

SITE PLAN REVIEW AGENDA

1/20/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR20098

PROJECT TITLE: Molo Mills

DESCRIPTION: A Building Housing Many Creative Operations from Design to Film and Food. There will also be an Educational Aspect as well.

APPLICANT: Robert W Reniers III

OWNER: ALI KARIM K

APN: 093176003

LOCATION: 400 N JOHNSON ST

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR20210

PROJECT TITLE: Orchard Walk West - Parcel C

DESCRIPTION: 3000 SF Building Shell to be Fast Food W/Drive Thru, Outdoor Patio, Parking Lot and Landscaping (C-MU)

APPLICANT: Michael Osborne

OWNER: DONALD SCHRIBER REALTY GROUP LP

APN: 000013376

LOCATION: NW Corner Intersection Riggin Ave & Dinuba Blvd

ITEM NO: 3 Continue one week

SITE PLAN NO: SPR20214

PROJECT TITLE: David Gonzales

DESCRIPTION: Readjust Property Lines 1018 E. Mineral King Ave & 213 S. Oakhurst St

APPLICANT: David Gonzales

OWNER: GONZALES DAVID E

APN: 094211036

094211018

LOCATION: 1018 E MINERAL KING AVE
213 S OAKHURST ST

ITEM NO: 4 Resubmit

SITE PLAN NO: SPR20220

PROJECT TITLE: OUZOUNIAN PROPERTIES

DESCRIPTION: TENANT IMPROVEMENT OFFICE SPACES, PARCEL DELIVERY, PRINTING.

APPLICANT: GEORGE OUZOUNIAN

OWNER: OUZOUNIAN GROUP LP

APN: 126061034

LOCATION: 2007 W CALDWELL AVE

ITEM NO: 5 Resubmit

SITE PLAN NO: SPR20222

PROJECT TITLE: SYPRASERT BOUALIENE

DESCRIPTION: NEW RESTAURANT

APPLICANT: STEVE SPARSHOTT

OWNER: SYPRASERT ARICH ATH & BOUALIENE

APN: 122312004

LOCATION: 1933 W SUNNYSIDE AVE

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

1/20/2021 - 9:00 A.M.
Conference Room #4
315 E. Acequia Avenue

ITEM NO: 6

SITE PLAN NO: SPR21004

PROJECT TITLE: Visalia Parkway

DESCRIPTION: Revised Site Plan for Proposed Shopping Center Development (C-R)

APPLICANT: Michael Avedian

OWNER: VISCA INVESTMENT CO

APN: 126960001

LOCATION: Southwest corner of Visalia Parway & S. Mooney Blvd.

ITEM NO: 7

SITE PLAN NO: SPR21005

PROJECT TITLE: Victor Perez Law Firm

DESCRIPTION: Addition - 2 Office's, Storage and Enclose Part of Porch (OC)

APPLICANT: Bruce Buyuklian

OWNER: PEREZ VICTOR M

APN: 093264019

LOCATION: 1304 W CENTER AVE

ITEM NO: 8

SITE PLAN NO: SPR21006

PROJECT TITLE: Ramm Hospitality, Inc

DESCRIPTION: Vacant Undeveloped Land in Visalia, CA for the Construction of a Fast Food Franchise with a Drive-Thru. (BRP)

APPLICANT: Raju Verma

OWNER: ROYE LINDA

APN: 081170027

LOCATION: Crowley Ave and Plaza Drive

ITEM NO: 9

SITE PLAN NO: SPR21007

PROJECT TITLE: Smoking Barrel Gun Shop

DESCRIPTION: Build out Interior Finish for Retail; Complete Construction of NRA Approved In-door Shooting Range. (I)

APPLICANT: Martin Hale

OWNER: KING HOLLIE

APN: 073160020

LOCATION: 10417 W GOSHEN AVE

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.

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-



This application **MUST** be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirement details below). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: The Nest Date: Jan 14, 2021

Project Description: A combination of shared office space that would also have a
community commercial kitchen and a private social club.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 20-098

Property Owner: Navin Johnson Holdings LLC

Applicant(s) Name: Robert Wilson Reniers III

Project Address/Location: 400 North Johnson Street, Visalia CA 93291-6005

Assessor Parcel Number: 093 176 003 000

Parcel Size (Acreage or Square Feet): 16,000 Building or Suite Square Footage: 12,000

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 500,000

Describe All Proposed Building Modifications: ADA compliance, improved
entrances, fire safety, commercial kitchen, refrigerated
and cold storage space, office space improvements.

- - - THIS AREA FOR CITY STAFF USE ONLY - - -

Date Received: 01/14/2021

SPR Agenda: 01/20/2021 Item No. _____

Zone: D-MU SPR No. 20-098

Historic District: Yes No

Flood Zone: X AE X/AE

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Warehouse

Proposed Building Use: Shared office, Social Club, and Community Kitchen for Food Prep and Vending

Proposed Hours of Operation: 9 AM to 9 PM for Public space. 8 AM to 12 AM for Public space.

Days of Week In Operation (Circle): Su Sa

Number of Employees Per Day: Existing 0 Proposed 15-20

Number of Customers Per Day (Estimated): Existing 0 Proposed 100+

Predicted Peak Operating Hour: I predict there will be two peaks, lunch and dinner

Describe Any Truck Delivery Schedule & Operations: Two truck deliveries a week with smaller deliveries happening
throughout the week. These deliveries will be at off hours and within the enclosed yard.

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): I predict that there will be increased foot and bicycle traffic in the area and there
will be a need for bike lanes and pedestrian crosswalks

Describe Any Special Events Planned for the Facility: I think there might be some coordination with the operation across Johnson Street

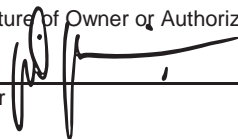
SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - All existing & proposed site features
 - Site dimensions, including building
 - Existing and proposed fencing at site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed structures
 - Adjacent street names
 - Refuse enclosures & containers
 - Valley oak trees (show drip line)
 - Existing & proposed landscaping
 - Parking stalls (include ADA)
 - Loading/unloading areas
 - Accessible path of travel from right of way
 - Accessible path of travel from ADA stall
 - Location and width of drive approaches to site
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
- ⇒ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: Robert Wilson Reniers III Signature of Owner or Authorized Agent*
 Address: 3610 W Royal Oaks Dr
 City, State, Zip Visalia, CA 93277-4180 Owner  Jan 14, 2021
 Date
 Phone: 415.264.9017 Authorized Agent* _____ Date _____
 Email: wilsonreniers@gmail.com

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

AGENT:

I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

400

N Johnson

The Nest

Operational Statement

NATURE OF THE OPERATION/PROJECT

- I am an Industrial designer, and I want to restore this building while completing the development of a consumer product in the shared office space
- I intend to facilitate other community benefit operations under the same roof
- Test potential of being a commercial grade community kitchen
- Make a space for an extremely popular eatery
- Create a shared work/creative space
- Allow for a private social club

WHAT PRODUCTS WILL BE SOLD OR PRODUCED BY THE OPERATION?

- Tacos Lucha makes tacos and other tasty food
- The bagelry will produce bagels
- The Farm Stand will sell organic produce
- The documentary production office will create both short and feature length documentaries

WHAT IS THE EXISTING USE OF THE SITE?

- It is currently being used to warehouse.

LIST THE HOURS AND DAYS OF OPERATION DURING A TYPICAL WORK WEEK

- 9 AM - 9 PM Monday through Saturday : CLOSED ON SUNDAY

IF SEASONAL, LIST THE MONTHS OF OPERATION

- Year-round

ANTICIPATED NUMBER OF CLIENTS/CUSTOMERS AT ANY ONE GIVEN TIME

- If the main hall was used as an event space for up to 100 or more
- Daily I am imagining the office space to have up to 20 customers at a time
- The commercial kitchen food carts could serve up to 40 people in a sitting

NUMBER OF EMPLOYEES AND FUTURE EMPLOYEES

- I will never have more than myself and possibly an assistant
- The commercial kitchen would likely be a permanent staff or 3-5
- Middlestate is two full-time employees with a potential third
- Tacos Lucha is a five man operation
- KLR Productions will have one full-time employee and possibly two other positions to fill

WILL ANY OF THE EMPLOYEES LIVE ON THE SITE?

- No

NUMBER AND TYPE OF SERVICE OR DELIVERY VEHICLES

- The commercial kitchen and farm stand would get multiple deliveries a week
- There would be no service vehicles that I can foresee
- I imagine all smaller deliveries would be dealt with outside of the building

WHAT EQUIPMENT IS USED?

Shared Office Space : Offices

- There will be a power tools but no heavy equipment
- There are desktop 3D Printers and tabletop CNC routers (none of my equipment qualifies as HEAVY, as it does not require a lift to place them or floor mounting)
- There will be art supplies, some of which are volatile

Shared Office Space : MiddleState

- This would be a moderate sized office with computers and office furniture
- There would be lighting and HVAC

Shared Office Space : Documentary Film Production Studio

- There will be multiple computers, monitors, storage devices in use
- There will be lighting and sound equipment as well as projectors
- There will be office furniture

Commercial Kitchen

- There will be...
 - Ovens
 - Gas ranges
 - Sinks
 - Prep Tables
 - Ventilation hoods
 - Storage for all cooking equipment
 - Dishwashers

Shared Office Space : Creative Space

- There will be large communal tables
- There will be sound and lighting
- Large blade fans
- There will be bench seating as well as chairs

Gallery / Farm Stand

- There would be moving tables with built in refrigeration and or ventilation
- These tables would be on casters so they could be moved / stored
- There would be temporary walls that could be erected for a gallery space

Tacos Lucha / Springboard Lounge

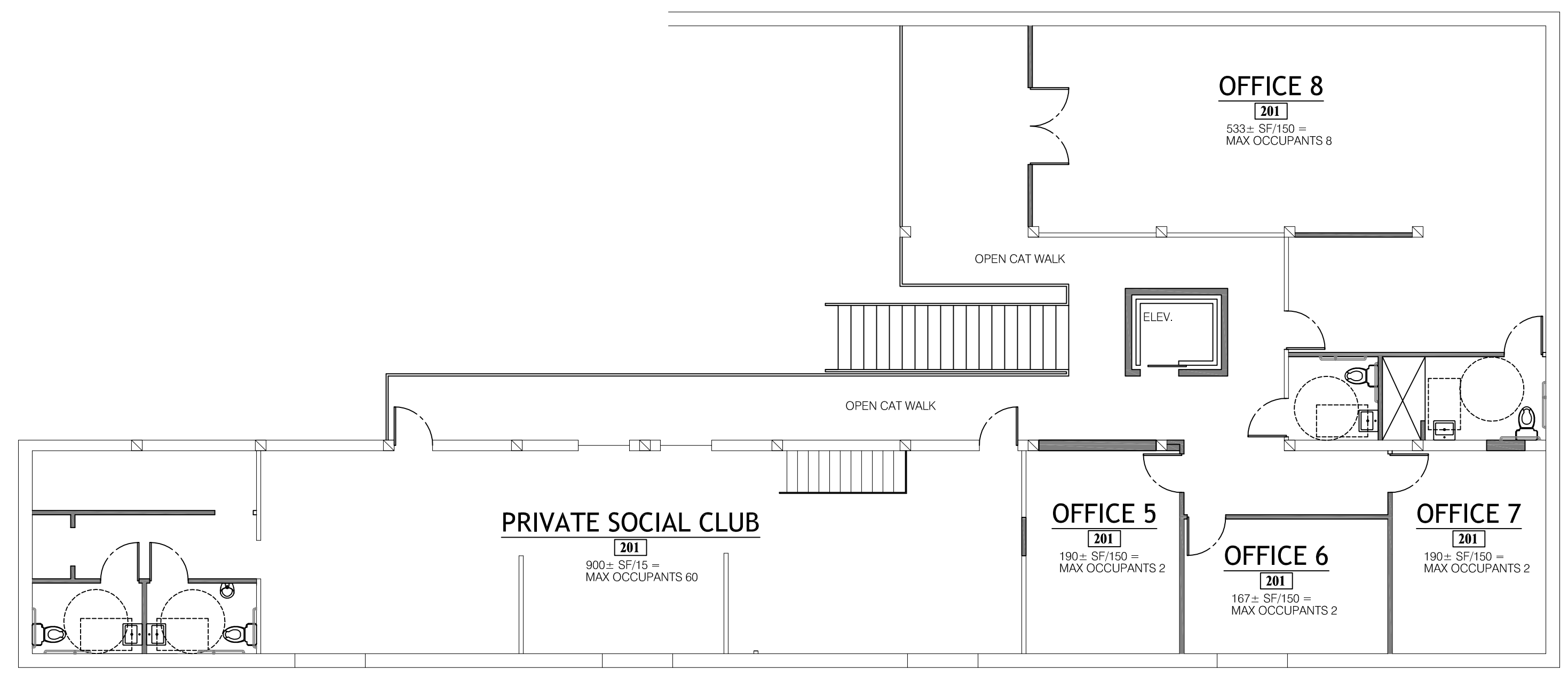
- There would be seating and tables for the patrons
- There would be one outdoor cooking setup just North of the entry
- Fans for inside and in the cooking area
- Propane range and cooktop

WILL HAZARDOUS MATERIAL OR WASTE BE PRODUCED AS PART OF THIS BUSINESS? IF YES, PLEASE EXPLAIN WHY.

- Hazardous material will in NO WAY be a product of my or any other tenant I allow
- Some hazardous materials will be used to clean some portions of the building
- Some possibly hazardous materials are used in the design/prototyping process

PLEASE INCLUDE ANY OTHER INFORMATION THAT WILL PROVIDE A CLEAR UNDERSTANDING OF YOUR BUSINESS AND ITS OPERATION.

- I am an independent Industrial Designer in the development phase of a new product/brand/business
- My goal is to have a crowdsourcing campaign (Kickstarter)
- Currently utilizing a space on East Race Ave. near the stockyards
- All my needs can be met in this building, with space to accommodate other enterprise)



SECOND FLOOR TOTAL
OCCUPANTS = 72

EXISTING UPPER FLOOR PLAN 3,750 SF± 1/4" = 1'-0"

REVISIONS	BY

HILLMAN BUILDING DESIGNERS
SPECIALIZING IN CUSTOM DESIGNS
SINCE 1970
34563 Hwy. 190 Springville, CA 93265
Tel. (559) 781-1538
Email hillmandesigns@ocsnet.net

PROPOSED REMODEL FOR:
GEIGER CONSTRUCTION
400 NORTH JOHNSON, VISALIA

DATE	--
SCALE	AS SHOWN
DRAWN	MH
FOR	20022
SHEET	

Pre #2

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-



This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -
- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Orchard Walk West - PARCEL C Date: 01-14-21

Project Description: 3000 SF BUILDING SHALL BE FAST FOOD W/ DRIVE THRU, OUTDOOR PATIO, PARKING LOT AND LANDSCAPING.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____

Property Owner: Donahue Schriber Realty Group

Applicant(s) Name: Donahue Schriber Realty Group

Project Address/Location: NW Corner Intersection Riggin Ave and Dinuba Blvd

Assessor Parcel Number: 078-120-030 PART OF TPM 2020-06, CUP 2020-25 & CUP 2019-36

Parcel Size (Acreage or Square Feet): _____ Building or Suite Square Footage: n/a

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 01/14/21

SPR Agenda: 01/20/21 Item No. _____

Zone: C-MU SPR No. 20-210

Historic District: Yes No

Flood Zone: AE X/AE

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Vacant land

Proposed Building Use: FAST FOOD RESTUARANT

Proposed Hours of Operation: _____

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing N/A Proposed _____

Number of Customers Per Day (Estimated): Existing N/A Proposed _____

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇨ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇨ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇨ Site plan shall provide for and indicate all of the following:
 - North arrow
 - All existing & proposed site features
 - Site dimensions, including building
 - Existing and proposed fencing at site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed structures
 - Adjacent street names
 - Refuse enclosures & containers
 - Valley oak trees (show drip line)
 - Existing & proposed landscaping
 - Parking stalls (include ADA)
 - Loading/unloading areas
 - Accessible path of travel from right of way
 - Accessible path of travel from ADA stall
 - Location and width of drive approaches to site
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: <u>Michael Osborne</u>	Signature of Owner or Authorized Agent* <u>Michael Osborne</u>	Date <u>01-14-21</u>
Address: <u>200 E. Baker St, #100</u>	Owner	Date
City, State, Zip <u>Costa Mesa, CA 92626</u>	Authorized Agent*	Date
Phone: <u>714.966.6475</u>		
Email: <u>mosborne@dsrg.com</u>		

* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, Michael Osborne (owner Rep), declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

078-120-030

AGENT:

I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 14th day of January, 2021

OWNER	AGENT
<u>Michael Osborne</u> Signature of Owner	_____ Signature of Agent
<u>200 E. Baker St, #100</u> Owner Mailing Address	_____ Agent Mailing Address
<u>Costa Mesa, CA 92626</u> Owner Phone Number	_____ Agent Phone Number
<u>714.966.6475</u>	



MEMO

Date: August 13, 2019 **Project No.:** 190240 / 01 -
To: Leslie Blair
From: Lisa Wallis-Dutra, PE, TE, PTOE, RSP; Steve Brandt, AICP
Subject: Orchard Walk West Trip Generation Comparison Memorandum

PURPOSE

The purpose of this memorandum is to exhibit the estimated vehicular trips generated for the proposed 2019 Orchard Walk West development and compare it with the original development proposal in 2007 to determine if there is a need for a new traffic impact study (TIS) or any additional traffic mitigation measures for this site, at this time.

