

"ACTION AGENDA"

SITE PLAN REVIEW AGENDA

02/05/2025 - 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 **Revise and Proceed**

SITE PLAN NO: [SPR25033](#)

PROJECT TITLE: RICHARD BUENO

DESCRIPTION: SINGLE LOT LINE SPLIT

APPLICANT: Richard Bueno

OWNER:

APN: 098200012

LOCATION: 1810 E HOUSTON AVE UNIT 1

ITEM NO: 2 **Resubmit**

SITE PLAN NO: [SPR25034](#)

PROJECT TITLE: feliciano madrigal

DESCRIPTION: Lot split and residences in C-MU Zone.

APPLICANT: Feliciano Madrigal

OWNER:

APN: 090104004

LOCATION: 906 W HOUSTON AVE

ITEM NO: 3 **Resubmit**

SITE PLAN NO: [SPR25035](#)

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 constructing (2) new single family residential buildings w/ detached ADUs.

APPLICANT: Steven Anthony Depew

OWNER:

APN: 103180081

LOCATION:

ITEM NO: 4 **Revise and Proceed**

SITE PLAN NO: [SPR25036](#)

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 Visalia CA 93277.

APPLICANT:

Vanessa Gonzalez Sanchez

OWNER:

APN: 121550041

LOCATION: 4144 S DEMAREE ST UNIT A

NA

ITEM NO: 5 **Resubmit**

SITE PLAN NO: [SPR25037](#)

PROJECT TITLE: Demaree & Pratt Subdivision

DESCRIPTION: The proposed 113-acre subdivision at Demaree Street and Pratt Road will include 313 single-family homes, a 13.1-acre regional park, and a fire station.

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: 078010022

LOCATION:

ITEM NO: 6 **Revise and Proceed**

SITE PLAN NO: [SPR25038](#)

PROJECT TITLE: Subdivide Duplex Lots

DESCRIPTION: Split parcel into 13 parcels to allow future duplexes to be on their own lot.

APPLICANT:

OWNER: DEO VOLENTE REAL ESTATE HOLDINGS LLC

APN: 101013022

LOCATION: 2916 E TULARE AVE

ITEM NO: 7 **Revise and Proceed**

SITE PLAN NO: [SPR25039](#)

PROJECT TITLE: Mission Oaks 3

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

APPLICANT:

OWNER:

APN: 085250063

LOCATION: 5625 W DE LAS ROBLES UNIT 101

ITEM NO: 8 **Revise and Proceed**

SITE PLAN NO: [SPR25040](#)

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

OWNER:

APN: 094337011

LOCATION: 204 N FLORAL ST UNIT B

ITEM NO: 9 **Revise and Proceed**

SITE PLAN NO: [SPR25041](#)

PROJECT TITLE: Pratt Family Ranch Tier 3

DESCRIPTION: Pratt Family Ranch Resubmittal previous submission -> SPR25032

APPLICANT: Thomas Ethan Davis

OWNER:

APN: 078010029

LOCATION:

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ITEM NO: 10 **Withdrawn**

SITE PLAN NO: [SPR25042](#)

PROJECT TITLE: New Education Workforce Housing

DESCRIPTION: The Educator-Workforce Housing Project, is a forward-thinking initiative addressing the critical need for affordable housing for educators and school staff by leveraging school owned property.

APPLICANT: Jeff Ramsay

OWNER:

APN: 149-030-005

LOCATION:

Southwest corner of S. Mooney Blvd & Ave 264

ITEM NO: 11 **Resubmit**

SITE PLAN NO: [SPR25043](#)

PROJECT TITLE: Lowery Ranch TSM

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

APPLICANT: Ellie Krantz

OWNER:

APN: 077060023

LOCATION: