

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Bill Davis

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

MONDAY, OCTOBER 13, 2025

VISALIA COUNCIL CHAMBERS

LOCATED AT 707 WEST 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. **Time Extension for Conditional Use Permit No. 2024-02 and Tentative Parcel Map No. 2024-01:** A request by Mulberry Springs LLC, to master plan and develop a 15.55-acre site into a mixed-use development. Phase 1 consists of a 276-unit multi-family development with three-story buildings, a community club house, and outdoor recreation amenities while Phase 2 consists of two multi-tenant commercial buildings and one retail building with a drive-thru lane. The tentative parcel map is a request by Mulberry Springs LLC, to subdivide Parcel 2 of the master planned development into two parcels for condominium purposes. The site is zoned C-R (Regional Commercial) and located at the

northwest corner of West Cameron Avenue and South Stonebrook Street. (Address: N/A) (APNs: 122-332-039, 122-332-040, and 122-332-041).

- b. **Time Extension for Conditional Use Permit No. 2024-19:** A request by Mulberry Springs LLC, to entitle a “blanket” approval for medical uses, except massage therapy, in the C-R (Regional Commercial) Zone. The project site is located at the northwest corner of West Cameron Avenue and South Stonebrook Street. (Address: N/A) (APN: 122-332-039).

7. PUBLIC HEARING – Colleen Moreno, Assistant Planner

Revocation of Conditional Use Permit No. 2025-05: A request by the City of Visalia, pursuant to Municipal Code section 17.38.040, to revoke Conditional Use Permit No. 2025-05, which allows live entertainment at the existing Sebby’s restaurant in the D-MU (Downtown Mixed Use) zone.

Environmental Assessment Status: N/A.

Project Location: The site is located at 229 East Main Street (APN: 094-296-016).

8. PUBLIC HEARING – Paul Bernal, Planning and Community Preservation Director

Tentative Parcel Map No. 2025-10: A request by 4Creeks, Inc., to subdivide 41.7 acres into 2 parcels to facilitate the future residential Cameron Ranch Estates subdivision. The site is zoned R-1-5 (Single-family Residential, 5,000 square foot minimum site area).

Environmental Assessment Status: An addendum to Initial Study/Mitigated Negative Declaration Document No. 2024-19 originally prepared for the development of the Cameron Ranch Estates Tentative Subdivision Map No. 5598 and Annexation No. 2024-02 has been prepared to include Tentative Parcel Map No. 2025-10 into the project description.

Project Location: The property is located on the south side of East Caldwell Avenue between the future South Ben Maddox Way alignment and South Pinkham Street (APN: 124-010-016).

9. CITY PLANNER UPDATE –

10. 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 23, 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 27, 2025