

"ACTION AGENDA"

SITE PLAN REVIEW AGENDA

07/23/2025 - 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 **Revise and Proceed**

SITE PLAN NO: [SPR25142-1](#)

PROJECT TITLE: Mia Bhimani

DESCRIPTION: The Tulare Homekey Development is a 21-unit project and will be built on land acquired and donated by the 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

OWNER: KAWEAH MANAGEMENT COMPANY INC

APN: 087090011

LOCATION: 627 S FULGHAM ST

627 S. Fulgham

ITEM NO: 2 **Resubmit**

SITE PLAN NO: [SPR24073-1-1-1](#)

PROJECT TITLE: javier maldonado

DESCRIPTION: Live entertainment
alcohol signage

APPLICANT: Javier A Maldonado

OWNER:

APN: 094324007

LOCATION: 129 N COURT ST

125 N Court st

ITEM NO: 3 **Revise and Proceed**

SITE PLAN NO: [SPR25162](#)

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

OWNER:

APN: 077060023

LOCATION:

The property is located between Shannon Parkway to the north and Sedona Avenue to the south, approximately two blocks east of Akers Street. Linwood Street runs north-south through the center of the site, effectively splitting the property into eastern and western portions.

ITEM NO: 4 **Revise and Proceed**

SITE PLAN NO: [SPR25163](#)

PROJECT TITLE: Christ Lutheran Church

DESCRIPTION: New detached youth activities building and site improvements.

APPLICANT: Benton Collins

OWNER:

APN: 087110059

LOCATION: 3830 W TULARE AVE

3830 W Tulare Ave

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 **Revise and Proceed**

SITE PLAN NO: [SPR25164](#)

PROJECT TITLE: Kali Motorz

DESCRIPTION: used car sales lot

APPLICANT: khalil khali

OWNER:

APN: 094140042

LOCATION: 1141 E HOUSTON AVE

1141 E houston ave Visalia Ca 93292 (back)

ITEM NO: 6 **Revise and Proceed**

SITE PLAN NO: [SPR25165](#)

PROJECT TITLE: Site Plan Review

DESCRIPTION: California Water Service New Well Station

APPLICANT:

angel ventura

angel ventura

OWNER: PRESIDIO JJR MORGAN SYCAMORE RANCH 92 LLC

APN: 077930015

LOCATION: 5031 W BABCOCK CT

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

ITEM NO: 7 **Revise and Proceed**

SITE PLAN NO: [SPR25167](#)

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:

OWNER:

APN: 077810007

LOCATION: 6208 W PROSPECT AVE

6208 W Prospect Avenue

ITEM NO: 8 **Resubmit**

SITE PLAN NO: [SPR25169](#)

PROJECT TITLE: Ignacio Mendez

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

APPLICANT: Igancio A Mendez

OWNER: LM CAPITAL LLC

APN: 096321008

LOCATION: 1324 S MOONEY BLVD

1324 S Mooney Blvd Visalia CA

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