

"ACTION AGENDA"

SITE PLAN REVIEW AGENDA

03/18/2026 - 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 **Revise and Proceed**

SITE PLAN NO: [SPR25068-1-1-1](#)

PROJECT TITLE: The Curve Tentative Subdivision Map

DESCRIPTION: Divide 5.4 acres into 42 single-family residential lots as a Planned Development.

APPLICANT:

OWNER: GARCIA UBALDO & MARINA

APN: 091040025

LOCATION: Intersection of Saint John's Parkway & Modoc Ave

ITEM NO: 2 **Revise and Proceed**

SITE PLAN NO: [SPR25276-1](#)

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

Michael Parks

OWNER:

APN: 081150001

LOCATION: 1129 N SHIRK ST 1129 N. Shirk Rd.

ITEM NO: 3 **Revise and Proceed**

SITE PLAN NO: [SPR26004-1](#)

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

OWNER: OLIVE FARMS ASSOCIATES LLC

APN: 123080034

LOCATION: santa fe

ITEM NO: 4 **Revise and Proceed**

SITE PLAN NO: [SPR26039](#)

PROJECT TITLE: The Curve Planned Development

DESCRIPTION: The Curve 42 single-family residential lots as a Planned Development.

APPLICANT: UBALDO GARCIA

UBALDO GARCIA

OWNER:

APN: 091040025

LOCATION: Intersection of Saint John's Parkway & Modoc Ave

ITEM NO: 5 **Revise and Proceed**

SITE PLAN NO: [SPR26041](#)

PROJECT TITLE: CDI Cooling Expansion

DESCRIPTION: Adding additional ammonia condenser and glycol plate and frame chiller.

APPLICANT: Mike Valla

OWNER:

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: 077111030

LOCATION: 2000 N PLAZA DR

36°20'35.1"N 119°23'33.4"W

ITEM NO: 6 **Revise and Proceed**

SITE PLAN NO: [SPR26042](#)

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

Drew Phelps

OWNER:

APN: 077060022

LOCATION: 3629 N DEMAREE ST

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

ITEM NO: 7 **Resubmit**

SITE PLAN NO: [SPR26043](#)

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

OWNER:

APN: 077100116

LOCATION:

NWC. of Riggins Ave & Denton St

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