BACKGROUND

Originally scheduled and approved for development in 2007, the original 15.85-acre site at the northwest corner of State Route 63 (Dinuba Boulevard) and Riggins Avenue was intended to contain a home improvement superstore, a wholesale nursery location, two (2) fast-food restaurants with *no* drive-throughs and two (2) high-turnover restaurants. The balance of the development was intended for general shopping center use. The downturn in the economy at that time forced the development to be postponed until now. The intent for the 2019 proposal is to develop the property in phases allowing for parcel development as market demand dictates. Phase I consists of 3.07 acres, currently under application with the City. There are three (3) different parcels, each containing a variety of mixed-use shopping and fast-food restaurants with drive-throughs. The remaining 12.78 acres of Phase II and other future phases are scheduled for similar types of development.

METHODOLOGY

All generated vehicular trip data for the 2019 proposed Orchard Walk West development is derived from the Institute of Transportation Engineer's (ITE) Trip Generation Manual (10th edition) published September 2017. Building square footages in the remaining undeveloped phases are unknown at this time, so an estimate based on an industry standard of 30% of the acreage has been used. Until land uses for these undeveloped phases can be more specifically determined, the land use type has been designated as shopping center. Fast-Food with drive-through Use (934) (pp. 157,158,159) and Shopping Center Use (820) (pp. 138,139,140).

Table 1 displays the data from the March 2007 TIS of the Orchard Walk West development originally processed by the City of Visalia. The entire project was estimated to generate a 24-hour volume (two-way) of 15,742 daily, 789 AM peak hour and 1,066 PM peak hour vehicle trips. This plan was ultimately approved for development by the City but was not constructed. The information in the table below is taken from Table 6 on page 11 of the March 2007 TIS.



Table 1
2007 Traffic Generation Data

Land Use	Square Feet	24-Hour Two-Way Volume	AM Peak Hour Enter	AM Peak Hour Exit	PM Peak Hour Enter	PM Peak Hour Exit
Home Improvement Superstore	106,432	3,172	69	59	123	138
Nursery (Wholesale)	34,760	769	12	12	35	35
Shopping Center	41,280	3,821	56	36	168	181
High-Turnover (Sit-Down) Restaurant	14,900	1,894	89	83	99	64
Fast-Food Restaurant w/o Drive-Through	8,500	6,086	223	150	114	109
TOTALS	205,872	15,742	449	340	539	527

Source: 2007 Traffic Impact Study, Orchard Walk West, TPG Consulting

Table 2 estimates the vehicle trips generated for the proposed 2019 development on the same 15.85-acre site. The property is currently intended to be developed in multiple phases and parcels. Phase I has a combined development area of 3.07 acres and consists of Parcels #1, #2 and #3 per the site plan 19-076 (2nd submittal), dated July 24, 2019 (see attached). Phase II (5.78 acres) and future phases (7 acres) have not yet been assigned specific land uses; therefore, 30% of the remaining 12.78 acres of the development was designated as general shopping center in order to produce an estimated value for calculating daily trips generated by the entire development.

Table 2
Orchard Walk West Parcel – Multi-Use Trip Generation (2019)

Land Use	Square Feet	24-Hour Two-Way Volume	AM Peak Hour (Enter)	AM Peak Hour (Exit)	PM Peak Hour (Enter)	PM Peak Hour (Exit)
PHASE I - 3.07ac						
Fast-Food Restaurant w/ Drive-Through	10,967	5,165	225	216	186	172
Shopping Center	9,640	364	6	3	18	19
Subtotal	20,607	5,529	231	219	204	191
PHASE II & FUTURE						
PHASE – 12.78 ac						
Shopping Center ¹	167,009 ¹	6304	97	60	305	331
Subtotal	167,009	6304	97	60	305	331
OVERALL TOTALS	187,616	11,833	328	279	509	522

Source: Institute of Transportation Engineers (ITE) Trip General Manual, Volume 2 - Part 3 - 10th Edition

¹ Square footage estimated at 30% of 12.78 acres to match estimated buildout FAR from 2007 project buildout.



CONCLUSION

The original 2007 project had been previously approved by the City of Visalia and consisted of a high-volume home improvement superstore, a wholesale nursery, two (2) fast-food restaurants without drive-throughs, two (2) high-turnover restaurants and general shopping. This 15.85-acre site generated 15,742 daily, 789 AM peak hour and 1,066 PM peak hour vehicle trips.

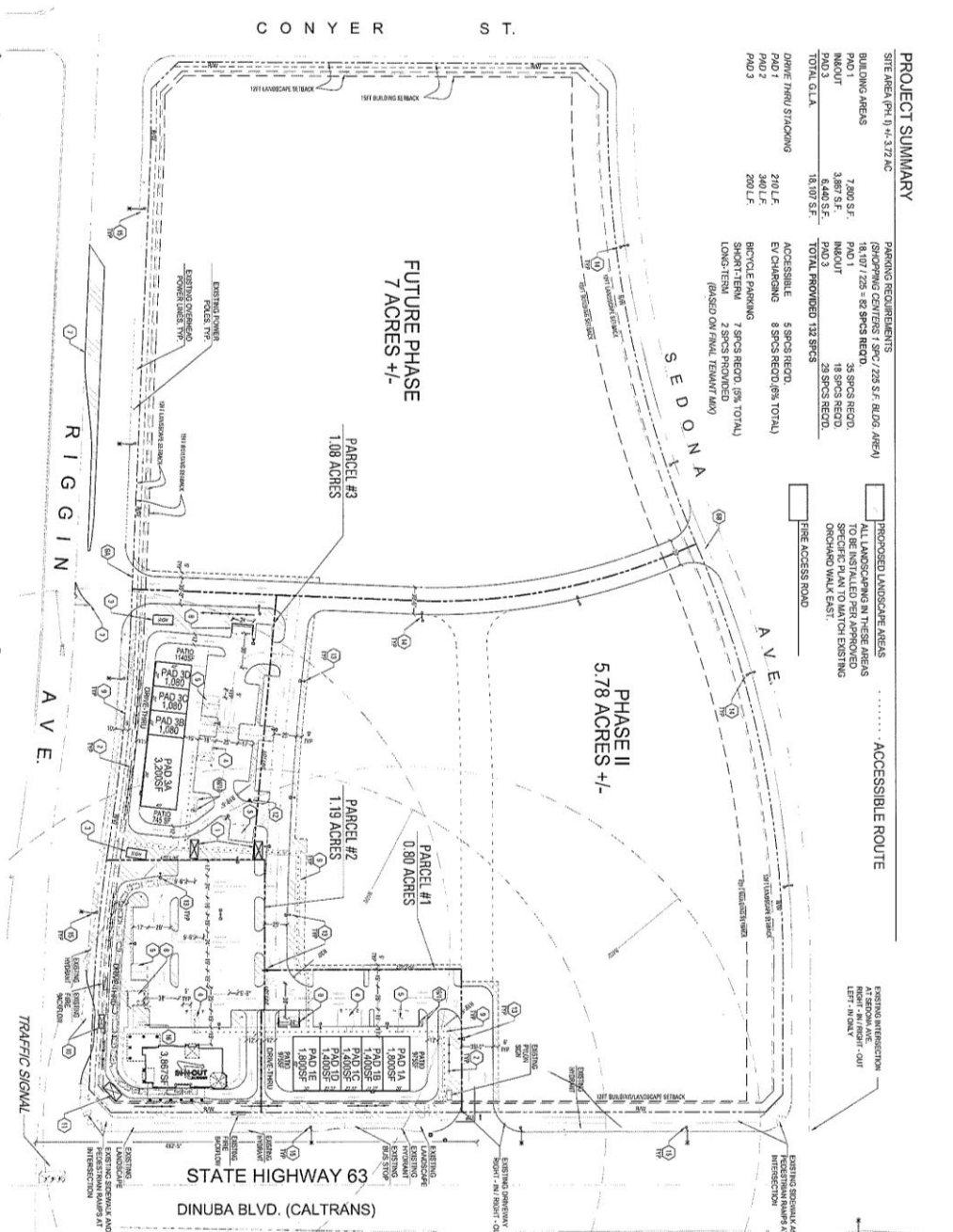
The current 2019 proposal for the same site remains largely unprogrammed at this time except for the 3.07 acres of fast-food restaurants and shopping center uses that have already been proposed in Phase I. For purposes of this enquiry, the remaining 12.78 acres were calculated at the shopping center land use rates. The results show that the 2019 proposal generates 11,833 daily, 607 AM peak hour and 1031 PM peak hour trips per day. When compared to the 2007 proposed site calculations, there is an overall reduction of 3,909 daily, 26 AM peak hour, and 34 PM peak hour trips, significantly fewer trips than the previously approved 2007 proposal. It seems there is insufficient evidence to require an additional TIS or any additional mitigation measures for Phase I of this development.

If land uses for future phases are dramatically changed or altered, to better fit with the development, then it is understood that it may become necessary to initiate a revised or updated TIS at that time.



PROJECT: ORCHARD WALK WEST
NE CORNER RIGGIN & DINUBA
VISALIA, CA

SITE PLAN NO. 19-076 - 2ND SUBMITTAL
SITE PLAN REVIEW
JULY 24, 2019



PROJECT SUMMARY

SITE AREA (PH. I + II): 3.72 AC		PARKING REQUIREMENTS (SHOPPING CENTERS: 1 SP/225 S.F. BLDG. AREA)	
BUILDING AREAS	7,890 S.F.	PAO 1	18,107 / 225 = 82 SP/CS REQD.
PAO 1	3,540 S.F.	PAO 2	33 SP/CS REQD.
PAO 2	3,540 S.F.	PAO 3	28 SP/CS REQD.
PAO 3	18,107 S.F.	TOTAL PROVIDED	143 SP/CS
TOTAL G.L.A.	18,107 S.F.	ACCESSIBLE	5 SP/CS REQD.
		EV CHARGING	8 SP/CS REQD. (6% TOTAL)
		BICYCLE PARKING	7 SP/CS REQD. (5% TOTAL)
		SHORT-TERM	2 SP/CS PROVIDED
		LONG-TERM	2 SP/CS PROVIDED (BASED ON FINAL TENANT MIX)

PROPOSED LANDSCAPE AREAS
ALL LANDSCAPING IN THESE AREAS SPECIFIC PLAN TO MATCH EXISTING ORCHARD WALK EAST.

ACCESSIBLE ROUTE

EXISTING INTERSECTION
RIGHT-IN/RIGHT-OUT
LEFT-IN ONLY

EXISTING SIGNAL & INTERSECTION
KIDSTOWN PARKS AT
INTERSECTION

EXISTING SIGNAL & INTERSECTION
KIDSTOWN PARKS AT
INTERSECTION

EXISTING SIGNAL & INTERSECTION
KIDSTOWN PARKS AT
INTERSECTION

EXISTING SIGNAL & INTERSECTION
KIDSTOWN PARKS AT
INTERSECTION

- LEGEND**
- 1 NEW WOOD ARCHWAYS - TO MATCH EXISTING AT ORCHARD WALK EAST, TYPICAL (R) TOTAL
 - 2 NEW STONE PILLASTERS - TO MATCH EXISTING AT ORCHARD WALK EAST, TYPICAL
 - 3 NEW IN ON SIGN - TO MATCH EXISTING AT ORCHARD WALK EAST, TYPICAL (R) TOTAL
 - 4 ACCESSIBLE PARKING STALLS, TYP. (R) TOTAL
 - 5 EV CHARGING STATIONS, TYP. (R) TOTAL
 - 6A NEW DRIVEWAY OFF RIGGIN AVE. RIGHT-IN ONLY
 - 6B NEW DRIVEWAY OFF SEDONA AVE. RIGHT-IN ONLY
 - 7 ADJUST EXISTING LEFT TURN BOCKET ON RIGGIN AVE. TO ALIGN WITH NEW DRIVEWAY LOCATION.
 - 8 NEW TRASH ENCLOSURE, TYP. (R) TOTAL
 - 9 NEW SIGNWALK, TYP. (1) TOTAL
 - 10 RELOCATE EXIST. STOP ON RIGGIN AVE. (1) TOTAL
 - 11 RELOCATE EXISTING HYDRANT (1) TOTAL - (CONST)
 - 12 NEW ON-SITE LIGHTING TYPICAL
 - 13 NEW STREET LIGHTING TYPICAL (ENTRY ROAD & SEDONA)
 - 14 NEW STREET LIGHTING TYPICAL (DINUBA & RIGGIN AVE.)
 - 15 BITE BACK, TYP. (1) TOTAL
 - 16 BIKE LOCKER (R) TOTAL

CALTRANS NOTES

- CALTRANS REVIEW AND SIGNATURE WITHIN THE CALTRANS REVIEW FOR THIS PROJECT WILL BE REQUIRED FOR ALL EXISTING DRIVEWAYS AND CURB RAMPAS WITHIN THE CALTRANS REVIEW AREA. ALL EXISTING DRIVEWAYS AND CURB RAMPAS WITHIN THE CALTRANS REVIEW AREA SHALL BE MAINTAINED AND AS SHOWN ON THESE PLANS. ANY CHANGES TO THE SITE PLAN NUMBER SHALL BE NOTIFIED TO CALTRANS PRIOR TO REVIEWING THE CALTRANS PLAN.

SCALE: 1"=40'-0"

NORTH

TRAFFIC SIGNAL

STATE HIGHWAY 63
DINUBA BLVD. (CALTRANS)

CONYER ST.

SEDONA AVE.

RIGGIN AVE.

PHASE II
5.78 ACRES +/-

PHASE I
7 ACRES +/-

PARCEL #1
0.80 ACRES

PARCEL #2
1.19 ACRES

PARCEL #3
1.08 ACRES

PARCEL C SUMMARY

SITE AREA 1.08 ACRES

BUILDING AREA

FAST FOOD 3,000 S.F.

DRIVE THRU STACKING

LANE 1 200 L.F.

LANE 2 100 L.F.


PARKING REQUIREMENTS


(SHOPPING CENTERS 1 SPC / 225 S.F. BLDG. AREA)

3,000 / 225 = 14 **SPCS REQ'D.**

TOTAL 27 SPCS PROVIDED

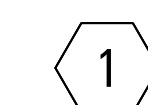
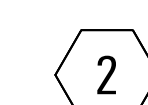
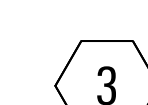
(2) ACCESSIBLE SPCS

 **PROPOSED PH.II LANDSCAPE AREAS**
ALL LANDSCAPING IN THESE AREAS TO BE INSTALLED PER APPROVED SPECIFIC PLAN TO MATCH EXISTING ORCHARD WALK EAST.

