

SITE PLAN REVIEW AGENDA

1/14/2026 - 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: [SPR25068-1-1](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.gov
PROJECT TITLE: The Curve Tentative Subdivision Map
DESCRIPTION: Divide 5.4 acres into 43 single-family residential lots as a Planned Development.
APPLICANT: UBALDO GARCIA - Applicant
OWNER: GARCIA UBALDO & MARINA
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APN: 091040025
091333044
LOCATION: East of N. St. Johns Pkwy and E. Modoc Ave. intersection.
- ITEM NO: 2** **Added to Agenda** **MEETING TIME: 09:15**
SITE PLAN NO: [SPR26002](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.gov
PROJECT TITLE: Dowds Planning
DESCRIPTION: Mini storage, office and 1 residence
APPLICANT: Greg Dowds - Applicant
OWNER: ALDAR MINI STORAGE LP
APN: 077200059
LOCATION: South of W. Riggan Ave. approximately 700 feet east of N. Shirk St.
- ITEM NO: 3** **Added to Agenda** **MEETING TIME: 09:30**
SITE PLAN NO: [SPR26003](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.gov
PROJECT TITLE: CVC Sports Complex
DESCRIPTION: Proposed school sports complex expansion and corporation / transit yard for bus and school use.
APPLICANT: Will Ruoff - Applicant
OWNER: SIERRA VILLAGE INC
APN: 087010038
087010071
LOCATION: Northwest corner of S. Roeben St. and W. Tulare Ave.
- ITEM NO: 4** **Added to Agenda** **MEETING TIME: 09:45**
SITE PLAN NO: [SPR26004](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.gov
PROJECT TITLE: Santa Fe and Beech Apartments
DESCRIPTION: 34 2-story townhome style apartment units with attached two car garages. Site is currently vacant undeveloped land with street improvements installed.
APPLICANT: joel snyder - Applicant
OWNER: OLIVE FARMS ASSOCIATES LLC
APN: 123080034
LOCATION: Southeast corner of S. Santa Fe St. and E. Beech Ave.
- ITEM NO: 5** **Added to Agenda** **MEETING TIME: 10:00**
SITE PLAN NO: [SPR26005](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.gov
PROJECT TITLE: Seng Saephan
DESCRIPTION: Mixed Use with retail on ground floor Main St and 41 residential units in a gated parking area with 2 buildings.
APPLICANT: Norwood DAVID Williams - Applicant
OWNER: SAEPHAN INVEST LLC
SAEPHAN INVEST LLC
SAEPHAN INVEST LLC
SAEPHAN INVEST LLC
SAEPHAN INVEST LLC

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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APN: 094235007
094235010
094235012
094235013
094235017

LOCATION: Southwest corner of E. Main St. and S. Liberty St.

ITEM NO: 6 Added to Agenda

MEETING TIME: 10:15

SITE PLAN NO: [SPR26006](#)

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

PROJECT TITLE: Maracor Development

DESCRIPTION: 306 unit multifamily development.

APPLICANT: Christopher Hawke - Applicant

OWNER: PACIFIC WEST COMM INC

APN: 100720028

ADDRESS: 2742 E CALDWELL AVE

LOCATION: Northwest corner of E. Caldwell Ave. and S. Lovers lane

ITEM NO: 7 Added to Agenda

MEETING TIME: 10:30

SITE PLAN NO: [SPR26008](#)

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

PROJECT TITLE: 310 W. Murray Ave. - Medical Building

DESCRIPTION: Change of use for an existing 1300 sq. ft. professional office suite in the O-C zone to a medical office.

APPLICANT: Steven Macias - Applicant

OWNER: A & M CONSULTING ENGINEERS

APN: 094353009

ADDRESS: 310 W MURRAY AVE

LOCATION: North of W. Murray Ave., approximately 100 feet east of N. Floral St.

ITEM NO: 8 Added to Agenda

MEETING TIME: 10:45

SITE PLAN NO: [SPR26009](#)

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

PROJECT TITLE: Sagecrest Tentative Subdivision Map

DESCRIPTION: The Sage Crest project is a 185 lot residential subdivision proposed on approx. 19.75 acres.

APPLICANT: Aman Narwal - Applicant

Steven Joseph Macias - Applicant

Richelle Carino - Applicant

OWNER: CH-FIRST ASSEMBLY OF GOD OF VISALIA

APN: 119100009

LOCATION: West of the S. Akers St. and W. Nellis Ave. intersection.