of the California Environmental Quality Act.

7. PUBLIC HEARING – Catalina Segovia, Planning Technician

- a. **Tentative Parcel Map No. 2025-01:** A request by Neil Zerlang to divide two existing parcels with a total of 13.72 acres into four new parcels within the Northside Shopping Center in the C-MU (Mixed Use Commercial) zone.
- b. **Conditional Use Permit No. 2025-03:** A request by Neil Zerlang to create four C-MU (Mixed Use Commercial) parcels that are less than the minimum five-acre requirement and without public street access and frontage in the C-MU (Mixed Use Commercial) zone.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2025-06.

Project Location: The project site is located at 2121 North Dinuba Boulevard (APNs: 090-270- 033 and 090-280-019).

8. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2025-07: A request by Family F.O.C.U.S. to amend Conditional Use Permit No. 1990-38, to establish a licensed daycare facility for 73 children within an existing church, located in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum lot size) zone.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2025-11.

Project Location: The project site is located at 5200 West Caldwell Avenue, on the northeast corner of West Caldwell Avenue and South Akers Street (APN: 119-060-072).

9. PUBLIC HEARING – Colleen Moreno, Assistant Planner

- a. **Annexation No. 2024-05:** A request by San Joaquin Valley Homes to annex two parcels totaling approximately 62.53 acres into the City limits of Visalia. Upon annexation, approximately 53.86 acres of the site will be zoned R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) and approximately 7.04 acres of the site will be zoned C-MU (Mixed Use Commercial), which is consistent with the General Plan Land Use Designation.
- b. **Blankenship Tentative Subdivision Map No. 5602:** A request by San Joaquin Valley Homes to subdivide two parcels totaling 62.53 acres into 203 lots for single-family residential use, with 7.04 acres reserved for mixed-use commercial. The site is zoned R-1-5 (Single-family residential, 5,000 square foot minimum site area) and C-MU (Mixed Use Commercial).

Environmental Assessment Status: An Initial Study and Mitigated Negative Declaration were prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that with mitigation measures the project will have less than significant impact upon the environment. Mitigated Negative Declaration No. 2024-63 has been prepared for adoption with this project (State Clearinghouse No. 2025040063).

Location: The site is located on the southeast corner of South Santa Fe Street and East Caldwell Ave (APNs: 123-400-005, 001).

10. CITY PLANNER UPDATE –

- A. Objective Design Standards Update
- B. Annexation and General Plan Amendment for River Sports Dog Park

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, MAY 8, 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, MAY 12, 2025