

# SITE PLAN REVIEW AGENDA

2/25/2026 - 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: [SPR26028](#)      ASSIGNED TO: Colleen Moreno [Colleen.Moreno@visalia.gov](mailto:Colleen.Moreno@visalia.gov)  
PROJECT TITLE: YOGURT SHOP  
DESCRIPTION: Yogurt shop tenant improvement.  
APPLICANT: Larry Lewis - Applicant  
OWNER: VACARRO JOE & MARIA G(TRS)(2021 V FAM TR)  
APN: 094326017  
ADDRESS: 207 W MAIN ST  
LOCATION: South of W. Main St., 130 feet west of S. Locust St.
- ITEM NO: 2**      **Added to Agenda**      **MEETING TIME: 09:15**  
SITE PLAN NO: [SPR26029](#)      ASSIGNED TO: Colleen Moreno [Colleen.Moreno@visalia.gov](mailto:Colleen.Moreno@visalia.gov)  
PROJECT TITLE: Carlos Reynoso  
DESCRIPTION: Pita Kabob Deli Bar Expansion within existing restaurant.  
APPLICANT: Carlos Reynoso - Applicant  
OWNER: VANDERHAM LENA A & ROBERT W (TR)  
APN: 094335011  
ADDRESS: 227 N COURT ST  
LOCATION: Southwest corner of N. Court St. and W. Oak Ave.
- ITEM NO: 3**      **Added to Agenda**      **MEETING TIME: 09:30**  
SITE PLAN NO: [SPR26030](#)      ASSIGNED TO: Colleen Moreno [Colleen.Moreno@visalia.gov](mailto:Colleen.Moreno@visalia.gov)  
PROJECT TITLE: Demaree and Pratt Subdivision  
DESCRIPTION: A request to develop a 342 lot single family residential subdivision on 113 acres, with a 9.45-acre regional park, a Cal Water well site, a multifamily site, a future fire station location, and circulation improvements to Demaree Street and Pratt Avenue.  
APPLICANT: Emileo Padilla Chavez - Applicant  
OWNER: PRATT ROAD ORCHARD LLC  
PRATT ROAD ORCHARD LLC  
APN: 078010022  
078010024  
ADDRESS: 3534 W PRATT RD  
LOCATION: NE corner of N Demaree St & W Pratt Ave
- ITEM NO: 4**      **Added to Agenda**      **MEETING TIME: 09:45**  
SITE PLAN NO: [SPR26031](#)      ASSIGNED TO: Colleen Moreno [Colleen.Moreno@visalia.gov](mailto:Colleen.Moreno@visalia.gov)  
PROJECT TITLE: CUP Amendment: Organized Dancing  
DESCRIPTION: A request by Barrelhouse Brewing Co. for a Conditional Use Permit amendment to allow organized county line dancing as an accessory entertainment activity.  
APPLICANT: Zach Jones - Applicant  
OWNER: DOLLINGER MICHAEL G & SHARON L (TRS)  
APN: 094235004  
ADDRESS: 521 E MAIN ST  
LOCATION: South of E. Main St., 220 feet east of S. Santa Fe 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.