

SITE PLAN REVIEW AGENDA

9/4/2024 - 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 **Added to Agenda** **MEETING TIME: 09:00**
SITE PLAN NO: [SPR24032-1-1-1](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Davis Parcel Map
DESCRIPTION: Proposing to split the parcel to separate the zones, as well as divide the Residential portion into 2 parcels
APPLICANT: Greg Davis - Applicant
OWNER: DUFFY THOMAS A & NANCY A
APN: 098200052
ADDRESS: 1736 E HOUSTON AVE

ITEM NO: 2 **Added to Agenda** **MEETING TIME: 09:15**
SITE PLAN NO: [SPR24119-1-1](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Orchase Walk West - Phase 3
DESCRIPTION: Final phase of development of Orchard Walk West shopping center. Proposed project is for major/junior anchor tenant consisting of Burlington Coat Factory, Ulta Beauty, Five-Below and another tenants TBD.
APPLICANT: Robert Toro - Applicant
APN: 078120055
ADDRESS: 840 W RIGGIN AVE
LOCATION: NEC of W. Riggins & Conyer

ITEM NO: 3 **Added to Agenda** **MEETING TIME: 09:30**
SITE PLAN NO: [SPR24014-1](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: FreshFill
DESCRIPTION: 3,924 Convenience Store with mobile app drive-thru window, gas station and associated parking.
APPLICANT: Jeff Jones - Applicant
OWNER: MOUW LANCE D & JAMIE LEE (CO TRS)
APN: 122350022

ITEM NO: 4 **Added to Agenda** **MEETING TIME: 09:45**
SITE PLAN NO: [SPR24177-1](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Blankenship
DESCRIPTION: This is a new proposed residential subdivision located at 841 E. Caldwell Ave Visalia CA.

The site location is outside of the City limits and as such it would not allow for an online application. City instructed applicant to use City's address and APN for submission purposes
APPLICANT: Steve Macias - Applicant
Steve Macias - Applicant
OWNER: BLANKENSHIP GERALD JR & JEAN KRISTY (TRS)
APN: 123400001

ITEM NO: 5 **Added to Agenda** **MEETING TIME: 10:00**
SITE PLAN NO: [SPR24194](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Parcel Map
DESCRIPTION: Creating additional parcels within permitted shopping center
APPLICANT: Joe Gong - Applicant
APN: 090-270-032&33, 090-280-

ITEM NO: 6 **Added to Agenda** **MEETING TIME: 10:15**
SITE PLAN NO: [SPR24195](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Parking Lot - Mercado Sol Del Valle

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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DESCRIPTION: Parking lot for Mercado Sol Del Valle. Reference Site Plan Review No. 2024-134.

APPLICANT: Jorge Luis Magdaleno - Applicant

OWNER: MAGDALENO JORGE L

APN: 094140019

ADDRESS: 1241 N BEN MADDOX WAY

LOCATION: 1241 N. Ben Maddox Way

ITEM NO: 7 **Added to Agenda** **MEETING TIME: 10:30**

SITE PLAN NO: [SPR24196](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city

PROJECT TITLE: Zen Massage Therapy

DESCRIPTION: The Massage Site Plan Review project is a comprehensive report aimed at ensuring that a proposed massage therapy facility (located at 538 S Lovers Ln) meets all necessary zoning, safety, and regulatory requirements before it can be approved for operation. This application includes operational statement, pictures of the entire property, the specified operation unit, and the floor plan of the unit.

APPLICANT: Fengyun Li - Applicant

APN: 101-030-021

LOCATION: 538 S Lover Ln Visalia CA 93292

ITEM NO: 8 **Added to Agenda** **MEETING TIME: 10:45**

SITE PLAN NO: [SPR24198](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city

PROJECT TITLE: Sakura Spa

DESCRIPTION: new owner taking over existing massage business, rename and reopen to a new spa

APPLICANT: yongzhao li - Applicant

yongzhao li - Applicant

APN: 101030021

LOCATION: 538 s lovers ln

ITEM NO: 9 **Added to Agenda** **MEETING TIME: 11:00**

SITE PLAN NO: [SPR24199](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city

PROJECT TITLE: Pickleball Court Development

DESCRIPTION: The Proposed project consists of converting the existing warehouse space into new pickleball courts. Phase 1 consists of converting the existing warehouse space into a space for 18 pickleball courts with a small retail area consisting of snack bar, and retail station. The entire site will be built out with parking to accommodate phase 1 and 2. The phase 2 of this project is to add a new pre-fabricated metal building to the site with an additional 8 pickleball courts.

APPLICANT: Will Ruoff - Applicant

Will Ruoff - Applicant

APN: 097074003

ADDRESS: 700 S BRIDGE ST

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