

SITE PLAN REVIEW AGENDA

3/18/2026 - 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:**
SITE PLAN NO: [SPR25068-1-1-1](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.gov
PROJECT TITLE: The Curve Tentative Subdivision Map
DESCRIPTION: Divide 5.4 acres into 42 single-family residential lots as a Planned Development.
APPLICANT: UBALDO GARCIA - Applicant
OWNER: GARCIA UBALDO & MARINA
APN: 091040025
LOCATION: Intersection of Saint John's Parkway & Modoc Ave

ITEM NO: 2 **Added to Agenda** **MEETING TIME: 09:15**
SITE PLAN NO: [SPR25276-1](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.gov
PROJECT TITLE: ERON Mixed Use
DESCRIPTION: New 5,250 sq. ft. religious / mixed use building and surrounding 0.89 acre site development.
APPLICANT: Michael Parks - Applicant
Michael Parks - Applicant
APN: 081150001
ADDRESS: 1129 N SHIRK ST
LOCATION: 1129 N. Shirk Rd.

ITEM NO: 3 **Added to Agenda** **MEETING TIME: 09:30**
SITE PLAN NO: [SPR26004-1](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.gov
PROJECT TITLE: Beech and Santa Fe 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: santa fe

ITEM NO: 4 **Added to Agenda** **MEETING TIME: 09:45**
SITE PLAN NO: [SPR26039](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.gov
PROJECT TITLE: The Curve Planned Development
DESCRIPTION: The Curve 42 single-family residential lots as a Planned Development.
APPLICANT: UBALDO GARCIA - Applicant
UBALDO GARCIA - Applicant
APN: 091040025
LOCATION: Intersection of Saint John's Parkway & Modoc Ave

ITEM NO: 5 **Added to Agenda** **MEETING TIME: 10:00**
SITE PLAN NO: [SPR26041](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.gov
PROJECT TITLE: CDI Cooling Expansion
DESCRIPTION: Adding additional ammonia condenser and glycol plate and frame chiller.
APPLICANT: Mike Valla - Applicant
APN: 077111030
ADDRESS: 2000 N PLAZA DR
LOCATION: 36°20'35.1"N 119°23'33.4"W

ITEM NO: 6 **Added to Agenda** **MEETING TIME: 10:15**
SITE PLAN NO: [SPR26042](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.gov

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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PROJECT TITLE: Ritchie Ranch CUP Amendment

DESCRIPTION: A request to modify the existing CUP/PRD for the Ritchie Ranch project (all phases) to allow floorplans with a one-car garage, to allow the rear yard setback on 44 lots to be reduced to 8', and to allow the side yard setback on 2 lots to be reduced to 4'.

APPLICANT: Drew Phelps - Applicant

Drew Phelps - Applicant

APN: 077060022

ADDRESS: 3629 N DEMAREE ST

LOCATION: Immediately West of Demaree and both North and South of Shannon Parkway

ITEM NO: 7

Added to Agenda

MEETING TIME: 10:30

SITE PLAN NO: [SPR26043](#)

ASSIGNED TO: Josh Dan Josh.Dan@visalia.gov

PROJECT TITLE: Dutch Bros Coffee (CA4010)

DESCRIPTION: Site Plan Review for the construction of a Dutch Bros Coffee with dual drive-through lanes.

APPLICANT: Sabrina Rushing - Applicant

APN: 077100116

LOCATION: NWC. of Riggins Ave & Denton St