

SITE PLAN REVIEW AGENDA

1/27/2021 - 9:00 A.M.
Conference Room #4
315 E. Acequia Avenue

ITEM NO: 1 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: 2 Resubmit

SITE PLAN NO: SPR21002
PROJECT TITLE: Tentative Map - Pinkham & K
DESCRIPTION: 96 Lot Subdivision (QP)
APPLICANT: Jim Robinson
OWNER: VISALIA UNIFIED SCHOOL DISTRICT
APN: 126920008
126920007
LOCATION: SE Corner Pinkham and K

ITEM NO: 3

SITE PLAN NO: SPR21008
PROJECT TITLE: Leslie Village Apartments
DESCRIPTION: Parcel Map to Separate 1 Residential from 2 Multifamily Duplexes. (R-M-2)
APPLICANT: Rafael Tortoledo
OWNER: MONTEJANO OCTAVIANO JR
APN: 093011004
LOCATION: 745 N LESLIE ST

ITEM NO: 4

SITE PLAN NO: SPR21009
PROJECT TITLE: Gas Station at 100 W. Mineral King Ave.
DESCRIPTION: A New 5,040 SF Retail Building with 3 Tenant Spaces and an Existing 4 Pump Gas Station. (D-MU)
APPLICANT: Parminder Singh
OWNER: J S T LLC
APN: 094313010
LOCATION: 100 W MINERAL KING 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 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: OUZOUNIAN PROPERTIES

Project Description: TENANT IMPROVEMENT OFFICE SPACES, PARCEL DELIVERY, PRINTING Date: 1/21/2021

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 20-220

Property Owner: OUZOUNIAN CORPORATION

Applicant(s) Name: GEORGE OUZOUNIAN

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

Assessor Parcel Number: 126 - 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: 01/21/2021

SPR Agenda: 01/27/2021 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 SEE OP STATEMENT

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

Predicted Peak Operating Hour: Existing _____ Proposed VARIES

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- _____

Email: _____ 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

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____.

AGENCY AUTHORIZATION FORM

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

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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- ⇨ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
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 - 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: Jim Robinson Signature of Owner or Authorized Agent*
 Address: 5607 Avenida de los Robles Owner  Date 1-6-21
 City, State, Zip Visalia, CA 93291
 Phone: 559-732-2660 Authorized Agent* _____ Date _____
 Email: JRobinson@SJVhomes.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, ERIK KEHRER, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):


126-920-007 126-920-008

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
<u></u>	_____
Signature of Owner	Signature of Agent
<u>5000 W. CYPRESS AVE</u>	_____
Owner Mailing Address	Agent Mailing Address
<u>VISALIA, CA. 93277</u>	_____
Owner Phone Number	Agent Phone Number
<u>(559) 730-7529</u>	_____

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: Tent. Map-Vista Del Sol-Pinkham & K Date: 1/21/2021
 Project Description: 96 lot subdivision
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR 21002
 Property Owner: Visalia Unified School District
 Applicant(s) Name: Jim Robinson
 Project Address/Location: SE Corner Pinkham and K
 Assessor Parcel Number: 126-920-007 & 008
 Parcel Size (Acreage or Square Feet): 22.40 Building or Suite Square Footage: n/a

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: 01/21/2021
 SPR Agenda: 01/27/2021 Item No. _____
 Zone: QP SPR No. 21-002
 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: property currently vacant - no buildings on site
 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 _____ Proposed _____
 Number of Customers Per Day (Estimated): Existing _____ Proposed _____
 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

VISTA DEL SOL TENTATIVE MAP

BEING A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT Diablo BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF.

IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

PROJECT SITE INFORMATION

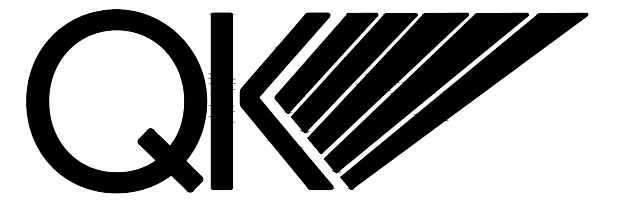
APNs:
126-920-007, 126-920-008

ADDRESS:
2300 E. K AVENUE
VISALIA, CA 93292

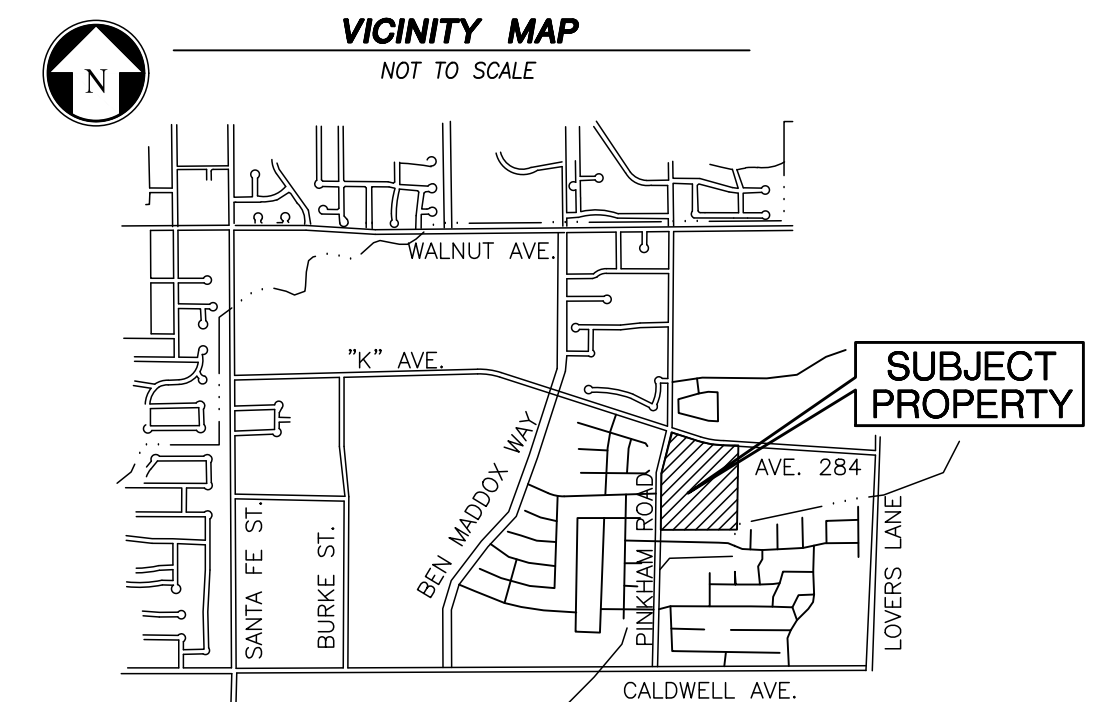
RECORD OWNERSHIP:
VISALIA UNIFIED SCHOOL DISTRICT
5600 E. CYPRESS AVE.
VISALIA, CA 93292

