

"ACTION AGENDA"

SITE PLAN REVIEW AGENDA

06/18/2025 - 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 **Revise and Proceed**

SITE PLAN NO: [SPR25094-1](#)

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 also SPR 2025-144)

APPLICANT:

OWNER: FABRIZO JOE (TR)

APN: 098510015

LOCATION: NW Corner of Houston Ave & Goddard St

ITEM NO: 2 **Revise and Proceed**

SITE PLAN NO: [SPR25143](#)

PROJECT TITLE: Bello Self Storage

DESCRIPTION: Self Storage

APPLICANT: Joseph Mognon

OWNER:

APN: 081071019

LOCATION: 8046 W MINERAL KING AVE

ITEM NO: 3 **Revise and Proceed**

SITE PLAN NO: [SPR25144](#)

PROJECT TITLE: Rivers Edge Multi-family Residential Site Plan

DESCRIPTION: Multi-family residential development consisting of 23 duplex structures for 46 units total; includes common playground lot and private streets. See also SPR 2025-094-1 for tentative map.

APPLICANT: SONYA A BEALS

OWNER:

APN: 098510015

LOCATION: NW Corner of Houston Ave & Goddard St

ITEM NO: 4 **Revise and Proceed**

SITE PLAN NO: [SPR25145](#)

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

OWNER: SALEHI FATEMAH O

APN: 096142018

LOCATION: 502 S WILLIS ST 502 S Willis St

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ITEM NO: 5 **Revise and Proceed**

SITE PLAN NO: [SPR25146](#)

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

OWNER: PROVIDENCE PROPERTY GROUP LLC

APN: 073160030

LOCATION: 10331 W GOSHEN AVE UNIT A

10331 W Goshen Ave

ITEM NO: 6 **Revise and Proceed**

SITE PLAN NO: [SPR25147](#)

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

OWNER:

APN: 119340019

LOCATION: 4025 W CALDWELL AVE UNIT E

4025 W Caldwell Ave

ITEM NO: 7 **Revise and Proceed**

SITE PLAN NO: [SPR25148](#)

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:

OWNER: SECTION 15 PARTNERS LLC

APN: 077100105

LOCATION:

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

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