

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Vacant

COMMISSIONERS: Bill Davis, Charlie Norman, Mary Beatie

MONDAY, SEPTEMBER 8, 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. SWEARING IN OF PLANNING COMMISSIONER –
 - Pura Cordero (1st Term)
4. ROLL CALL –
5. ELECTION OF CHAIR AND VICE-CHAIR –
6. 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. AGENDA COMMENTS OR CHANGES –
8. 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. No items on the Consent Calendar

9. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

- a. **Tentative Subdivision Map No. 5604:** A request by Ken Turner to subdivide a 2.78 acre parcel into a 13-lot multi-family residential subdivision, within the O-PA (Professional/Administrative Office) Zone.
- b. **Conditional Use Permit No. 2025-09:** A request by Ken Turner to subdivide a 2.78 acre parcel into 13 lots, at sizes smaller than the five acre minimum lot size requirement of the 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 north of East Tulare Avenue, between South Lovers Lane and South Vista Street (APN: 101-013-022).

10. WORK SESSION – James D. Koontz, City Attorney

Overview of conflict of interest, public meeting rules, and procedural requirements that apply to the Planning Commission

11. CITY PLANNER UPDATE –

- a. Update on City initiated GPA/COZ for Akers/Riggin
- b. Update on Annexation
- c. Swearing in of New Planning Commissioner Kris Bruce

12. 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 18, 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, SEPTEMBER 22, 2025