

SITE PLAN REVIEW AGENDA

2/5/2025 - 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: [SPR25033](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: RICHARD BUENO
DESCRIPTION: SINGLE LOT LINE SPLIT
APPLICANT: Richard Bueno - Applicant
APN: 098200012
ADDRESS: 1810 E HOUSTON AVE UNIT 1

ITEM NO: 2 **Added to Agenda** **MEETING TIME: 09:15**
SITE PLAN NO: [SPR25034](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: feliciano madrigal
DESCRIPTION: Lot split and residences in C-MU Zone.
APPLICANT: Feliciano Madrigal - Applicant
APN: 090104004
ADDRESS: 906 W HOUSTON AVE

ITEM NO: 3 **Added to Agenda** **MEETING TIME: 09:30**
SITE PLAN NO: [SPR25035](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: MD Investments TC., LLC.
DESCRIPTION: Divide APN # 103-180-081-000 (3227 E. Houston Ave) into (2) lots/parcels for the purpose of constructin (2) new single family residential buildings w/ detached ADUs.
APPLICANT: Steven Anthony Depew - Applicant
APN: 103180081

ITEM NO: 4 **Added to Agenda** **MEETING TIME: 09:45**
SITE PLAN NO: [SPR25036](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: Vanessa G Sanchez
DESCRIPTION: My pursuit to relocate my massage therapy business Emorie Muscle MT By Vanessa. I'd be subleasing room #3 (10' 10) at Dr. Thompson office Summit Acupuncture and Wellness at 4144 S Demaree St Visal CA 93277.
APPLICANT: Vanessa Gonzalez Sanchez - Applicant
Vanessa Sanchez - Applicant
APN: 121550041
ADDRESS: 4144 S DEMAREE ST UNIT A
LOCATION: NA

ITEM NO: 5 **Added to Agenda** **MEETING TIME: 10:00**
SITE PLAN NO: [SPR25037](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: Demaree & Pratt Subdivision
DESCRIPTION: The proposed 113-acre subdivision at Demaree Street and Pratt Road will include 313 single-family hom a 13.1-acre regional park, and a fire station.
APPLICANT: Nicolas Peters - Applicant
APN: 078010022

ITEM NO: 6 **Added to Agenda** **MEETING TIME: 10:15**
SITE PLAN NO: [SPR25038](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: Subdivide Duplex Lots
DESCRIPTION: Split parcel into 13 parcels to allow future duplexes to be on their own lot.
APPLICANT: Ken Turner - Applicant

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.

SITE PLAN REVIEW AGENDA

2/5/2025 - 9:00 A.M.

(Via Microsoft Teams)

To review supporting documents, click on the "SITE PLAN NO" link, then click on "Record Info" / "Attachments"

OWNER: DEO VOLENTE REAL ESTATE HOLDINGS LLC

APN: 101013022

ADDRESS: 2916 E TULARE AVE

ITEM NO: 7 **Added to Agenda**

MEETING TIME: 10:30

SITE PLAN NO: [SPR25039](#)

ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city

PROJECT TITLE: Mission Oaks 3

DESCRIPTION: a Parcel map that shows the intended sectioning of a piece of land located at Peppertree St & Avenida D Los Robles

APPLICANT: Steve Macias - Applicant
Steve Macias - Applicant

APN: 085250063

ADDRESS: 5625 W DE LAS ROBLES UNIT 101

ITEM NO: 8 **Added to Agenda**

MEETING TIME: 10:45

SITE PLAN NO: [SPR25040](#)

ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city

PROJECT TITLE: Daniel Morales

DESCRIPTION: Back To Normal Bodywork is relocating to a new facility. Our practice focuses on delivering specialized massage therapy services tailored to pain management, sports performance, and post-surgical rehabilitation.

APPLICANT: Daniel Morales - Applicant

APN: 094337011

ADDRESS: 204 N FLORAL ST UNIT B

ITEM NO: 9 **Added to Agenda**

MEETING TIME: 11:00

SITE PLAN NO: [SPR25041](#)

ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city

PROJECT TITLE: Pratt Family Ranch Tier 3

DESCRIPTION: Pratt Family Ranch Resubmittal previous submission -> SPR25032

APPLICANT: Thomas Ethan Davis - Applicant

APN: 078010029

ITEM NO: 10 **Added to Agenda**

MEETING TIME: 11:30

SITE PLAN NO: [SPR25043](#)

ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city

PROJECT TITLE: Lowery Ranch TSM

DESCRIPTION: A subdivision consisting of 466 single-family dwelling units on approx 78.5 acres.

APPLICANT: Ellie Krantz - Applicant

APN: 077060023

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.