

**Tulare County Planning Commission**  
**Summary Minutes**  
**September 14, 2022**

The Tulare County Planning Commission was called to order by Chair Aguilar on August 10, 2022, at 9:00 a.m., at the Human Resources and Development, Innovation Conference Room, 2500 West Burrel Ave, CA 93291.

Planning Commission Meeting can be heard at: <https://tularecounty.ca.gov/rma/planning-building/planning-commission/>

**1. PLANNING COMMISSION ROLL CALL**

Commissioners Present: Lehman, Aguilar, Dias, Brown, Whitlatch  
Commissioner Absent: McElroy, Millies, Aleman

Staff present (for all or part of the meeting): Hector Guerra, Vanesa Sandoval, Aaron Bock, Matt Pierce (County Counsel).

**2. PUBLIC COMMENT**

*No public comment*

- 3. APPROVAL OF MINUTES-** Approve the August 24, 2022, Upon motion by Commissioner Lehman, and second by Commissioner Brown, the Tulare County Planning Commission approved the August 24, 2022 Planning Commission minutes. *Motion approved 4-1(Abstain)*

- 4. CONSENT CALENDAR - Action on all items in this section will be taken with one motion and vote, unless anyone wishing to discuss any one of these items requests that it be pulled from the Consent Calendar and held over for such discussion. The Consent Calendar is an untimed item and may be taken up at any time during the course of today's meeting, as time allows.**

- (A) **Special Use Permit No. PSP 59-450**  
**Bobby Adamson**

**Withdrawal of PSP 59-450 and Rescinding PC Resolution No. 1622 to Vacate the Approval of PSP 59-450. Contact Sandy Roper at (559) 624-7000 or email at [sroper@tularecounty.ca.gov](mailto:sroper@tularecounty.ca.gov) (ONE MOTION)**

*No staff report was given; No one spoke in favor or in opposition to the project. Approve: Rescinding PC Resolution No. 1622 to vacate the approval of PSP 59-450. Motion; Dias, second; Whitlatch, 5-0 vote. Reso #9992.*

(B) **Special Use Permit No. PSP 63-012**  
**Bobby Adamson**

**Withdrawal of PSP 63-012 and Rescinding PC Resolution No. 2300 to Vacate the Approval of PSP 63-012. Contact Sandy Roper at (559) 624-7000 or email at [SRoper@tularecounty.ca.gov](mailto:SRoper@tularecounty.ca.gov) (ONE MOTIONS)**

*No staff report was given; No one spoke in favor or in opposition to the project. Approve: Rescinding PC Resolution No. 1622 to vacate the approval of PSP 59-450. Motion; Dias, second; Whitlatch, 5-0 vote. Reso #9993.*

5. **PUBLIC HEARING** To members of the public, if you wish to participate in today's public comment via Zoom Webinar, please enter the Zoom Webinar ID 982 7528 0567 and Password: 339079. You will be connected to the Board room to address the Planning Commission in the same manner as if you were here in person. Please state your name and address for the record to be heard by everyone in the room. Your statements will go out on the live audio stream and will be included in the audio recording of the meeting. The timer will be set to 3 minutes, so please adhere to the time limit. That concludes the instructions for today's Public Hearing.

(A) **General Plan Amendment No. GPA 22-001 & Change of Zone No. PZC 22-002**  
**Vanderplan Development LLC (Ronda Hash) / Greg Dowds**

**General Plan Amendment No. GPA 22-001 and Change of Zone No. PZC 22-002 to amend the land use from "Agriculture" to "Service Commercial," and a change of zone from AE-20 (Exclusive Agricultural Zone – 20 Acre Minimum) to PD-C-3-SC ((Planned Development – Service Commercial – Scenic Corridor Combining Zone), adding 20 acres (APN: 101100-005) to the existing Castlewood Project. The applicant proposes a Lot Line Adjustment to adjust the boundaries between three existing parcels (APNs: 101-090-014 & -015 and 101-100-009) and other modification to Vesting Tentative Subdivision Map VTSM 834. The site is located at 15570 Avenue 292, Visalia, CA. East of the City of Visalia city limits, generally south of Noble Avenue and west of Road 156. Contact Aaron Bock at (559) 624-7000 or email at [ABock@tularecounty.ca.gov](mailto:ABock@tularecounty.ca.gov) (THREE MOTIONS)**

*Aaron Bock, Planning Director, presented the staff report. Greg Dowds who represents Darrel's Mini Storage spoke in support of the project. Approve: The Recommendation that the Board of Supervisors certify and adopt a Mitigated Negative Declaration, Motion; Whitlatch, second; Dias, 5-0vote. Reso #9994.*

*Approve: The Recommendation that the Board of Supervisors approve General Plan Amendment No. GPA 22-001 to amend the Land Use Designation from “Valley Agriculture” to “Service Commercial”. Motion; Whitlatch, second; Dias, 5-0 vote. Reso #9995*

*Approve: The Recommendation that the Board of Supervisors approve Change of Zone No. PZC 22-002, to the PD-C-3-SC (Planned Development, Service Commercial, Scenic Corridor Combining) Zone. Motion; Whitlatch, second; Dias, 5-0 vote. Reso #9996*

**(B) General Plan Amendment No. GPA 22-004 & Change of Zone No. PZC 22-003 Atkins Family LP (Melinda Bergreen) / Greg Dowds**

**General Plan Amendment No. GPA 22-004 and Change of Zone No. PZC 22-003 to amend the land use from “Agriculture” to “Service Commercial, and a change of zone from R-O (Single Family Estate) to C-3-MU (Service Commercial with Mixed Use Overlay) on 49.0 acres. The applicant proposes a tentative parcel map to divide the property into nineteen (19) parcels: 60% for proposed Mini Storage and eighteen (18) commercial lots. The site is located on the southeast corner of Avenue 324 and State Route 63, Patterson Tract, approximately 0.58 mile north of Visalia City Limits. Contact Aaron Bock at (559) 624-7000 or email at [ABock@tularecounty.ca.gov](mailto:ABock@tularecounty.ca.gov) (THREE MOTIONS)**

*Aaron Bock, Planning Director, presented the staff report. Surrounding property owners Nora Gonzalez and Mark Markowski spoke regarding a recent fire involving the subject site unrelated to the project itself. Greg Dowds in favor for the project. Approve: The Recommendation that the Board of Supervisors certify and adopt a Mitigated Negative Declaration, Motion; Lehman, second; Dias, 5-0 vote. Reso #9997*

*Approve: The Recommendation that the Board of Supervisors approve General Plan Amendment No. GPA 22-004 to change the Land Use Designation from “Agriculture” to “Service Commercial”. Motion; Lehman, second; Dias, 5-0 vote. Reso #9998*

*Approve: The Recommendation that the Board of Supervisors approve Change of Zone No. PZC 22-003, from R-O (Single Family Estate) to C-3-MU (Service Commercial with Mixed Use Overlay). Motion; Lehman, second; Dias, 5-0 vote. Reso #9999*

**6. DIRECTOR'S REPORT**

*Aaron Bock, Planning Director, gave a brief update on the County budget evaluation. He also stated that the County permit evaluation numbers are looking good.*

**7. Planning Commission discussion items and request for future agenda items – no action other than discussion and referral to a future meeting.**

**ADJOURNMENT:** Adjourn the meeting of the Tulare County Planning Commission to reconvene on September 28, 2022, at 9:00 a.m., at the Human Resources and Development, Innovation Conference Room, 2500 W. Burrel Avenue, Visalia, California 93291.