

PLANNING COMMISSION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Bill Davis

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

MONDAY, DECEMBER 8, 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 – Josh Dan, Senior Planner

Tentative Parcel Map No. 2025-16: A request by Vang Thao of Moua Engineering and Surveying LLC. to subdivide a 4.74-acre parcel into four parcels on property located in the R-1-5 zone.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2025-54.

Project Location: The project is located at 2502 North Akers Street. (APN: 077-070-045).

8. PUBLIC HEARING – Paul Bernal, Director / City Planner

Tentative Parcel Map No. 2025-18: A request by Wood Rodgers, Inc., to subdivide an existing commercial medical and office building into commercial condominium airspace for condominium purposes and a request for a Parcel Map Waiver pursuant to Visalia Municipal Code section 16.28.150.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2025-52.

Project Location: The site is located at 100 Willow Plaza in the D-MU (Downtown Mixed Use) zone (APN: 094-313-014).

9. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

Tentative Parcel Map No. 2025-17: A request by Marcus Pignotti to subdivide a 34.12 acre parcel into four parcels, located within the I (Industrial) Zone.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2025-51.

Project Location: The project site is located at the southeast corner of West Riggan Avenue and North Plaza Drive (077-360-041).

10. PUBLIC HEARING – Colleen Moreno, Assistant Planner

Conditional Use Permit No. 2025-29: A request to establish the Valley Day Program, an adult day care facility for thirteen (13) or more adults within an existing tenant space.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2025-50.

Project Location: The site is located at 2001 West Caldwell Ave in the C-R (Regional Commercial) zone (APN: 122-331-008).

11. PUBLIC HEARING – Colleen Moreno, Assistant Planner

Conditional Use Permit No. 2025-30: A request by Longshot Brewery to operate a micro-brewery and taproom with patrons under 21 years of age and to allow live entertainment.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2025-49.

Project Location: The site is located at 511 East Main Street, in the D-MU (Downtown Mixed Use) zone (APN: 094-235-003).

12. CITY PLANNER UPDATE –

13. 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, DECEMBER 18, 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, JANUARY 12, 2026