

SITE PLAN REVIEW AGENDA

7/23/2025 - 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: [SPR25142-1](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: Mia Bhimani
DESCRIPTION: The Tulare Homekey Development is a 21-unit project and will be built on land acquired and donated by Housing Authority of Tulare County ("HATC"). 100% of the units will be designated for At-Risk of Homelessness. The project will be developed through a collaboration with the Tulare County Health and Human Services Agency and will have spaces for robust on-site services.
APPLICANT: Mia Bhimani - Applicant
OWNER: KAWEAH MANAGEMENT COMPANY INC
APN: 087090011
ADDRESS: 627 S FULGHAM ST
LOCATION: 627 S. Fulgham
- ITEM NO: 2** **Added to Agenda** **MEETING TIME: 09:15**
SITE PLAN NO: [SPR24073-1-1-1](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: javier maldonado
DESCRIPTION: Live entertainment
alcohol signage
APPLICANT: Javier A Maldonado - Applicant
APN: 094324007
ADDRESS: 129 N COURT ST
LOCATION: 125 N Court st
- ITEM NO: 3** **Added to Agenda** **MEETING TIME: 09:30**
SITE PLAN NO: [SPR25162](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: Lowery Ranch TSM
DESCRIPTION: A subdivision consisting of 460 single family dwelling units units on approximetly 78.5 acres.
APPLICANT: Emileo Padilla Chavez - Applicant
APN: 077060023
LOCATION: The property is located between Shannon Parkway to the north and Sedona Avenue to the south, approx
- ITEM NO: 4** **Added to Agenda** **MEETING TIME: 09:45**
SITE PLAN NO: [SPR25163](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: Christ Lutheran Church
DESCRIPTION: New detached youth activities building and site improvements.
APPLICANT: Benton Collins - Applicant
APN: 087110059
ADDRESS: 3830 W TULARE AVE
LOCATION: 3830 W Tulare Ave
- ITEM NO: 5** **Added to Agenda** **MEETING TIME: 10:00**
SITE PLAN NO: [SPR25164](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: Kali Motorz
DESCRIPTION: used car sales lot
APPLICANT: khalil khali - Applicant
APN: 094140042
ADDRESS: 1141 E HOUSTON AVE
LOCATION: 1141 E houston ave Visalia Ca 93292 (back)

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: 6 **Added to Agenda**

MEETING TIME: 10:15

SITE PLAN NO: [SPR25165](#)

ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city

PROJECT TITLE: Site Plan Review

DESCRIPTION: California Water Service New Well Station

APPLICANT: angel ventura - Applicant

angel ventura - Applicant

john northrop - Applicant

OWNER: PRESIDIO JJR MORGAN SYCAMORE RANCH 92 LLC

APN: 077930015

ADDRESS: 5031 W BABCOCK CT

LOCATION: approx. 750' east of N. Akers St. and 100' North of W. Ferguson Ave

ITEM NO: 7 **Added to Agenda**

MEETING TIME: 10:30

SITE PLAN NO: [SPR25167](#)

ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city

PROJECT TITLE: Nics Care Home

DESCRIPTION: A California-licensed Adult Residential Facility ("ARF"), intends to operate a small, family-style home in North Visalia to serve CVRC-eligible ambulatory adults and elderly clients, including individuals with developmental or behavioral needs.

APPLICANT: Andrew Aboloje - Applicant

APN: 077810007

ADDRESS: 6208 W PROSPECT AVE

LOCATION: 6208 W Prospect Avenue

ITEM NO: 8 **Added to Agenda**

MEETING TIME: 10:45

SITE PLAN NO: [SPR25169](#)

ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city

PROJECT TITLE: Ignacio Mendez

DESCRIPTION: I am the owner of black phoenix tatoo shop.

APPLICANT: Igancio A Mendez - Applicant

OWNER: LM CAPITAL LLC

APN: 096321008

ADDRESS: 1324 S MOONEY BLVD

LOCATION: 1324 S Mooney Blvd Visalia CA

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