

SITE PLAN REVIEW AGENDA

2/3/2021 - 9:00 A.M.
Conference Room #4
315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR20162
PROJECT TITLE: Fontana Ranches Inc.
DESCRIPTION: 4 Multi-family Units (R-1-5)
APPLICANT: David Lathrop
OWNER: MHKR LLC
APN: 100200003
LOCATION: 2835 E Paradise Ave

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR20198
PROJECT TITLE: Jack In The Box
DESCRIPTION: Remove Existing Buildings & Construct New Drive Thru Restaurant
APPLICANT: Mike Davis
OWNER: DOUCETTE CARL E
APN: 100120051
LOCATION: 1145 S LOVERS LANE UNIT

ITEM NO: 3 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: 4

SITE PLAN NO: SPR21010
PROJECT TITLE: PRD Smoke Shop
DESCRIPTION: Making a Smoke Shop From C-Store
APPLICANT: Prect Dhaliwa
OWNER: SINGH BALWANT
APN: 090133017
LOCATION: 1400 W HOUSTON AVE

ITEM NO: 5

SITE PLAN NO: SPR21011
PROJECT TITLE: Valley Oak SPCA
DESCRIPTION: Implementation of Previous Planned Changes to Initial Site-relocation VOSPCA Veterinary Clinic to Current Adoption Center Facility, Reviewing next Phases to Include Placing Boarding/Grooming Facility and Dog Parks on Site. (A)
APPLICANT:
OWNER: MARTELLA JUSTIN M & ANITA N (TRS)(REV
APN: 081020039
LOCATION: 9800 W CAMP DR

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

2/3/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 6

SITE PLAN NO: SPR21012

PROJECT TITLE: Community Services Employment Traing - CSET

DESCRIPTION: Addition of a New 9600 SF Metal Building (C-S) Future Recycling Site

APPLICANT: Steve Brandt

OWNER: COMMUNITY SVCS & EMPLOYMENT TRAINI
COMMUNITY SERVICES EMP TRAINING

APN: 094160025
094160026

LOCATION: 939 E DOUGLAS AVE

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: FONTANA RANCHES Date: 01/21/2021

Project Description: 3-1000SF 2BR UNITS 1-500SF 1BR UNIT

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 20162

Property Owner: MHR, LLC

Applicant(s) Name: JOE FONTANA

Project Address/Location: 2835 E PARADISE

Assessor Parcel Number: 100-200-003

Parcel Size (Acreage or Square Feet): 25091 Building or Suite Square Footage: 3/1000SF 1/500SF

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 350,000

Describe All Proposed Building Modifications: SEE BELOW

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

Date Received: 01/22/2021

SPR Agenda: 02/03/2021 Item No. _____

Zone: R-1-5 SPR No. 20-162

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: EMPTY LOT

Proposed Building Use: 3-2BR 1000 SF UNITS 1-500 SF UNIT

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 _____

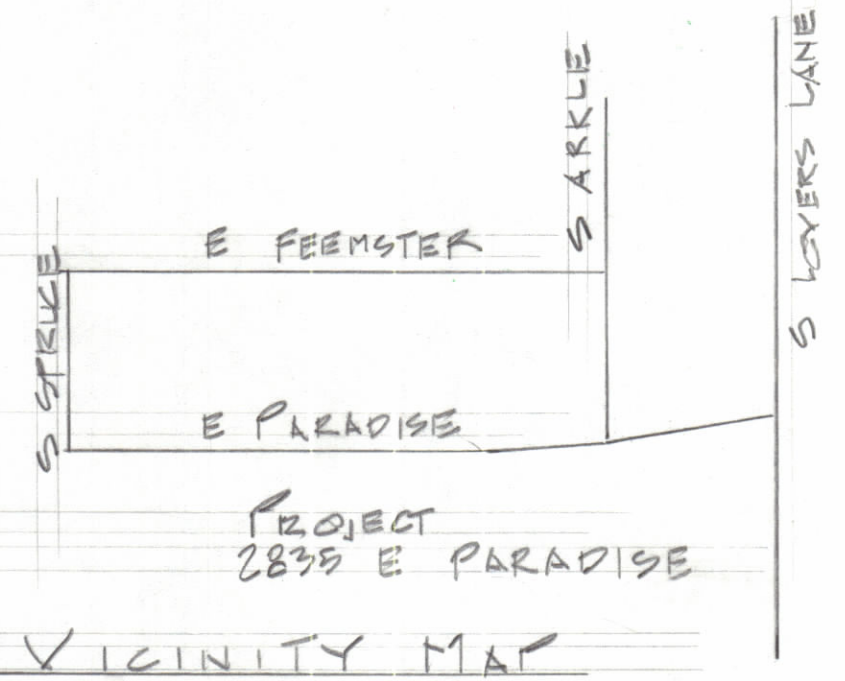
Predicted Peak Operating Hour: _____

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: _____



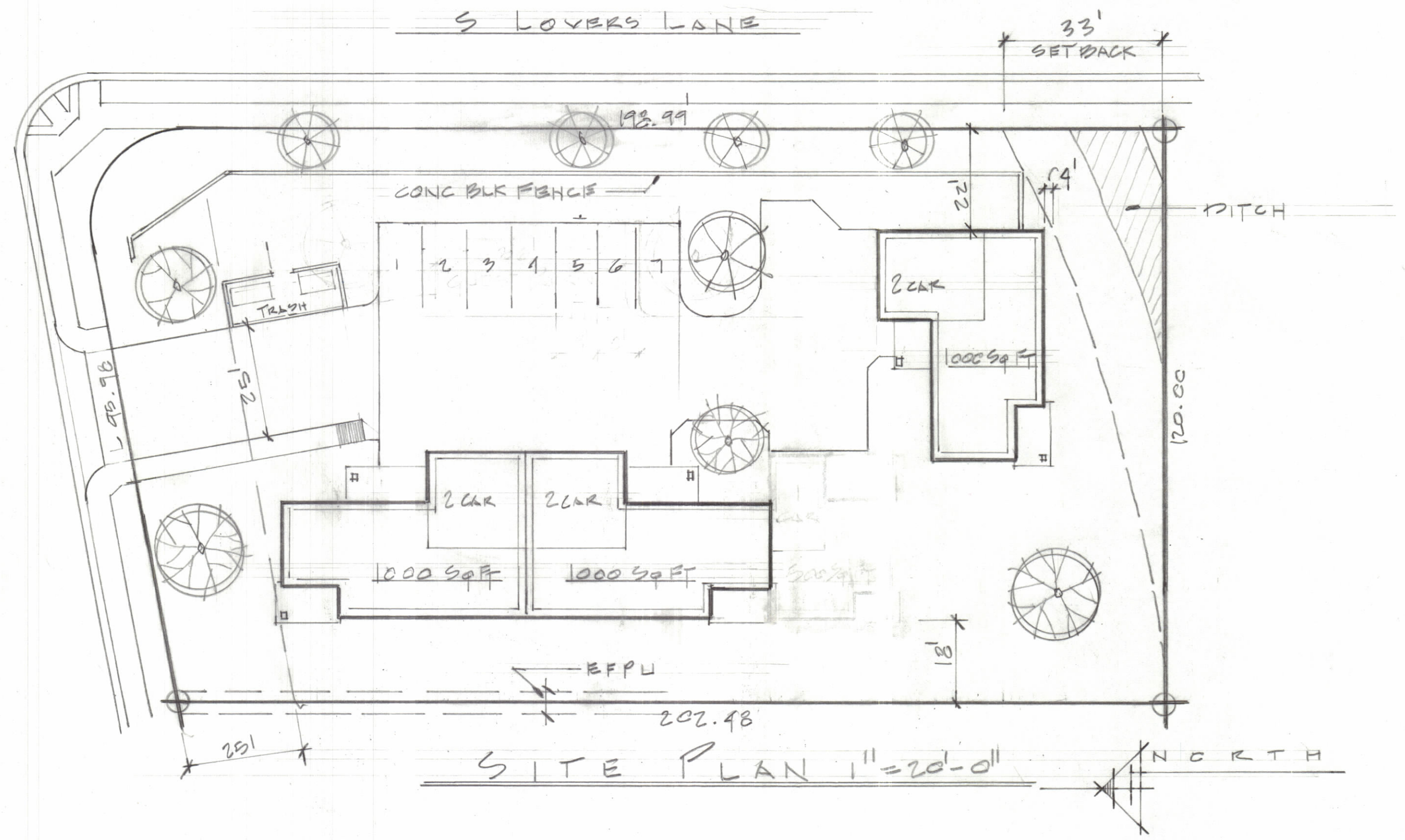
APN 100-200-003
 LOT SIZE 25,091 SQ FT
 PARKING FOR 1000 SQ FT UNIT
 2 CAR GARAGE EA UNIT
 PARKING FOR 500 SQ FT UNIT
 1 CAR GARAGE