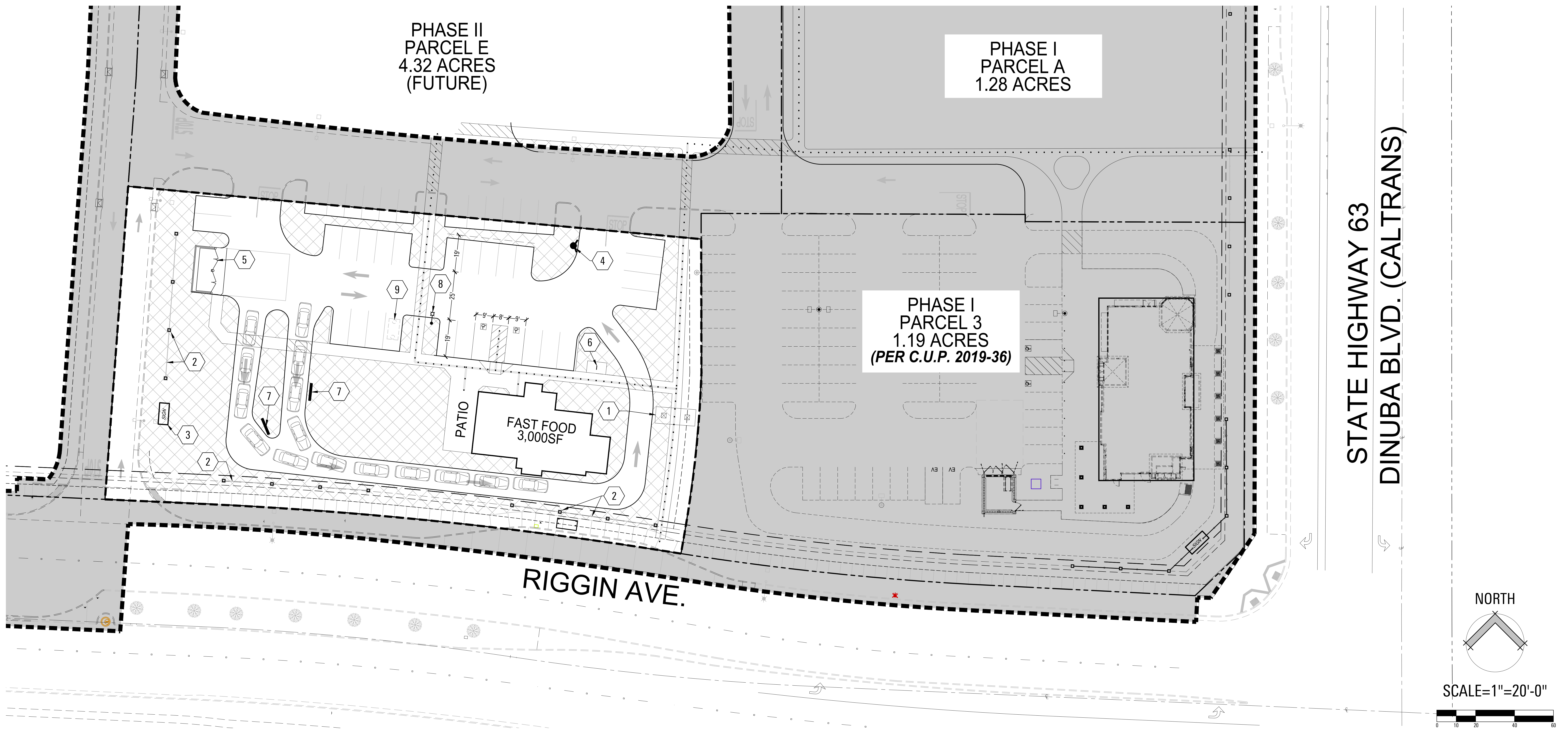
 **ADJACENT PHASE I LIMITS**
THESE AREAS TO BE INSTALLED PER APPROVED CUP 2019-36. DATED 11-12-19

 ACCESSIBLE ROUTE

LEGEND

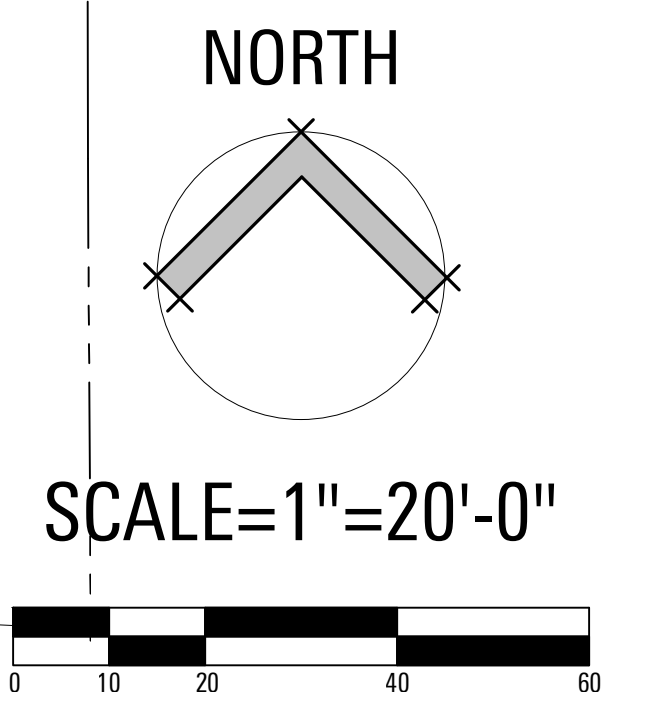
-  NEW WOOD ARCHWAYS - TO MATCH EXISTING AT ORCHARD WALK EAST, TYPICAL. (1 TOTAL)
-  NEW STONE PILASTERS W/ WOOD RAILING - TO MATCH EXISTING AT ORCHARD WALK EAST, TYPICAL.
-  NEW MONUMENT SIGN - TO MATCH EXISTING AT ORCHARD WALK EAST, TYPICAL. (3) TOTAL

-  NEW FIRE HYDRANT
-  NEW TRASH ENCLOSURE
-  NEW BIKE RACK
-  NEW MENU BOARD
-  NEW PARKING LOT LIGHT
-  NEW GREASE INTERCEPTOR



**PROJECT: ORCHARD WALK WEST
NE CORNER RIGGIN & DINUBA
VISALIA, CA**

**SITE PLAN REVIEW - PHASE I - PARCEL C
JANUARY 14, 2020**



LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING
1300 Dove Street, Suite # 100
Newport Beach, CA 92660
T: 949.698.1400 F: 949.698.1433
www.littleonline.com

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

December 23, 2020

ITEM NO: 7

SITE PLAN NO: SPR20210

PROJECT TITLE: Orchard Walk West - Parcel C

DESCRIPTION: 3000 SF Building Shell to be Fast Food W/Drive Thru, Outdoor Patio, Parking Lot and Landscaping (C-MU)

APPLICANT: Michael Osborne

OWNER: DONALD SCHRIBER REALTY GROUP LP

APN: 000013376

LOCATION: NW Corner Intersection Riggin Ave & Dinuba Blvd

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as (see additional comments below). Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

- How does change in use (projected trip generation) compare to trips from initial Traffic Impact Analysis performed? If an increase and depending on number of trips generated by proposed, an updated statement and/or TIA may be required.
- Move the building to the east to allow more drive thru queuing.

Leslie Blair

Leslie Blair

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-



This application **MUST** be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirement details below). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on **Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present** -
 - Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: DAVID GONZALES Date: 11-15-20

Project Description: readjust property lines 1018 E Mineral King Ave 93292 & 213 S Oakhurst St 93292

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____

Property Owner: David Gonzales

Applicant(s) Name: David Gonzales

Project Address/Location: 1018 E Mineral King Ave & 213 S Oakhurst St

Assessor Parcel Number: 094-211-018, 094-211-036

Parcel Size (Acreage or Square Feet): 12,862.80 & 6,352.00 Building or Suite Square Footage: See attachment #4

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications: N/A

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 12/28/20

SPR Agenda: 01/06/20 Item No. _____

Zone: C-MU SPR No. 20-214

Historic District: Yes No

Flood Zone: X AE X/AE

OPERATIONS & TRAFFIC INFORMATION

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

Existing/Prior Building Use: N/A

Proposed Building Use: N/A

Proposed Hours of Operation: N/A

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing N/A Proposed N/A

Number of Customers Per Day (Estimated): Existing N/A Proposed N/A

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: N/A

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): N/A

Describe Any Special Events Planned for the Facility: N/A

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - All existing & proposed site features
 - Site dimensions, including building
 - Existing and proposed fencing at site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed structures
 - Adjacent street names
 - Refuse enclosures & containers
 - Valley oak trees (show drip line)
 - Existing & proposed landscaping
 - Parking stalls (include ADA)
 - Loading/unloading areas
 - Accessible path of travel from right of way
 - Accessible path of travel from ADA stall
 - Location and width of drive approaches to site
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
- ⇒ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: <u>David Gonzales</u>	Signature of Owner or Authorized Agent*	
Address: <u>213 S Oakhurst St Ste D</u>		<u>11/15/20</u>
City, State, Zip <u>Visalia, CA 93292</u>	Owner	Date
Phone: <u>559-799-1351</u>		
Email: <u>designguy10@aol.com</u>	Authorized Agent*	Date

* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:
I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

AGENT:
I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.
Executed this _____ day of _____, 20____.

OWNER	Signatures	AGENT
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number



2007-0087673

2
2

Recording Requested By:
and Return To:

David E. Gonzales
213 Oakhurst St
Visalia CA 93292

conf

Recorded		REC FEE	12.00
Official Records			
County of		CONFORMED COPY	1.00
Tulare			
GREGORY B. HARDCASTLE			
Clerk Recorder			
		LS	
02:25PM 04-Oct-2007		Page 1 of 2	

JOINT ACCESS AGREEMENT

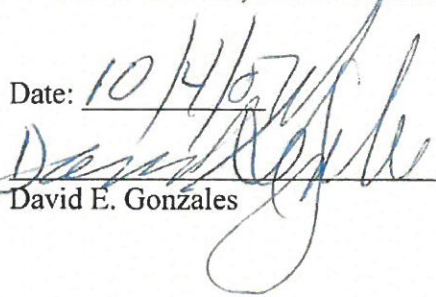
This agreement made on October 3, 2007, by David E. Gonzales, as legal owner of 213 Oakhurst St, Visalia, CA and 1016 E Mineral King Ave, Visalia, CA, residing in the City of Visalia, State of California.

Witnesseth, that he for himself, his heirs and assigns, grants and conveys unto himself, his heirs and assigns, an easement in, to, upon and over a certain drive approach on the Northern most boundary of 213 Oakhurst, Visalia, California, and running East to West to the East property line of 1016 East Mineral King Ave, Visalia, California, allowing parking and utility access to both the existing storage yard at 1016 East Mineral King Ave, Visalia, California, and 213 Oakhurst St, Visalia, California. The approach running East to West from Oakhurst St, Visalia, California is 11 feet in width and 72 feet in length.

David E. Gonzales, his heirs and assigns, covenant with each other to jointly maintain and upkeep fences and the said drive approach in a reasonable manner and to keep said drive approach free of weeds. The said drive approach shall not be blocked by either party.

To have and to hold said right of way easements forever.

In witness whereof, David E. Gonzales, hereto duly executed this agreement.

Date: 10/4/07

 David E. Gonzales

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Tulare

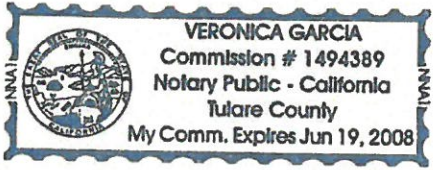
} ss.

On October 4, 2007, before me, Veronica Garcia, Notary Public

personally appeared Daniel G. Gonzales

personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.
Veronica Garcia
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Joint Access Agreement

Document Date: 10-3-07 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Existing Property Lines

1016 E Mineral King Ave APN 094-211-019-000 Lot #19

- #1 - 250 sq ft
- #2 - 250 sq ft
- #3 - 1,000 sq ft
- #4 - 450 sq ft
- #5 - 550 sq ft
- #6 - 450 sq ft
- #7 - 450 sq ft

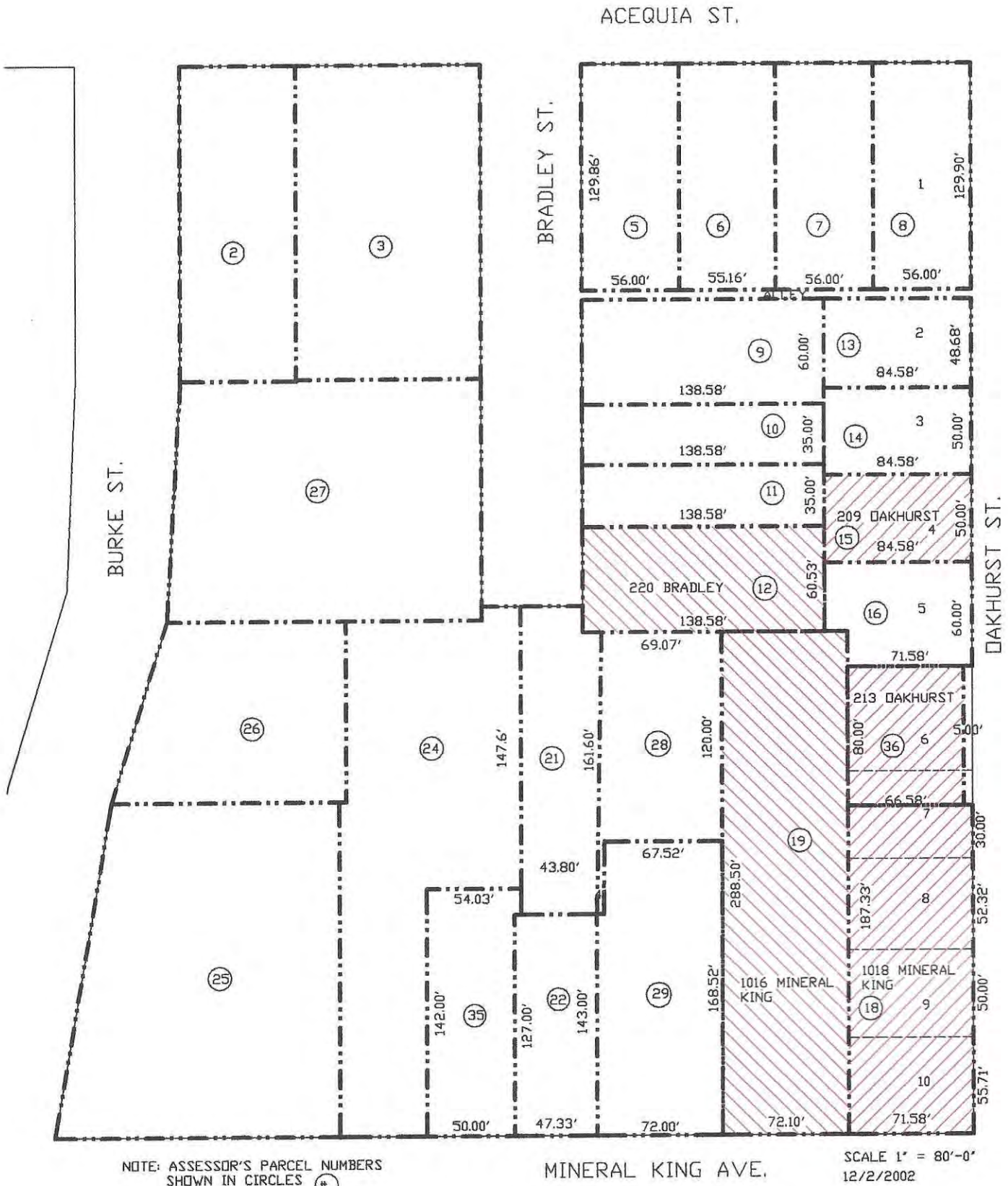
1018 E Mineral King Ave APN 094-211-018-000 Lot #10, 9, 8, part of Lot #7

- A & B - 1,500 sq ft Lot #9 & 10
 - C - 293 sq ft Lot #8 Shop (1018E Mineral King Ave 213 S Oakhurst St Ste D)
 - C - 464 sq ft Lot #8 and part of Lot #7 Office (mailing address 213 S Oakhurst St Ste D)
- Would like to change to 1016 E Mineral King Ave #8**

213 S Oakhurst St APN 094-211-0363-000 Lot #6 and part of Lot #7

- A & B - 1,209 sq ft
- C - 243 sq ft

Accessors Parcel Map



NOTE: ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES (#)

SCALE 1" = 80'-0"
12/2/2002

**INTERIOR OF OFFICE 1018 C EAST MINERAL KING AVE
(213 S OAKHURST ST)**




SHOP AT 1018 C EAST MINERAL KING AVE (213 S OAKHURST ST)



