

# PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavarez

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

**MONDAY, AUGUST 25, 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. **Finding of Consistency No. 2025-01:** A request by Trumark Homes to modify Condition of Approval No. 3 of Belissa Tentative Subdivision Map No. 5587, and Condition of Approval No. 6 of Conditional Use Permit No. 2022-05, for the alteration of side yard setbacks for 24 lots within the Belissa subdivision. The project site is located on the southwest corner of West Riverway Avenue and North Demaree Street (APN: 077-060-022).

7. PUBLIC HEARING – Josh Dan, Senior Planner

- a. **Tentative Parcel Map No. 2025-06:** A request by Richard Bueno to subdivide a 1.41-acre parcel into two parcels measuring 0.95 acres and 0.46 acres in the C-N (Neighborhood Commercial) and R-M-2 (Multi-Family Residential) zones.
- b. **Conditional Use Permit No. 2025-13:** A request by Richard Bueno to create parcels that will be less than the minimum acreage in the R-M-2 and C-N zones and to allow a single-family dwelling on the multi-family zoned parcel.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315.

Project Location: The site is located at 1810 East Houston Avenue (APN: 098-200-012).

8. PUBLIC HEARING – Josh Dan, Senior Planner

**Conditional Use Permit 2025-18:** A request by Robert Gaalswyk to permit the use of an existing 20,115 square foot building as an indoor shooting range facility with ancillary retail gun store sales located in the I (Industrial) zone.

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. 2025-29 has been prepared for adoption with this project (State Clearinghouse No. 2025080098).

Project Location: The property is located along the east side of North Nevada Street, approximately 194-feet north of West Grove Avenue. (Address: 1104 North Nevada Street) (APN: 081-100-075).

9. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

- a. **Ritchie Ranch Subdivision Map No. 5600:** A request by Lennar Homes of California LLC to subdivide a parcel totaling approximately 44.89 acres into 320 lots for single-family residential use, six outlots for landscaping, and two outlots for use as pocket parks located in the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone.
- b. **Conditional Use Permit No. 2024-23:** A request by Lennar Homes of California LLC for a planned residential development on a 44.89-acre parcel, consisting of 320 single-family residential lots, located within the R-1-5 (Single-Family Residential, 5,000 square foot minimum site area) zone. The proposal will include non-standard lots that will be less than 5,000 square feet in size, with reduced lot widths, and reduced setbacks.

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 the project will have less than significant impact upon the environment. Negative Declaration No. 2024-33 has been prepared for adoption with this project (State Clearinghouse No. 2025071349).

Project Location: The project site is located on the southwest corner of West Riverway Avenue and North Demaree Street (APN: 077-060-022).

10. CITY PLANNER UPDATE –

- a. Election of Chair & Vice Chair next meeting.
- b. Swearing in of New Planning Commissioners

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, SEPTEMBER 4, 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](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, SEPTEMBER 8, 2025**