SPR # 20162 RESUBMIT

ZONE R-1-S
 2835 E PARADISE

INCLUDING THE GARAGES 12
 PARKING STALLS ARE PROVIDED
 ALL UNITS TO BE ADA

THIS LOT QUALIFIES AS AN INFILL LOT



L. LEWIS ARCHITECT

SHEET NO

JOB NO:
 DATE:
 DRAWN BY:

ARCHITECTURE
 820 W. CENTER

PLANNING
 VISALIA CA. 93291

INTERIORS
 (559) 733-8399

DATE:	DATE:

TITLE: 4 MULTI-FAMILY UNITS FOR
 FONTANA RANCHES

SITE PLAN MINIMUM REQUIREMENTS

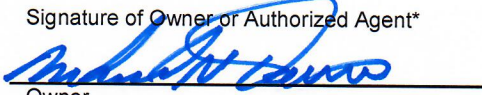
SITE PLAN REQUIREMENTS

- ⇒ 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: MIKE DAVIS
 Address: 1660 N. FARMERSVILLE BLVD.
 City, State, Zip FARMERSVILLE, CA 93223
 Phone: (858) 705-0258
 Email: mike@vtpjib.com

Signature of Owner or Authorized Agent*

 Owner
 Date 1-21-2021
 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):

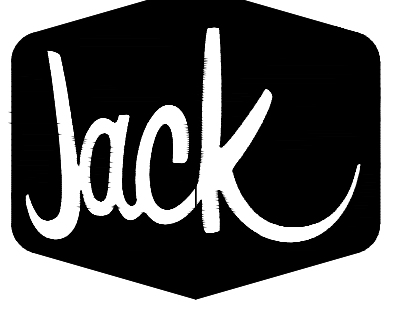
AGENT:

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



Jack
in the box®

9330 BALBOA AVENUE
SAN DIEGO, CA 92123

© 2017 Jack in the Box Inc.

These designs, drawings and specifications are the property of Jack in the Box Inc. and shall not be copied or reproduced without its previous written consent.

These drawings attached are intended to assist the architect in preparing site-adopt construction documents provided that such use does not conflict with rules governing architects in the state where the work is to be performed. They will need to be modified to comply with all applicable codes and site-specific conditions.

DATES

RELEASE: APR. 19, 2018

P.M. UPDATES: SEP. 27, 2019

SUBMITTAL DATE:

1: _____

2: _____

3: _____

BID: _____

CONSTRUCTION: _____

REVISIONS

△	
△	
△	
△	
△	



Architectural Solutions Group

6930 DESTINY DRIVE
SUITE 100
ROCKLIN, CA 95677

(916) 415-5358
rpedro@pmdginc.com

Roy W. Pedro, Architect

SITE INFORMATION

MK TYPE: MK12A_W

JIB #: _____

ADDRESS:
TULARE AVE. &
LOVERS LANE
VISALIA, CA

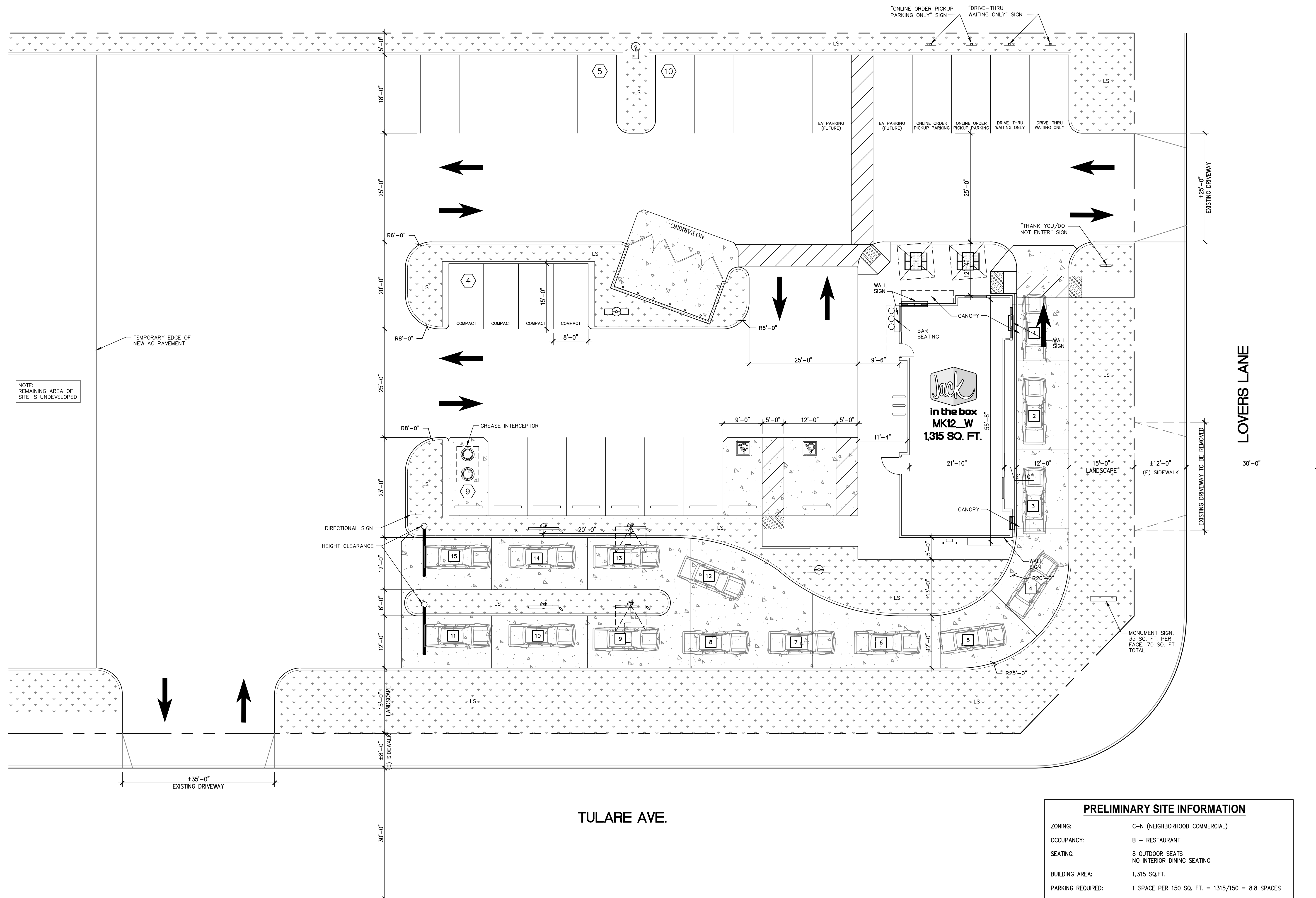
DRAWN BY: _____

PROJECT #: MFT20001.0

SCALE: 1" = 10'

**PROPOSED
SITE PLAN**

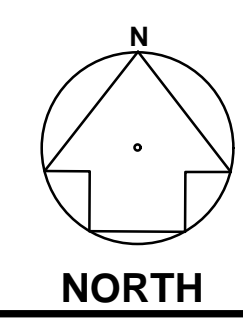
SD1.0



PRELIMINARY SITE INFORMATION	
ZONING:	C-N (NEIGHBORHOOD COMMERCIAL)
OCCUPANCY:	B - RESTAURANT
SEATING:	8 OUTDOOR SEATS NO INTERIOR DINING SEATING
BUILDING AREA:	1,315 SQ.FT.
PARKING REQUIRED:	1 SPACE PER 150 SQ. FT. = 1315/150 = 8.8 SPACES
PARKING PROVIDED:	17 STANDARD SPACES 2 ADA ACCESSIBLE SPACES 4 COMPACT SPACES 2 FUTURE E.V. SPACES 2 DRIVE-THRU WAITING SPACES 2 ONLINE ORDER PICK-UP SPACES 29 TOTAL SPACES

PROPOSED SITE PLAN

SCALE: 1" = 10'



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).
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 - Refuse enclosures & containers
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 - 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 [Signature] 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
 _____ 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

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.

