

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Bill Davis

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

MONDAY, NOVEMBER 10, 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. No items on the Consent Calendar

7. PUBLIC HEARING – (continued from October 27, 2025) 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).

8. PUBLIC HEARING – Josh Dan, Senior Planner

Conditional Use Permit No. 2025-26: A request by California Water Service Company to permit the establishment of a community water service well and pumping station which will include the installation of a pump room, back-up generator, and concrete pad for future wellhead treatment equipment. The project site is zoned R-1-5 (Single-Family Residential 5,000 square foot minimum per lot).

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Categorical Exemption No. 2025-41.

Project Location: The project is located at 5031 West Babcock Court. (APN: 077-930-015).

9. PUBLIC HEARING – Jarred Olsen, Principal Planner

Tentative Parcel Map No. 2025-14: A request by Luis Mota (Yamabe & Horn as agent) to subdivide approximately 1.17 acres into two parcels, located in the R-1-20 zone district.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2025-48.

Project Location: The project is located on the east side of North Tommy Street between West Hurley and West Pershing Avenues. (APN: 085-530-019).

10. PUBLIC HEARING – Colleen Moreno, Assistant Planner

Variance No. 2025-05: A request by The Source LGBT+ Center to allow a variance to the maximum fence height limit of four feet to six feet in the required front yard of the proposed site 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, Categorical Exemption No. 2025-40.

Project Location: The project site is located at 109 NW 2nd Avenue (APN: 094-015-018).

11. PUBLIC HEARING – Jarred Olsen, Principal Planner

Variance No. 2025-07: A request by American Inc. to allow a variance to the frontage yard setbacks to allow for a 7- to 8-foot-tall wrought iron and chain link fence within these setback areas.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2025-47.

Project Location: The site is located at the southeast corner of West Goshen Avenue and North Miller Park Court. (APN: 073-160-012 and -023).

12. PUBLIC HEARING – Brandon Smith, Principal Planner

Zoning Text Amendment No. 2025-04: A request by the City of Visalia to amend Visalia Municipal Code Title 17 (Zoning Ordinance), to implement Program 2.7 **for** Missing Middle Housing, Program 3.17 for Planning for Large Sites, and Program 5.2 **for** Emergency Shelters, all contained in the City of Visalia 6th Cycle Housing Element.

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

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 20, 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 24, 2025