**Existing Electrical Service
1018 E Mineral King Ave A, B, C**



**Relocation site for Electrical
Service 1018 C**

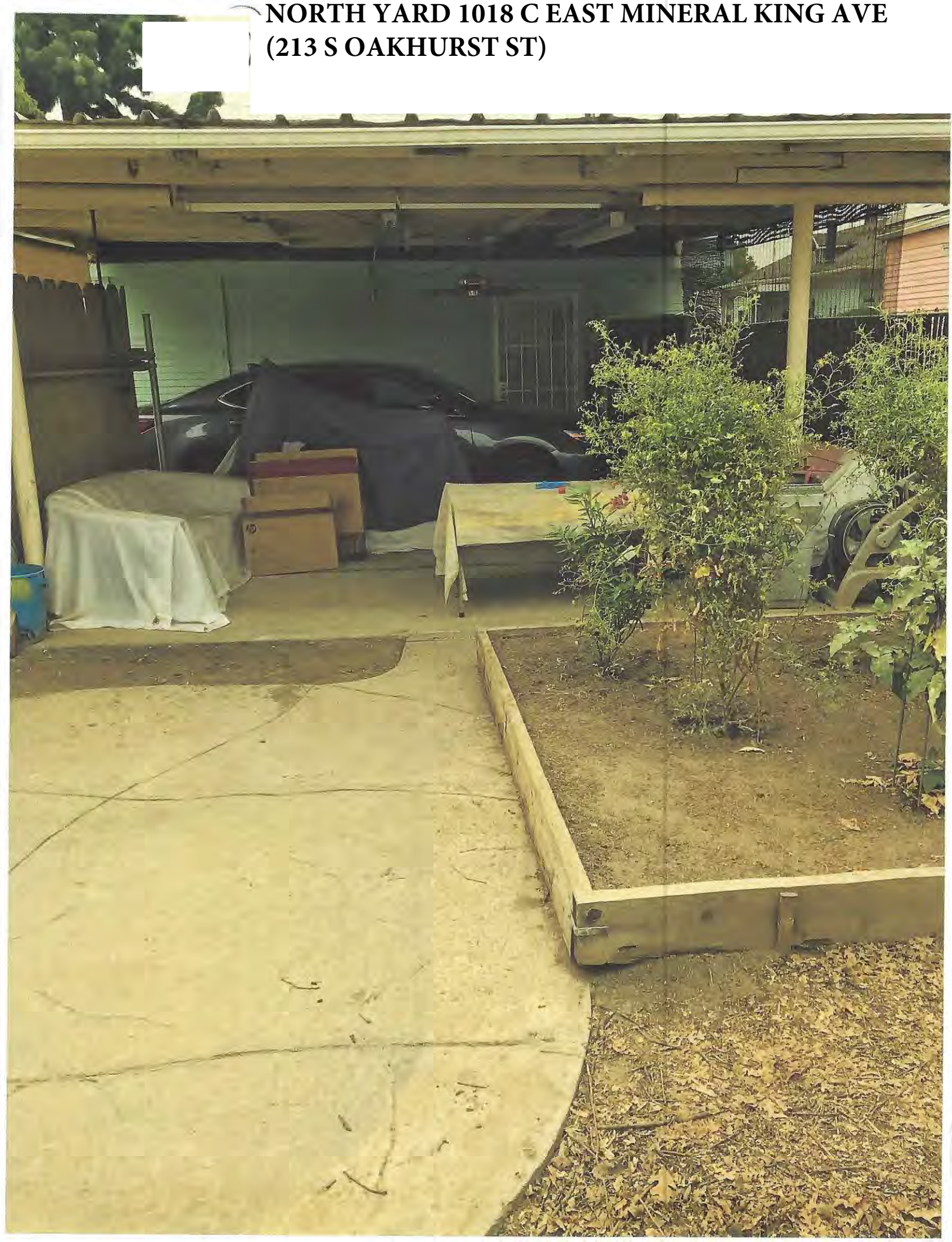
A photograph showing the exterior of a yellow corrugated metal building. A concrete walkway leads from the foreground to a wooden door that is slightly ajar. To the left of the door is a chain-link fence supported by wooden posts. In the background, there are trees, including one with bright red foliage, and a clear blue sky. A utility pole is visible on the far left.

**Existing Electrical Service, entering Shop
1018 E Mineral King Ave C**

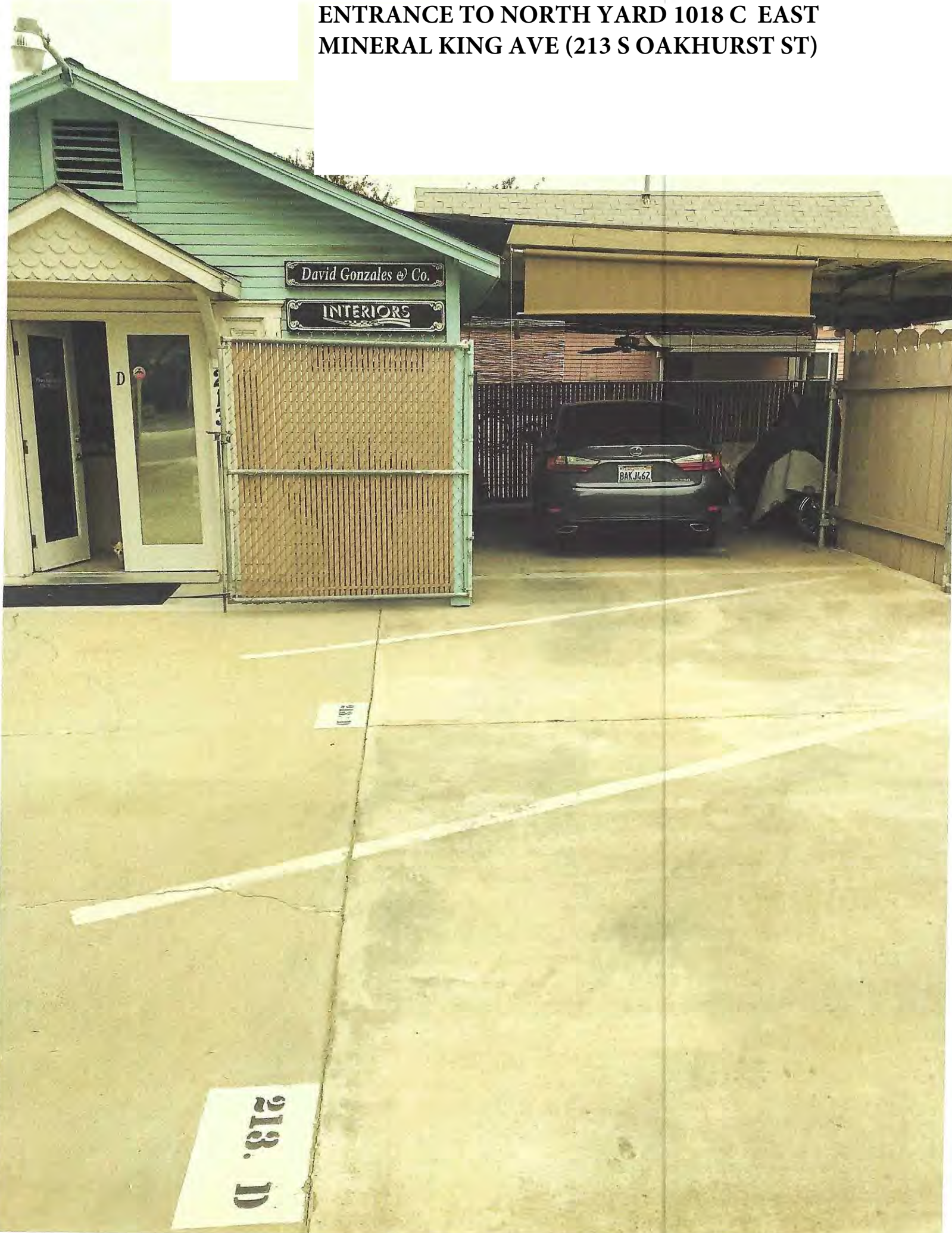
**OFFICE ENTRANCE AT 1018 C EAST MINERAL KING AVE
(213 S OAKHURST ST)**



NORTH YARD 1018 C EAST MINERAL KING AVE
(213 S OAKHURST ST)

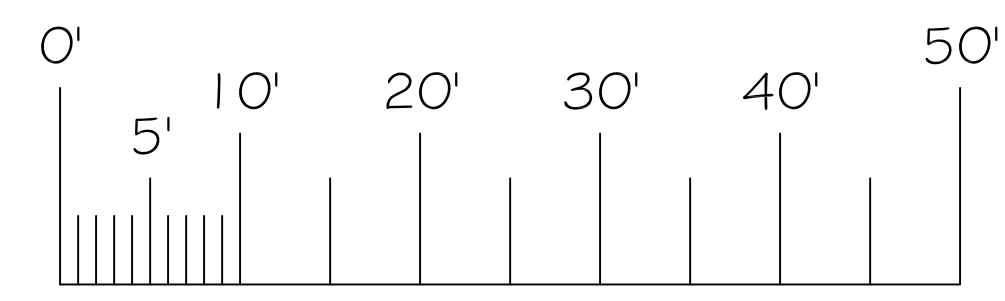


**ENTRANCE TO NORTH YARD 1018 C EAST
MINERAL KING AVE (213 S OAKHURST ST)**

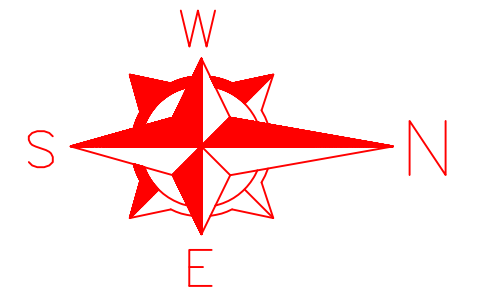


SHEET INDEX

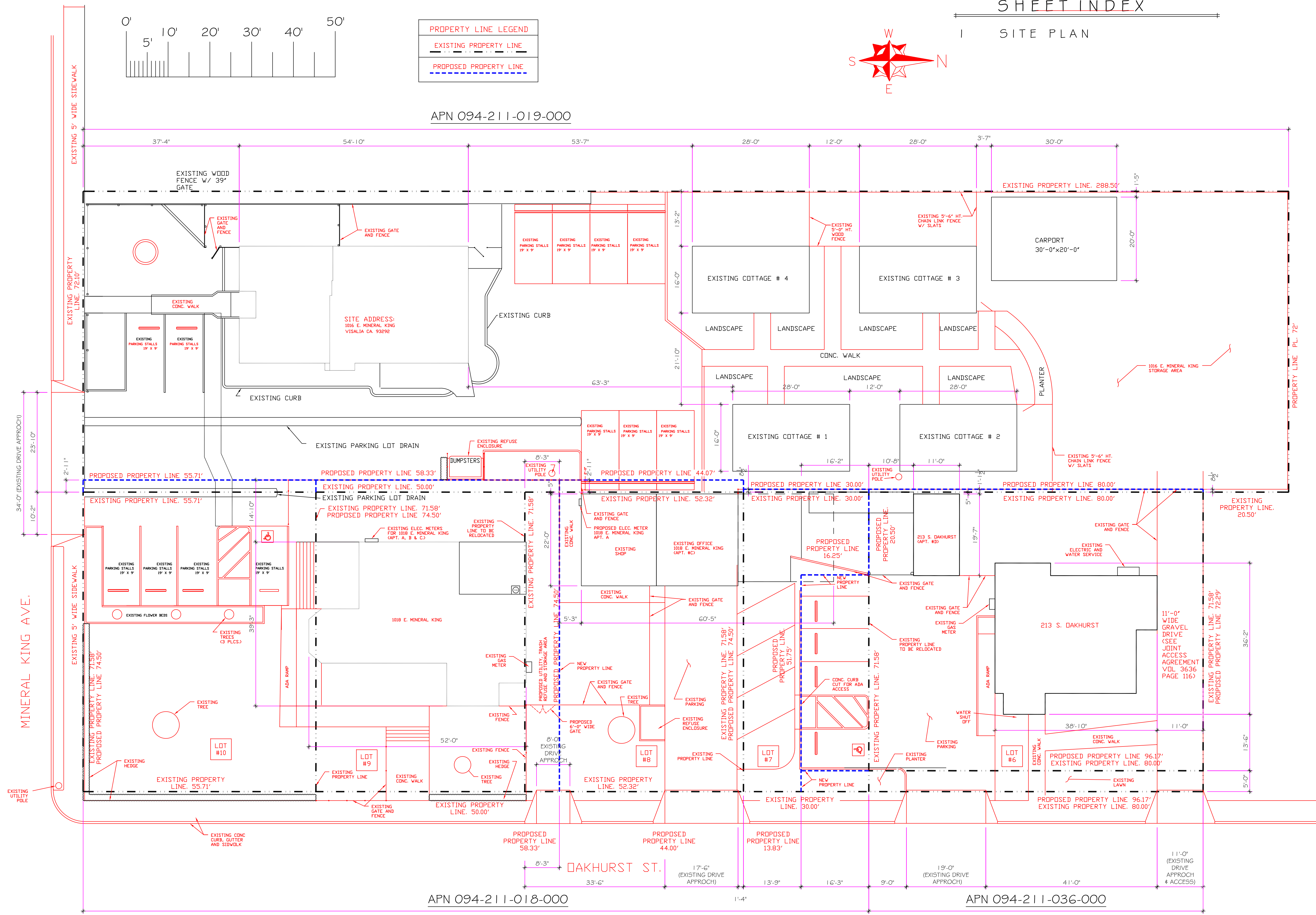
I SITE PLAN



PROPERTY LINE LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE



APN 094-211-019-000

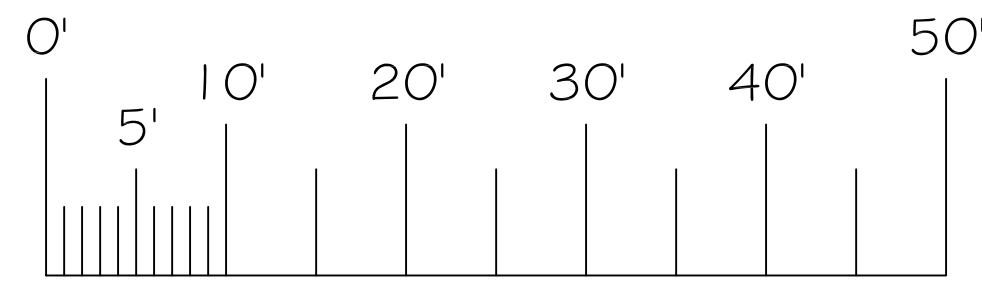


REVISIONS	
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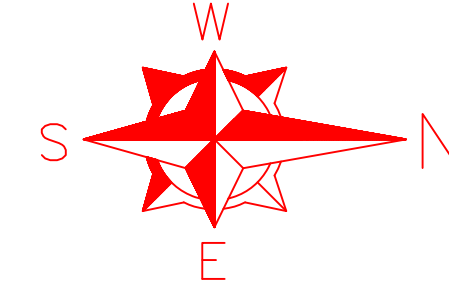
DAVID GONZALES
VISALIA, CA.