- 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: Tent. Map-Vista Del Sol-Pinkham & K Date: 1/28/2021
 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: 01/28/2021
 SPR Agenda: 02/03/2021 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

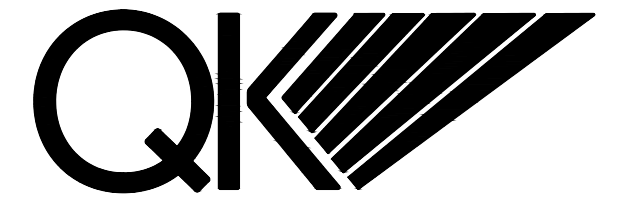
APNs:
126-920-007, 126-920-008

ADDRESS:
2300 E. K AVENUE
VISALIA, CA 93292

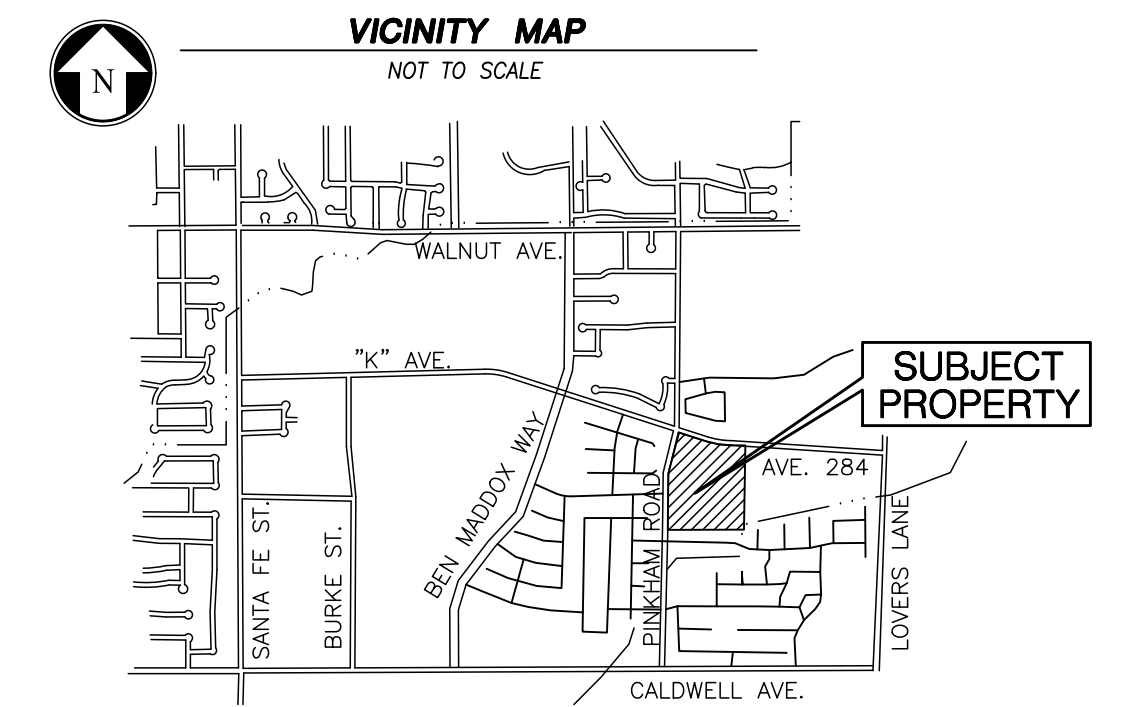
RECORD OWNERSHIP:
VISALIA UNIFIED SCHOOL DISTRICT
5600 E. CYPRESS AVE.
VISALIA, CA 93292

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:
MISAEEL IBARRA
2425 S. BLACKSTONE STREET, TULARE, CA 93274
O: 559-684-3532
C: 559-801-1272
misaeel.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: 559-739-2104
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	21.45	4.43	R-1-5
PARK (PUBLIC) - OUTLOT A:	N/A	0.32	N/A	OP
LANDSCAPE - OUTLOTS B-D:	N/A	0.63	N/A	VARIOUS
TOTALS:	95	22.40		

LEGEND

—	CENTERLINE	⊙	EXISTING STREETLIGHT
---	PROPERTY LINE	⊙	EXISTING CUY 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

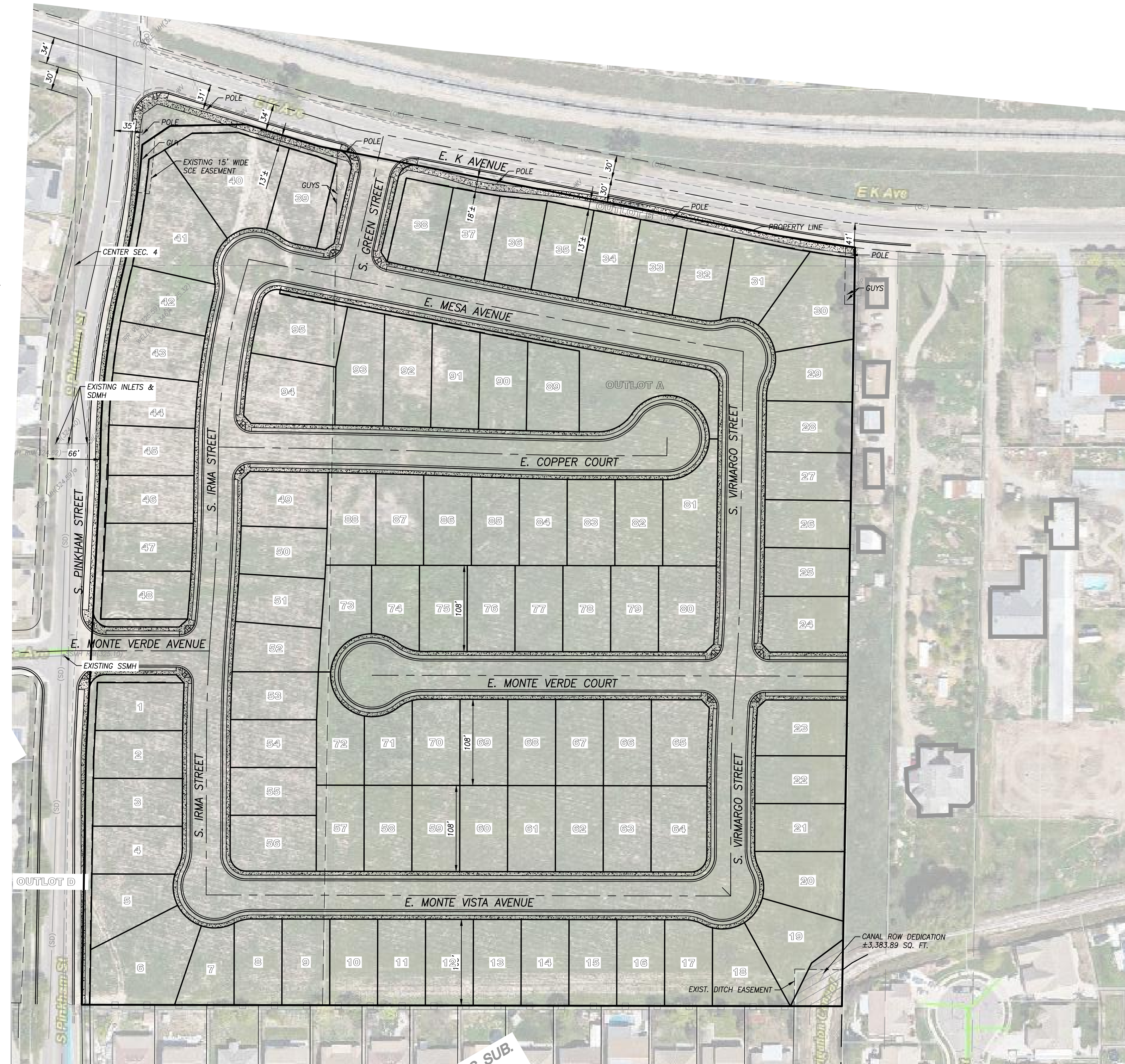
TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP WAS COLLECTED AND PROVIDED BY QK IN DECEMBER 2020.