SUBDIVIDER:
SAN JOAQUIN VALLEY HOMES
5607 AVENIDA DE LOS ROBLES
VISALIA, CA 93291
(559) 732-2660

JANUARY 2021



901 EAST MAIN STREET TEL: (559) 733-0440
VISALIA, CA 93292 WWW.QKINC.COM
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UTILITIES

SOUTHERN CALIFORNIA EDISON:
MISAEI IBARRA
2425 S. BLACKSTONE STREET, TULARE, CA 93274
O: 559-684-3532
C: 559-801-1272
misaei.ibarra@sce.com

SOUTHERN CALIFORNIA GAS COMPANY:
JUAN MEJORA
404 N. TIPTON STREET, VISALIA, CA 93292
559-739-2317
JMejorad@socalgas.com

AT&T:
ERIN PECTOL
217 W. ACEQUIA AVENUE, VISALIA, CA 93291
O: 559-739-6649
C: 559-737-1637
ep8545@att.com

COMCAST:
MICHAEL CORRAL
1031 N. PLAZA DRIVE, VISALIA, CA 93291
O: 559-735-2104
C: 559-217-9003
Michael_Corral@comcast.com

PHASING

THE APPLICANT RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. PHASE LINES SHOWN HEREON ARE PLANNED, AND SUBJECT TO CHANGE.

ACREAGE AND LAND USE

	NO. OF UNITS	GROSS ACRES	GROSS DENSITY UNITS/ACRE	PROPOSED ZONE
60' x 108' LOTS AND PUBLIC STREETS:	95	21.25	4.47	R-1-5
PARK (PUBLIC) - OUTLOT A:	N/A	0.32	N/A	OP
LANDSCAPE - OUTLOTS B-D:	N/A	0.83	N/A	VARIOUS
TOTALS:	95	22.40		

LEGEND

—	CENTERLINE	⊙	EXISTING STREETLIGHT
---	PROPERTY LINE	⊙	EXISTING GUY ANCHOR
---	PROPOSED BLOCK WALL	⊙	EXISTING POST
---	SECTION LINE	⊙	EXISTING WATER VALVE
---	EXISTING RIGHT OF WAY	⊙	EXISTING POWER POLE
---	EXISTING LOT LINES	⊙	EXISTING STORM DRAIN MANHOLE
---	PUBLIC UTILITY EASEMENT	⊙	EXISTING SEWER MANHOLE
---	EXISTING CHAIN LINK FENCE	⊙	EXISTING CHRISTIE BOX
---	EXISTING WOOD FENCE	⊙	EXISTING SIGN
---	EXISTING EDGE OF PAVEMENT/ROAD	⊙	EXISTING VENT PIPE
---	EXISTING CURB AND GUTTER	⊙	EXISTING STAND PIPE
---	EXISTING OVERHEAD ELECTRICAL	⊙	EXISTING RISER
		⊙	EXISTING WELL
		⊙	EXISTING TREE

TOPOGRAPHIC SURVEY

TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP WAS COLLECTED AND PROVIDED BY QK IN DECEMBER 2020.

FLOOD NOTE

THE SUBJECT SITE IS WITHIN FLOOD ZONES X AS SHOWN ON FEMA FIRM PANEL 06107C0945E, EFFECTIVE 6/16/2009.

ABBREVIATIONS

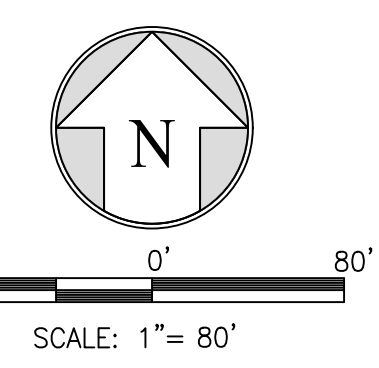
D.N.	DENOTES RECORD DOCUMENT NUMBER, TULARE COUNTY RECORDS
I.N.	DENOTES RECORD INSTRUMENT NUMBER, TULARE COUNTY RECORDS
O.R.T.C.	OFFICIAL RECORDS TULARE COUNTY
P.U.E.	PUBLIC UTILITY EASEMENT
REC.	RECORDED
ROW	RIGHT OF WAY
T.C.R.	TULARE COUNTY RECORDS
R.M. XX-YY	VOLUME XX OF MAPS, PAGE YY, TULARE COUNTY RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT
R	RADIUS



