

"ACTION AGENDA"

SITE PLAN REVIEW AGENDA

7/12/2023 - 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 **Revise and Proceed**

SITE PLAN NO: [SPR22106](#)

PROJECT TITLE: Dr. Paz Dermatology

DESCRIPTION: New 2-Story Medical Office Building (C-MU)

APPLICANT: Robert Lopez

OWNER: J & M WANG PROPERTIES LLC

APN: 087470018

087470019

087470020

LOCATION: 5117 W NOBLE AVE
5101 W NOBLE AVE

SEC of W. Noble Ave. & S. Akers St

DOCUMENTS: *SPR 22-106 Opt Statement 06.29.22.pdf (Y); SPR 22-106 Site Plan 06.29.22.pdf (Y); SPR 22-106 Application 06.29.22.pdf (Y); SPR 22-106 Comments 06.29.22.pdf (Y); Dr Paz Landscape Plan.pdf (Y); Dr Paz Visalia Office SPR Package.pdf (Y); DrPaz Visalia Operational Statement.pdf (Y); Site Plan Review App 2022 (3).pdf (Y)*

ITEM NO: 2 **Revise and Proceed**

SITE PLAN NO: [SPR23099](#)

PROJECT TITLE: Rapid Xpress Carwash

DESCRIPTION: Proposed parcel map to subdivided APN: 126-890-002 into two parcels.

APPLICANT: Ken Vang

OWNER: ORANGE COAST TITLE COMPANY OF NOR (

APN: 126890002

LOCATION: 3549 W CALDWELL AVE

3549 West Caldwell Avenue

DOCUMENTS: *22-106 TENTATIVE PARCEL MAP-18x26.pdf (Y); CITY OF VISALIA SITE PLAN REVIEW APPLICATION (1).pdf (Y)*

ITEM NO: 3 **Revise and Proceed**

SITE PLAN NO: [SPR23100](#)

PROJECT TITLE: U-Haul 709073

DESCRIPTION: 4 story storage facility.

APPLICANT: Christopher S Shelton

OWNER:

APN: 098-120-007

LOCATION:

DOCUMENTS: *Uhaul Visalia Site Plan 2023-06-15.pdf (Y); 709073_ 2023-01-19 Approved Prelim Signage NH02.pdf (Y)*

ITEM NO: 4 **Resubmit**

SITE PLAN NO: [SPR23101](#)

PROJECT TITLE: Vander Weerd Property - TSM

DESCRIPTION: New 66 Unit Tentative Subdivision Map located at Tulare/Roeben

APPLICANT: Steven Joseph Macias

OWNER:

APN: 087-010-005

LOCATION:

DOCUMENTS: *23049_TSM_C10 (1).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: [SPR23103](#)

PROJECT TITLE: Packwood Grove North Master Plan

DESCRIPTION: Master site plan for the development of three new commercial / medical / retail building on Parcels 2A, 2I & 3 (including minor subdivision to split Parcel 2 to 2A & 2B with each having a commercial condo plan), new multi-family residential on Parcel 4, and associated on and off-site improvements. No changes to existing Surf-Thru Car Wash.

APPLICANT: Matt Nohr

OWNER:

APN: 126062101

LOCATION: 1632 W CAMERON AVE

None

DOCUMENTS: *x00 Packwood Grove North SPR Application 20230723.pdf (Y); x01 Packwood Grove North SPR Plan Binder 20230703.pdf (Y); x02 Packwood Grove North SPR Tentative Map 20230703.pdf (Y); x03A Packwood Grove North Condo Bldg 2A 20230703.pdf (Y); x03B Packwood Grove North Condo Bldg 2B 20230703.pdf (Y); SCOV_23071916270.pdf (N)*

ITEM NO: 6 Revise and Proceed

SITE PLAN NO: [SPR23104](#)

PROJECT TITLE: 1319 Goshen

DESCRIPTION: Development of an existing 41,429 sq. ft. site with parking & landscape, and (2) new single story building with a gross area of 8,520.

APPLICANT: Michael Parks

OWNER:

APN: 093253001

LOCATION: 1319 W GOSHEN AVE

1319 W. Goshen Ave.

DOCUMENTS: *1319 W.Goshen-SP02.pdf (Y); SPR 23039 Operational Statement.pdf (Y)*

ITEM NO: 7 Revise and Proceed

SITE PLAN NO: [SPR23105](#)

PROJECT TITLE: Neighborhood Church

DESCRIPTION: Adding 24x36 temporary modular classroom to the campus for classroom use.

APPLICANT: Will Ruoff

OWNER: CH-NEIGHBORHOOD MENNONITE BRETHERN

APN: 077100104

LOCATION: 5505 W RIGGIN AVE

5505 West Riffin Avenue

DOCUMENTS: *Operational Statement for Neighborhood Church- Modular Building.pdf (Y); 23283 - Site Plan Review.pdf (Y); Site Plan Review App 2022 - Neighborhood Church Modular Classroom.pdf (Y)*

ITEM NO: 8 Revise and Proceed

SITE PLAN NO: [SPR23106](#)

PROJECT TITLE: Salty Walrus Brewing Co.

DESCRIPTION: Taproom & Micro-brewery

APPLICANT: Christian Carter

OWNER:

APN: 098102005

LOCATION:

NA

DOCUMENTS: *Site Plan Review App 2023_Fully Executed_7.6.23.pdf (Y); Operational Statement 2023.pdf (Y); Property Profile - 2415 E Valley Oaks Dr.pdf (Y); Salty Walrus Brewing Co. Site Plan.pdf (Y)*

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