FLOOD NOTE

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

ABBREVIATIONS

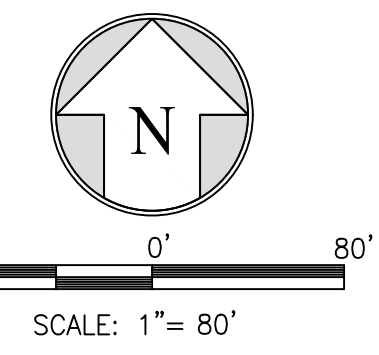
D.N.	DENOTES RECORD DOCUMENT NUMBER, TULARE COUNTY RECORDS
I.N.	DENOTES RECORD INSTRUMENT NUMBER, TULARE COUNTY RECORDS
O.R.T.C.	OFFICIAL RECORDS TULARE COUNTY
P.U.E.	PUBLIC UTILITY EASEMENT
REC.	RECORDED
ROW	RIGHT OF WAY
T.C.R.	TULARE COUNTY RECORDS
R.M. XX-YY	VOLUME XX OF MAPS, PAGE YY, TULARE COUNTY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

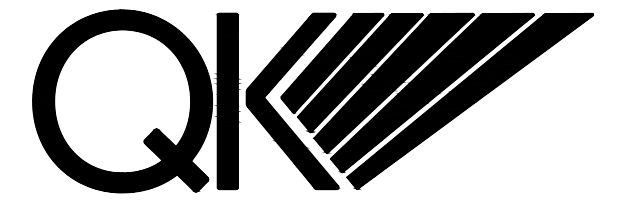
CROSSROADS SUB.
R.M. 40-96



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VISTA DEL SOL TENTATIVE MAP

JANUARY 2021



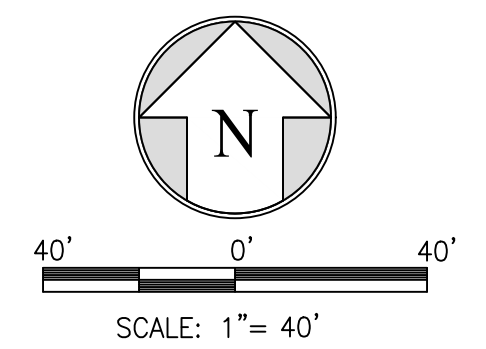
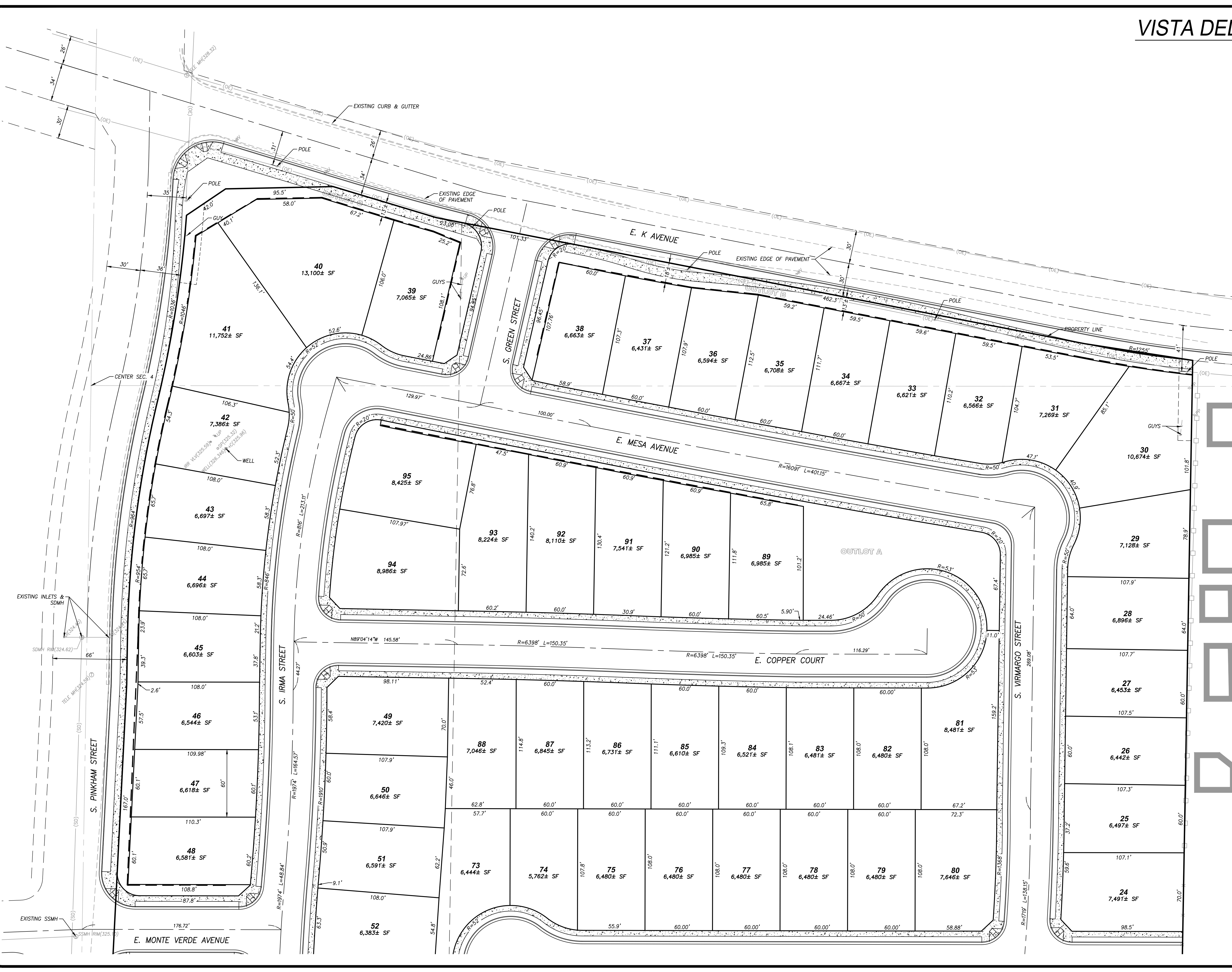
901 EAST MAIN STREET
VISALIA, CA 93292
TEL: (559) 733-0440
WWW.QKINC.COM
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LEGEND

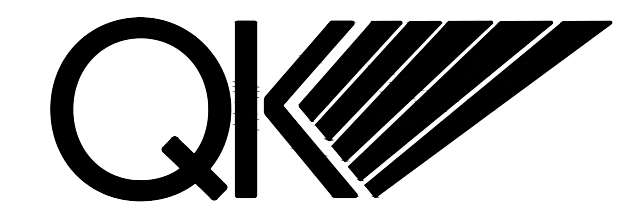
- CENTERLINE
- PROPERTY LINE
- PROPOSED BLOCK WALL
- SECTION LINE
- EXISTING RIGHT OF WAY
- EXISTING LOT LINES
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- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING EDGE OF PAVEMENT/ROAD
- EXISTING CURB AND GUTTER
- EXISTING CONTOUR LINE
- EXISTING OVERHEAD ELECTRICAL
- EXISTING STREETLIGHT
- EXISTING GUY ANCHOR
- EXISTING POST
- EXISTING WATER VALVE
- EXISTING POWER POLE
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- EXISTING CHRISTIE BOX
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- EXISTING STAND PIPE
- EXISTING RISER
- 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
- ROW 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