SUNRISE PARK
R.M. 41-21

SOUTH POINT ESTATES
UNIT NO. 2
R.M. 39-86

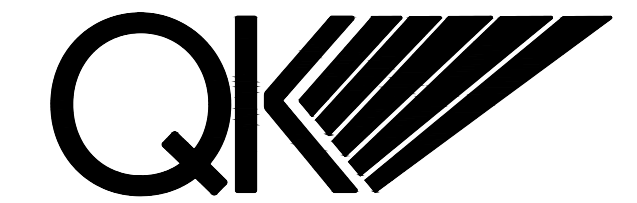
CROSSROADS SUB.
R.M. 40-96



L:\PROJECTS\2020\200416\MO\TENTATIVE MAP\200416-TM-REVISED.DWG 1/21/2021 8:02 AM

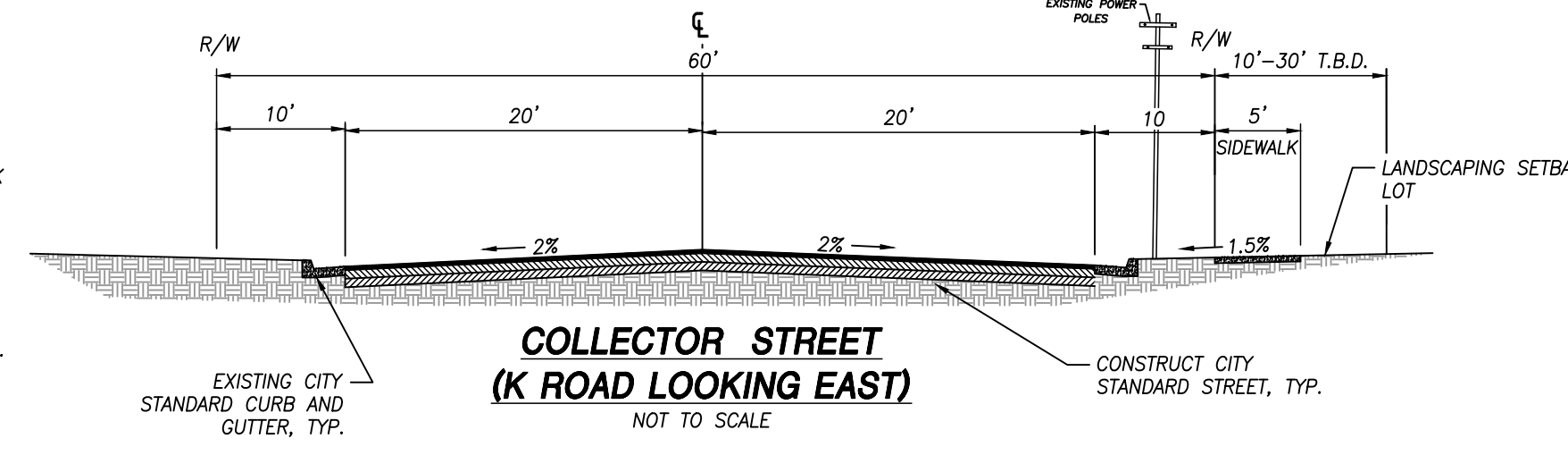
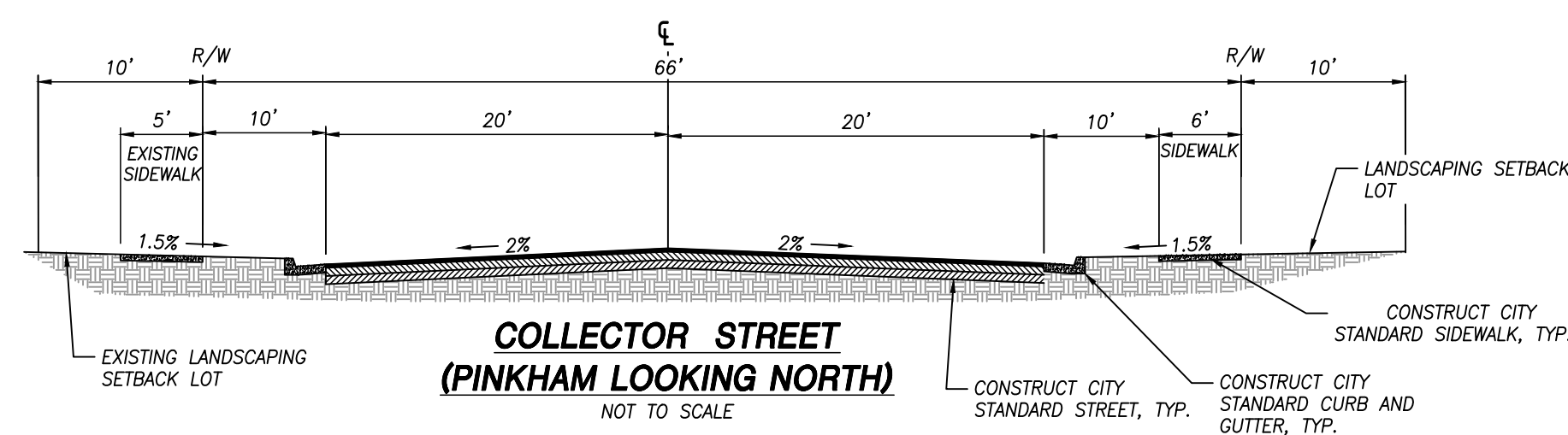
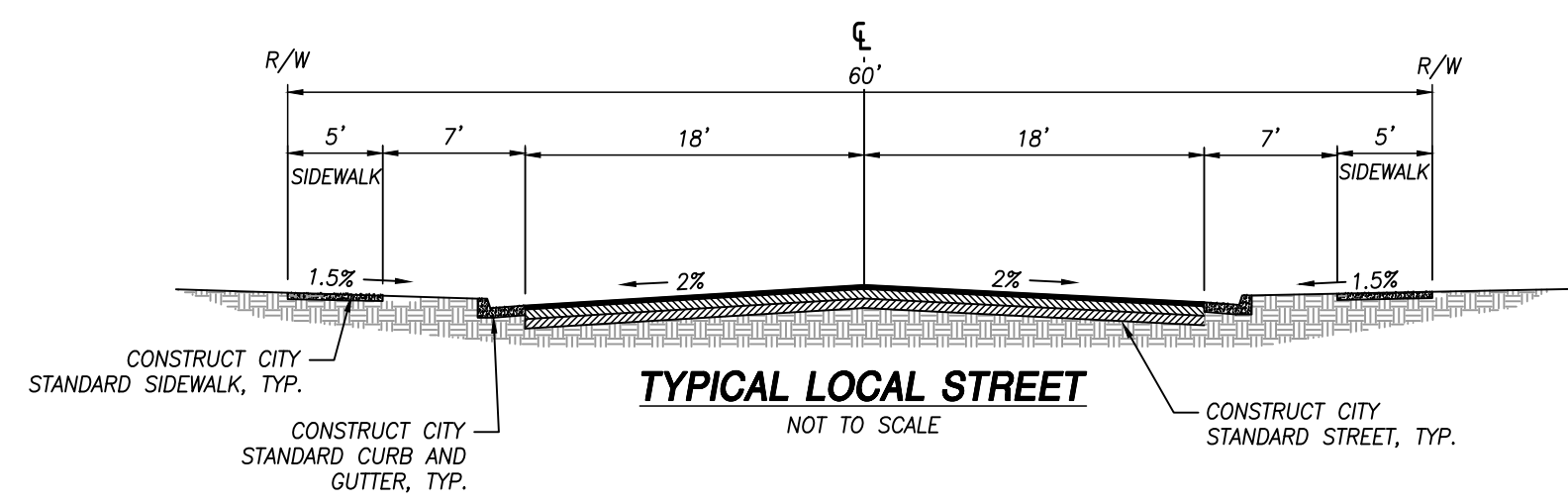
VISTA DEL SOL TENTATIVE MAP

JANUARY 2021



901 EAST MAIN STREET
VISALIA, CA 93292
TEL: (559) 733-0440
WWW.QKINC.COM
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TYPICAL STREET CROSS SECTIONS:

