

SITE PLAN REVIEW AGENDA

4/1/2026 - 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: [SPR26050](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.gov
PROJECT TITLE: Pratt Tentative Subdivision Map
DESCRIPTION: A proposal for a 148 lot single family residential subdivision.
APPLICANT: John Bonadelle - Applicant
OWNER: ENAS JENNA (TRS)
RACE LEASING LP
APN: 078010018
078010019
ADDRESS: 2528 W PRATT RD
LOCATION: North of W. Pratt Avenue, approximately 350 east of N. County Center St.

ITEM NO: 2 **Added to Agenda** **MEETING TIME: 09:15**
SITE PLAN NO: [SPR26051](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.gov
PROJECT TITLE: Chesterton Academy of the Holy Hearts
DESCRIPTION: Establishment of a Catholic high school.
APPLICANT: Jeffrey Neal Hohne - Applicant
OWNER: SAMUEL MARGUERITE(TR)(M S LIV TR)
APN: 093192001
ADDRESS: 717 W CENTER AVE
LOCATION: Southeast corner of W. Center Ave. and N. Stevenson St.

ITEM NO: 3 **Added to Agenda** **MEETING TIME: 09:30**
SITE PLAN NO: [SPR26052](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.gov
PROJECT TITLE: Marcin Estates Tentative Subdivision Map
DESCRIPTION: Proposed 15 lot single family residential subdivision.
APPLICANT: Matthew Ainley - Applicant
OWNER: VISALIA UNIFIED SCHOOL DIST
VISALIA UNIFIED SCHOOL DIST
APN: 085540019
085570008
LOCATION: East of N. Marcin Street, approximately 550 north of W. Hurley Ave.

ITEM NO: 4 **Added to Agenda** **MEETING TIME: 09:45**
SITE PLAN NO: [SPR26053](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.gov
PROJECT TITLE: Local Convenient Store
DESCRIPTION: Establishment of a convenience store.
APPLICANT: Kamrion Neal - Applicant
OWNER: LEWIS JOYCE MARY (TR)
APN: 096321016
ADDRESS: 1300 S MOONEY BLVD UNIT 1
LOCATION: East of S. Mooney Blvd., approximately 330 ft. south of W. Tulare Ave.

ITEM NO: 5 **Added to Agenda** **MEETING TIME: 10:00**
SITE PLAN NO: [SPR26054](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.gov
PROJECT TITLE: HAMDI HAMRAN
DESCRIPTION: A 267 sq. ft. addition to an existing drive-thru restaurant.
APPLICANT: Steve Sparshott - Applicant
OWNER: CLARK RONALD B & ROBYN R (TRS)
APN: 122390004

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

4/1/2026 - 9:00 A.M.

(Via Microsoft Teams)

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

ADDRESS: 1103 W CALDWELL AVE

LOCATION: South of W. Caldwell Ave., approximately 700 ft. east of S. Stonebrook St.

ITEM NO: 6

Added to Agenda

MEETING TIME: 10:15

SITE PLAN NO: [SPR26055](#)

ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.gov

PROJECT TITLE: Carvana Inspection Center

DESCRIPTION: Establishment of a Carvana vehicle inspection and reconditioning center.

APPLICANT: Ryan Dudley - Applicant

OWNER: JEFFREY B RITCHIE FAMILY LTD PTNRS

JEFFREY B RITCHIE FAM LP

APN: 077840004

077840005

LOCATION: Northeast corner of W. Riggan Ave. and N. Kelsey St.

ITEM NO: 7

Added to Agenda

MEETING TIME: 10:30

SITE PLAN NO: [SPR26056](#)

ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.gov

PROJECT TITLE: Carleton Acres TPM

DESCRIPTION: A proposal for a tentative parcel map to support the phasing of the Carleton Acres subdivision.

APPLICANT: Aaron D Spray - Applicant

OWNER: HAYES RANCH LLC

APN: 077100119

LOCATION: Northeast corner of W. Riggan Ave. and N. Shirk 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.