SITE PLAN

Date	2020-11-27
Scale	3/32"=1'-0"
Drawn	MH
Job	20201127 GD
Sheet	



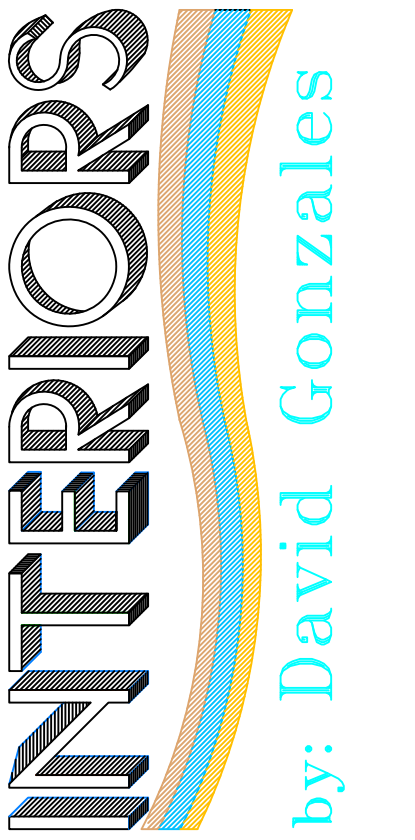
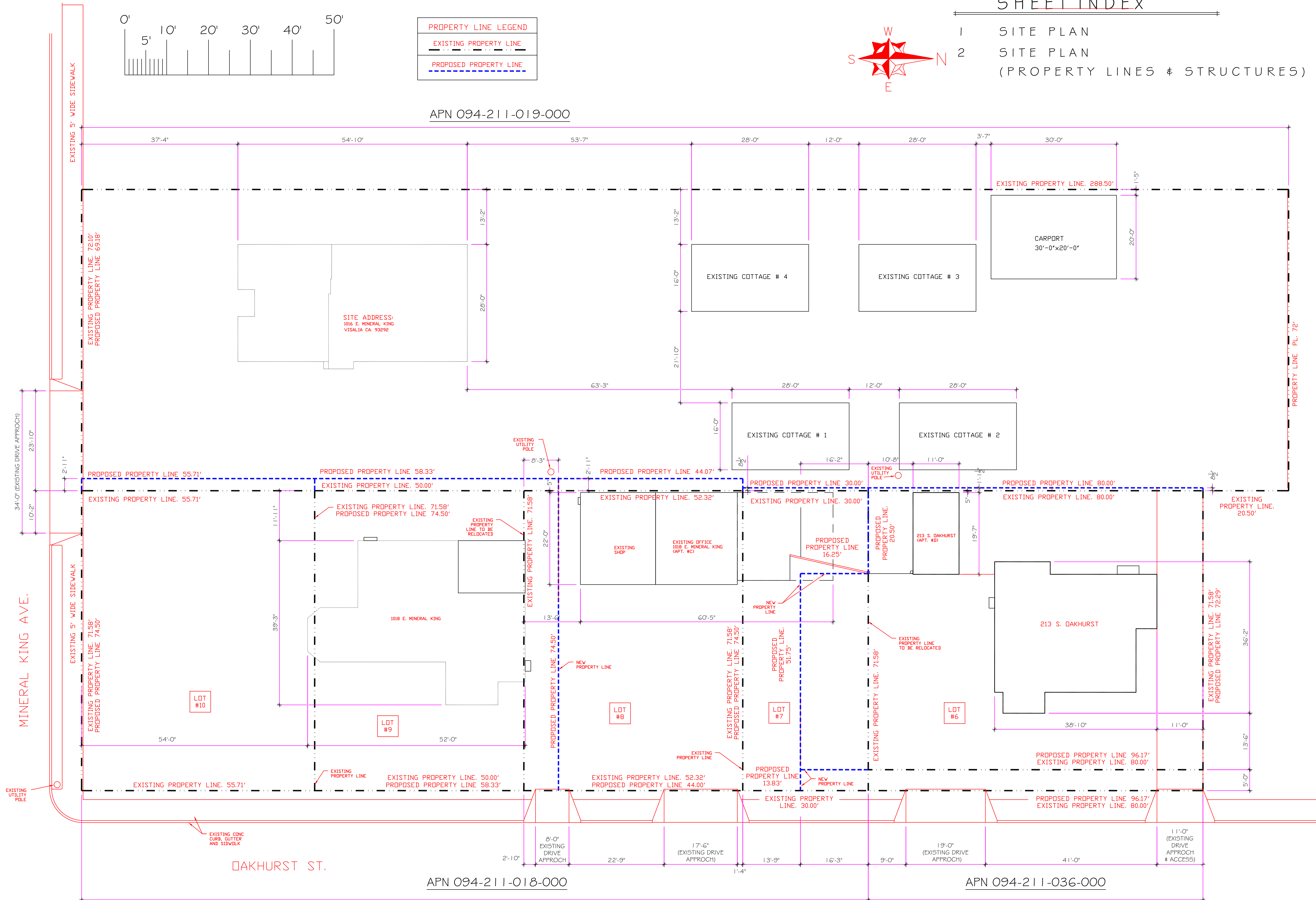
PROPERTY LINE LEGEND	
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE



SHEET INDEX

- 1 SITE PLAN
- 2 SITE PLAN (PROPERTY LINES & STRUCTURES)

APN 094-211-019-000



REVISIONS

NO.	DESCRIPTION

DAVID GONZALES

VISALIA, CA.

SITE PLAN

PROPERTY & STRUCTURES

Date	2020-11-27
Scale	3/32"=1'-0"
Drawn	MH
Job	20201127 GD
Sheet	

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: OUZOUNIAN PROPERTIES Date: 1-14-21

Project Description: TENANT IMPROVEMENT OFFICE SPACES, PARCEL DELIVERY, PRINTING, FUTURE CAFE

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 20220

Property Owner: OUZOUNIAN CORPORATION

Applicant(s) Name: GEORGE OUZOUNIAN

Project Address/Location: 2007 W. CALDWELL VISALIA, CA.

Assessor Parcel Number: 120-061-034

Parcel Size (Acreage or Square Feet): 29,575 ± Building or Suite Square Footage: 5022 ±

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: INTERIOR OFFICE PARTITIONING

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 01/14/2021

SPR Agenda: 01/20/2021 Item No. _____

Zone: C-R SPR No. 20-220

Historic District: Yes No

Flood Zone: X AE X/AE

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: JEWELRY STORE

Proposed Building Use: OFFICES, PRINTING, PACKAGING

Proposed Hours of Operation: 8 AM - 5 PM

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing _____ Proposed VARIES

Number of Customers Per Day (Estimated): Existing _____ Proposed VARIES

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - Existing & proposed structures
 - Loading/unloading areas
 - All existing & proposed site features
 - Adjacent street names
 - Accessible path of travel from right of way
 - Site dimensions, including building
 - Refuse enclosures & containers
 - Accessible path of travel from ADA stall
 - Existing and proposed fencing at site
 - Valley oak trees (show drip line)
 - Location and width of drive approaches to site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed landscaping
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
 - Parking stalls (include ADA)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: GEORGE OUZOUNIAN Signature of Owner or Authorized Agent*

Address: 525 W. MAIN ST. SUITE 120

City, State, Zip: VISALIA, CA. Owner _____ Date _____

Phone: 559-740- Authorized Agent* _____ Date 1/7/21

Email: _____

* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): _____

AGENT:

I designate _____ to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

OWNER	AGENT
Signature of Owner <u>GEORGE OUZOUNIAN</u>	Signature of Agent _____
Owner Mailing Address <u>525 W. MAIN SUITE 120</u>	Agent Mailing Address _____
Owner Phone Number <u>VISALIA CA 93291</u> <u>559 740-9200</u>	Agent Phone Number _____

SITE INFO:

EXISTING USE: VACANT, RESTAURANT
 PROPOSED: MEETING ROOMS, MAIL SERVICE, PRINTING SERVICES,
 RESTAURANT TO REMAIN

GENERAL PLAN:
 EXISTING ZONING: C-R REGIONAL COMMERCIAL
 APN 126-061-034,042,034
 SITE AREA: +/-23,625.76 SQ. FT.
 .54 ACRES

OWNER:
 OUZONIAN PROPERTIES

PARKING

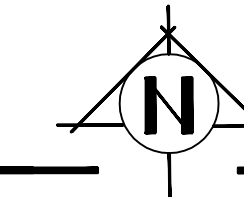
+/- 5022/250=20 STALLS OFFICE
 +/- 2122/150=14 STALLS RESTAURANT
 +/- 2527/150=17 STALLS RESTAURANT
 51 STALLS REQ.
 +57 STALLS AVAILABLE

TELEPHONE: SBC TELEPHONE CO.
 WATER: CALIFORNIA WATER SERVICE CO.
 REFUSE: CITY OF VISALIA
 SEWER: CITY OF VISALIA
 STORM: CITY OF VISALIA
 SOLID WASTE: CITY OF VISALIA
 GAS: THE GAS CO.
 POWER: SOUTHERN CALIF. EDISON CO.

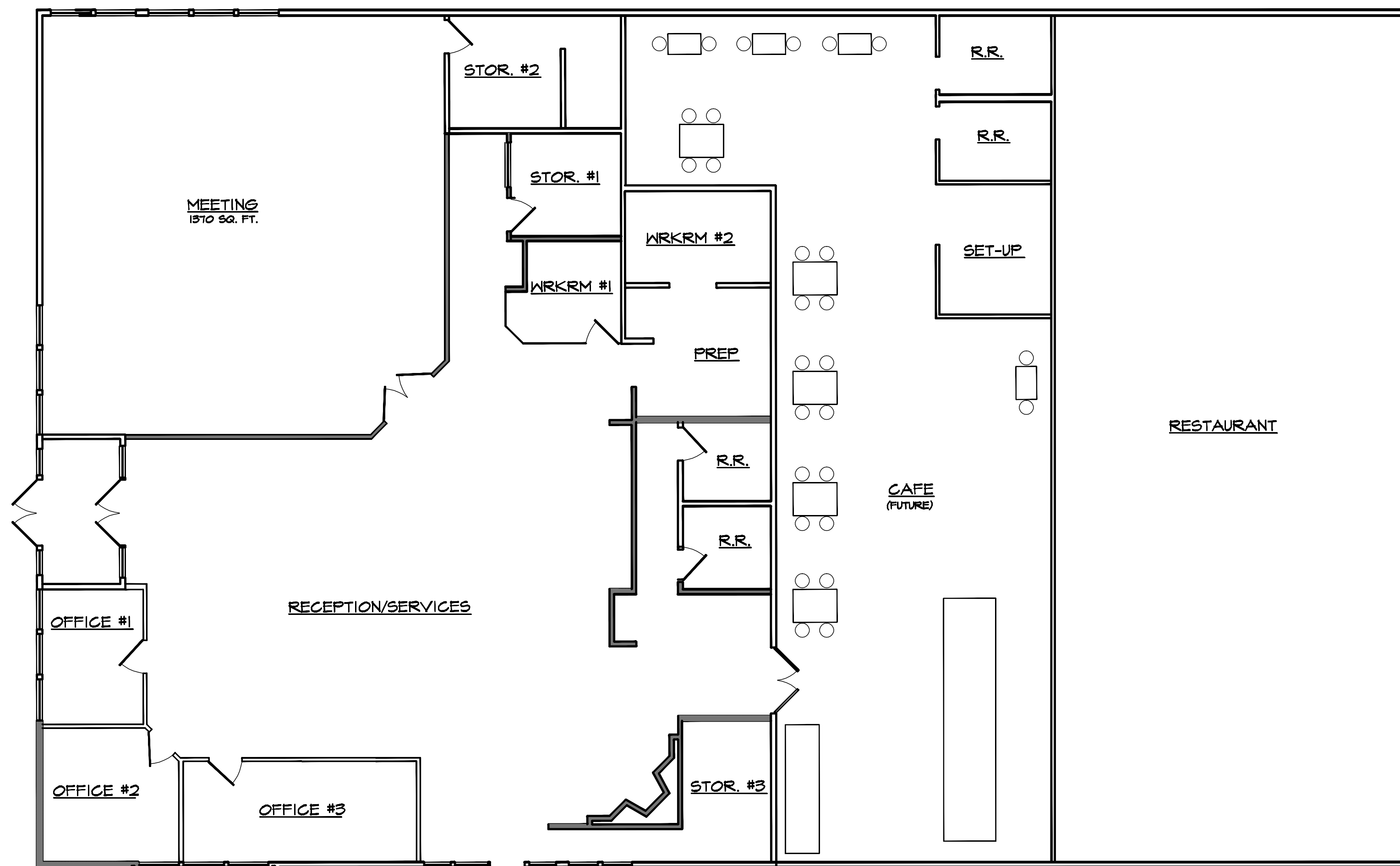
SITE PLAN REVIEW 20-220



VICINITY MAP

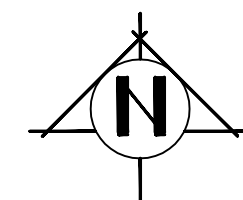


NO SCALE

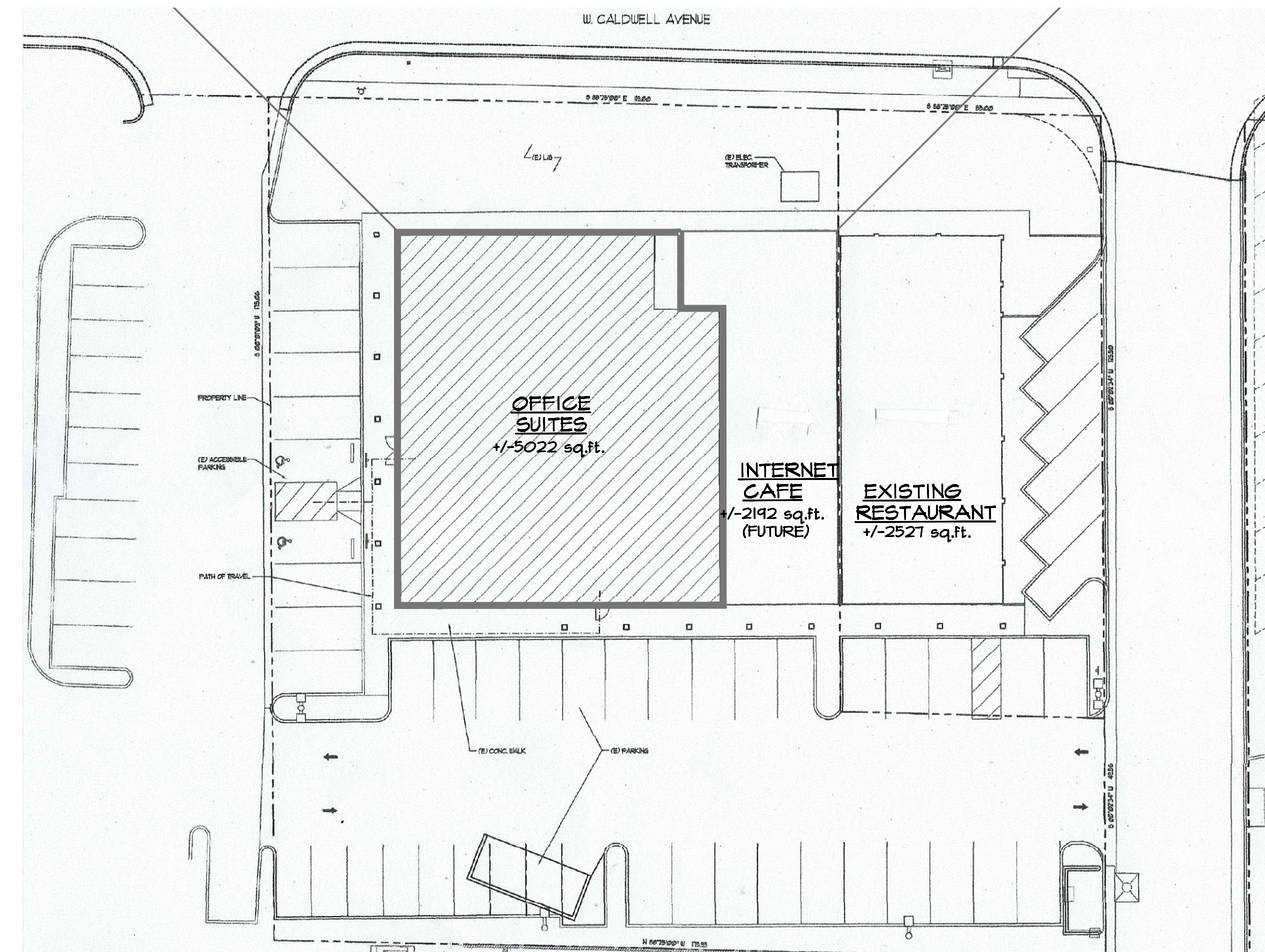


FLOOR PLAN

FLOOR AREA: +/- 9671 SQ. FT.

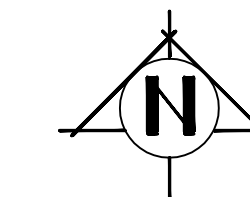


Scale: 1"=20'-0"



SITE PLAN

APN 126-061-034,042,034
 1971, 2003, 2007 W. CALDWELL
 VISALIA, CA.



Scale: 1"=20'-0"

STEPHEN O. SPARSHOTT
 DESIGN & DRAFTING
 1206 N. EVANS
 VISALIA, CALIF. 93278
 559-674-7565

OFFICE SPACE, PARCEL DELIVERY, PRINTING
MAIN STREET OFFICE SUITES
 2007 N. CALDWELL VISALIA, CA.

