

SITE PLAN REVIEW AGENDA

6/18/2025 - 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: [SPR25094-1](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city
PROJECT TITLE: Rivers Edge Tentative Subdivision Map
DESCRIPTION: Divide parcel into 46 private lots and one common lot.
Tentative Subdivision Map for the planned development as requested under SPR No. 2024-127-1 (see a SPR 2025-144)
APPLICANT: Kevin Fistolera - Applicant
OWNER: FABRIZO JOE (TR)
APN: 098510015
LOCATION: NW Corner of Houston Ave & Goddard St
- ITEM NO: 2** **Added to Agenda** **MEETING TIME: 09:15**
SITE PLAN NO: [SPR25143](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city
PROJECT TITLE: Bello Self Storage
DESCRIPTION: Self Storage
APPLICANT: Joseph Mognon - Applicant
APN: 081071019
ADDRESS: 8046 W MINERAL KING AVE
- ITEM NO: 3** **Added to Agenda** **MEETING TIME: 09:30**
SITE PLAN NO: [SPR25144](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city
PROJECT TITLE: Rivers Edge Multi-family Residential Site Plan
DESCRIPTION: Multi-family residential development consisting of 23 duplex structures for 46 units total; includes commo playground lot and private streets. See also SPR 2025-094-1 for tentative map.
APPLICANT: SONYA A BEALS - Applicant
APN: 098510015
LOCATION: NW Corner of Houston Ave & Goddard St
- ITEM NO: 4** **Added to Agenda** **MEETING TIME: 09:45**
SITE PLAN NO: [SPR25145](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city
PROJECT TITLE: Tenant improvement for new medical office use
DESCRIPTION: Seeking to lease this building to provide Lactation consultation for new mothers. All appointments will be scheduled. During a lactation consultations parents are provided with education, guidance and encouragement to breastfeed their infants. A mother is shown how to properly breastfeed her infant to increase her confidence.
APPLICANT: Patricia M Villarreal - Applicant
APN: 096-142-018-000
LOCATION: 502 S Willis St
- ITEM NO: 5** **Added to Agenda** **MEETING TIME: 10:00**
SITE PLAN NO: [SPR25146](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city
PROJECT TITLE: Fence at existing industrial development.
DESCRIPTION: Industrial warehouse building rear chain link fence. See also City code enforcement case CE250600.
APPLICANT: Roger James Wigboldy - Applicant
APN: 073-160-030
LOCATION: 10331 W Goshen Ave
- ITEM NO: 6** **Added to Agenda** **MEETING TIME: 10:15**
SITE PLAN NO: [SPR25147](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city

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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PROJECT TITLE: Amendment to existing massage business

DESCRIPTION: Amendment to Conditional use Permit No. 2024-08 to increase number of employees at massage business

APPLICANT: Wayne Murray - Applicant

APN: 119340019

ADDRESS: 4025 W CALDWELL AVE UNIT E

LOCATION: 4025 W Caldwell Ave

ITEM NO: 7 **Added to Agenda**

MEETING TIME: 10:30

SITE PLAN NO: [SPR25148](#)

ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city

PROJECT TITLE: Riffin & Roeben Tentative Parcel Map

DESCRIPTION: Development of 3 privately funded multi-family residential complexes using varying limits, densities, and demographic groups. Site plan/parcel map is related to SPR 2025-045

APPLICANT: Steve Brandt - Applicant

APN: 077-100-105

LOCATION: NEC West Riffin Avenue and North Roeben Street in Visalia, CA

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