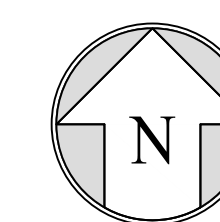
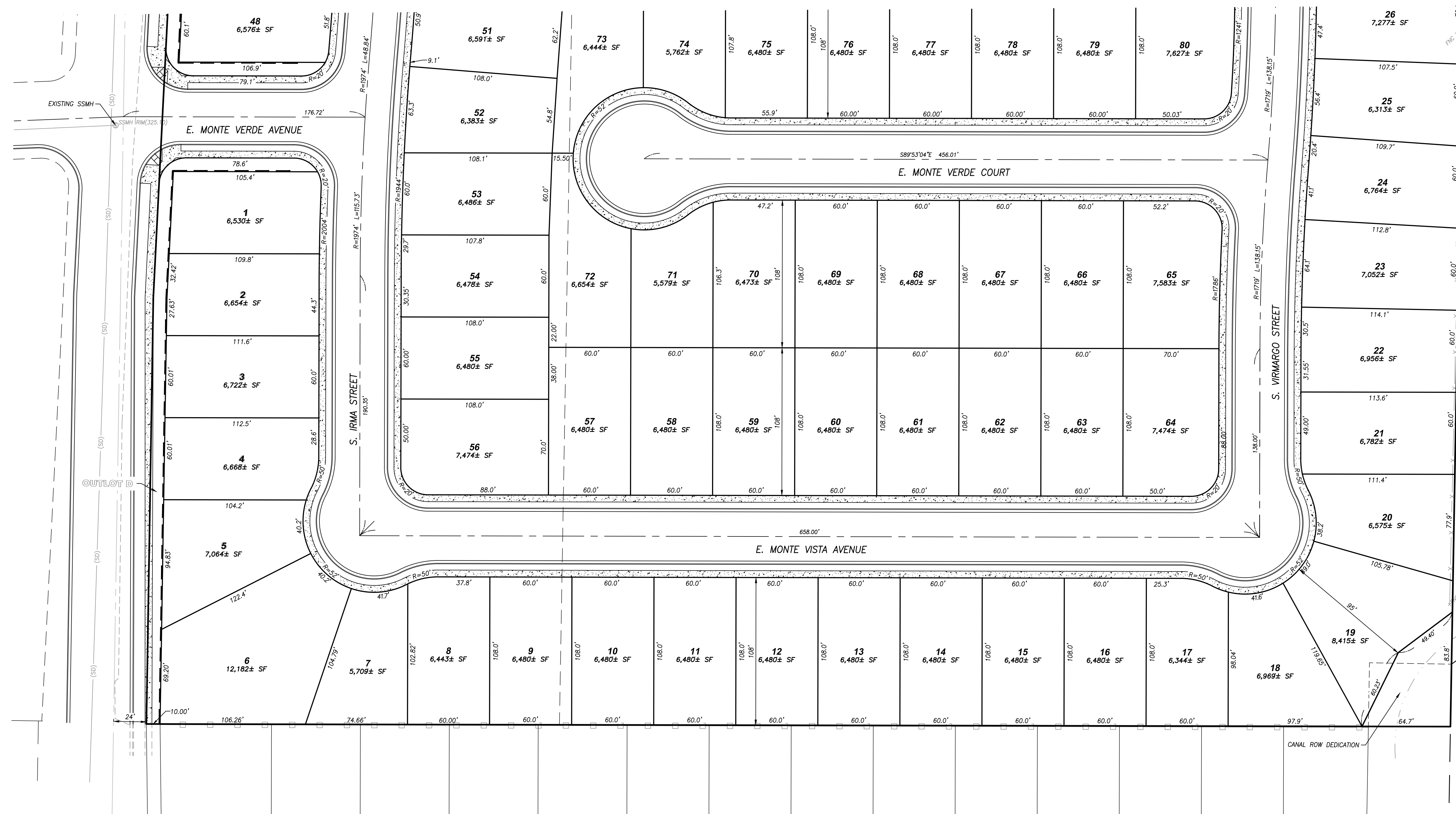


LEGEND

- CENTERLINE
- PROPERTY LINE
- - - PROPOSED BLOCK WALL
- - - SECTION LINE
- - - EXISTING RIGHT OF WAY
- - - EXISTING LOT LINES
- - - PUBLIC UTILITY EASEMENT
- - - EXISTING CHAIN LINK FENCE
- - - EXISTING WOOD FENCE
- - - EXISTING EDGE OF PAVEMENT/ROAD
- - - EXISTING CURB AND GUTTER
- - - EXISTING CONTOUR LINE
- - - EXISTING OVERHEAD ELECTRICAL
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- - - EXISTING GUY ANCHOR
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- - - EXISTING POWER POLE
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- - - EXISTING SIGN
- - - EXISTING VENT PIPE
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- - - EXISTING WELL
- - - EXISTING TREE

ABBREVIATIONS

- D.N. DENOTES RECORD DOCUMENT NUMBER, TULARE COUNTY RECORDS
- I.N. DENOTES RECORD INSTRUMENT NUMBER, TULARE COUNTY RECORDS
- O.R.T.C. OFFICIAL RECORDS TULARE COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT
- REC. RECORDED
- R.O.W. RIGHT OF WAY
- T.C.R. TULARE COUNTY RECORDS
- VOLUME XX MAPS, PAGE YY, TULARE COUNTY RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- R. RADIUS



SCALE: 1" = 40'

SHEET 3 OF 3

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GENERAL PROJECT INFORMATION

Project/Business Name: Leslie Village Apartments Date: 2021/01/14

Project Description: Parcel Map to separate 1 Residential from 2 Multifamily Duplexes

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

Property Owner: Octavio Montejano and Rafael Tortoledo

Applicant(s) Name: TorMon Global Inc

Project Address/Location: 745 N Leslie St, Visalia, CA 93291

Assessor Parcel Number: 0 9 3 - 0 1 1 - 0 0 4

Parcel Size (Acreage or Square Feet): 20,048 SF 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: 01/15/2021

SPR Agenda: 01/27/2021 Item No. _____

Zone: R-M-2 SPR No. 21-008

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: Residential / Multifamily

Proposed Building Use: Same

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 _____ 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

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 - 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>TorMon Global Inc</u>	Signature of Owner or Authorized Agent*	
Address: <u>5211 W Goshen Ave 112</u>	<u>Rafael Tortoledo</u>	<u>2021/01/14</u>
City, State, Zip <u>Visalia, CA 93291</u>	Owner	Date
Phone: <u>+1 (833) 511-5411</u>		
Email: <u>office@tormonglobal.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____.

<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

TENTATIVE PARCEL MAP NO. 2021-XX

(A.P.N. 093-011-004)

OWNER:
 OCTAVIO MONTEJANO & RAFAEL
 TOTOLEDO
 5211 W. GOSHEN AVE, #112
 VISALIA, CA 93291
 (833) 511-5411
 OFFICE@TORMONGLOBAL.COM



Moua Enterprise
 Professional Engineering
 and Surveying
 559-288-3217
 pmoua02@yahoo.com

LEGAL DESCRIPTION:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF TULARE, CITY OF VISALIA, DESCRIBED AS FOLLOWS:

LOT 10 OF VISALIA GARDEN FARMS, AS PER MAP RECORDED JANUARY 22, 1921 IN BOOK 16 OF MAPS, PAGE 58, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH ALONG THE EAST LINE THEREOF, 162 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID LOT 10 TO THE WEST LINE THEREOF; THENCE SOUTH ALONG THE WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO THE POINT OF BEGINNING.

APN: 093-011-004-000

OWNER'S STATEMENT:

I HEREBY APPLY FOR THE APPROVAL OF A DIVISION OF REAL PROPERTY ON THIS MAP AND CERTIFY THAT I AM THE LEGAL OWNER OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

