

# PLANNING COMMISSION

## ACTION AGENDA

CHAIRPERSON:

Mary Beatie



VICE CHAIRPERSON:

Bill Davis

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

**MONDAY, MARCH 23, 2026**

**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 7:00                                     | 2. THE PLEDGE OF ALLEGIANCE –   |
| 7:00 To 7:01                                     | 3. ROLL CALL – Present: Bruce, Norman, Cordero, Davis, Beaty<br>Absent: None  |
| 7:01 To 7:01<br>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.<br><br>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 7:03                                     | 5. AGENDA COMMENTS OR CHANGES –<br>Certificate of Recognition presented to Vice Chair Davis   |
| 7:03 To 7:03<br>No Items on the Consent Calendar | 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.<br><br>a. No Items on the Consent Calendar   |

7:03 To 7:16

Open: 7:12  
Closed 7:12

Who Spoke:  
1. Rene Velarde

The Planning Commission approved Item 7, with updated Project Conditions 5-0 (Davis, Norman)

7. PUBLIC HEARING – (continued from February 23, 2026) Colleen Moreno, Assistant Planner

**Revocation of Conditional Use Permit No. 2009-17:** A request by the City of Visalia, pursuant to Municipal Code section 17.38.040, to revoke Conditional Use Permit No. 2009-17, which allows live entertainment, dancing, and other special events at the existing Cellar Door business.

Environmental Assessment Status: N/A.

Project Location: The site is located at 101 West Main Street, in the D-MU (Downtown Mixed Use) zone (APN: 094-325-003).

7:16 To 7:21

Open: 7:20  
Closed: 7:20

Who Spoke:  
1. None

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

8. PUBLIC HEARING – Josh Dan, Senior Planner

**Conditional Use Permit No. 2026-01:** A request by Jeff Pepe to construct an approximate 4,000 square foot automotive repair shop which will include a 750 square foot office and sales floor in the C-MU zone.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332.

Project Location: The project site is located at 120 South Burke Street (APN: 094-204-010).

7:21 To 7:46

Open: 7:34  
Closed: 7:39

Who Spoke:  
1. Brett Windecker

The Planning Commission approved Item 9, 5-0 (Cordero, Bruce)

9. PUBLIC HEARING – Cristobal Carrillo, Associate Planner

**Conditional Use Permit No. 2025-34:** A request by Brett Windecker to amend Conditional Use Permit No. 2020-30, modifying the Oaks Marketplace Master Sign Program to permit a second monument sign and larger monument sign faces for a convenience store and service station in the C-R (Regional Commercial) Zone.

Environmental Assessment Status: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15311.

Project Location: The project site is located at 4310 South Mooney Boulevard (APN: 122-350-022).

7:51 To 8:10

Open: 8:03  
Closed: 8:06

Who Spoke:  
1. Jeff Ramsey

The Planning Commission approved Item 10.a,4-0 (Cordero, Norman), Davis recused

The Planning Commission approved Item 10.b,4-0 (Norman, Bruce), Davis recused

The Planning Commission approved Item 10.c,4-0 (Burse, Norman), Davis recused

10. PUBLIC HEARING – Josh Dan, Senior Planner

a. **General Plan Amendment No. 2025-05:** A request by Tulare County Office of Education (TCOE) to expand the Urban Development Boundary for 24.32 acres east of their current administrative offices located at 6200 South Mooney Boulevard and to change the land use designations on APN: 122-480-004 from Commercial Mixed Use to Public/Institutional and APNs: 122-470-003, 122-480-008 and -018 from Agriculture to Public/Institutional.

b. **Change of Zone and Prezone No. 2025-06:** A request by Tulare County Office of Education to change the zoning designation on APN: 122-480-004 from C-MU (Mixed-Use Commercial) to QP (Quasi-Public) and to Prezone APNs: 122-470-003, 122-480-008 and -018 to QP (Quasi-Public).

c. **Annexation No. 2025-03:** A request by the Tulare County Office of Education to annex three parcels totaling approximately 37.50-acres into the City limits of Visalia.

- d. **Conditional Use Permit No. 2025-28:** A request by Tulare County Office of Education to construct several buildings for classrooms, offices, board/conference rooms, and warehouse storage within the proposed campus expansion.

Environmental Assessment Status: An Initial Study and Mitigated Negative Declaration was prepared by Tulare County Office of Education 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 site is located at 11836 Ave 264 (APNs: 122-470-003, 122-480-008, and 122-480-018).

8:10 To 8:17

11. CITY PLANNER UPDATE –
- a. Planning Commissioner Update
  - b. City Council Work Session Prohousing Discussion

Adjourned: 8:17  
Cordero, Norman

12. 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, APRIL 2, 2026, 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](http://www.visalia.gov) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, APRIL 13, 2026**