

# 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"

<b>ITEM NO: 1</b>	<b>Added to Agenda</b>	<b>MEETING TIME: 09:00</b>
SITE PLAN NO:	<a href="#">SPR25068-1-1</a>	ASSIGNED TO: Colleen Moreno <a href="mailto:Colleen.Moreno@visalia.gov">Colleen.Moreno@visalia.gov</a>
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 GARCIA UBALDO & MARINA	
APN:	091040025 091333044	
LOCATION:	East of N. St. Johns Pkwy and E. Modoc Ave. intersection.	
<b>ITEM NO: 2</b>	<b>Added to Agenda</b>	<b>MEETING TIME: 09:15</b>
SITE PLAN NO:	<a href="#">SPR26002</a>	ASSIGNED TO: Colleen Moreno <a href="mailto:Colleen.Moreno@visalia.gov">Colleen.Moreno@visalia.gov</a>
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. Riggin Ave. approximately 700 feet east of N. Shirk St.	
<b>ITEM NO: 3</b>	<b>Added to Agenda</b>	<b>MEETING TIME: 09:30</b>
SITE PLAN NO:	<a href="#">SPR26003</a>	ASSIGNED TO: Colleen Moreno <a href="mailto:Colleen.Moreno@visalia.gov">Colleen.Moreno@visalia.gov</a>
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.	
<b>ITEM NO: 4</b>	<b>Added to Agenda</b>	<b>MEETING TIME: 09:45</b>
SITE PLAN NO:	<a href="#">SPR26004</a>	ASSIGNED TO: Colleen Moreno <a href="mailto:Colleen.Moreno@visalia.gov">Colleen.Moreno@visalia.gov</a>
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.	
<b>ITEM NO: 5</b>	<b>Added to Agenda</b>	<b>MEETING TIME: 10:00</b>
SITE PLAN NO:	<a href="#">SPR26005</a>	ASSIGNED TO: Colleen Moreno <a href="mailto:Colleen.Moreno@visalia.gov">Colleen.Moreno@visalia.gov</a>
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.

<b>ITEM NO: 6</b>	<b>Added to Agenda</b>	<b>MEETING TIME: 10:15</b>
SITE PLAN NO:	<a href="#"><u>SPR26006</u></a>	ASSIGNED TO: Colleen Moreno <a href="mailto:Colleen.Moreno@visalia.gov">Colleen.Moreno@visalia.gov</a>
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	
<b>ITEM NO: 7</b>	<b>Added to Agenda</b>	<b>MEETING TIME: 10:30</b>
SITE PLAN NO:	<a href="#"><u>SPR26008</u></a>	ASSIGNED TO: Colleen Moreno <a href="mailto:Colleen.Moreno@visalia.gov">Colleen.Moreno@visalia.gov</a>
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.	
<b>ITEM NO: 8</b>	<b>Added to Agenda</b>	<b>MEETING TIME: 10:45</b>
SITE PLAN NO:	<a href="#"><u>SPR26009</u></a>	ASSIGNED TO: Colleen Moreno <a href="mailto:Colleen.Moreno@visalia.gov">Colleen.Moreno@visalia.gov</a>
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.	

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