SHEET
 OF 1

CITY OF VISALIA SITE PLAN REVIEW APPLICATION



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 - Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: NEW SYRASERT BOULIENE Date: 1/14/21

Project Description: NEW RESTAURANT

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 20222

Property Owner: ARISH

Applicant(s) Name: STEVE SPANSHOT

Project Address/Location: 1933 W. SUNNYSIDE

Assessor Parcel Number: 122-312-04 122-312-09

Parcel Size (Acreage or Square Feet): .03 ACRE Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 400,000

Describe All Proposed Building Modifications: NEW BUILDING

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 01/14/2021

SPR Agenda: 01/20/2021 Item No. _____

Zone: C-MU SPR No. 20-222

Historic District: Yes No

Flood Zone: X AE X/AE

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: PREVIOUS RESTAURANT / ELIMINATED BY FIRE

Proposed Building Use: RESTAURANT

Proposed Hours of Operation: 10-10 MON-SAT 10-8 SUN

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing _____ Proposed 7-9

Number of Customers Per Day (Estimated): Existing _____ Proposed _____

Predicted Peak Operating Hour: 11-2 6-8:00

Describe Any Truck Delivery Schedule & Operations: 1 TRUCK WEEKLY

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
 IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - Existing & proposed structures
 - Loading/unloading areas
 - All existing & proposed site features
 - Adjacent street names
 - Accessible path of travel from right of way
 - Site dimensions, including building
 - Refuse enclosures & containers
 - Accessible path of travel from ADA stall
 - Existing and proposed fencing at site
 - Valley oak trees (show drip line)
 - Location and width of drive approaches to site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed landscaping
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
 - Parking stalls (include ADA)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: STEVE SPARSHOT Signature of Owner or Authorized Agent*

Address: 1200 W. EVANS

City, State, Zip: VISALIA, CA 93279 Owner _____ Date _____

Phone: 679-7505 Authorized Agent* _____ Date 12/21/2020

Email: FOURSHOTZ@YAHOO.COM

* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): _____

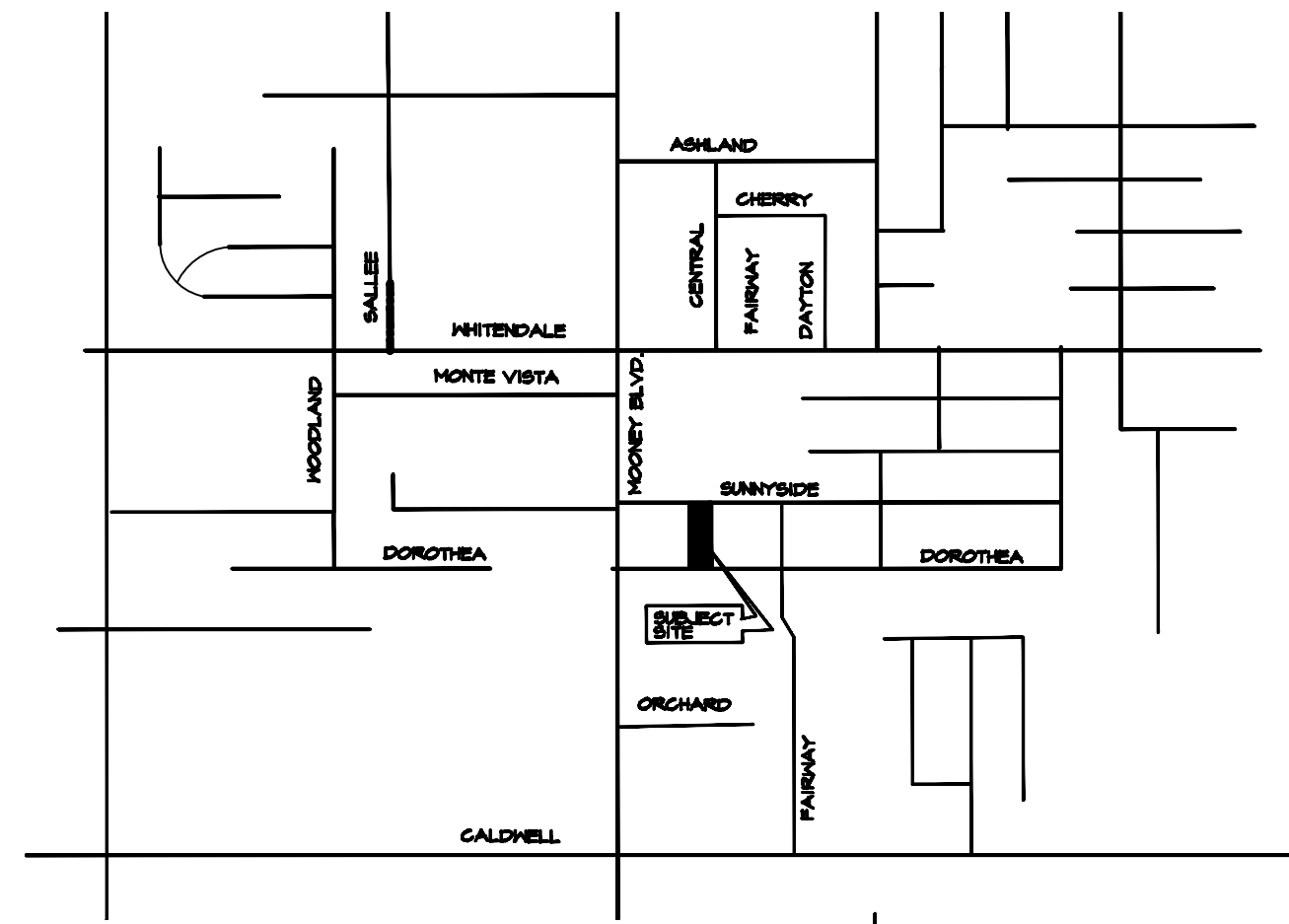
AGENT:

I designate _____ to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

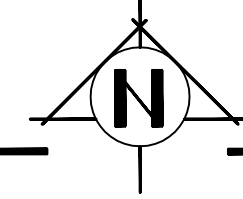
I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

<u>OWNER</u>	<u>AGENT</u>
Signature of Owner	Signature of Agent
Owner Mailing Address	Agent Mailing Address
Owner Phone Number	Agent Phone Number



VICINITY MAP



No scale

SITE INFO:

EXISTING USE: VACANT
 PROPOSED USE: RESTAURANT
 EXISTING ZONING: MIXED USE COMMERCIAL

APN 122-312-04 & 122-312-19
 SITE AREA: +/- .63 ACRES
 PARKING PROVIDED:..... 20 STALLS
 DRIVE THRU 13 STALLS

EXISTING TELEPHONE: SBC TELEPHONE CO.
 WATER: CALIFORNIA WATER SERVICE CO.
 REFUSE: CITY OF VISALIA
 SEWER: CITY OF VISALIA
 STORM: CITY OF VISALIA
 SOLID WASTE: CITY OF VISALIA
 GAS: THE GAS CO.
 POWER: SOUTHERN CALIF. EDISON CO.

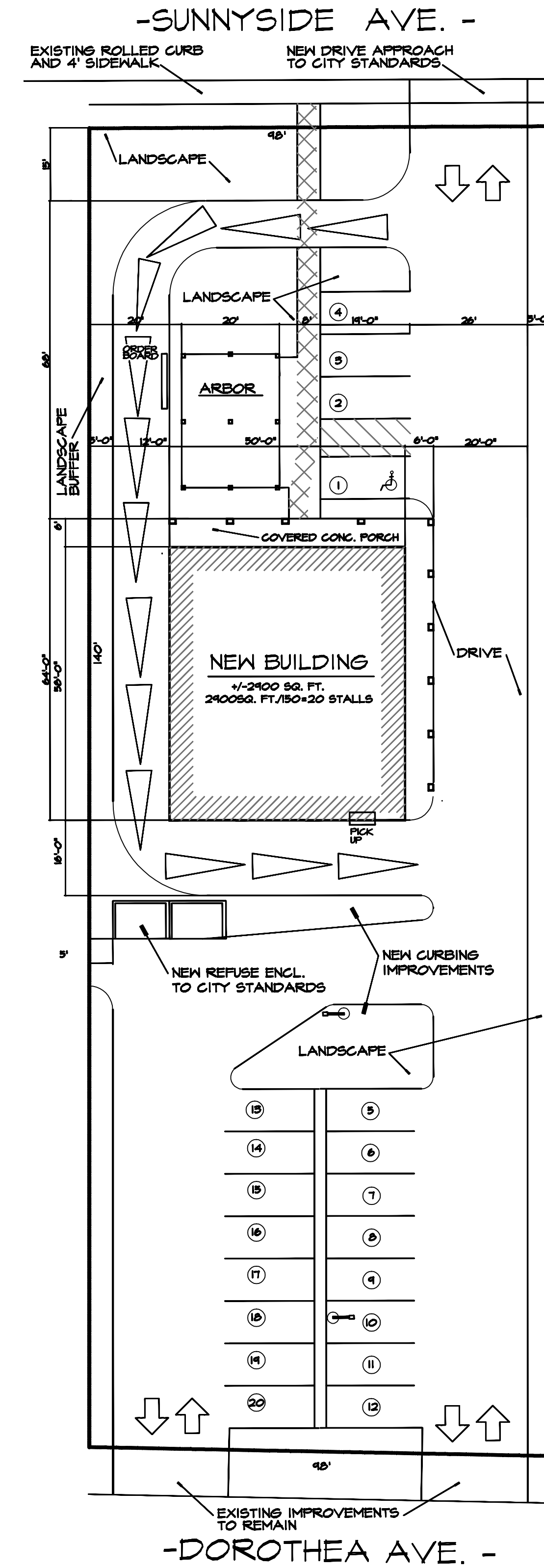
OWNER:

BOUALIENE SYPRASERT
 700 N. COURT ST.
 VISALIA, CALIF. 93291
 909-9652

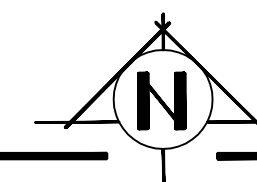
TYPE OF CONSTRUCTION: V-N
 OCCUPANCY: A-2 (RESTAURANT)

PROJECT DESCRIPTION: NEW RESTAURANT (TO REPLACE PREVIOUS)

PREVIOUS SPR. 20222



SITE PLAN



Scale: 1" = 20'-0"

APN 122-312-04 & 122-312-19
 1933 W. SUNNYSIDE
 VISALIA, CA.

STEPHEN O. SPARSHOTT
 DESIGN & DRAFTING
 1206 N. EVANS
 VISALIA, CALIF. 93291
 559-671-7665

A NEW DRIVE-THRU RESTAURANT FOR:
 A R I C H S Y P R A S E R T
 1933 W. SUNNYSIDE
 VISALIA, CA.

SHEET
 OF

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and help in filling out this application can be found at the City of Visalia website (www.ci.visalia.ca.us) or by calling (559) 713-4440-



This application **MUST** be filled out in its entirety and submitted with an acceptable site plan (see details below). Failure to provide all requested information may result in your application being rejected for additional information and excluded from the Site Plan Review agenda

- All plans to be considered on the next available agenda must be submitted by 4:00 p.m. on the Thursday prior to the meeting -

- Site plan review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant or representative must be present -

GENERAL PROJECT INFORMATION

Project/Business Name: _____ Date: _____

Project Description: _____

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____

Property Owner: _____

Applicant(s) Name: _____

Project Address/Location: _____

Assessor Parcel Number: 1 2 6 - 9 6 0 - 0 0 1

Parcel Size (Acreage or Square Feet): _____ Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

- - - THIS AREA FOR CITY STAFF USE ONLY - - -

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. _____

Historic District: Yes No

Flood Zone: X AE X/AE

- - A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS - -

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: _____

Proposed Building Use: _____

Proposed Hours of Operation: _____

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing _____ Proposed _____

Number of Customers Per Day (Estimated): Existing _____ Proposed _____

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ Site plan shall provide for and indicate all of the following:

- North arrow	- Existing & proposed structures	- Loading/unloading areas
- All existing & proposed site features	- Adjacent street names	- Accessible path of travel from right of way
- Site dimensions, including building	- Refuse enclosures & containers	- Accessible path of travel from ADA stall
- Existing and proposed fencing at site	- Valley oak trees (show drip line)	- Location and width of drive approaches to site
- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)	- Existing & proposed landscaping	- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
	- Parking stalls (include ADA)	
- ⇒ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: _____	Signature of Owner or Authorized Agent*	
Address: _____	_____	_____
City, State, Zip _____	Owner	Date
Phone: _____	_____	_____
Email: _____	Authorized Agent*	Date

* If signed by an authorized agent , the "Agency Authorization" information below must be completed for this application to be considered complete

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, _____, declare as follows; I am the owner of certain real property bearing assessor' parcel number (APN):

AGENT:

I designate _____, to act as my duty authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

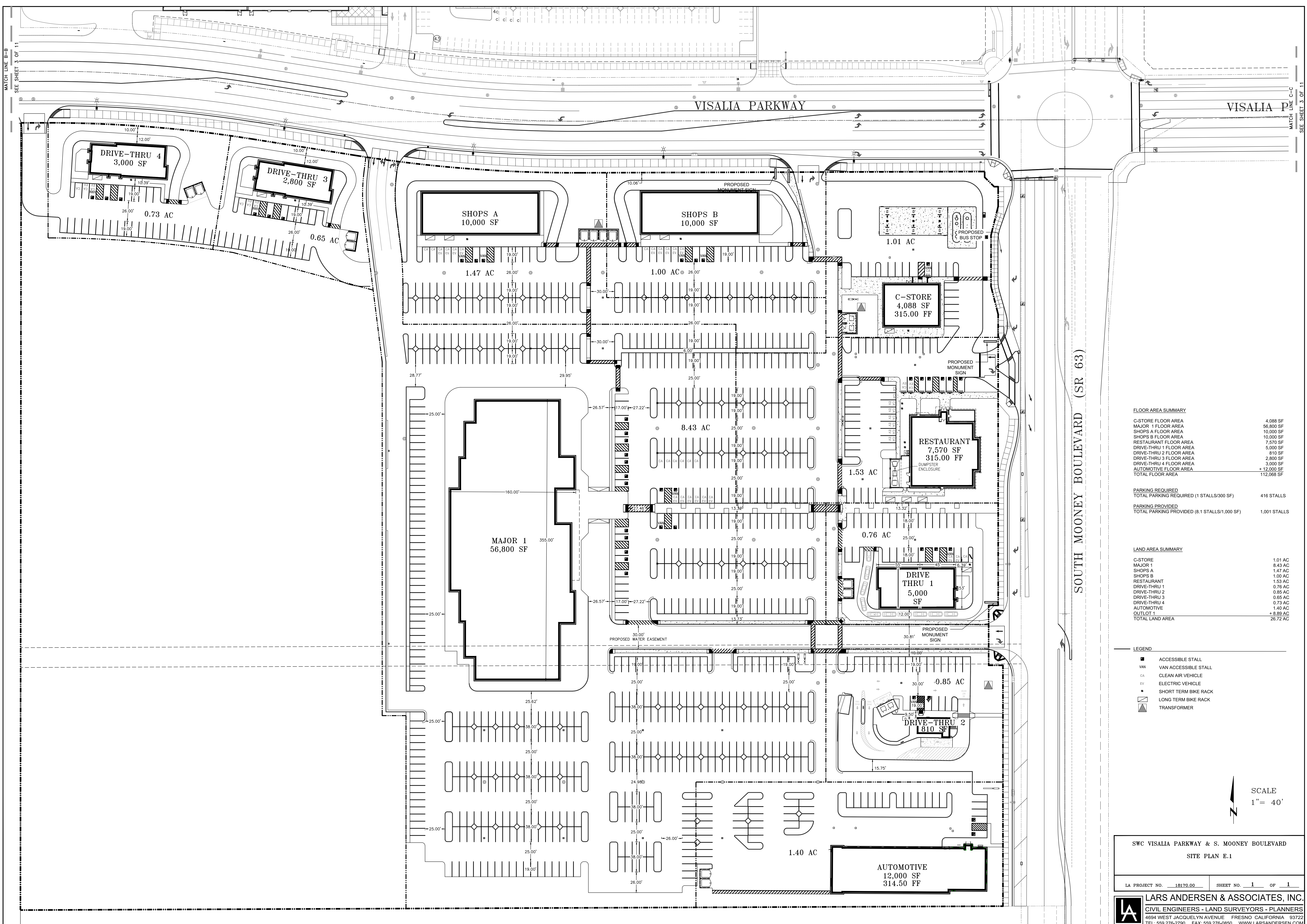
I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner (Notary Required)		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

Approved by City of Visalia:

