

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Bill Davis

COMMISSIONERS: Pura Cordero, Charlie Norman, Bill Davis, Mary Beatie

MONDAY, SEPTEMBER 22, 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 –
 - Kris Bruce (1st Term)
4. ROLL CALL –
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. **Finding of Consistency No. 2025-02:** A request by Paynter Realty & Investments, Inc. to modify the Master Sign Program (originally approved as Exhibit "A") of Conditional Use Permit No. 2023-15, to address separate sign allowances for the Sequoia Mall and Tower Plaza shopping centers. The project site is located on the southwest corner of South Mooney Boulevard and West Sunnyside Avenue (APN: 121-100-050; 121-110-057).

8. PUBLIC HEARING – Colleen Moreno, Assistant Planner

- a. **Conditional Use Permit No. 2025-21:** A request by Verizon Wireless to construct a new 75-foot tall wireless monopine telecommunication tower within the C-MU (Mixed Use Commercial) zone.
- b. **Variance No. 2025-04:** A request by Verizon Wireless to construct a new 75-foot tall wireless monopine telecommunication tower not meeting the fall zone setback of Section 17.32.163(D)(1)&(2).

Environmental Assessment Status: N/A.

Project Location: The project site is located at 3533 West Noble Avenue, within the Visalia Marketplace shopping center southeast corner of West Noble Avenue and South Demaree Street (APN: 095-010-068).

9. PUBLIC HEARING – Colleen Moreno, Assistant Planner

- a. **Tentative Parcel Map No. 2025-09:** A request by Black Gold Builders Group to reconfigure the existing five parcels within the property layout of an undeveloped future shopping center in the C-MU (Mixed Use Commercial) zone.
- b. **Conditional Use Permit No. 2025-23:** A request by Black Gold Builders Group to reconfigure the property layout creating parcels without street frontage and parcels that are less than the minimum five-acre requirement 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.

Project Location: The site is located at the east side of South Lovers Lane, south of East Noble Avenue (APNs: 101-030-018, -030, -031, -032, -033).

10. PUBLIC HEARING – Brandon Smith, Principal Planner

Zoning Text Amendment No. 2025-03: A request by the City of Visalia to amend Visalia Municipal Code Title 17 (Zoning Ordinance), as to implement Program 5.8 contained in the City of Visalia 6th Cycle Housing Element of the General Plan. The regulations will apply Citywide to properties within the city limits of the City of Visalia.

Environmental Assessment Status: The requested action is considered exempt under Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA).

Project Location: Citywide

11. CITY PLANNER UPDATE –

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, OCTOBER 2, 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, OCTOBER 13, 2025