

SITE PLAN REVIEW AGENDA

11/19/2025 - 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: [SPR25155-1](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.gov
PROJECT TITLE: Senior Units
DESCRIPTION: 13 residential senior and ADU tenant units.
APPLICANT: Robbie Stites - Applicant
OWNER: RIS VENTURES LLC
GIORDANO VINCENT & DIANA (CO-TRS)
APN: 122051032
122051034
ADDRESS: 2127 S GIDDINGS ST
LOCATION: Southwest corner of S. Giddings St. and W. Harter Ave.

ITEM NO: 2 **Added to Agenda** **MEETING TIME: 09:15**
SITE PLAN NO: [SPR25248](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.gov
PROJECT TITLE: TI & Addition - New Chinese Fast Food
DESCRIPTION: TENANT IMPROVEMENT AND ADDITION FOR A NEW SPECIALTY TO-GO FOOD STORE.
APPLICANT: Robina Wright - Applicant
OWNER: TAING SIEN YONG & YAM THUI LAM (TRS)
APN: 090095003
ADDRESS: 1505 N DINUBA BLVD
LOCATION: Southwest corner of N. Dinuba Blvd. and W. Sweet Ave.

ITEM NO: 3 **Added to Agenda** **MEETING TIME: 09:30**
SITE PLAN NO: [SPR25249](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.gov
PROJECT TITLE: 424 S Mc Auliff
DESCRIPTION: New Construction of Apartments and Leasing Building
APPLICANT: Lorraine Newkirk - Applicant
OWNER: CL MORGAN INVESTMENTS INC
APN: 101360025
ADDRESS: 424 S MC AULIFF ST
LOCATION: Southeast corner of S. McAuliff St. and E. Noble Ave.

ITEM NO: 4 **Added to Agenda** **MEETING TIME: 09:45**
SITE PLAN NO: [SPR25250](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.gov
PROJECT TITLE: CDI Visalia Truck Parking Area
DESCRIPTION: Convert existing equipment storage area to truck parking area. Convert gravel area to asphalt or compacted DG.
APPLICANT: Mike Valla - Applicant
OWNER: CALIFORNIA DAIRIES INC
APN: 077111030
ADDRESS: 2000 N PLAZA DR
LOCATION: Northeast corner of N. Plaza Dr. and W. Goshen Ave .

ITEM NO: 5 **Added to Agenda** **MEETING TIME: 10:00**
SITE PLAN NO: [SPR25252](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.gov
PROJECT TITLE: FirstStep Market
DESCRIPTION: Retail manna market with carry-out deli; Drive-Thru only coffee shop.
APPLICANT: Frank J. Mungia - Applicant
Frank Mungia - Applicant

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.

SITE PLAN REVIEW AGENDA

11/19/2025 - 9:00 A.M.

(Via Microsoft Teams)

To review supporting documents, click on the "SITE PLAN NO" link, then click on "Record Info" / "Attachments"

OWNER: TAING SIEN YONG & YAM THUI LAM (TRS)
TAING SIEN YONG & YAM THUI LAM (TRS)
TAING SIEN YONG & YAM THUI LAM (TRS)
YAM THUI LAM & TAING SIEN YONG (TRS)

APN: 091161008
091161009
091161047
091161052

ADDRESS: 412 W SWEET AVE

LOCATION: Northeast corner of N. Dinuba Blvd. and W. Sweet Ave.

ITEM NO: 6 Added to Agenda

MEETING TIME: 10:15

SITE PLAN NO: [SPR25253](#)

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

PROJECT TITLE: Walmart Neighborhood Market

DESCRIPTION: Refrig trailer to help store pallets of Turkeys for holiday and a year-round dry trailer to store water pallets.

APPLICANT: Arthur R Herrera - Applicant

OWNER: WAL-MART REAL ESTATE BUSINESS TRUST

APN: 089490030

ADDRESS: 1320 N DEMAREE ST

LOCATION: Southwest corner of W. Houston Ave. and N. Wellsley St.

ITEM NO: 7 Added to Agenda

MEETING TIME: 10:30

SITE PLAN NO: [SPR25254](#)

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

PROJECT TITLE: Visalia Adventure Park CUP Modification

DESCRIPTION: Modification of the existing CUP for clarification of boundaries for sales, service, and consumption of bee wine, and adding distilled spirits at Adventure Park.

APPLICANT: Stephen Jamieson - Applicant

OWNER: LUCKY STRIKE VISALIA LLC

APN: 087450019

ADDRESS: 5600 W CYPRESS AVE

LOCATION: North of W. Cypress Ave., approximately 800 feet west of S. Akers St.

ITEM NO: 8 Added to Agenda

MEETING TIME: 10:45

SITE PLAN NO: [SPR25255](#)

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

PROJECT TITLE: Former CVS Bldg - Sequoia Mall

DESCRIPTION: Remodel and Expansion of former CVS building for new fitness building

APPLICANT: James S Sanders - Applicant

OWNER: CALDWELL MOONEY PTNRS I L P

APN: 121110060

ADDRESS: 3535 S MOONEY BLVD

LOCATION: Northwest corner of W. Caldwell Ave. and S. Shady St.

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.