

# "ACTION AGENDA"

# 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**      **Revise and Proceed**

SITE PLAN NO: [SPR24032-1-1-1](#)

PROJECT TITLE: Davis Parcel Map

DESCRIPTION: Proposing to split the parcel to separate the zones, as well as divide the Residential portion into 2 parcel:

APPLICANT:

OWNER: DUFFY THOMAS A & NANCY A

APN: 098200052

LOCATION: 1736 E HOUSTON AVE

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

SITE PLAN NO: [SPR24119-1-1](#)

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

OWNER:

APN: 078120055

LOCATION: 840 W RIGGIN AVE

NEC of W. Riggins & Conyer

**ITEM NO: 3**      **Revise and Proceed**

SITE PLAN NO: [SPR24014-1](#)

PROJECT TITLE: FreshFill

DESCRIPTION: 3,924 Convenience Store with mobile app drive-thru window, gas station and associated parking.

APPLICANT: Jeff Jones

OWNER: MOUW LANCE D & JAMIE LEE (CO TRS)

APN: 122350022

LOCATION:

**ITEM NO: 4**      **Revise and Proceed**

SITE PLAN NO: [SPR24177-1](#)

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:

OWNER: BLANKENSHIP GERALD JR & JEAN KRISTY (TRS)

APN: 123400001

LOCATION:

**ITEM NO: 5**      **Revise and Proceed**

SITE PLAN NO: [SPR24194](#)

PROJECT TITLE: Parcel Map

DESCRIPTION: Creating additional parcels within permitted shopping center

APPLICANT:

OWNER:

**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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APN: 090-270-032&33, 090-280-

LOCATION:

## ITEM NO: 6 Resubmit

SITE PLAN NO: [SPR24195](#)

PROJECT TITLE: Parking Lot - Mercado Sol Del Valle

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

APPLICANT: Jorge Luis Magdaleno

OWNER: MAGDALENO JORGE L

APN: 094140019

LOCATION: 1241 N BEN MADDOX WAY

1241 N. Ben Maddox Way

## ITEM NO: 7 Revise and Proceed

SITE PLAN NO: [SPR24196](#)

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:

OWNER:

APN: 101-030-021

LOCATION:

538 S Lover Ln Visalia CA 93292

## ITEM NO: 8 Resubmit

SITE PLAN NO: [SPR24198](#)

PROJECT TITLE: Sakura Spa

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

APPLICANT: yongzhao li

yongzhao li

OWNER:

APN: 101030021

LOCATION:

538 s lovers ln

## ITEM NO: 9 Resubmit

SITE PLAN NO: [SPR24199](#)

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

Will Ruoff

OWNER:

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APN: 097074003

LOCATION: 700 S BRIDGE ST

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