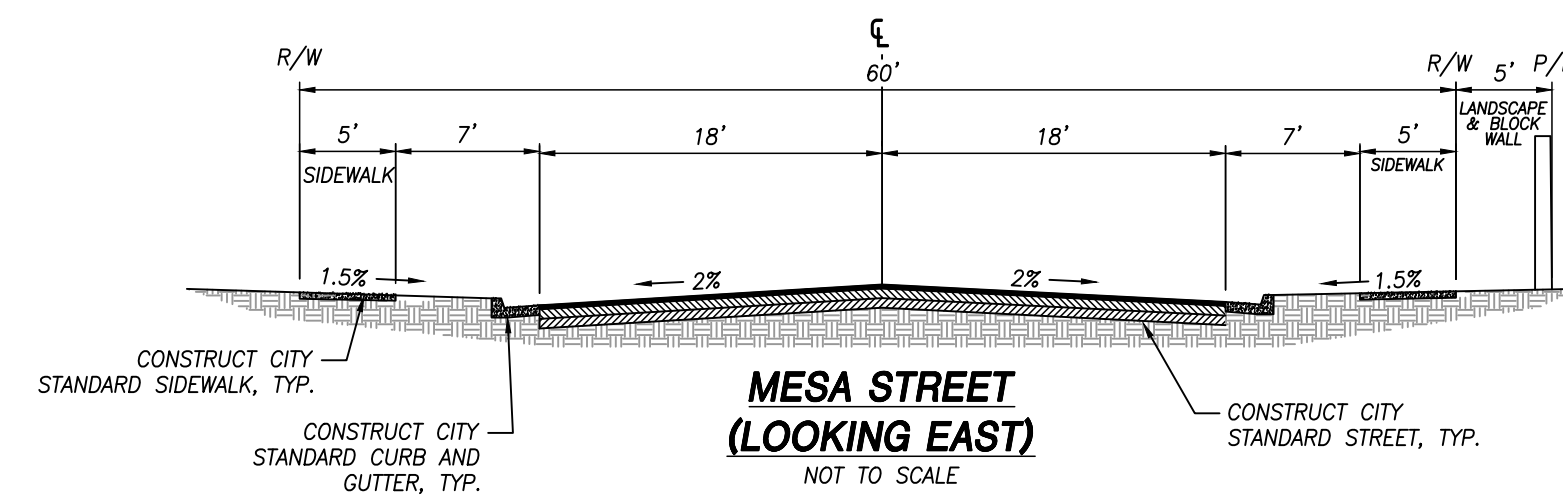
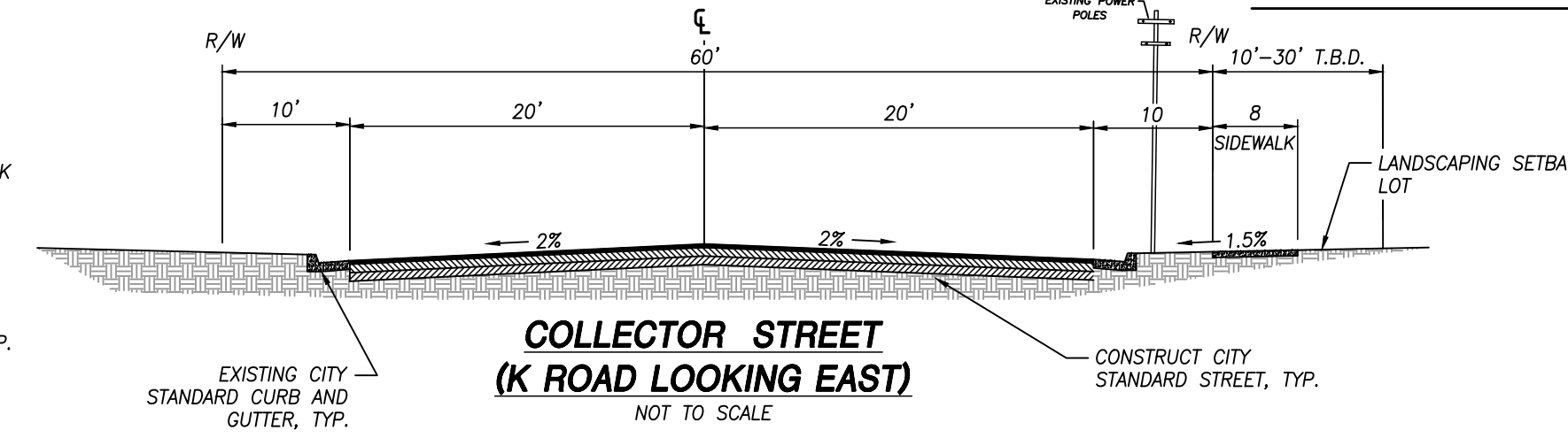
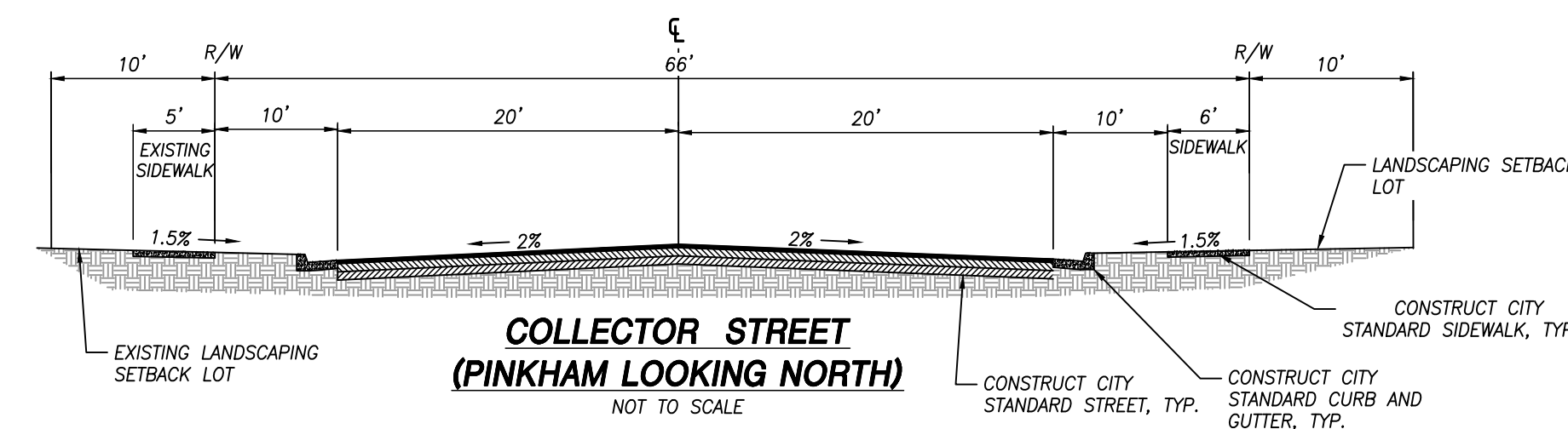
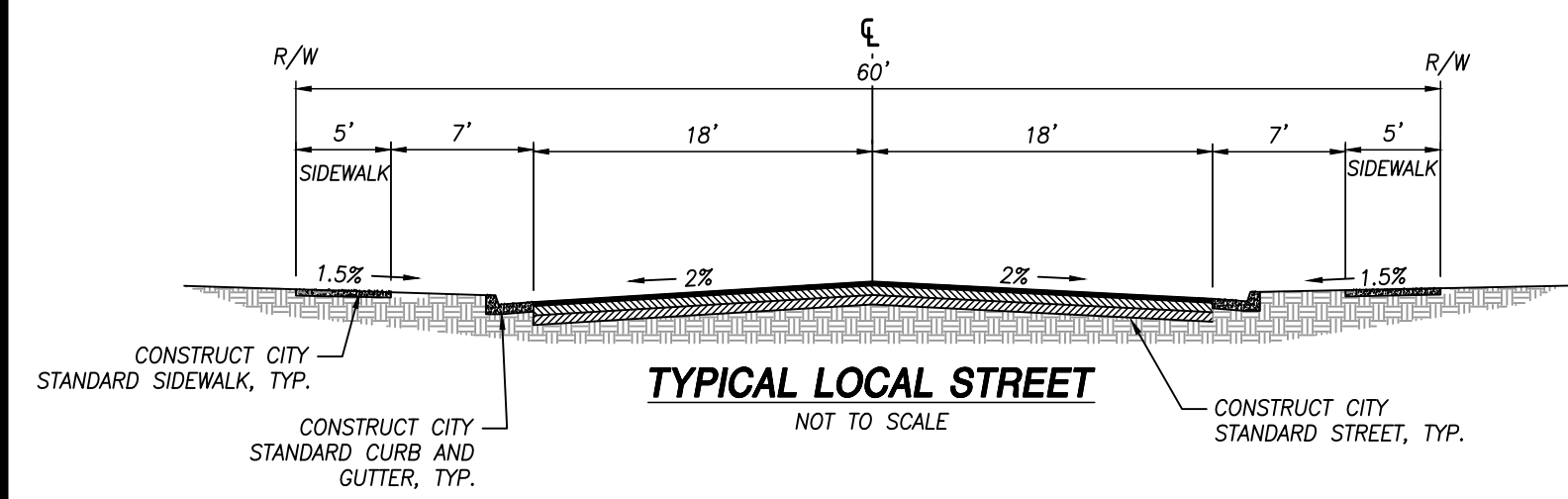


