

"ACTION AGENDA"

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 **Revise and Proceed**

SITE PLAN NO: [SPR25037-1](#)

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:

OWNER:

APN: 078010022

LOCATION:

DOCUMENTS: [240963 TSM_C2 3.13.25-Layout - Legend.pdf \(Y\)](#); [240963 TSM_C2 3.13.25-phasing - Legend.pdf \(Y\)](#)

ITEM NO: 2 **Revise and Proceed**

SITE PLAN NO: [SPR25073](#)

PROJECT TITLE: Kaweah Equipment

DESCRIPTION: Facility Expansion

APPLICANT: Frank J. Mungia

OWNER:

APN: 073160011

LOCATION: 10725 W GOSHEN AVE

Visalia

DOCUMENTS: [25-0301 sprSet.pdf \(Y\)](#); [25-0301 spr1.pdf \(Y\)](#); [25-0306 opstmt.pdf \(Y\)](#)

ITEM NO: 3 **Revise and Proceed**

SITE PLAN NO: [SPR25074](#)

PROJECT TITLE: Bubs Tattoo Studio

DESCRIPTION: Tattoo Studio

APPLICANT: Matthew Scott Davis

OWNER:

APN: 096291030

LOCATION:

1844 S Mooney Blvd Suite M

DOCUMENTS: [Bubs Tattoo.jpg \(Y\)](#); [Screenshot_20250307_114001_Maps.jpg \(Y\)](#)

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.

"ACTION AGENDA"

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: 4 Resubmit

SITE PLAN NO: [SPR25075](#)

PROJECT TITLE: SB 9 Lot Split 1223 W Riggin

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

OWNER:

APN: 090031006

LOCATION: 1223 W RIGGIN AVE

DOCUMENTS: *OperationalStatement.pdf (Y); 2025012TM-3-5-25.pdf (Y); brianna scott ADU's 3-11-25.pdf (Y)*

ITEM NO: 5 Resubmit

SITE PLAN NO: [SPR25076](#)

PROJECT TITLE: Tentative Parcel Map

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

APPLICANT:

OWNER:

APN: 077070045

LOCATION: 2502 N AKERS ST

DOCUMENTS: *Application Tentative Map Visalia.pdf (Y); ME-621 Indemnification Cost Recovery Agreement-signed.pdf (Y); ME-621 TPM-TPM.pdf (Y); 100-2429007-68.PreliminaryReport.Merged.pdf (Y); 100-2429007-68.ScheduleBItems.pdf (Y); deed 2024-0028676.pdf (Y)*

ITEM NO: 6 Revise and Proceed

SITE PLAN NO: [SPR25077](#)

PROJECT TITLE: Nick Strange

DESCRIPTION: Install new metal building

APPLICANT: Nicholas Strange

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.

"ACTION AGENDA"

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"

APN: 094212018

LOCATION: 1122 E MINERAL KING AVE

DOCUMENTS: *Site Plan Review 3-10-25.pdf (Y); Jacob Barber Site Plan 3-10-25.pdf (Y); Jacob Barber S Sheets 3-10-25.pdf (Y)*

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.