

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Bill Davis

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

MONDAY, OCTOBER 27, 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. 2022-23:** A request by Maracor Development to establish a 292-unit multi-family residential development on 10.8 acres in the R-M-2 (Multi-Family Residential, 3,000 square feet minimum site area) zone. The project site is located on the southwest corner of East K Avenue and South Ben Maddox Way (APNs: 126-750-050 & 126-750-051).

- b. **Time Extension for Conditional Use Permit No. 2022-25:** A request by Maracor Development to establish a 342-unit deed restricted affordable multi-family residential development on property totaling 11.41 acres in the Commercial Mixed Use (C-MU) zone. The project site is located on the northwest corner of South Lovers Lane and East Caldwell Avenue (APN 126-850-029).
- 7. PUBLIC HEARING – (continued from September 22, 2025) Colleen Moreno, Assistant Planner
 - a. **Conditional Use Permit No. 2025-21:** A request by Verizon Wireless to construct a new 75-foot tall wireless monopole 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 monopole 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).

- 8. PUBLIC HEARING – Colleen Moreno, Assistant Planner
 - a. **Conditional Use Permit No. 2025-10:** A request to develop a 47,103 square foot pickleball facility which includes the reconstruction of an existing building and the construction of a new parking lot. The site is zoned C-S (Service Commercial) and C-N (Neighborhood Commercial).
 - b. **Variance No. 2025-06:** A request to allow a variance to fence height standards for the placement of a six-foot tall fence in the front yard setback of the project site. The site is zoned C-S (Service Commercial) and C-N (Neighborhood Commercial).

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2025-17.

Project Location: The project site is located at 702 South Bridge Street and will be developed across three existing parcels (APNs: 097-074-003, 097-084-023, 097-084-024).

- 9. PUBLIC HEARING – Josh Dan, Senior Planner
 - Tentative Parcel Map No. 2025-11:** A request by Self-Help Enterprises to subdivide one 6.36-acre parcel of R-M-2 (Multi-Family Residential 3,000 square feet per unit) zoned property into two parcels for financing purposes.
 - Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2025-42.
 - Project Location: The project site is located at the terminus of the 2400 block of North Highland Street (Approximately 660-ft West of North Dinuba Blvd.). (APN: 090-060-063).

10. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

- a. **Conditional Use Permit No. 2020-07:** A request by Chy Chau to develop a commercial shopping center consisting of a 4,500 square foot convenience store with a service station containing 6 fueling stations (12 vehicle fueling pumps), a 6,000 square foot gas station canopy, a 1,250 square foot quick service restaurant, a 3,000 square foot fast-food restaurant with a 14 vehicle drive-thru lane, a 1,120 square foot coffee-shop with a 10 vehicle drive-thru lane, and 21,000 square feet of retail space, to include a grocery store, on parcels with less than the minimum 5 acre lot size requirement, located on a 5 acre parcel within the C-N (Neighborhood Commercial) Zone.
- b. **Tentative Parcel Map No. 2020-02:** A request by Chy Chau to subdivide a five acre parcel into two parcels to facilitate development of a commercial shopping center, on a site within the C-N (Neighborhood Commercial) Zone.

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. Mitigation Negative Declaration No. 2020-12 has been prepared for adoption with this project (State Clearinghouse No. 2025091352).

Project Location: The project site is located on the southeast corner of South Demaree Street and West Visalia Parkway (APN: 126-970-085).

11. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2025-25: A request by Neil Miller to amend Conditional Use Permit to develop a 15,039 square foot multi-purpose building and parking field in association with a church campus, on two parcels totaling 4.70 acres, within the QP (Quasi-Public) Zone.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2025-35.

Project Location: The project site is located at 1030 South Linwood Street, at the northeast corner of South Linwood Street and West Tulare Avenue (APN: 087-050-018, 020).

12. PUBLIC HEARING – Brandon Smith, Principal Planner

- a. **Pratt Family Ranch Tier 3 Tentative Subdivision Map No. 5605:** A request by D.R. Horton to subdivide 46.13 acres into a 293-lot single-family residential subdivision, including a portion containing private streets and gated access, and including additional lots for private parks and landscape / lighting district lots, to be located in the R-1-5 and R-M-2 zone districts.
- b. **Tentative Parcel Map No. 2025-12:** A request by D.R. Horton to subdivide 46.13 acres into four parcels to coincide with the phasing of the tentative subdivision map associated with the site, located in the R-1-5 and R-M-2 zone districts.

Environmental Assessment Status: The project is part of the development of a specific plan area for which environmental impacts were evaluated in the Initial Study / Mitigated Negative Declaration prepared for the Pratt Family Ranch Specific Plan, certified by the Visalia City Council on September 6, 2023, by Resolution No. 2023-40. This IS/MND is being used as the environmental document for this Tentative Subdivision Map and Tentative Parcel Map.

Project Location: The project is located north of the approved Pratt Family Ranch tentative subdivision map located at the northwest corner of Mooney Boulevard and Pratt Avenue. (APN: 078-010-033 & 078-110-024)

13. CITY PLANNER UPDATE –

14. 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, NOVEMBER 6, 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.gov or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, NOVEMBER 10, 2025