

# "ACTION AGENDA"

# SITE PLAN REVIEW AGENDA

3/27/2024 - 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      Resubmit**

SITE PLAN NO: [SPR24043-1](#)

PROJECT TITLE: Almond Joy TSM

DESCRIPTION: New subdivision for 133 single family homes.

APPLICANT:

OWNER: ALMOND JOY INC

APN: 119080039

LOCATION:

Southwest corner of W. Visalia Pkwy and S. Demaree St.

**ITEM NO: 2      Resubmit**

SITE PLAN NO: [SPR24051](#)

PROJECT TITLE: New Administration Office

DESCRIPTION: A new admin office consisting of two main office buildings (51,000 sf and 46,000 sf) along with a 40,000 sf warehouse, a 8,000 sf Board Room and a 5,000 sf classroom building.

APPLICANT: Jeff Ramsay

OWNER: VAN DEN BERG MARVIN (TR)

APN: 122470003

LOCATION:

11836 AVE 264

North of Avenue 264, approximately 1000 feet east of S. Mooney Blvd.

**ITEM NO: 3      Resubmit**

SITE PLAN NO: [SPR24052](#)

PROJECT TITLE: Multifamily Residential - Resub for SPR 23-070

DESCRIPTION: Multifamily residential units (O-PA). Resubmittal for SPR No. 2023-070.

APPLICANT: Dan Harrison

OWNER: DAMA HOLDINGS LLC

APN: 091152006

LOCATION: 1411 N LOCUST ST

Northwest corner of W. Houston Ave. and N. Locust St

**ITEM NO: 4      Revise and Proceed**

SITE PLAN NO: [SPR24053](#)

PROJECT TITLE: Yanez Construction

DESCRIPTION: The work consist of the construction of 1 single-story medical office building for a general practice.

APPLICANT:

OWNER: SANTA MARIA LTD LLC

APN: 121560031

LOCATION:

Northeast corner of S. Demaree St and W. Packwood Ave.

**ITEM NO: 5      Resubmit**

SITE PLAN NO: [SPR24054](#)

PROJECT TITLE: Robert Yzaguirre

DESCRIPTION: Site Plan Review for our church building

APPLICANT: Robert Wayne Yzaguirre

OWNER: GEORGE JOHN F & DONNA J (TRS)

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APN: 097252007

LOCATION: 345 E TULARE AVE UNIT N  
325 E TULARE AVE

Southwest corner of W. Tulare Ave and S. Santa Fe S

## ITEM NO: 6 **Revise and Proceed**

SITE PLAN NO: [SPR24056](#)

PROJECT TITLE: Paradise Playland

DESCRIPTION: The space used to be a retail store, changing it to indoor playground.

APPLICANT: Keil Joson

OWNER: RANCHO VISALIA PLAZA LLC

APN: 122290029

LOCATION: 3448 S MOONEY BLVD

Northwest corner of W. Calwell Ave. and S. Fairway St

## ITEM NO: 7 **Revise and Proceed**

SITE PLAN NO: [SPR24057](#)

PROJECT TITLE: 405 N WEST APARTMENT

DESCRIPTION: REQUESTING APPROVAL WITH CITY OF VISALIA CODE ENFORCEMENT FOR PREMATURE CONSTRUCTION WORK COMPLETED AT THE SITE.

APPLICANT: Denee Fiore

OWNER:

APN: 093175010

LOCATION: 405 N WEST ST

West of N. West St., approximately 90 ft. north of W. School Ave.

## ITEM NO: 8 **Resubmit**

SITE PLAN NO: [SPR24058](#)

PROJECT TITLE: HAPPY HEARTS PRESCHOOL

DESCRIPTION: 120 student pre-school for 2-6 year olds.

APPLICANT: Steve Sparshott

OWNER: ACEVEDO JENNIFER S

APN: 121410030

LOCATION: 4234 S DEMAREE ST

East of S. Demaree St., approximately 220 ft. north of W. Visalia Pkwy.

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