L:\PROJECTS\2021\20210416\KACHO\TENTATIVE MAP\20210416-TM_REVISED.DWG 1/28/2021 8:29 AM



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

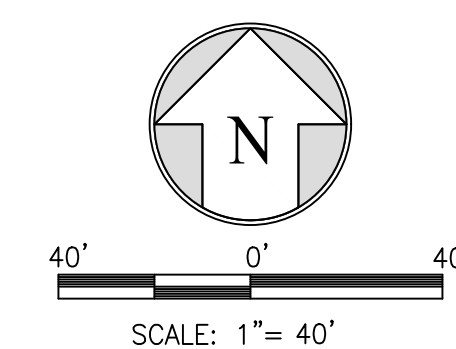
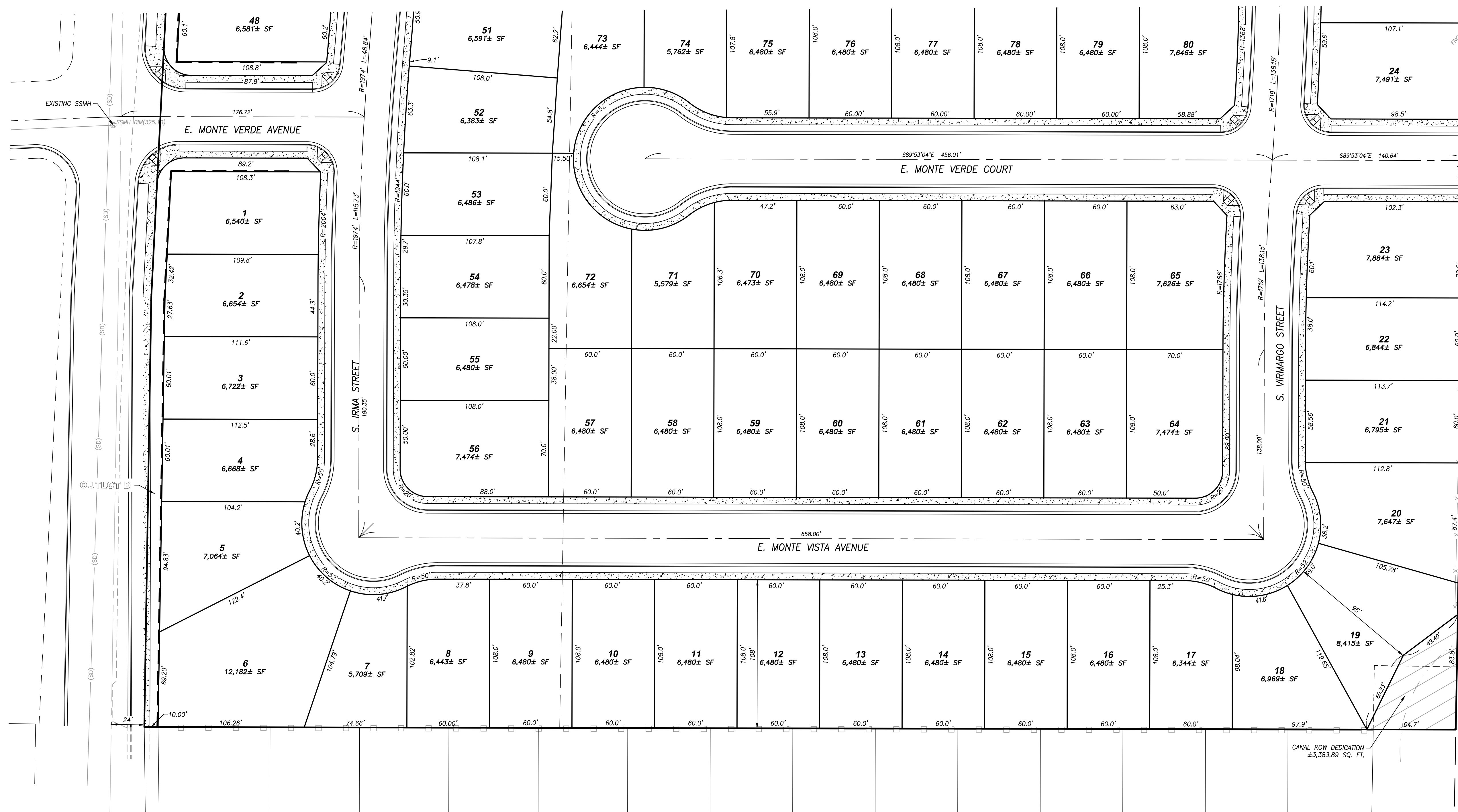


LEGEND

- CENTERLINE
- PROPERTY LINE
- - - PROPOSED BLOCK WALL
- - - SECTION LINE
- - - EXISTING RIGHT OF WAY
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- - - EXISTING CHAIN LINK FENCE
- - - EXISTING WOOD FENCE
- - - EXISTING EDGE OF PAVEMENT/ROAD
- - - EXISTING CURB AND GUTTER
- - - EXISTING CONTOUR LINE
- - - (200) EXISTING OVERHEAD ELECTRICAL
- - - (0E) EXISTING STREETLIGHT
- - - EXISTING GUY ANCHOR
- - - EXISTING POST
- - - EXISTING WATER VALVE
- - - EXISTING POWER POLE
- - - EXISTING STORM DRAIN MANHOLE
- - - EXISTING SEWER MANHOLE
- - - EXISTING CHRISTIE BOX
- - - EXISTING SIGN
- - - EXISTING VENT PIPE
- - - EXISTING STAND PIPE
- - - EXISTING RISER
- - - 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
- ROW. 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



INAL.

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) 713-4445.

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: PRP Smoke Shop Date: 1/28/21

Project Description: Making a smoke shop from C-store

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

Property Owner: Balwant Dhalwal Applicant(s) Name: BALWANT DHALIWA

Project Address/Location: 1410 W Houston Ave

Assessor Parcel Number: 090-133-017

Parcel Size (Acreage or Square Feet): 7,861 sq ft Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 5,000

Describe All Proposed Building Modifications: MERCHANDISING DISPLAY

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

Date Received: 01/28/2021

SPR Agenda: 02/03/2021 Item No. _____

Zone: C-MU SPR No. 21-010

Historic District: Yes No

Flood Zone: X AE XAE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: C-Store

Proposed Building Use: SMOKE SHOP

Proposed Hours of Operation: 10 am - 8 pm

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

Number of Employees Per Day: Existing _____ Proposed 2

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: 1 TIME WK.