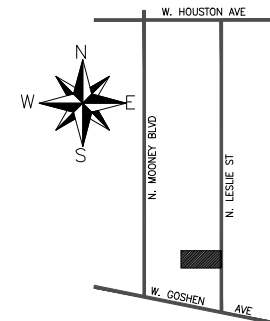
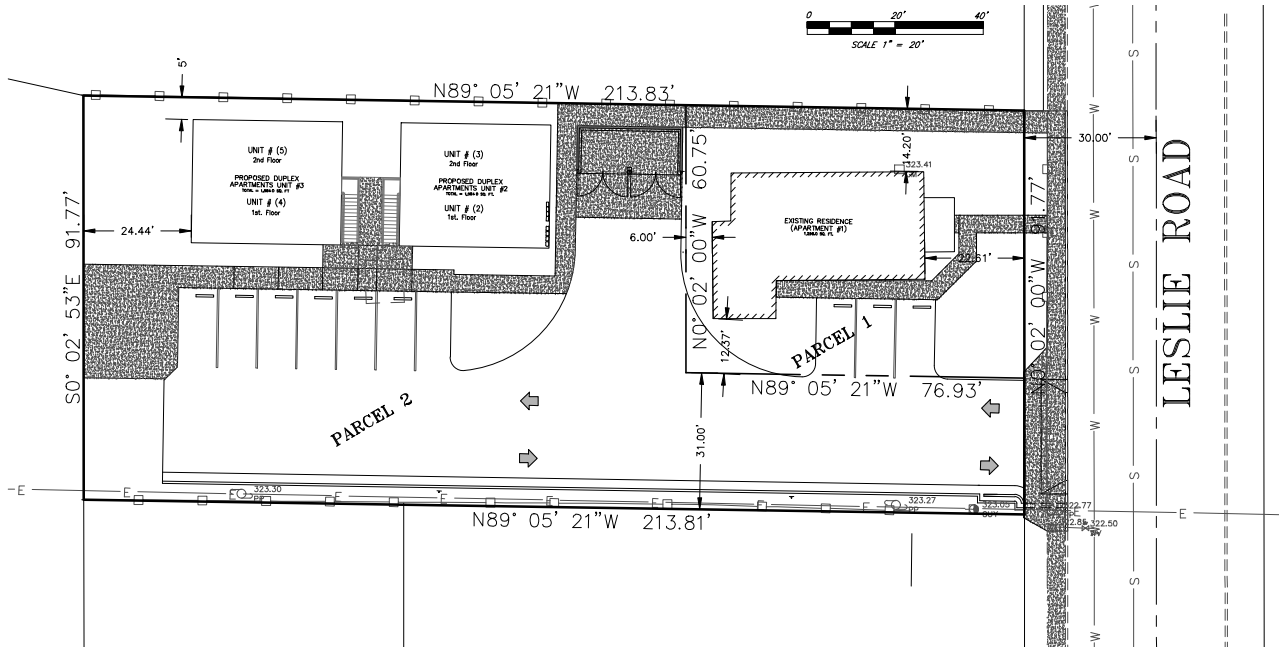
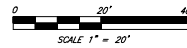
Octavio Montejano 2021/01/15
 MONTAVIO MONTEJANO DATE

PROPOSED:

1. PARCEL 1 TO BE SINGLE FAMILY RESIDENTIAL HOME.
2. PARCEL 2 TO BE MULTIFAMILY DUPLEXES.
3. NO IMPROVEMENT PROPOSED.
4. DATE OF MAP PREPARATION 1/14/2021

LEGEND:

- RIGHT-OF-WAY LINE
- - - STREET CENTERLINE
- ▭ PROJECT SITE
- ▭ PARCEL (EXISTING)
- ▭ PARCEL (PROPOSED)
- - - EASEMENT
- ▭ SIDEWALK, CURB, GUTTER
- WATER (EXISTING)
- - - SEWER (EXISTING)
- - - ELECTRICAL OVERHEAD (EXISTING)
- - - CHAIN LINK FENCE (EXISTING)
- ▭ CONCRETE SIDEWALK
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ WATER VALVE



VICINITY MAP
 NTS

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: GAS STATION AT 100 W. MINERAL KING AVE. Date: 11/20/2020

Project Description: A NEW 5,040 SQ.FT. RETAIL BLDG. W/ 3 TENANT SPACES (2,340 SF MINI-MART, 2 QSR 1,350 SF EA.) AND AN EXISTING 4 PUMP GAS STATION, COVERED AREA IS 1,568 SF

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

Property Owner: PARMINDER SINGH

Applicant(s) Name: PARMINDER SINGH

Project Address/Location: 100 W. MINERAL KING AVE.

Assessor Parcel Number: 094-~~XXX~~³¹³010 - _____ Building or Suite Square Footage: 5040 SF

Parcel Size (Acreage or Square Feet): 0.4 AC SEE PROJECT DESCRIP.

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: 01/20/2021

SPR Agenda: 01/27/2021 Item No. _____

Zone: D-MU SPR No. 21-009

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: Small Kiosk type building to operate gas pumps

Proposed Building Use: RETAIL BLDG, FOOD & BEVERAGES

Proposed Hours of Operation: 6AM to 10PM

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

Number of Employees Per Day: Existing 3 Proposed 15

Number of Customers Per Day (Estimated): Existing 100 Proposed 400

Predicted Peak Operating Hour: 8AM to 8PM

Describe Any Truck Delivery Schedule & Operations: Grocery deliveries thru Medium-duty trucks. Delivery times mostly in morning AM.

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

(Provide Separate Attachment if Necessary): No such accommodation are required.

Describe Any Special Events Planned for the Facility: No events planned.

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: <u>PARMINDER SINGH</u>	Signature of Owner or Authorized Agent* 	
Address: <u>100 W MINERAL KING AVE</u>	Owner _____	Date: <u>1/15/2021</u>
City, State, Zip: <u>VISALIA, CA, 93291</u>	Authorized Agent* _____	Date _____
Phone: <u>559-392-5045</u>		
Email: <u>visaliagasine@gmail.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, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

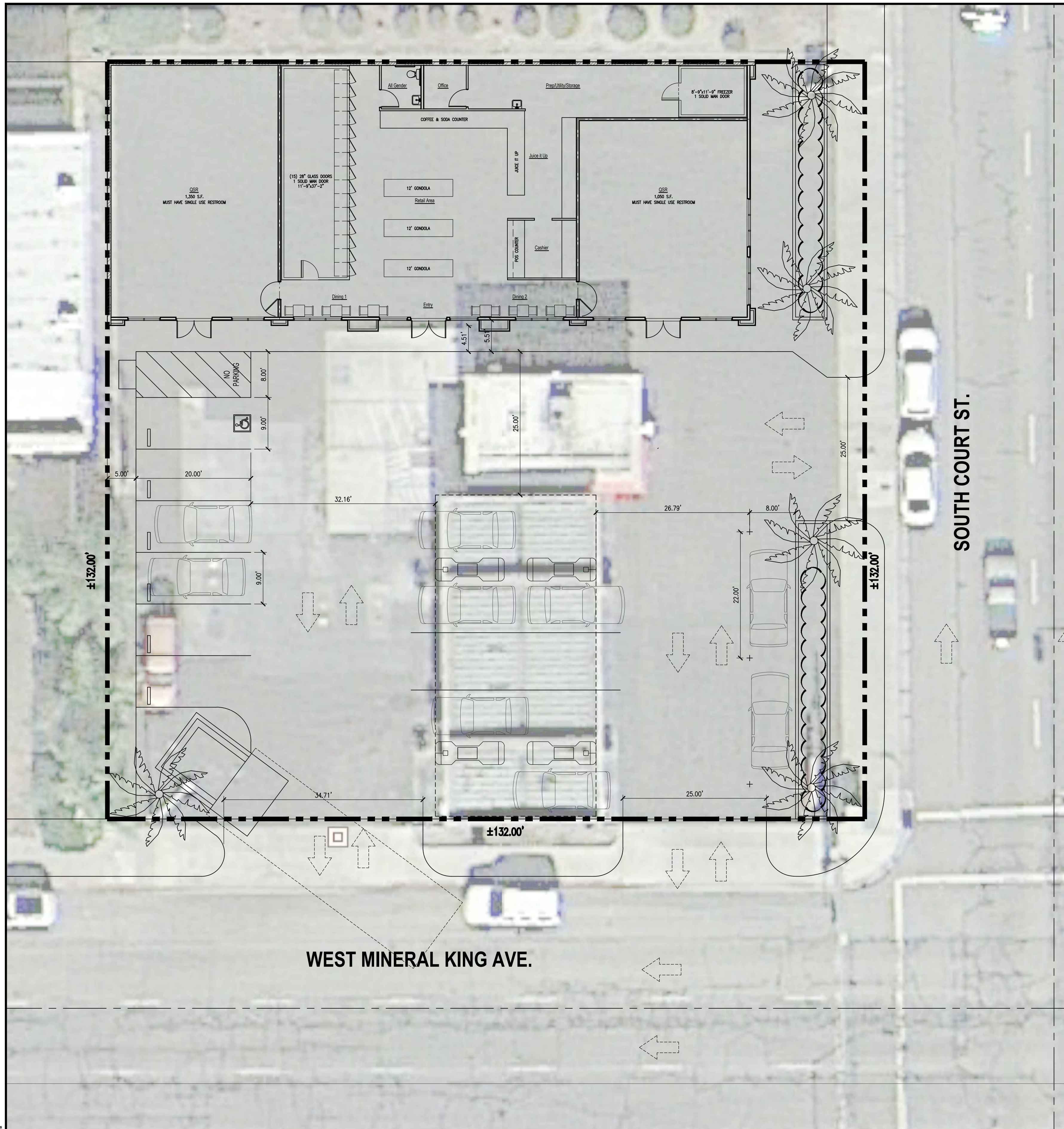
AGENT:

