

SITE PLAN REVIEW AGENDA

4/8/2026 - 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: [SPR26060](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.gov
PROJECT TITLE: Revision to Ben Maddox Apts
DESCRIPTION: Removing Building No. 2 from a multifamily development and replacing with open space, larger community center, and additional amenities.
APPLICANT: Christopher Hawke - Applicant
OWNER: PACIFIC WEST COMMUNITIES INC
PACIFIC WEST COMMUNITIES INC
APN: 100660047
100660048
LOCATION: Southwest corner of S. Ben Maddox Way and E. K Street

ITEM NO: 2 **Added to Agenda** **MEETING TIME: 09:15**
SITE PLAN NO: [SPR26052-1](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.gov
PROJECT TITLE: Marcin Manor Tentative Subdivision Map
DESCRIPTION: Proposed 19 lot single family residential subdivision.
APPLICANT: Matthew Ainley - Applicant
OWNER: VISALIA UNIFIED SCHOOL DIST
APN: 085540019
LOCATION: East of N. Marcin Street, approximately 550 north of W. Hurley Ave.

ITEM NO: 3 **Added to Agenda** **MEETING TIME: 09:30**
SITE PLAN NO: [SPR26057](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.gov
PROJECT TITLE: 7 Unit Development
DESCRIPTION: Proposal for a 7 lot single family residential subdivision.
APPLICANT: Cristobal Nahui - Applicant
Cristobal Nahui - Applicant
OWNER: GOLDSTEIN CHARLES-TERRY & KAREN J (TRS)
GOLDSTEIN CHARLES-TERRY & KAREN J (TRS)
APN: 103180084
ADDRESS: 3203 E HOUSTON AVE
LOCATION: South of E. Houston Ave., approximately 500 feet east of N. Cato Ct.

ITEM NO: 4 **Added to Agenda** **MEETING TIME: 09:45**
SITE PLAN NO: [SPR26058](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.gov
PROJECT TITLE: Shannon Village Market
DESCRIPTION: Development of two 4,000 sq ft medical clinics, a 4,500 sq ft restaurant, and 8,400 sq ft of retail space.
APPLICANT: Will Ruoff - Applicant
OWNER: J&M DEVELOPMENT LLC
CRS FARMING LLC
J&M DEVELOPMENT LLC
APN: 078350050
078350052
078350053
LOCATION: Northwest corner of W. Riggan Ave. and N. Mooney Blvd.

ITEM NO: 5 **Added to Agenda** **MEETING TIME: 10:00**
SITE PLAN NO: [SPR26061](#) ASSIGNED TO: Josh Dan Josh.Dan@visalia.gov
PROJECT TITLE: Our Little Pizza Place
DESCRIPTION: A request to create an outdoor dining area for a take and bake pizza parlor.
APPLICANT: Carri E Chambers-Plett - Applicant

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

4/8/2026 - 9:00 A.M.

(Via Microsoft Teams)

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

OWNER: GARCIA MONICA (TR)(1999 TR)

APN: 078430001

ADDRESS: 3010 N MOONEY BLVD UNIT 102

LOCATION: Northeast corner of W. Riggan Ave. and N. Mooney Blvd.

ITEM NO: 6

Added to Agenda

MEETING TIME: 10:15

SITE PLAN NO: [SPR26062](#)

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

PROJECT TITLE: Cedar Crest - TSM

DESCRIPTION: A request for a 225 lot single family residential subdivision.

APPLICANT: Steven Joseph Macias - Applicant

Aman Narwal - Applicant

Richelle Carino - Applicant

OWNER: INVESTMENT GRADE LOANS INC

INVESTMENT GRADE LOANS INC

INVESTMENT GRADE LOANS INC

APN: 098050058

098050067

098050068

LOCATION: North of E. Goshen Ave., approximately 1,000 feet west of N. Lovers Lane.