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: _____

Page 1 of 2 - Application continues on back of this page

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

RE YO OL DN JO

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

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

REQUIRED SIGNATURE

Name: Robert D. Phelan Signature of Owner or Authorized Agent*
 Address: 5519 W. Pezeta Ave
 City, State, Zip: Visalia CA 93291 Owner Robert D. Phelan Date 1/28/21
 Phone: 559-240-3883
 Email: N/A 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, Robert D. Phelan, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
090-133-017

AGENT:

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

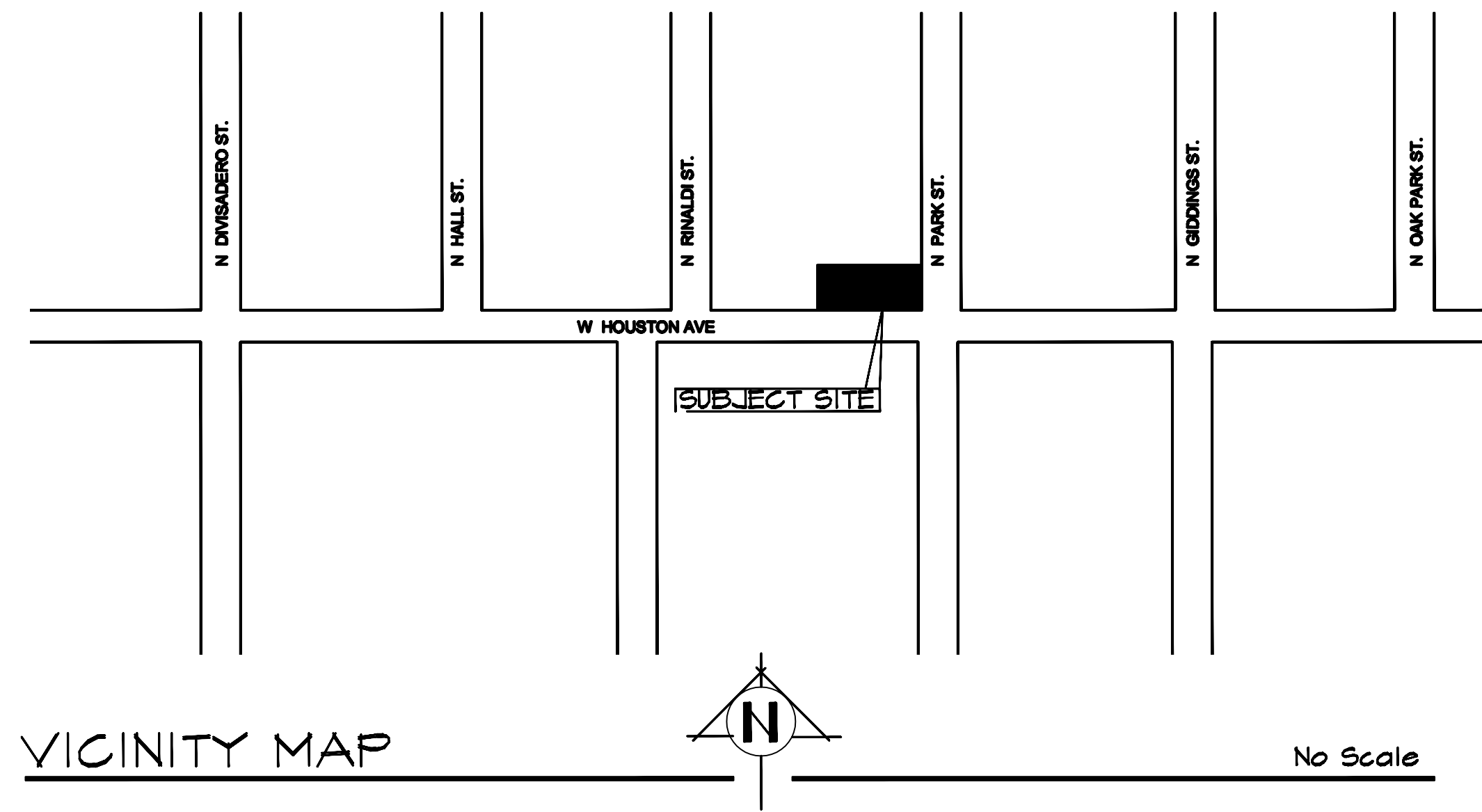
I declare under penalty of perjury the foregoing is true and correct.

Executed this 28 day of JAN, 2021

AGENCY AUTHORIZATION FORM

OWNER	AGENT
Signature of Owner <u>Robert D. Phelan</u>	Signature of Agent <u>Steve Sparshot</u>
Owner Mailing Address <u>1500 W. Houston Ave</u> <u>Visalia CA 93291</u>	Agent Mailing Address <u>1206 W. EYANS</u> <u>VISALIA CA 93277</u>
Owner Phone Number <u>559-623-6204</u>	Agent Phone Number <u>6797565</u>

