

PLANNING COMMISSION

ACTION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Chris Tavaréz

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

MONDAY, AUGUST 25, 2025

VISALIA COUNCIL CHAMBERS

LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA

MEETING TIME: 7:00 PM

- | | |
|---|---|
| 7:00 | 1. CALL TO ORDER – |
| 7:00 To 7:01 | 2. THE PLEDGE OF ALLEGIANCE – |
| 7:01 To 7:01 | 3. ROLL CALL – Present: Norman, Peck, Davis, Tavaréz, Beatie
Absent: None |
| 7:01 To 7:01
No one spoke | 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. |
| 7:01 To 7:02
None | 5. AGENDA COMMENTS OR CHANGES – |
| 7:02 To 7:03
The Consent Calendar
Was approved 5-0
(Norman, Tavaréz) | 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). |

7:03 To 7:09

Open: 7:07

Closed 7:07

No one spoke

Planning Commission
approved Item 7a, 5-0
(Tavarez, Peck)

Planning Commission
approved Item 7b, 5-0
(Peck, Tavarez)

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).

7:09 To 7:16

Open: 7:14

Close: 7:14

No one spoke

Planning Commission
approved Item 8, 5-0
(Peck, Davis)

8. PUBLIC HEARING –

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).

7:16 To 7:37

Open: 7:27

Close: 7:30

Who Spoke

1. Lilly Hage
2. Leslie Caviglia

Planning Commission
approved Item 9.a, 5-0
(Davis, Peck) The
Planning Commission
approved Item 9.b, 5-0
(Norman, Davis)

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).

7:37 To 7:40

10. CITY PLANNER UPDATE –

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

Adjourned: 7:40

11. ADJOURNMENT

(Davis, Peck) 5-0

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