

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavarez

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

MONDAY, JULY 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. ELECTION OF CHAIR AND VICE-CHAIR –
5. 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.
6. AGENDA COMMENTS OR CHANGES –
7. 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. **Time Extension for Conditional Use Permit No. 2023-09**
8. PUBLIC HEARING – Brandon Smith, Principal Planner & Colleen Moreno, Assistant Planner
 - a. **Prezone to Annexation No. 2024-03:** A request by the City of Visalia, to adopt a prezone of the property undergoing annexation into the City limits of Visalia. The prezone will change zones on the Official Zoning Map of the City of Visalia from 284 acres of unzoned to approximately 253 acres of Industrial (I) zone designation and approximately 31 acres

of I-L (Light Industrial), consistent with the land use designations of the Visalia General Plan Land Use Map and consistent with Section 17.06.050 of the Visalia Municipal Code.

Environmental Assessment Status: A Draft and Final Environmental Impact Report (EIR) (State Clearinghouse Number 2022080658), incorporated herein by reference, was prepared in association with the Shirk and Riffin Industrial Park project, in accordance with the California Environmental Quality Act (CEQA). This EIR was certified by the City Council on March 17, 2025, by Resolution No. 2025-09.

Project Location: The proposed Project is located on approximately 284 acres, on the north side of Riffin Avenue between Shirk Street and Kelsey Street. (APN: 077-840-004, 005, 006).

- b. **Prezone to Annexation No. 2024-05:** A request by the City of Visalia to adopt a prezone of the property undergoing annexation into the City limits of Visalia. The prezone will change zones on the Official Zoning Map of the City of Visalia from 62 acres of unzoned to approximately 55 acres of R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone and approximately 7 acres of C-MU (Mixed Use Commercial) zone, consistent with the land use designations of the Visalia General Plan Land Use Map and consistent with Section 17.06.050 of the Visalia Municipal Code.

Environmental Assessment Status: An Initial Study and Mitigated Negative Declaration (MND) were prepared for this project, consistent with the California Environmental Quality Act (CEQA). MND No. 2024-63 (State Clearinghouse No. 2025040063) was certified by the City Council on June 2, 2025, by Resolution No. 2025-31.

Project Location: The proposed Project is located on approximately 62 acres, on the southeast corner of South Santa Fe Street and East Caldwell Avenue (APN: 123-400-005 and 123-400-001).

9. PUBLIC HEARING – Catalina Segovia, Planning Technician

Conditional Use Permit No. 2025-12: A request by Kaweah Health to amend Conditional Use Permit No. 1130 to expand a behavioral health center by 12,500 square feet and increase the number of beds from 80 to 85. The project site is zoned O-PA (Professional/ Administrative Office Zone).

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332.

Project Location: The project site is located at 1100 South Akers Street (APN: 087-290-024).

10. PUBLIC HEARING – Josh Dan, Senior Planner

- a. **General Plan Amendment No. 2024-02:** A request by Derrel's Mini Storage to change the land use designation on APN: 098-050-038 from High Density Residential (RHD) to Commercial Service (CS) for a 9.42-acre parcel, and the change of land use designation on APN(s): 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from Low Density Residential to High Density Residential for parcels measuring a total of 11.89-acres.
- b. **Change of Zone No. 2024-03:** A request by Derrel's Mini Storage to change the zoning designation on APN: 098-050-038 from Multi-family Residential (R-M-3) to Commercial Service (C-S) for a 9.42-acre parcel, and change zoning designation on APN(s): 098-050-013, 098-050-060, 098-050-061, and 098-050-062 from R-1-5 (Single-Family Residential 5,000 square feet minimum site area) to Multi-family Residential (R-M-3) for parcels measuring a total of 11.89-acres.
- c. **Conditional Zoning Agreement No. 2024-04:** A request by Derrel's Mini Storage to establish conditions of zoning for a storage facility on APN: 098-050-038; and for the

Housing Authority of Tulare County to establish conditions of zoning for a multi-family development of at least 238 dwelling units on APN(s): 098-050-013, 098-050-060, 098-050-061, and 098-050-062.

- d. **Variance No. 2024-03:** A request by Derrel's Mini Storage to place a storage building on the north property line of APN: 098-050-038.

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. 2024-45 has been prepared for adoption with this project (State Clearinghouse No. 2025060660).

Project Location: The project site is located at 1700 E. Goshen Avenue (APN: 098-050-038) and at the Northwest corner of East Goshen Avenue and North Lovers Lane (APNs: 098-050-013, 098-050-060, 098-050-062, and 098-050-061).

11. PUBLIC HEARING – Paul Bernal, Director

Zoning Text Amendment No. 2025-02: A request by the City of Visalia to amend Visalia Municipal Code Title 17 (Zoning Ordinance), Chapter 17.04 Definitions and Chapter 17.25 Uses in the Mixed Use, Office, and Industrial Zones, revising the definition of massage establishments and designating massage establishments from a permitted use to a conditionally allowed use in the Regional Commercial (C-R) zone.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Code of Regulations Section 15061(b)(3).

Project Location: Citywide.

12. CITY PLANNER UPDATE –

- a. Joint City Council and Planning Commission meeting, August 19, 2025.
- b. Planning Commission Interviews, July 30 and 31, 2025.

13. 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, JULY 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 93292. 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, JULY 28, 2025