By: _____ Date: _____



FLOOR AREA SUMMARY

C-STORE FLOOR AREA	4,088 SF
MAJOR 1 FLOOR AREA	56,800 SF
SHOPS A FLOOR AREA	10,000 SF
SHOPS B FLOOR AREA	10,000 SF
RESTAURANT FLOOR AREA	7,570 SF
DRIVE-THRU 1 FLOOR AREA	5,000 SF
DRIVE-THRU 2 FLOOR AREA	810 SF
DRIVE-THRU 3 FLOOR AREA	2,800 SF
DRIVE-THRU 4 FLOOR AREA	3,000 SF
AUTOMOTIVE FLOOR AREA	+ 12,000 SF
TOTAL FLOOR AREA	112,068 SF

PARKING REQUIRED

TOTAL PARKING REQUIRED (1 STALLS/300 SF)	416 STALLS
--	------------

PARKING PROVIDED

TOTAL PARKING PROVIDED (8.1 STALLS/1,000 SF)	1,001 STALLS
--	--------------

LAND AREA SUMMARY

C-STORE	1.01 AC
MAJOR 1	8.43 AC
SHOPS A	1.47 AC
SHOPS B	1.00 AC
RESTAURANT	1.53 AC
DRIVE-THRU 1	0.76 AC
DRIVE-THRU 2	0.85 AC
DRIVE-THRU 3	0.65 AC
DRIVE-THRU 4	0.73 AC
AUTOMOTIVE	1.40 AC
OUTLOT 1	+ 8.89 AC
TOTAL LAND AREA	26.72 AC

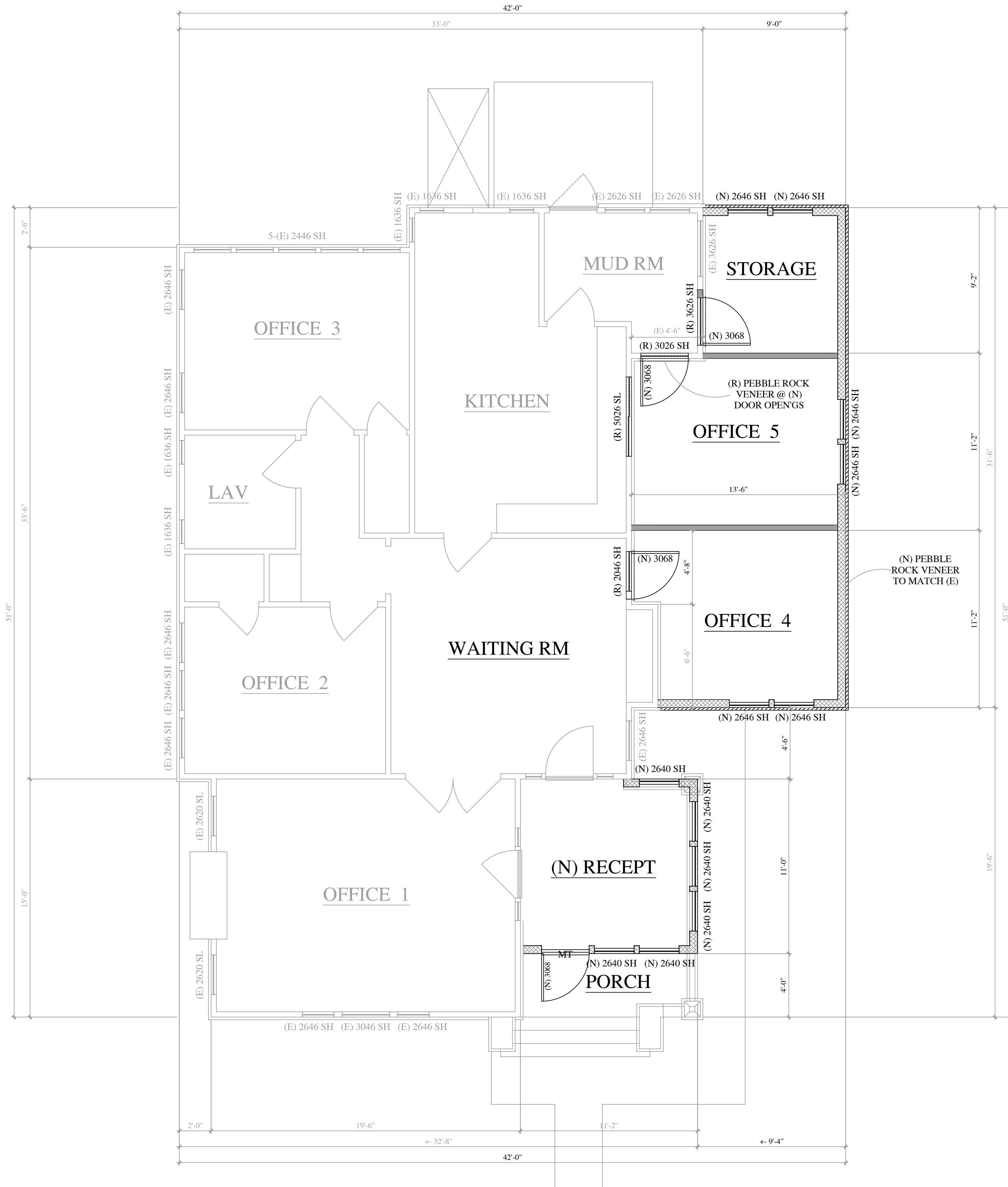
- LEGEND**
- ACCESSIBLE STALL
 - VAN ACCESSIBLE STALL
 - CA CLEAN AIR VEHICLE
 - EV ELECTRIC VEHICLE
 - ST SHORT TERM BIKE RACK
 - LT LONG TERM BIKE RACK
 - ▲ TRANSFORMER

SCALE
1" = 40'

SWC VISALIA PARKWAY & S. MOONEY BOULEVARD
SITE PLAN E.1

LA PROJECT NO. 18170.00 SHEET NO. 1 OF 1

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM



FLOOR PLAN

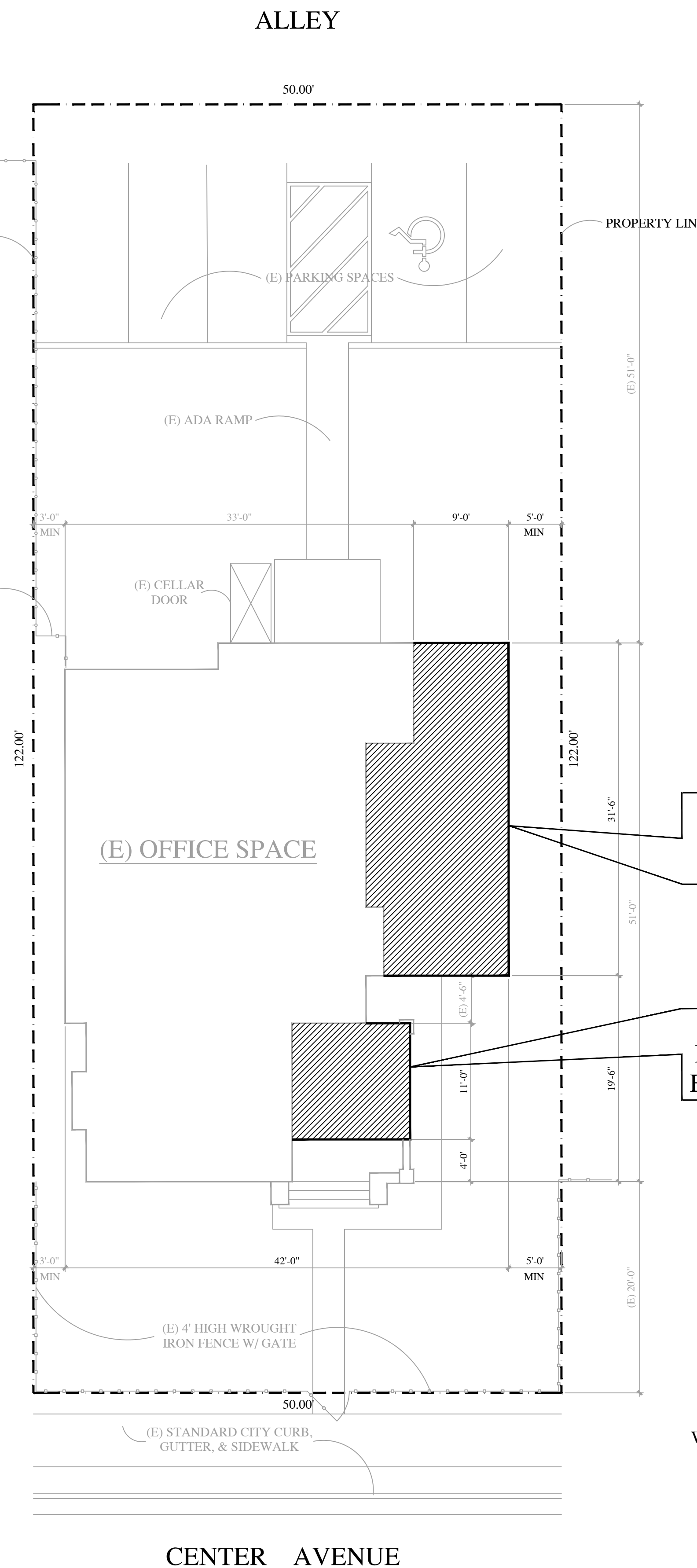
1/4" = 1'-0"

LEGEND

- (N) NEW
- (R) REMOVE
- (E) EXISTING
- [Cross-hatch pattern] NEW 2" x 6" STUDS 16" OC
- [Solid black pattern] NEW 2" x 4" STUDS 16" OC
- [Dashed line] EXISTING TO REMAIN
- [Solid line] EXISTING TO BE REMOVED

SQUARE FOOTAGE

RECEPTION	123 SQ FT
OFFICES / STORAGE	372 SQ FT
ADDITION	495 SQ FT
EXISTING	1335 SQ FT
TOTAL	1830 SQ FT



SITE PLAN

1/8" = 1'-0"

LOT DESCRIPTION

1304 W. CENTER AVE.
VISALIA, CA 93291
APN - 093-264-007

REVISIONS	DATE	DRAWN BY
1		RNB
2		
3		
4		

BNB DRAFTING
BRUCE BRUYKLIAN
2222 W. SUNNYSIDE AVE. STE. #3
VISALIA, CA 93277
BRUYKLIAN@YAHOO.COM (559) 827-5555

495 SQ. FT.
A NEW CUSTOM REMODEL / ADDITION FOR:
VICTOR PEREZ
VISALIA, CALIFORNIA

SHEET
JOB NUMBER
21-001

CITY OF VISALIA SITE PLAN REVIEW APPLICATION



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- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -
 - Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: RAMM HOSPITALITY, INC Date: 01/14/2021

Project Description: VACANT UNDEVELOPED LAND IN VISALIA, CA FOR THE CONSTRUCTION OF A FAST FOOD FRANCHISE WITH A DRIVE-THRU

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____

Property Owner: RAMM HOSPITALITY, INC

Applicant(s) Name: RAJU VERMA

Project Address/Location: _____

Assessor Parcel Number: 08 1 - 1 7 0 - 0 2 7

Parcel Size (Acreage or Square Feet): 1.277 AC Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 01/14/21

SPR Agenda: 01/20/21 Item No. _____

Zone: BRP SPR No. 21-006

Historic District: Yes No

Flood Zone: X AE X/AE

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: _____

Proposed Building Use: _____

Proposed Hours of Operation: _____

Days of Week In Operation (Circle): Su M T W Th F Sa

Number of Employees Per Day: Existing 0 Proposed 10

Number of Customers Per Day (Estimated): Existing 0 Proposed 200

Predicted Peak Operating Hour: 11AM - 2PM AND 4PM - 7PM

Describe Any Truck Delivery Schedule & Operations: DELIVERY SHIPMENTS 2X WEEKLY DEPENDING ON VOLUME

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - All existing & proposed site features
 - Site dimensions, including building
 - Existing and proposed fencing at site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed structures
 - Adjacent street names
 - Refuse enclosures & containers
 - Valley oak trees (show drip line)
 - Existing & proposed landscaping
 - Parking stalls (include ADA)
 - Loading/unloading areas
 - Accessible path of travel from right of way
 - Accessible path of travel from ADA stall
 - Location and width of drive approaches to site
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: RAJU VERMA
 Address: 8300 GRANITE FALLS DR
 City, State, Zip BAKERSFIELD, CA 93312
 Phone: 559-274-8693
 Email: VERMARAJU@GMAIL.COM

Signature of Owner or Authorized Agent*

[Signature]
 Owner
[Signature]
 Authorized Agent*

1-14-2021
 Date
1/14/2021
 Date
Jessica Pardeez
 Project Manager

* If signed by an authorized agent the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, RAJU VERMA, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): 081-170-027

AGENT:

I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

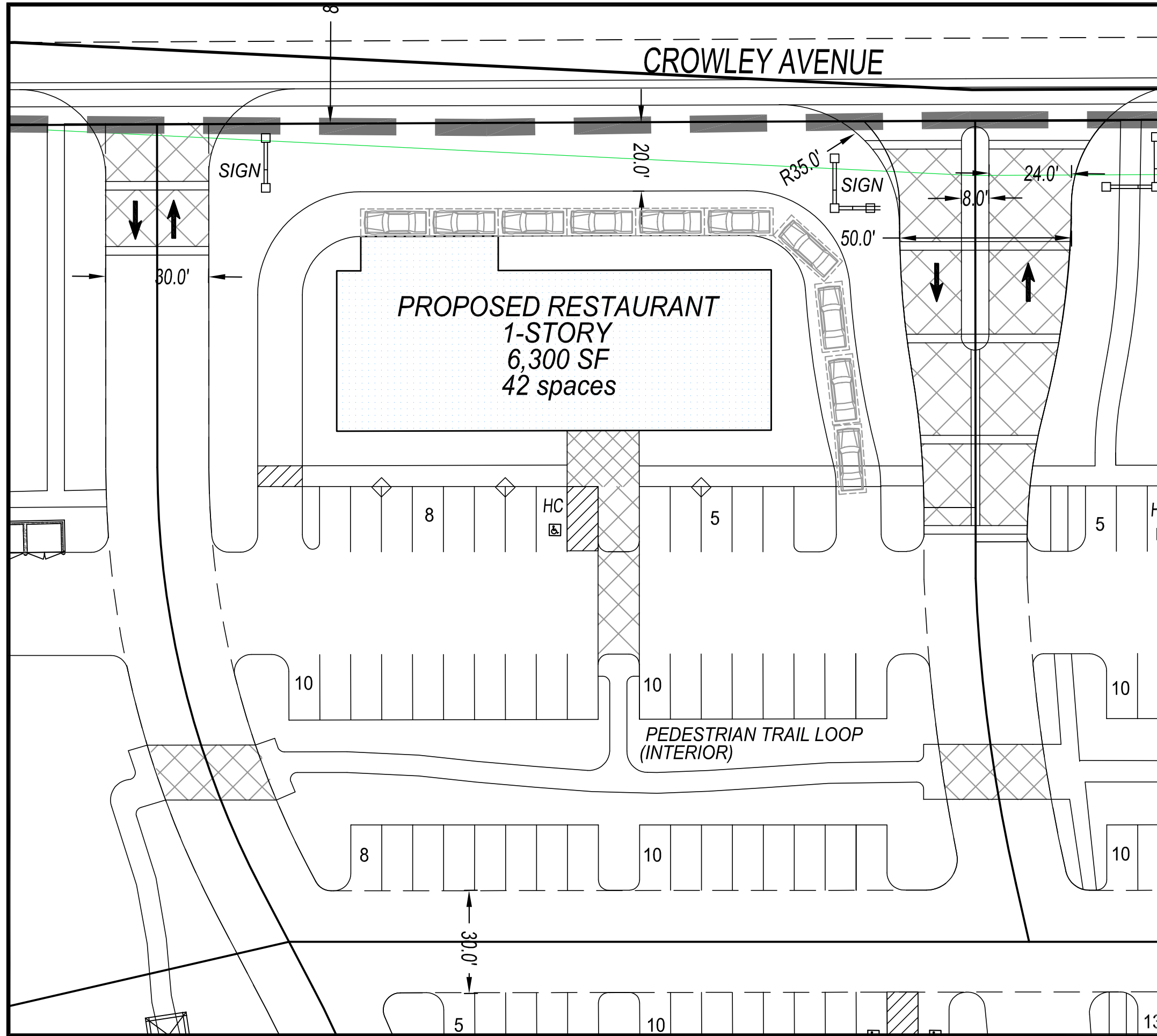
I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

