

SITE PLAN REVIEW AGENDA

6/4/2025 - 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: [SPR25128](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Edith Vargas
DESCRIPTION: Construction of a single-story medical office building for a general practice, on two lots to be merged.
APPLICANT: Efrain Yanez - Applicant
OWNER: SANTA MARIA LTD LLC
 SANTA MARIA LTD LLC
APN: 121560035
 121560036
LOCATION: Northeast corner of S. Demaree St and W. Packwood Ave
- ITEM NO: 2** **Added to Agenda** **MEETING TIME: 09:15**
SITE PLAN NO: [SPR25129](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: La Caguamera
DESCRIPTION: Sit down restaurant serving cold foods accompanied with beverages and beer at a walk up bar.
APPLICANT: gloria briano - Applicant
OWNER: SHAHAN ROBERT & SABRINA(TRS LIV TR)
APN: 094324007
ADDRESS: 117 N COURT ST
LOCATION: Southwest corner of W. Center St. and N. Court St.
- ITEM NO: 3** **Added to Agenda** **MEETING TIME: 09:30**
SITE PLAN NO: [SPR25130](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Chick-fil-A
DESCRIPTION: New 5,035 sq. ft. drive-thru restaurant with a dual lane around the entire building.
APPLICANT: Troy Schmidt - Applicant
OWNER: VISALIA PARKWAY PARTNERS LLC
 VISALIA PARKWAY PARTNERS LLC
APN: 121620008
 121620009
 121620015
 121620016
ADDRESS: 2213 W VISALIA PKWY
LOCATION: Southwest corner of W. Visalia Pkwy. and S. Mooney Blvd.
- ITEM NO: 4** **Added to Agenda** **MEETING TIME: 09:45**
SITE PLAN NO: [SPR25131](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: Visalia
DESCRIPTION: 2 and 3 story walk-up apartment building complex with clubhouse building that includes leasing office, community room and gym. There are 20 buildings on site with a total of 408 apartment units.
APPLICANT: David Wang - Applicant
OWNER: EUPHONOS INVESTMENTS LLC
APN: 122340002
LOCATION: Northwest corner of W. Cameron Ave and S. Vintage St
- ITEM NO: 5** **Added to Agenda** **MEETING TIME: 10:00**
SITE PLAN NO: [SPR25132](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.city
PROJECT TITLE: River Run Ph. 11
DESCRIPTION: 102 Lot Single Family Res. Subdivision. 31.81± acres. Proposed Zoning R-1-5, Avg. Lot 6,768 sf, Min. Lc 5,000 sf, Max. Lot 13,054 sf. APN No.'s 103-020-068, 103,020,069 and 103-020-072
APPLICANT: Greg Nunley - 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.

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OWNER: QUEST EQUITY LLC

QUEST EQUITY LLC

QUEST EQUITY LLC

CENTURY COMMUNITIES OF CALIFORNIA LLC

APN: 000016800

103020068

103020069

103020072

LOCATION: North of E. Houston Ave and N. Comstock St. intersection.

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