

"ACTION AGENDA"

SITE PLAN REVIEW AGENDA

12/22/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR21207

PROJECT TITLE: Victory Oaks Subdivision

DESCRIPTION: 112 unit single-family residential subdivision with 2.32 acre General Plan -designated neighborhood park

APPLICANT: Matt Barnes

OWNER: COCHRAN KERI LEA (SCSR TR)

APN: 077190007

LOCATION:

ITEM NO: 2 Revise and Proceed

SITE PLAN NO: SPR21219

PROJECT TITLE: Higgins Ranch

DESCRIPTION: Proposing to split 1 (one) 32.25 acer parcel into 2 (two) parcels. Parcel 1 18.50 ac and Parcel 2 being 13.84 ac. (X)

APPLICANT: Greg Nunley

OWNER: NASH LIMITED PARTNERSHIP

APN: 127030018

LOCATION: Southeast Corner of Lovers Lane & Cherry Ave

ITEM NO: 3 Revise and Proceed

SITE PLAN NO: SPR21221

PROJECT TITLE: Lubisich Office Warehouse Lots 20 & 21

DESCRIPTION: New Multi-tenant Office/Warehouse site and building development. Lots 20 & 21 of American Business Park to be merged to form a single lot. (I)

APPLICANT: Nicholas Crawford AIA

OWNER: GARFIELD PARK HIGHLANDS LP

APN: 081130081
081130080

LOCATION: North Gateway St. between W. Nicholas Ave & W. Lgeacy Ave

ITEM NO: 4 Revise and Proceed

SITE PLAN NO: SPR21222

PROJECT TITLE: Garage Conversion

DESCRIPTION: Garage Conversion - Duplex to a Triplex (R-1-5)

APPLICANT: Larry Lewis

OWNER: 10X INVESTMENTS LLC

APN: 093072016

LOCATION: 1518 W GROVE AVE

ITEM NO: 5 Revise and Proceed

SITE PLAN NO: SPR21223

PROJECT TITLE: Lubisich Office Warehouse Lot 22

DESCRIPTION: New Office/Warehouse site and building development. (I)

APPLICANT: Nicholas AIA

OWNER: LUBISICH MELVIN J

APN: 081130082

LOCATION: SEC of W. Legacy Ave & N. Gateway St

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.

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ITEM NO: 6 Resubmit

SITE PLAN NO: SPR21224

PROJECT TITLE: Pearl Woods

DESCRIPTION: Subdivision to create 274 single-family residential lots and a 9.2 acre combination General Plan - designated Neighborhood Park and Regional Basin on 67.49 acre parcel in southeast Visalia. (X)

APPLICANT: Timothy Odom

OWNER: CLEMENTS KEVIN

APN: 127030038

LOCATION: Cherry Ave & McAuliff St (East of S. Lovers Lane)