

# "ACTION AGENDA"

# SITE PLAN REVIEW AGENDA

06/04/2025 - 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: [SPR25128](#)

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

OWNER: SANTA MARIA LTD LLC

APN: 121560035  
121560036

LOCATION: Northeast corner of S. Demaree St and W. Packwood Ave

## ITEM NO: 2      **Resubmit**

SITE PLAN NO: [SPR25129](#)

PROJECT TITLE: La Caguamera

DESCRIPTION: Sit down restaurant serving cold foods accompanied with beverages and beer at a walk up bar.

APPLICANT:

OWNER: SHAHAN ROBERT & SABRINA(TRS LIV TR)

APN: 094324007

LOCATION: 117 N COURT ST Southwest corner of W. Center St. and N. Court St.

## ITEM NO: 3      **Resubmit**

SITE PLAN NO: [SPR25130](#)

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

OWNER: VISALIA PARKWAY PARTNERS LLC

APN: 121620008  
121620009  
121620015  
121620016

LOCATION: 2213 W VISALIA PKWY Southwest corner of W. Visalia Pkwy. and S. Mooney Blvd.  
4425 S MOONEY BLVD

## ITEM NO: 4      **Resubmit**

SITE PLAN NO: [SPR25131](#)

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

OWNER: EUPHONOS INVESTMENTS LLC

APN: 122340002

LOCATION: Northwest corner of W. Cameron Ave and S. Vintage St

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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**ITEM NO: 5      Resubmit**

SITE PLAN NO: [SPR25132](#)

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. Lot 5,000 sf, Max. Lot 13,054 sf. APN No.'s 103-020-068, 103,020,069 and 103-020-072

APPLICANT:

OWNER: 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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