

# "ACTION AGENDA"

# SITE PLAN REVIEW AGENDA

1/17/2024 - 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**ITEM NO: 1**      **Withdrawn**

SITE PLAN NO: [SPR24003](#)

PROJECT TITLE: Rosemary Lozano

DESCRIPTION: Lot Line Adjustment Application

APPLICANT: Rosemary Lozano

OWNER: C&G PAZ PROP LLC

APN: 087470018

087470019

087470020

LOCATION:

5101 W NOBLE AVE

5117 W NOBLE AVE

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

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

SITE PLAN NO: [SPR23214-1](#)

PROJECT TITLE: Derrells Storage

DESCRIPTION: New proposed cell tower installation

APPLICANT:

OWNER: COTDALE LP

APN: 077090035

LOCATION: 3705 W CONNELLY AVE

3715 W CONNELLY AVE

Northwest corner of W. Goshen Ave and N. Demaree St

**ITEM NO: 3**      **Resubmit**

SITE PLAN NO: [SPR23231-1](#)

PROJECT TITLE: Ritchie Ranch TSM

DESCRIPTION: A new subdivision for 332 single family homes.

APPLICANT: Greg Nunley

OWNER: RITCHIE LARRY J & MARY E (TRS)

APN: 077060022

LOCATION: 3629 N DEMAREE ST

Southwest corner of N. Demaree St and W. Riverway Ave

**ITEM NO: 4**      **Withdrawn**

SITE PLAN NO: [SPR23191-1](#)

PROJECT TITLE: Schroepfer Trust LLA

DESCRIPTION: A LLA to provide access to Beech Ave for APN 121-142-014, a vacant lot. Currently the lot has no access to public R/W. APN 121-142-015 lot lines will be adjusted to provide access.

APPLICANT:

OWNER: SCHROEPFER COLLEEN J (TR)

APN: 121142015

LOCATION: 2511 W BEECH AVE

2511 W Beech Ave

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.

# "ACTION AGENDA"

# SITE PLAN REVIEW AGENDA

1/17/2024 - 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: 5      Resubmit**

SITE PLAN NO: [SPR24001](#)

PROJECT TITLE: Visalia Hyundai

DESCRIPTION: New car dealership for Hyundai

APPLICANT: Laramie Wilson

Laramie Wilson

OWNER: BP PEARLA PROPERTIES LP

APN: 000015725

LOCATION: Northwest corner of W. Hillsdale Ave and N. Century St.

**ITEM NO: 6      Revise and Proceed**

SITE PLAN NO: [SPR24002](#)

PROJECT TITLE: Peaceful Oasis Massage

DESCRIPTION: A vacant existing 1,000 SF space in shopping center at 4117 W Noble Ave Visalia CA 93277. In the same building there is nail shop, donut shop, pizza shop, connected to large gym for exercise.

APPLICANT:

OWNER: DPI GROUP LLC

APN: 087070015

LOCATION: 4117 W NOBLE AVE  
4117 W Noble Ave Visalia CA 93277

**ITEM NO: 7      Revise and Proceed**

SITE PLAN NO: [SPR24005](#)

PROJECT TITLE: Wayne Murray

DESCRIPTION: Massage business

APPLICANT: Wayne Murray

OWNER: WAHEGURU INVEST LLC

APN: 119340019

LOCATION: 4025 W CALDWELL AVE UN  
4025 W CALDWELL AVE  
East of S. Chinowth St, approximately 300 ft. south of W. Caldwell Ave.

**ITEM NO: 8      Revise and Proceed**

SITE PLAN NO: [SPR24006](#)

PROJECT TITLE: VISUAL INK

DESCRIPTION: DEMO BUILDING TO REBUILD NEW OFFICE WITH FUTURE WAREHOUSE SPACE

APPLICANT:

OWNER: M J MANAGEMENT SERVICES LLC

APN: 094212018

LOCATION: 1130 E MINERAL KING AVE  
1122 E MINERAL KING AVE  
North of E. Mineral King, approximately 220 feet east of S. Oakhurst 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.