

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavaréz

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

MONDAY, AUGUST 11, 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 – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2025-15: A request by Wade Sousa to modify Condition of Approval No. 3 of Conditional Use Permit No. 2024-24, permitting exterior alterations to an existing building on the Radiant Church campus in the D-MU (Downtown Mixed Use) zone.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

Project Location: The project site is located at 514 East Main Street, Unit B (APN: 094-231-027).

8. PUBLIC HEARING – Colleen Moreno, Assistant Planner

Conditional Use Permit No. 2025-17: A request by Honey Spa to amend Conditional Use Permit No. 2024-08 to increase the hours of operation and number of employees for the existing massage establishment 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 15301.

Project Location: The site is located at 4025 West Caldwell Avenue, Unit E, southeast of West Caldwell Avenue and South Chinowth Street in the WinCo Shopping Center (APN: 119-340-019).

9. PUBLIC HEARING – Brandon Smith, Principal Planner

a. **General Plan Amendment No. 2025-02:** A request by the City of Visalia to change the land use designation on a 16-acre portion of a 21-acre parcel from Parks/Recreation to Commercial Mixed Use.

b. **Change of Zone No. 2025-03:** A request by the City of Visalia to change the zoning designation on a 16-acre portion of a 21-acre parcel from QP (Quasi-Public) to C-MU (Commercial Mixed Use).

Environmental Assessment Status: An Initial Study and Negative Declaration were prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that the project will have less than significant impact upon the environment. Negative Declaration No. 2025-28 has been prepared for adoption with this project (State Clearinghouse No. 2025070724).

Project Location: The site is located on the northwest corner of North Akers Street and West Riffin Avenue (APN: 077-100-103).

10. CITY PLANNER UPDATE –

- a. Planning Commission Council Appoints.
- b. Joint City Council and Planning Commission meeting, August 19, 2025.
- c. LAFCO Annexation Updates
- d. Road Project Updates

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, AUGUST 21, 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, AUGUST 25, 2025