OWNER	Signatures	AGENT
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number



CROWLEY AVENUE



RAMM HOSPITALITY PROPOSED RESTAURANT AT THE SQUARE

OVERALL SITE PLAN

JANUARY 14, 2021

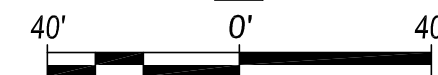
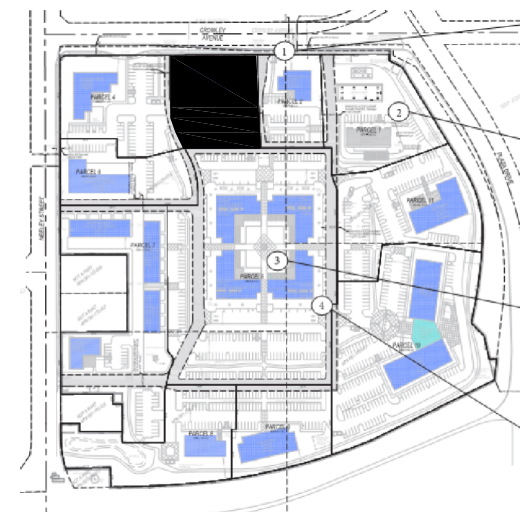
PREPARED FOR: RAJU VERMA
8300 GRANITE FALLS DR.
BAKERSFIELD, CA 93312
(559) 274-8693

PREPARED BY: 4 CREEKS, INC.
324 S SANTA FE ST, SUITE A
VISALIA, CA 93292

APN: 081-170-027
ZONING: BRP
FLOOD ZONE: X

SITE AREA: 1.28 AC

PARKING REQ'D: 42 STALLS
PARKING PROVIDED: 50 STALLS + 1 HANDICAP STALL



324 S. SANTA FE, STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

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- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Smoking Barrel Gun Shop Date: 1/14/21
 Project Description: Build out interior finish for Retail; Complete Construction of NEA Approved IN-door SHOOTING RANGE
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: HK Group
 Applicant(s) Name: MARTIN HALE ARCHITECT
 Project Address/Location: 10417 W. Goshaw Ave., Visalia, CA. 93291
 Assessor Parcel Number: 073-160-020
 Parcel Size (Acreage or Square Feet): 1 ACRE Building or Suite Square Footage: 11,363

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ 300,000.00
 Describe All Proposed Building Modifications: RETAIL; New Restrooms - Electric Service, HVAC & Site work

--- THIS AREA FOR CITY STAFF USE ONLY ---

Date Received: 01/14/2021
 SPR Agenda: 01/20/2021 Item No. _____
 Zone: 1 SPR No. 21-007
 Historic District: Yes No
 Flood Zone: X AE X/AE

-- A SEPARATE, DETAILED OPERATIONAL STATEMENT IS HIGHLY RECOMMENDED FOR ALL SUBMITTALS --

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: VACANT
 Proposed Building Use: GUN STORE with shooting Range
 Proposed Hours of Operation: 10-6
 Days of Week In Operation (Circle): Su M Tu We Th Fr Sa
 Number of Employees Per Day: Existing 4 Proposed 7
 Number of Customers Per Day (Estimated): Existing 50 Proposed 75
 Predicted Peak Operating Hour: 4pm - 6:00 pm
 Describe Any Truck Delivery Schedule & Operations: UPS
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): None - Limited
 Describe Any Special Events Planned for the Facility: None

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ↪ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ↪ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ↪ Site plan shall provide for and indicate all of the following:
 - North arrow
 - Existing & proposed structures
 - Loading/unloading areas
 - All existing & proposed site features
 - Adjacent street names
 - Accessible path of travel from right of way
 - Site dimensions, including building
 - Refuse enclosures & containers
 - Accessible path of travel from ADA stall
 - Existing and proposed fencing at site
 - Valley oak trees (show drip line)
 - Location and width of drive approaches to site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed landscaping
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
 - Parking stalls (include ADA)

REQUIRED SIGNATURE

Applicant Information (Final comments will be mailed to the name and address provided below)

Name: MARTIN HALE ARCHITECT Signature of Owner or Authorized Agent*
 Address: 1345 N. AMERICAN ST
 City, State, Zip: VISALIA, CA 93292 Owner _____ Date _____
 Phone: 559 786 7107 Authorized Agent* [Signature] Date 1/14/21
 Email: MHALE@AMPL.COM

* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:
 I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

AGENT:
 I designate Martin Hale / Ernie Kumpf to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

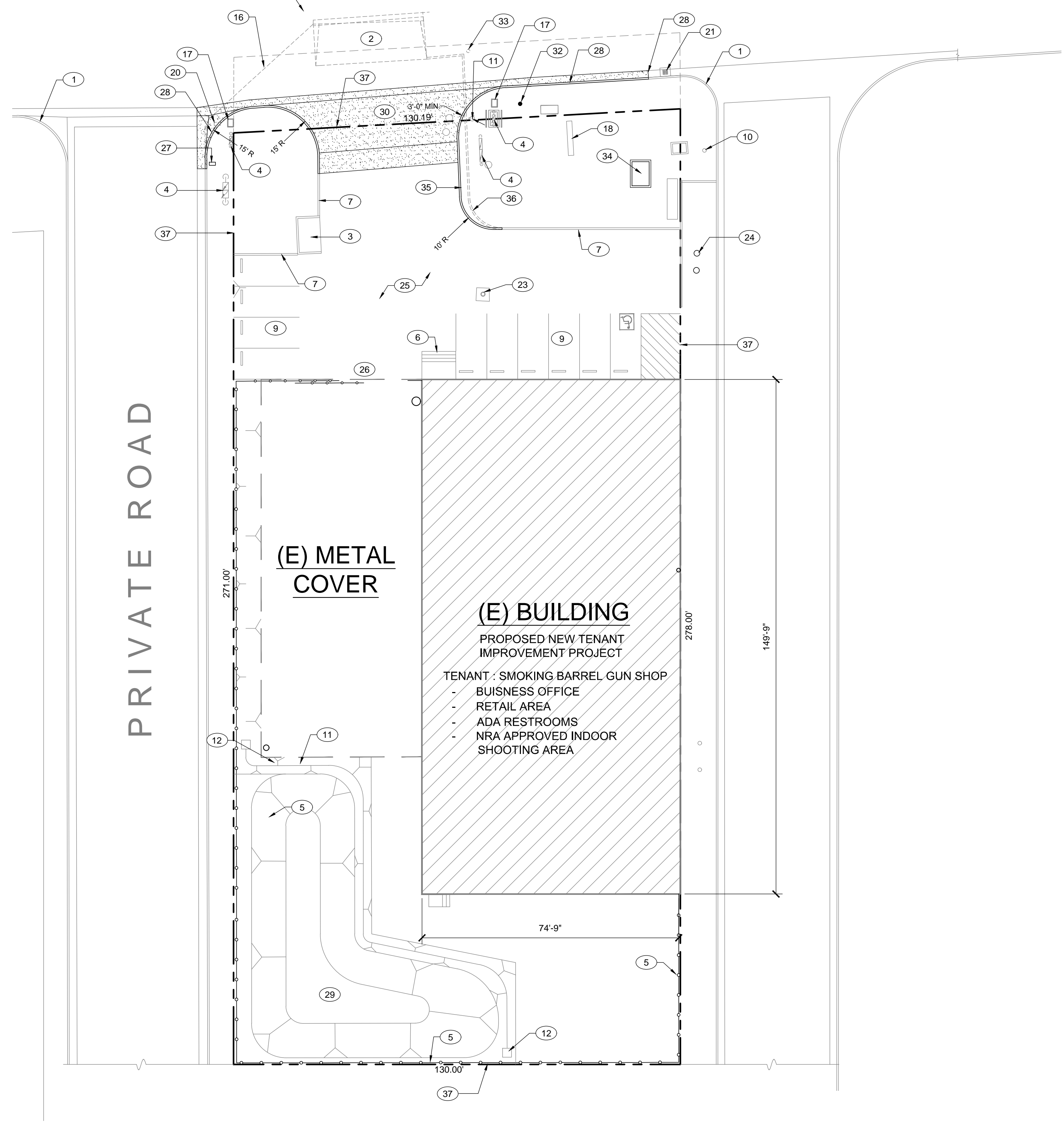
I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

OWNER	Signatures	AGENT
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

NOTE: STREET / DRIVE APPROACH IMPROVEMENT AREA WAS SUBMITTED UNDER PREVIOUS SPR 20205

W GOSHEN AVE.



PROJECT SCOPE:
TO IMPROVE THE STREET FRONTAGE TO MATCH SURROUNDING SITE WHICH ARE ALREADY IMPROVED.

KEY NOTES:

- 1 (E) CONC. CURB & GUTTER TO REMAIN
- 2 (E) CONC. DRIVE APPROACH TO BE DEMOLISHED AND REMOVED
- 3 (E) REFUGE ENCLOSURE (R.E.)
- 4 (E) BACKFLOW PREVENTER
- 5 (E) 6' HIGH CHAIN LINK FENCE W/ SLATS
- 6 (E) CONC. STEPS AND LANDING
- 7 (E) 6" WIDE CONC. CURB
- 8 (E) DUB DOWN CURB TO BACK OF DRIVE APPROACH
- 9 (E) PARKING AREA
- 10 (E) POWER POLE
- 11 (E) FIRE HYDRANT, A MIN. DISTANCE OF 36" SHALL BE PROVIDED FROM CENTERLINE OF (E) FIRE HYDRANT TO EDGE OF (N) CONC. CURB
- 12 (E) CATCH BASIN
- 13 (E) CLEAN-OUT
- 14 (E) 3 COMPONENT SUMP
- 15 (E) TRENCH BACKFILL
- 16 (E) EDGE OF ASPHALT
- 17 (E) WATER METER BOX
- 18 (E) SIGNAGE
- 19 (E) IRRIGATION CONTROL VALVE
- 20 (E) MAIL BOX TO BE RELOCATED
- 21 (E) STORM DRAIN COVER
- 22 (E) WATER METER BOX
- 23 (E) 10" LID
- 24 (E) GAS LINE VALVE
- 25 (E) A.C. PAVING
- 26 (E) ROLLING GATE
- 27 PROPOSED NEW LOCATION OF MAIL BOX., VERIFY W/ OWNER
- 28 (N) CURB AND GUTTER PER CITY OF VISALIA
- 29 (E) PONDING BASIN
- 30 (N) CONCRETE DRIVE APPROACH, PER CITY OF VISALIA STDS
- 31 (N) CONC. CURB AND GUTTER TO CONFORM TO (E) CURB AND GUTTER
- 32 (N) POWER POLE LOCATION, SCE TO VERIFY LOCATION
- 33 (E) POWER POLE TO BE REMOVED / RELOCATED
- 34 (N) TRANSFORMER
- 35 (N) 6" WIDE CONCRETE CURB
- 36 (E) CONCRETE CURB TO BE REMOVED
- 37 PROPERTY LINE

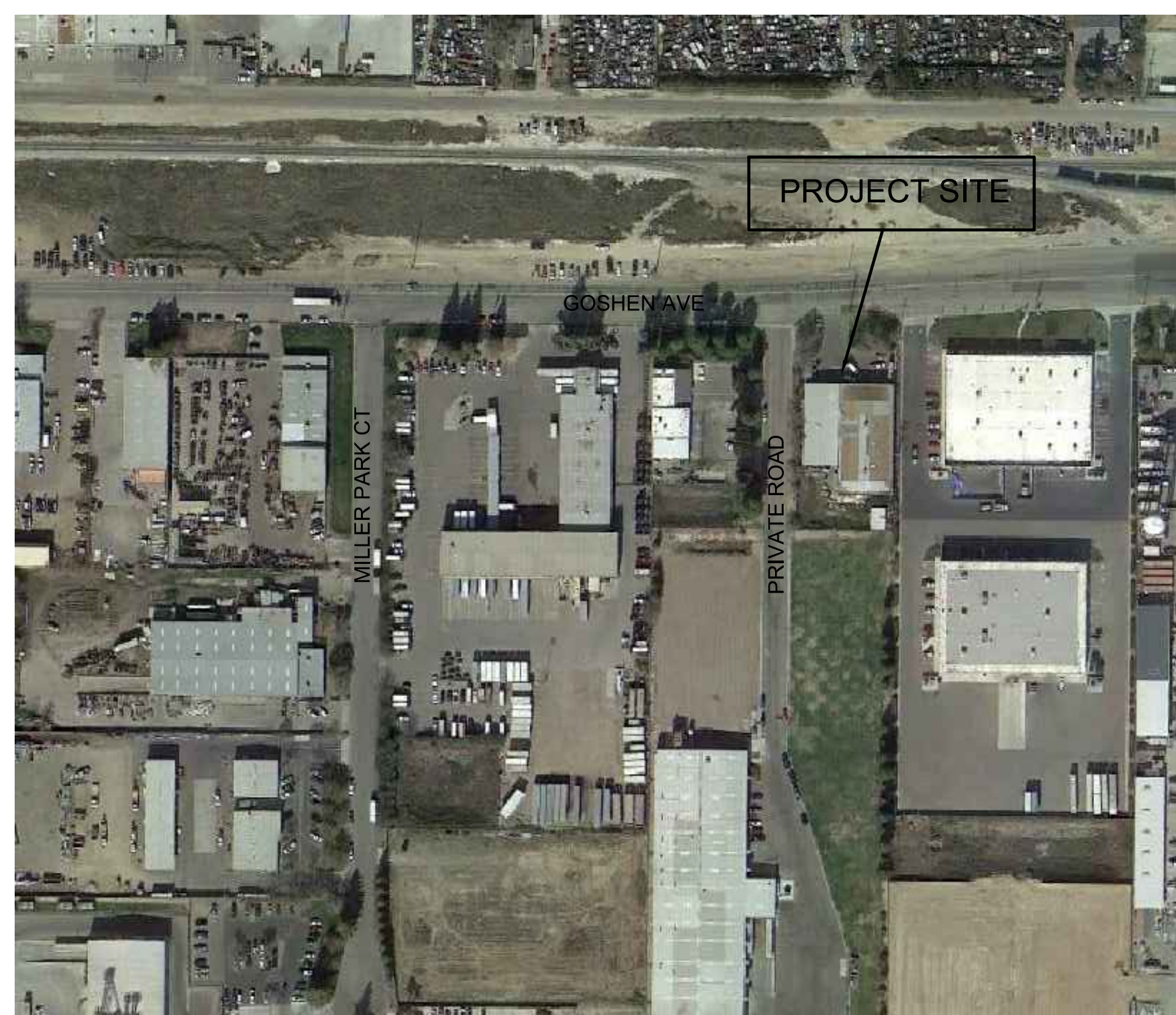
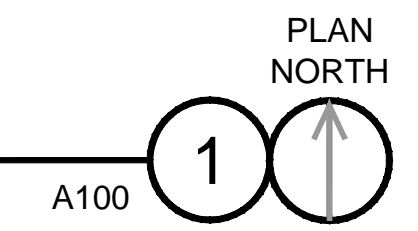
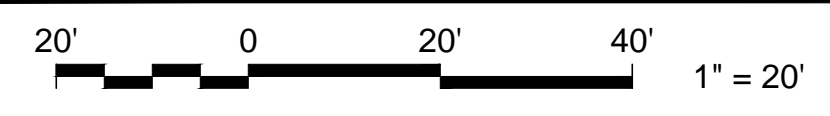
PRIVATE ROAD

(E) METAL COVER

(E) BUILDING

PROPOSED NEW TENANT IMPROVEMENT PROJECT
TENANT: SMOKING BARREL GUN SHOP
- BUSINESS OFFICE
- RETAIL AREA
- ADA RESTROOMS
- NRA APPROVED INDOOR SHOOTING AREA

SITE PLAN



VICINITY AREA



PROPRIETARY:

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REV.	DATE	DESCRIPTION

PROJECT
HK GROUP
10417 W. Goshen Ave
Visalia, CA 93291
SHEET TITLE
SITE PLAN

PROJECT NO:	10-05689
CHECKED BY:	BO
DATE:	12/07/2020
SHEET:	OF 1
SHEET NO.	A100

Z:\1 - Active Projects - American Inc\Batch Oldfield\10-05689\H K Building\2 - Drafting\H K Building\Sheets\ARCHITECTURAL\A100 SITE PLAN.dwg Jan 14, 2021 - 3:14:37 PM mhalo - Plotted size is 24x36 Landscape. If actual size differs, disregard scale.