

SITE PLAN REVIEW AGENDA

10/29/2025 - 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: [SPR25035-1](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.gov
PROJECT TITLE: MD Investments TC., LLC.
DESCRIPTION: Divide parcel into two lots for the construction of two single family dwellings with detached ADUs. Ref. SPR No. 2025-137.
APPLICANT: Steven Anthony Depew - Applicant
OWNER: MD INVESTMENTS TC LLC
APN: 103180081
LOCATION: South of E. Houston Avenue, approximately 3,050 feet east of N. Lovers Lane.
- ITEM NO: 2** **Added to Agenda** **MEETING TIME: 09:15**
SITE PLAN NO: [SPR25231](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.gov
PROJECT TITLE: Andrew Leonardo
DESCRIPTION: 252 unit, 3-story multi-family residential development.
APPLICANT: Andrew Leonardo - Applicant
OWNER: MARGOSIAN LUCILLE E (TRS)
APN: 098340042
ADDRESS: 2121 E GOSHEN AVE
LOCATION: South of E. Goshen Avenue, approximately 120 east of N. Tracy Street.
- ITEM NO: 3** **Added to Agenda** **MEETING TIME: 09:30**
SITE PLAN NO: [SPR25233](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.gov
PROJECT TITLE: Court Street - Duplex
DESCRIPTION: Development of two duplexes. Ref. SPR No. 2025-183.
APPLICANT: Steven Joseph Macias - Applicant
OWNER: SEQDEV-LEMOORE LLC
APN: 097024014
LOCATION: West of S. Court Street, approximately 50 feet south of E. Sequoia Avenue.
- ITEM NO: 4** **Added to Agenda** **MEETING TIME: 09:45**
SITE PLAN NO: [SPR25235](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.gov
PROJECT TITLE: 7 Brews
DESCRIPTION: Proposed Drive Thru Only Coffee shop.
APPLICANT: Erin Dudley - Applicant
OWNER: GOMEZ FAMILY INVESTMENTS LLC
APN: 091010060
ADDRESS: 2800 N DINUBA BLVD
LOCATION: East of N. Dinuba Blvd., approximately 330 feet south of W. Riggin Avenue.
- ITEM NO: 5** **Added to Agenda** **MEETING TIME: 10:00**
SITE PLAN NO: [SPR25236](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.gov
PROJECT TITLE: 7 Brews
DESCRIPTION: Proposed Drive Thru Only Coffee shop.
APPLICANT: Erin Dudley - Applicant
OWNER: GATEWAY PLAZA II PARTNERS LP
APN: 121430010
ADDRESS: 3627 S MOONEY BLVD
LOCATION: West of S. Mooney Blvd., approximately 200 feet south of W. Caldwell Avenue.

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.