

SITE PLAN REVIEW AGENDA

3/19/2025 - 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: [SPR25037-1](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Demaree & Pratt Subdivision
DESCRIPTION: The proposed 113-acre subdivision at Demaree Street and Pratt Road will include 314 single-family homes, a 13.1-acre regional park, and a fire station.
APPLICANT: Nicolas Peters - Applicant
APN: 078010022
- ITEM NO: 2** **Added to Agenda** **MEETING TIME: 09:15**
SITE PLAN NO: [SPR25073](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Kaweah Equipment
DESCRIPTION: Facility Expansion
APPLICANT: Frank J. Mungia - Applicant
APN: 073160011
ADDRESS: 10725 W GOSHEN AVE
LOCATION: Visalia
- ITEM NO: 3** **Added to Agenda** **MEETING TIME: 09:30**
SITE PLAN NO: [SPR25074](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Bubs Tattoo Studio
DESCRIPTION: Tattoo Studio
APPLICANT: Matthew Scott Davis - Applicant
APN: 096291030
LOCATION: 1844 S Mooney Blvd Suite M
- ITEM NO: 4** **Added to Agenda** **MEETING TIME: 09:45**
SITE PLAN NO: [SPR25075](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: SB 9 Lot Split 1223 W Riggan
DESCRIPTION: This project aims to contribute to the community's housing stock by maximizing the potential of the existing parcel through a thoughtful approach to urban development. It balances the need for additional housing with the preservation of neighborhood character, providing desirable living spaces in a strategic and compliant manner.
Lot Split: The existing parcel will be analyzed and subdivided into two separate lots, adhering to the zoning regulations and requirements outlined in SB 9. Each lot will be designed to accommodate its own residential unit.

Primary Unit Construction: On the proposed newly created lot, a primary residential unit will be constructed. This unit will feature modern design elements and efficient use of space, ensuring functionality and aesthetic appeal.

Attached Dwelling: In conjunction with the primary unit, an attached junior dwelling will be included.

Parking Facilities: To accommodate residents' vehicles, the design will incorporate two covered parking spaces. These will be designed to blend seamlessly with the overall aesthetic of the property, providing convenience and protection from the elements.

Landscape and Outdoor Space: Thoughtful landscaping will be implemented to enhance the neighborhood's visual appeal while ensuring that both units have access to outdoor living spaces.
APPLICANT: Brianna Cirene Scott - Applicant
APN: 090031006

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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ADDRESS: 1223 W RIGGIN AVE

ITEM NO: 5

Added to Agenda

MEETING TIME: 10:00

SITE PLAN NO: [SPR25076](#)

ASSIGNED TO: Josh Dan Josh.Dan@visalia.city

PROJECT TITLE: Tentative Parcel Map

DESCRIPTION: Property owner proposes to divide existing parcel into 2 lots.

APPLICANT: Peter Moua - Applicant

APN: 077070045

ADDRESS: 2502 N AKERS ST

ITEM NO: 6

Added to Agenda

MEETING TIME: 10:15

SITE PLAN NO: [SPR25077](#)

ASSIGNED TO: Josh Dan Josh.Dan@visalia.city

PROJECT TITLE: Nick Strange

DESCRIPTION: Install new metal building

APPLICANT: Nicholas Strange - Applicant

APN: 094212018

ADDRESS: 1122 E MINERAL KING AVE

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