

"ACTION AGENDA"

SITE PLAN REVIEW AGENDA

07/19/2023 - 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 Resubmit

SITE PLAN NO: [SPR23110](#)

PROJECT TITLE: Home2 Suites by Hilton

DESCRIPTION: 4-story, 91 guestroom hotel with outdoor pool & BBQ area

APPLICANT: Jacob Cornejo

OWNER:

APN: 081-170-028

LOCATION:

DOCUMENTS: *H2S Visalia Plans 062923.pdf (Y)*

ITEM NO: 2 Revise and Proceed

SITE PLAN NO: [SPR23112](#)

PROJECT TITLE: Packwood Grove North Western Commercial Parcels - Lot Split & Two Commercial Condominiums (Bldg

DESCRIPTION: Tentative Map for new minor subdivision (lot split) for previously adjusted Parcel 2 to create Parcels 2A & 2B in addition to creating a three-unit commercial condominium on Proposed Parcel 2A and a seven-unit commercial condominium on Proposed Parcel 2B. The master site plan was previously submitted under SPR 23-103 & lot split and commercial condos under SPR 20-094

APPLICANT: Matt Nohr

OWNER:

APN: 122332039

LOCATION:

None

DOCUMENTS: *x00 Packwood Grove North SPR App for T-Map & Com Condo 20230713.pdf (Y); x01 Packwood Grove North SPR Tentative Map 20230703.pdf (Y); x02A Packwood Grove North Condo Bldg 2A 20230703.pdf (Y); x02B Packwood Grove North Condo Bldg 2B 20230703.pdf (Y); x03 Packwood Grove North Master Site Plan - For Reference Only 20230713.pdf (Y)*

ITEM NO: 3 Revise and Proceed

SITE PLAN NO: [SPR23107](#)

PROJECT TITLE: Oaks Marketplace Parcel 12

DESCRIPTION: New proposed 68,800 SF Courtyard Marriott hotel on Parcel 12 of Oaks Marketplace

APPLICANT:

OWNER:

APN: 000015060

LOCATION:

DOCUMENTS: *Courtyard_Feb_2022_Prototype_Brochure.pdf (Y); 23235 Oaks Marketplace PARCEL 12.pdf (Y); Oaks Marketplace Trip Generation 6-9-23.pdf (Y)*

ITEM NO: 4 Resubmit

SITE PLAN NO: [SPR23108](#)

PROJECT TITLE: St. Johns Parkway TSM

DESCRIPTION: Tentative Subdivision Map to create 16 single-family residential lots. Each single-family residence would include an accessory dwelling unit on the second floor.

APPLICANT: Molly Baumeister

OWNER:

APN: 098220057

LOCATION:

NE corner of St Johns Parkway and Cain Street

DOCUMENTS: *23300 C-3 Site Plan 7.12.23.pdf (Y); 23300 C-3 DETAILS 7.12.23.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: [SPR23111](#)

PROJECT TITLE: Noble & McAuliff Multifamily

DESCRIPTION: The project proposes a multifamily development on approximately 0.47 gross acres within the City of Visalia.

The goal of the project is to develop the site in a way that is consistent with the RM-2 and Medium Density Residential land use designations. However, development of the site is not feasible if power pole relocation is required. The included site plan incorporates the existing power pole into a median island, which will act as a buffer between bicycle and vehicular traffic and improve safety at the intersection of two planned Class II bike routes.

APPLICANT: Molly Baumeister

OWNER:

APN: 101360025

LOCATION: 424 S MC AULIFF ST

SE Corner of E Noble Avenue and McAuliff Street

DOCUMENTS: *23277 C-1 Site Plan 7.13.23.pdf (Y)*

ITEM NO: 6 Resubmit

SITE PLAN NO: [SPR23109](#)

PROJECT TITLE: multi-family development

DESCRIPTION: Develop RM2 lot with 9 duplexes

APPLICANT:

OWNER:

APN: 123350001

LOCATION: 1240 E K AVE

1240 E K STREET

DOCUMENTS: *Crecia Plaugher*

July 13.pdf (Y); PLAUGHER APTS.pdf (Y)

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