

# "ACTION AGENDA"

# SITE PLAN REVIEW AGENDA

12/7/2022 - 9:00 A.M.

(Via Microsoft Teams)

To review supporting documents, click on the "SITE PLAN NO" link, then click on "Record Info" / "Attachments"

## ITEM NO: 1 **Revise and Proceed**

SITE PLAN NO: [SPR22110](#)

PROJECT TITLE: Sweet Ave Main Home and ADU (lot split)

DESCRIPTION: Split Existing Single Family Lot into Two Lots (6058 sf and 5268 sf) to develop into a Single Family Two-Story Home of 1658 sf with an Attached ADU of 1075 sf

APPLICANT: Victor Huerta

OWNER: NUNEZ VICTOR MANUEL HUERTA

APN: 091072018

LOCATION: 1241 E SWEET AVE

DOCUMENTS: *SPR 22-110 Application.pdf (Y); SPR 22-110 Site Plan (1).pdf (Y); SPR 22-110 Comments 07.06.22.pdf (Y); SPR 22-110-B Comments 07.27.22.pdf (Y); SPR 22-110 Application 12.07.22.pdf (Y); SPR 22-110 Site Plan 12.07.22.pdf (Y)*

## ITEM NO: 2 **Revise and Proceed**

SITE PLAN NO: [SPR22147](#)

PROJECT TITLE: JACK IN THE BOX

DESCRIPTION: Construction of a new 1,315 sq. ft. Jack In The Box drive-thru restaurant.

APPLICANT: RYAN DUDLEY

OWNER: CLEMENTS DEVELOPMENT LIMITED

APN: 126890005

LOCATION: East side of S. Demaree St. btw. W. Caldwell & W. Packwood Avenues

DOCUMENTS: *2022-147 Application 09.07.2022.pdf (Y); 2022-147 Site Plan 09.07.2022.pdf (Y); SPR 22-147 Comments 09.07.22.pdf (Y); SPR 22-147 Application 12.07.2022.pdf (Y); SPR 22-147 Site Plan 12.07.2022.pdf (Y)*

## ITEM NO: 3 **Resubmit**

SITE PLAN NO: [SPR22183](#)

PROJECT TITLE: Gas Station at 100 W. Mineral king

DESCRIPTION: A new 3380 sq ft Retail Building with 2 Tenant spaces (2,180 sf Mini-Mart, 1 QSR1200 sf) and an Existing 4 Pump Gas Station, Covered Area is 1,568 sf (D-MU) Ref: 2021-009 Resub

APPLICANT: Parminder Singh

OWNER: J S T LLC

APN: 094313010

LOCATION: 100 W MINERAL KING AVE

DOCUMENTS: *SPR 22-183 Opt. Statement 11.23.22.pdf (Y); SPR 22-183 Application 11.23.22.pdf (Y); SPR 22-183 Site Plan 11.23.22.pdf (Y); SPR 22-183 Elevation 11.23.22.pdf (Y)*

## ITEM NO: 4 **Revise and Proceed**

SITE PLAN NO: [SPR22186](#)

PROJECT TITLE: LOT LINE ADJUSTMENT

DESCRIPTION: ADJUSTMENT OF LINE BETWEEN DEVELOPED AND UNDEVELOPED LAND

APPLICANT: KEN MUNDEE

OWNER: MUNDEE KENNETH P & LYNN S (TRS)(KLM)  
M & S HOLDINGS LLC

APN: 121400042

121400038

LOCATION: 3140 W CALDWELL AVE

DOCUMENTS: *SPR 22-186 Application 12.07.22.pdf (Y); SPR 22-186 Plan 12.07.22.pdf (Y)*

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: 5 Resubmit**

SITE PLAN NO: [SPR22187](#)

PROJECT TITLE: SJVC Satellite Building

DESCRIPTION: Re-purposing existing space to additional classrooms (no change in existing use) initiating a site plan modification.

APPLICANT: Jeffrey Stewart

OWNER: PERRY ENTERPRISES

APN: 081071027

LOCATION: 8233 W HILLSDALE CT

DOCUMENTS: *SPR 22-187 Site Plan 12.07.22.pdf (Y); SPR 22-187 Application 12.07.22.pdf (Y)*

**ITEM NO: 6 Revise and Proceed**

SITE PLAN NO: [SPR22188](#)

PROJECT TITLE: VIS 97 Water Storage and Booster Station

DESCRIPTION: Installation of 1 million gallon tank, (3) boosters, station piping, electrical, and associated appurtenances and infrastructure.

APPLICANT: Luis Zamudio

OWNER: CALIFORNIA WATER SERVICE COMPANY

APN: 103320056

LOCATION: 738 N MC AULIFF ST

DOCUMENTS: *SPR 22-188 Site Plan 12.07.22.pdf (Y); SPR 22-188 Application 12.07.22.pdf (Y); SPR 22-188 Operation Statement 12.07.22.pdf (Y)*

**ITEM NO: 7 Revise and Proceed**

SITE PLAN NO: [SPR22189](#)

PROJECT TITLE: Kinwork

DESCRIPTION: Interior remodel of existing 4,800 sq. ft. shell space to include a co-working space.

APPLICANT: Will Ruoff

OWNER: GIANT CHEVROLET COMPANY

APN: 094235007

LOCATION:

DOCUMENTS: *SPR 22-189 Site Plan 12.07.22.pdf (Y); SPR 22-189 Application 12.07.22.pdf (Y); SPR 22-189 Operation Statement 12.07.22.pdf (Y)*

**ITEM NO: 8 Revise and Proceed**

SITE PLAN NO: [SPR22190](#)

PROJECT TITLE: Senior Center

DESCRIPTION: Construction of new 24,975 sq. ft. senior care "PACE" facility in existing office / business part, to provide multitude of social services and auxiliary medical services to seniors.

APPLICANT: Katy Schardt

OWNER: TAM PROP LLC

APN: 100010040

LOCATION: 1150 S BEN MADDUX WAY

DOCUMENTS: *SPR 22-190 Application 12.07.22.pdf (Y); SPR 22-190 Site Plan 12.07.22.pdf (Y); SPR 22-190 Floor Plan 12.07.22.pdf (Y); SPR 22-190 Operation Statement 12.07.22.pdf (Y); SPR 22-190 Elevations 12.07.22.pdf (Y); SPR 22-190 CCR Draft 12.07.22.pdf (Y)*

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**ITEM NO: 9**      **Revise and Proceed**

SITE PLAN NO: [SPR22191](#)

PROJECT TITLE: Visalia Homeless Center

DESCRIPTION: Winter Warming Center

APPLICANT: Suzanne Ward

OWNER: VISALIA CITY OF

APN: 094100022

LOCATION: 701 E RACE AVE

DOCUMENTS: *SPR 22-191 Application 12.07.22.pdf (Y); SPR 22-191 Site Plan 12.07.22.pdf (Y); SPR 22-191 Operation Statement 12.07.22.pdf (Y)*

**ITEM NO: 10**      **Resubmit**

SITE PLAN NO: [SPR22192](#)

PROJECT TITLE: Sedona Residential

DESCRIPTION: A 327-unit blended density project consisting of 240 Multifamily High Density units and 87 Single Family Medium Density Units

APPLICANT: Bret Giannetta

OWNER: SECTION 15 PARTNERS LLC

APN: 077100105

LOCATION:

DOCUMENTS: *SPR 22-192 Application 12.07.22.pdf (Y); SPR 22-192 Site Plan 12.07.22.pdf (Y); SPR 22-192 Operation Statement 12.07.22.pdf (Y)*

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