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 _____



LEGEND

- PROPERTY LINE
- ROAD CENTER LINE

SITE PLAN

SCALE: 1"=10'



SUMMARY TABLE	
APN:	094-310-010
ZONING:	D-MU (MIXED USE DOWNTOWN ZONE)
PROJECT SITE AREA:	0.4 AC
EXISTING BLDG. AREA:	EXISTING 500 SQ.FT. MINI-MART TO BE DEMOLISHED. EXISTING GAS STATION WILL REMAIN
PROPOSED BLDG. AREA:	MINI-MART 2,640 SQ.FT. (2,640/ 300 =9 PARKING) GSR: 1,350+1,050=2,400 SQ.FT. (2,400/ 150 = 16 PARKING)
EXISTING STRUCTURE: TOTAL AREA:	GAS STATION: 1,568 SQ.FT. (4 PUMPS) 6,608 SQ.FT.
PROPOSED PARKING LOT:	4,548 SQ.FT. (PARKING SPACES AND DRIVEWAY)
PROPOSED LANDSCAPING AREA:	570 SQ.FT. (MIN. 6% OF PARKING LOT: 273 SQ.FT.)
NO. OF PARKING REQ'D	25
NO. OF PARKING PROVIDED:	8

These drawings are instruments of service and are the property of Golden Valley Engineering & Surveying, Inc. All designs and other information on these drawings are for use on the specified project and shall not be used otherwise without the express written permission of Golden Valley Engineering & Surveying, Inc.
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PREPARED BY:

GV
GOLDEN VALLEY
ENGINEERING & SURVEYING
405 West 19th Street 95340
Merced, CA 95341
Ph.: (209) 722-3200
Fax: (209) 722-3254

No.	Date	Description
1		

It is the client's responsibility prior to or during construction to notify the designer in writing of any proposed errors or omissions in the plans and specifications of which a contractor is made aware. The designer shall not be held responsible for any errors or omissions that may occur from the design prior to the start or client's authorization proceeding with the work. The client will be responsible for any defects in construction if these provisions are not followed.

CALIFORNIA

SITE PLAN REVIEW
GAS STATION
100 W MINERAL KING AVENUE
A.P.N. 094-313-010

CITY OF VISALIA

ENGINEER

SHEET CONTENTS:

PREPARED FOR:
PARMINDER SINGH
100 W Mineral King Ave.
Visalia, CA 93291
Phone: (559) 392-5045

PROJECT DATA:
Date: OCTOBER, 2020
Checked By: JIM XU
Drawn By: CHRISTINE L/PAUL L
Job No.: 20-160

SHEET NUMBER:
C1.0

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PREPARED BY:

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Merced, CA 95341
Ph.: (209) 722-3200
Fax: (209) 722-3254

No.	Date	Description

It is the client's responsibility prior to or during construction to notify the designer in a timely manner of any proposed errors or omissions in the plans and specifications of which a contractor is not responsible. The designer shall not be held responsible for any errors or omissions in the drawings or specifications which are not clearly indicated on the drawings or specifications. The designer shall not be held responsible for any errors or omissions in the drawings or specifications which are not clearly indicated on the drawings or specifications. The designer shall not be held responsible for any errors or omissions in the drawings or specifications which are not clearly indicated on the drawings or specifications.

CALIFORNIA

SITE PLAN REVIEW
GAS STATION
100 W MINERAL KING AVENUE
A.P.N. 094-313-010

CITY OF VISALIA

ENGINEER

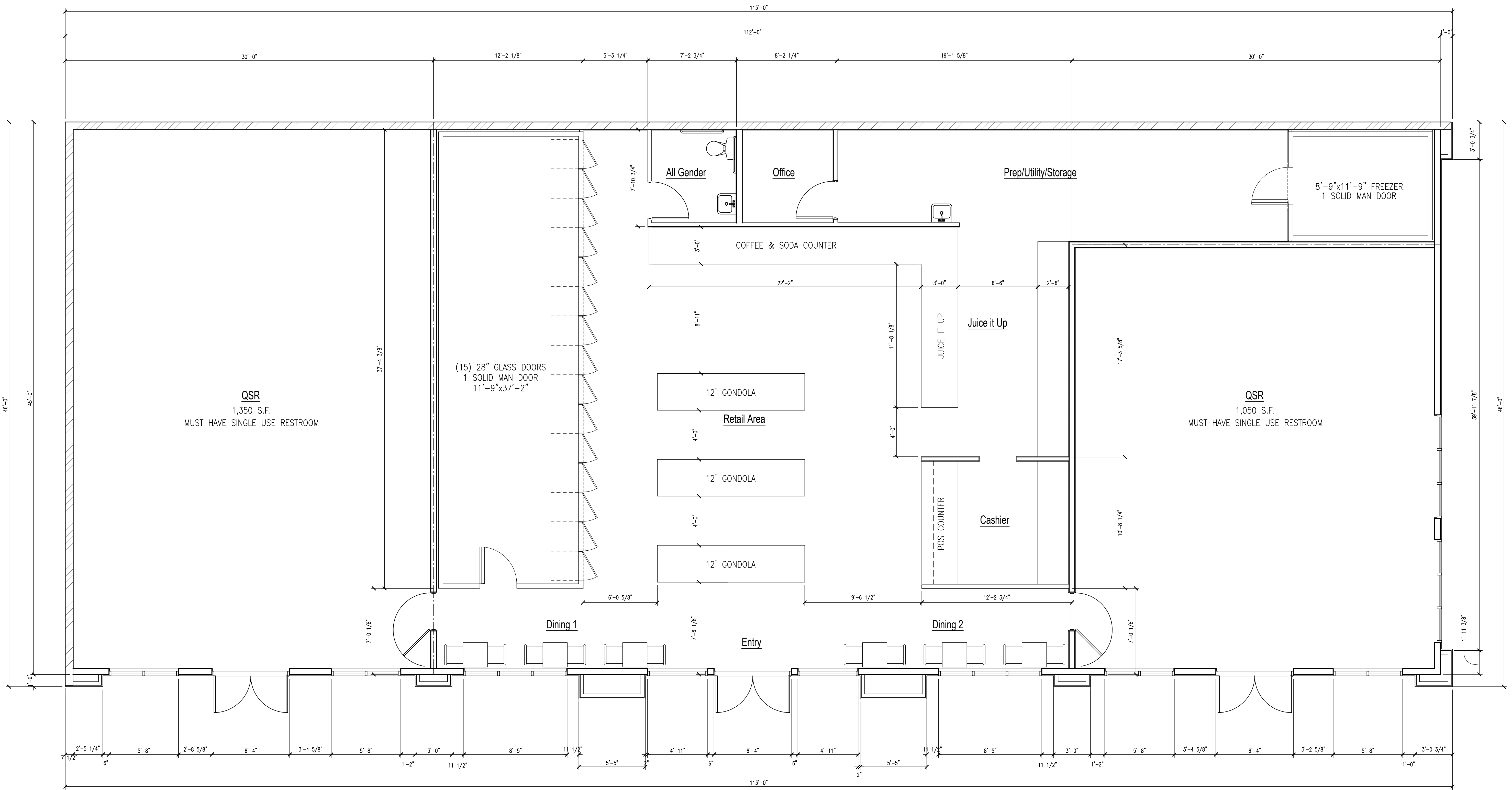
SHEET CONTENTS:

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PARMINDER SINGH
100 W Mineral King Ave.
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Phone: (559) 392-5045

PROJECT DATA:
Date: OCTOBER, 2020
Checked By: JIM XU
Drawn By: CHRISTINE L/PAUL L
Job No.: 20-160

SHEET NUMBER:

A1.0



FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

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PREPARED BY:

GOLDEN VALLEY
ENGINEERING & SURVEYING
405 West 19th Street 95340
P.O. Box 349
Merced, CA 95341
Ph.: (209) 722-3200
Fax: (209) 722-3254

No.	Date	Description

It is the client's responsibility prior to or during construction to notify the designer in writing of any proposed work or conditions. It is the client's responsibility to ensure that all construction thoroughly complies with the building codes and methods of construction shall be approved by the client. When necessary, corrections shall be made to the drawings and shall be received from the designer prior to the client or client's subcontractors proceeding with the work. The client will be responsible for any delays in construction if these provisions are not followed.

CALIFORNIA

SITE PLAN REVIEW
GAS STATION
100 W MINERAL KING AVENUE
A.P.N. 094-313-010

CITY OF VISALIA

ENGINEER

SHEET CONTENTS:

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PARMINDER SINGH
100 W Mineral King Ave.
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Phone: (559) 392-5045

PROJECT DATA:
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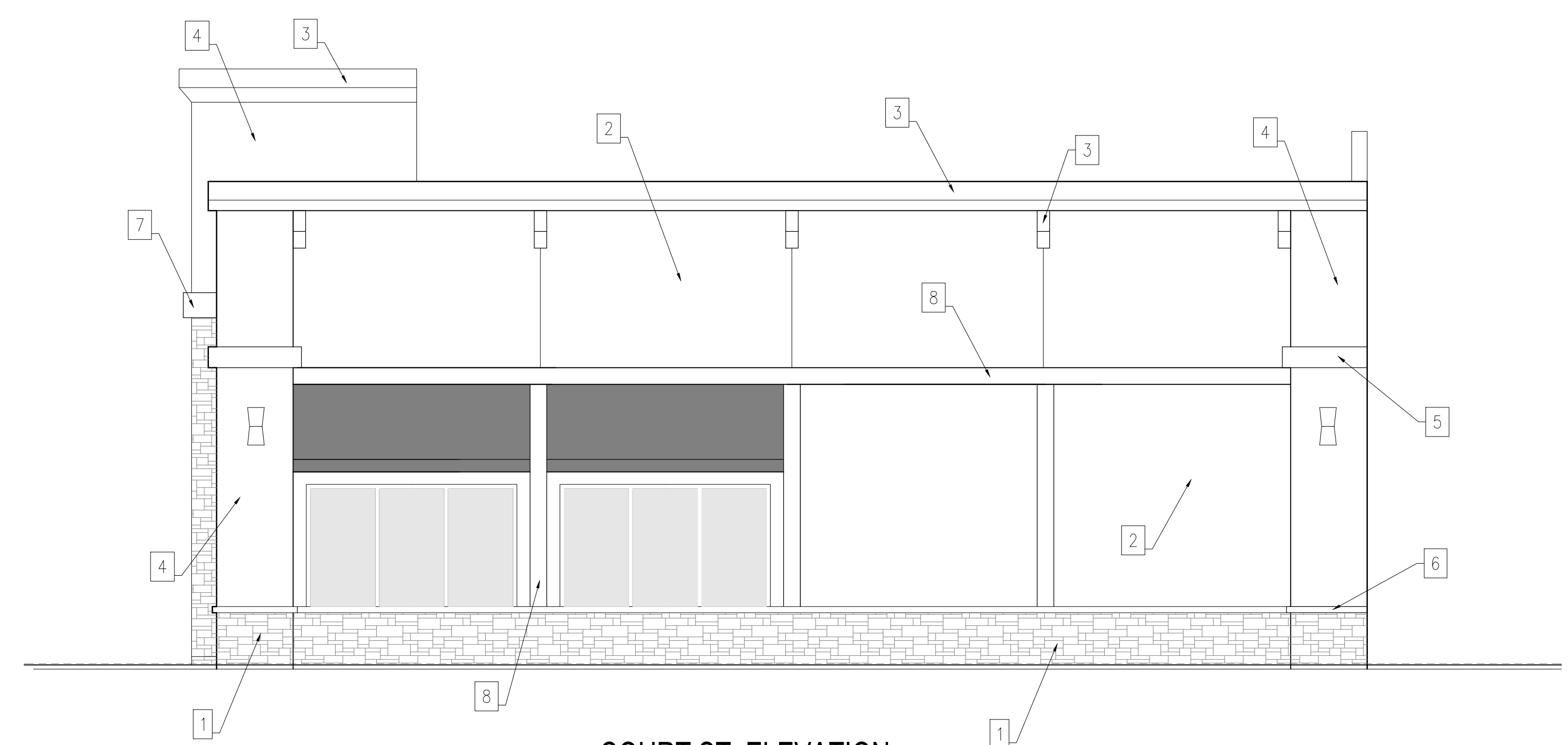
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A2.0



MINERAL KING AVE. ELEVATION

SCALE: 1/8"=1'-0"



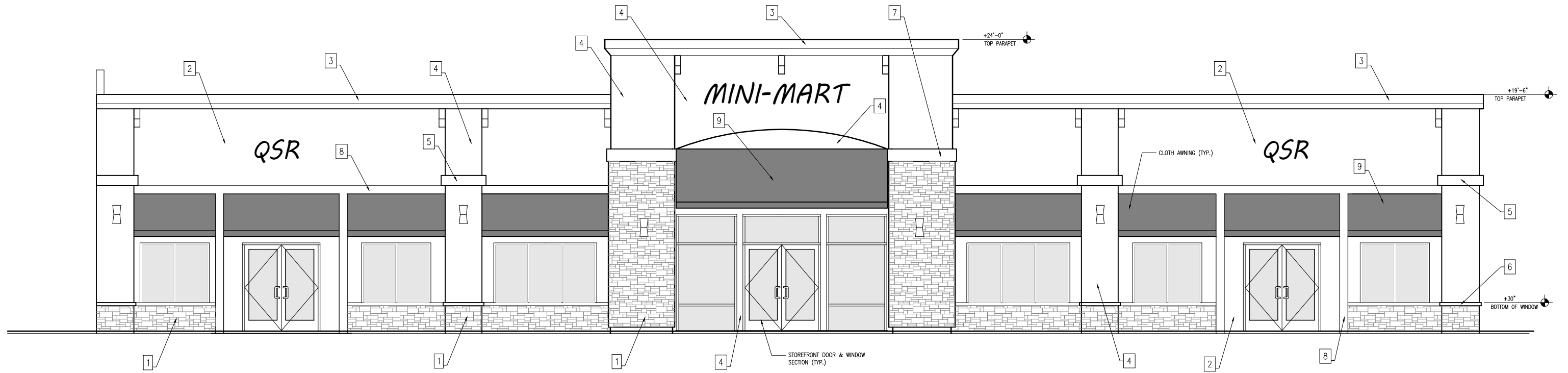
COURT ST. ELEVATION

SCALE: 1/8"=1'-0"

KEY NOTES:

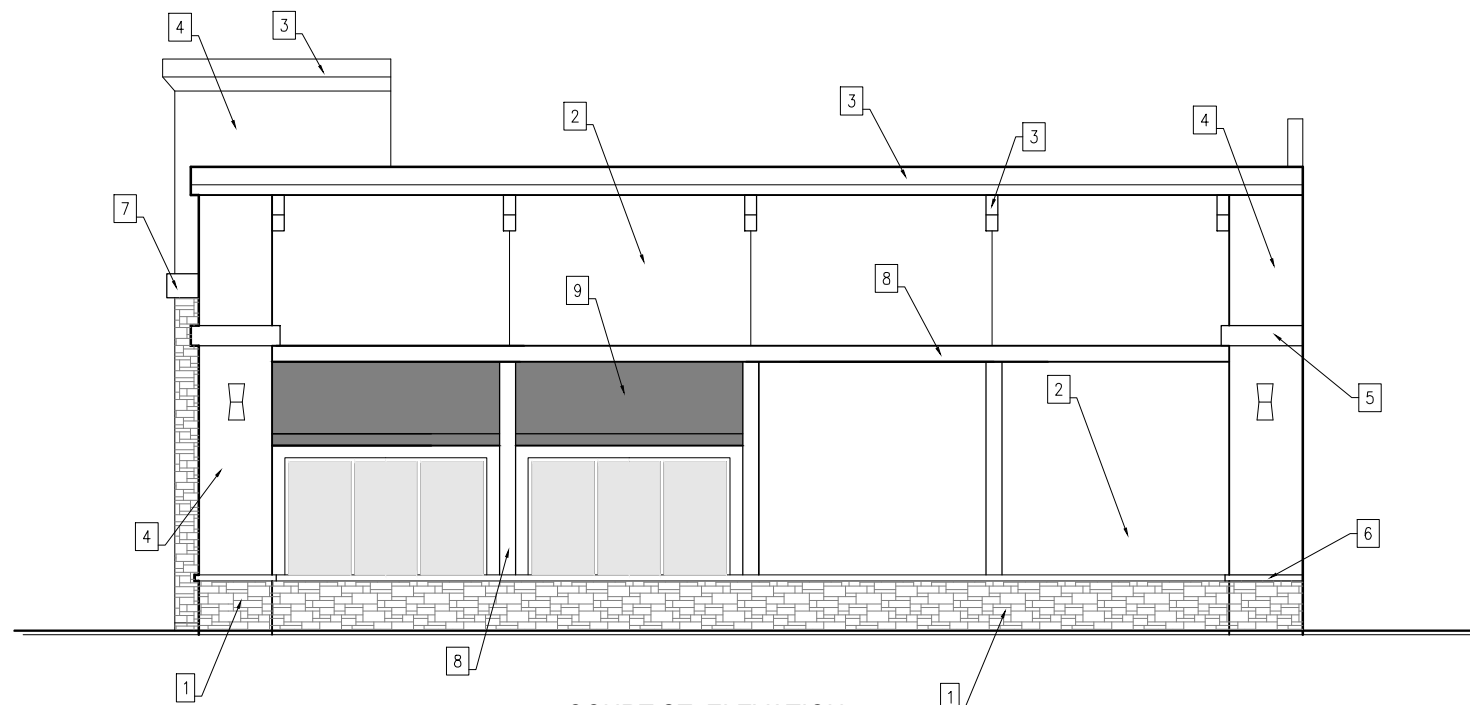
- 1 COUNTRY CASTLE - SHASTA BY CORONADO STONE PRODUCTS
- 2 3-COAT STUCCO, COLOR KM4598
- 3 PARAPET BANDING WITH STUCCO FINISH (TYP.), COLOR KM4949
- 4 3-COAT STUCCO, COLOR KM4600
- 5 10x6 FOAM STUCCO FINISH MOLDING (TYP.), COLOR KM4949
- 6 3x6 FOAM STUCCO FINISH MOLDING (TYP.), COLOR KM4949
- 7 12x6 FOAM STUCCO FINISH MOLDING (TYP.), COLOR KM4949
- 8 3-COAT STUCCO, COLOR KM4949
- 9 CLOTH AWNING, COLOR SIMILAR TO KM4950

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MINERAL KING AVE. ELEVATION

SCALE: 1/8"=1'-0"



COURT ST. ELEVATION

SCALE: 1/8"=1'-0"

KEY NOTES: []

- 1 COUNTRY CASTLE - SHASTA BY CORONADO STONE PRODUCTS
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- 8 3-COAT STUCCO, COLOR KM4949
- 9 CLOTH AWNING, COLOR SIMILAR TO KM4950



1

Mexican Sand Dollar
KM4598

2

Old Grey Mare
KM4949

3/5/6/7/8

Afternoon Tea
KM4600

4

Metal Flake
KM4950

9