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

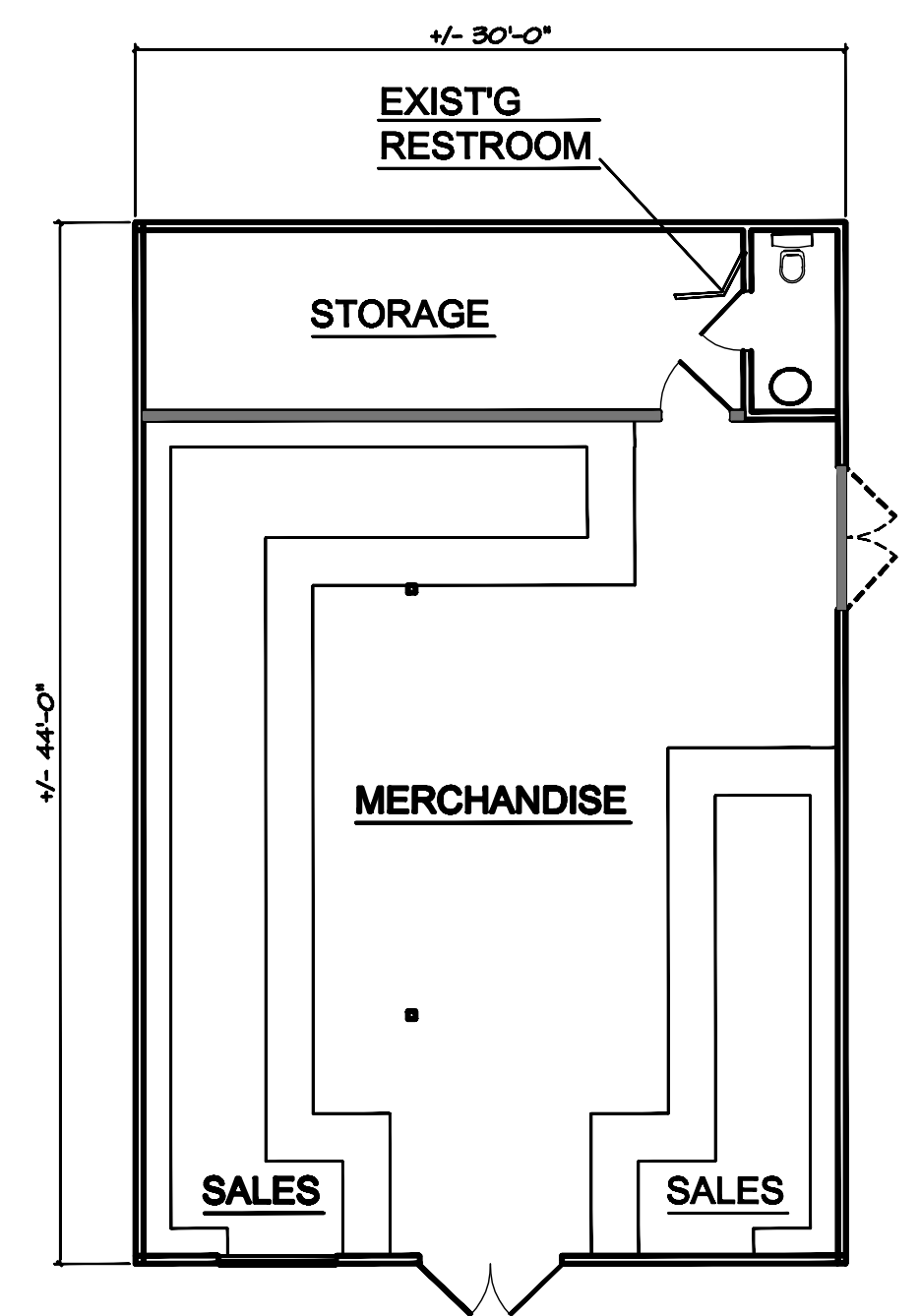


BUSINESS/PROPERTY OWNER:
 BALWANT DHALIWA
 5519 W. PEREZ
 VISALIA, CA 93201
 559-623-6204

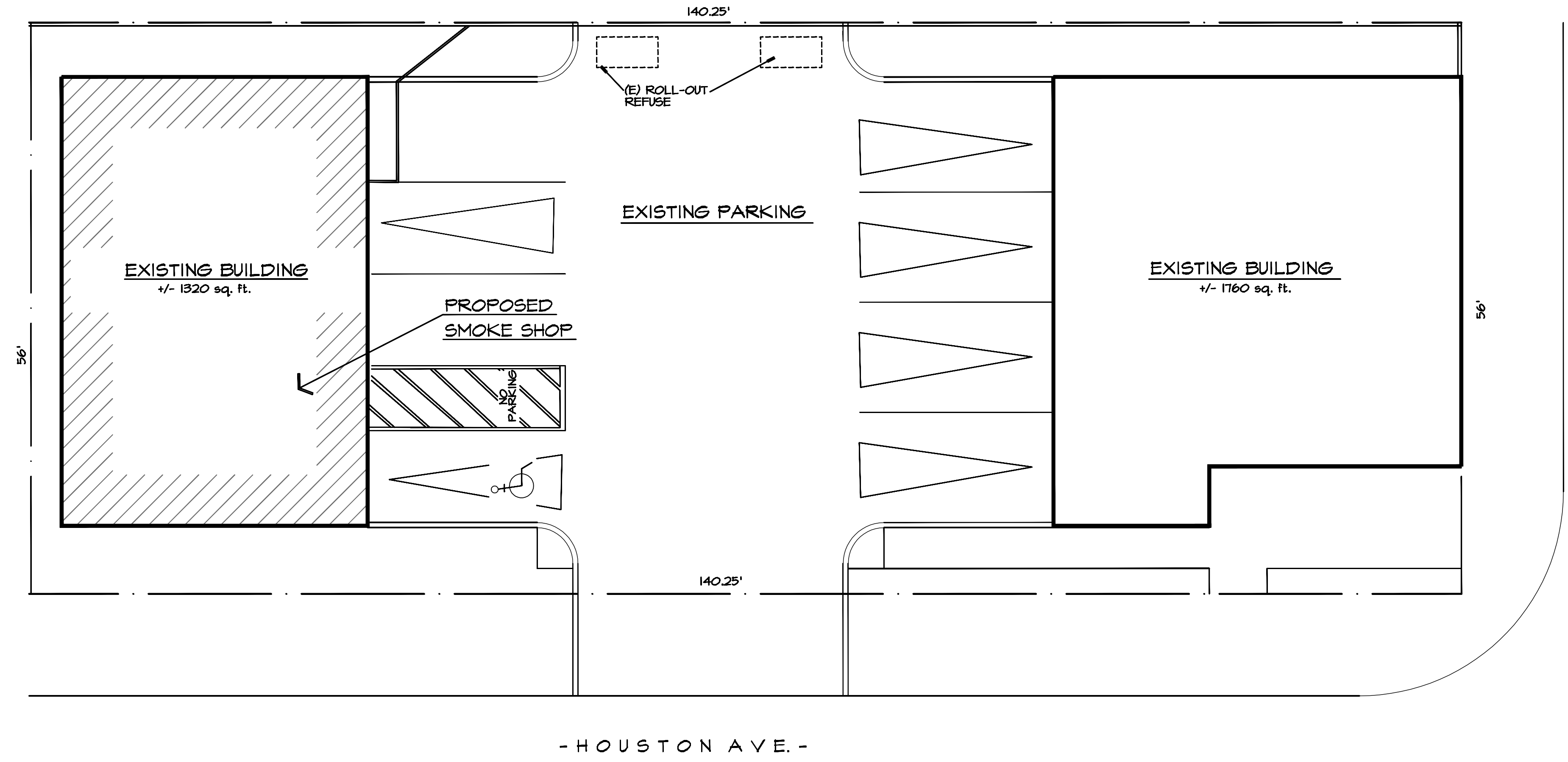
SITE INFO:
 EXISTING USE: VACANT PREVIOUS CIGARETTE STORE, MINI-MART

- MERCHANDISE:**
- | | |
|--------------------|-----------------|
| CBD PRODUCT | TOBACCO |
| PLAY CARD | COPENHAGEN |
| NIKO STOP | VAPES |
| BACKWARDS CIGARS | ENERGY DRINKS |
| DISPOSABLE DEVICES | BUTANE LIGHTERS |
| GLASSES | BANGO |
| BATTERIES | HOOKAH |
| HATS | CANDY |
| | TORCHES |
| | T-SHIRTS |
| | INCENSE |

- MON-MON 9am-8pm
 - 1 OWNER, 3 EMPLOYEES
- OCCUPANCY LOAD: 1320/60=22
- ZONING: D-MU
 APN 090-133-017-000
 SITE AREA: 7,861 SQ. FT.
 TELEPHONE: SBC TELEPHONE CO.
 WATER: CALIFORNIA WATER SERVICE CO.
 REFUSE: CITY OF VISALIA-ROLL-OUT BINS
 SEWER: CITY OF VISALIA
 STORM: CITY OF VISALIA
 GAS: THE GAS CO.
 POWER: SOUTHERN CALIF. EDISON CO.



FLOOR PLAN
 SMOKE SHOP: 1320 SQ. FT.
 Scale: 1/8"=1'-0"



SITE PLAN
 1410 W. HOUSTON
 VISALIA, CALIFORNIA
 APN 090-133-017-000
 Scale: 1/8"=1'-0"

STEPHEN O. SPARSHOTT
 DESIGN & DRAFTING
 1206 N. EVANS
 VISALIA, CALIF. 93201
 594-611-7865

A SMOKE SHOP
PRD CIGARETTES
 VISALIA, CA.
 1410 W. HOUSTON

SHEET
 OF 1

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

<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 _____

Specifics for Use of Drive Up Veterinary Clinic Services

- All services provided by VOSPCA Vet Clinic are scheduled by appointment only. This includes pet vaccinations; spay/neuter surgery, wellness and medical exams, dentals and all other medical treatments and services.
- Clients schedule appointments and pre-pay for their services via our website: vospca.org/vetappts. When making an appointment, clients have access to a portal where they enter their pet's info directly into our clinic software.
- When arriving to the appointment time vehicles will enter the parking lot via the west gate entry and continue to the east end of the building and make a left hand turn. Clients will first pull up to a window where they will check in and pay for any additional services needed. If a client's services take long than 5 minutes they will be asked to park.
- After the window check-in the client will move forward to the double doors where a Veterinary Assistants will promptly greet clients while in their vehicles and retrieve their pet. The pet will be brought just inside the doors to a vaccination area for services to be rendered. Administering pet vaccinations takes approximately 1-2 minutes.
- Vehicles not utilizing the drive-thru will turn right into a parking stall. Signage will be posted to aid in flow.
- Once the pet is safely back in the vehicle the client will exit the drive-thru by moving forward and turning left and following the drive around the perimeter of the property and using the west exit to leave the facility (same exit in which they entered).
- Surgery and vaccination clinics are Monday – Friday and one Saturday a month.
- Clients coming to drop off and pick up their pets before and after surgery arrive by appointment for both situations. Drop off appointments are staggered between 7am and 8am, pick up appointments are scheduled between 2:30pm and 4:00pm.

**Valley Oak SPCA
Operating Statement**

January 2021

Valley Oak SPCA is purchasing the property that currently houses our Adoption Center as well as the surrounding 14 acres. The site is located at 9800 Camp Drive in Visalia.

Charles E Hoey Adoption Center

Approximately 5,000 square feet currently, after renovation it will be approximately 8,000 square feet.

Adoption Floor, bathroom, storage and laundry area was built in 2017 and is currently being utilized for cat and dog housing and adoptions.

An average of 6 employees work here per day with approximately 0-8 customers visiting the site per day. Hours open to the public, by appointment only, are Thursday – Monday from 9am-5pm.

Veterinary Clinic

Approximately 7,000 square feet

As per our previous Operating Statement from 2017 our long term plans include relocating our clinic, adding boarding/grooming services, educational conferences and classes, cat café, retail space and public and private dog parks and exercise yards to this location.

We are ready to begin our Phase 2 plan of relocating our Veterinary Clinic to the current building on the site. The same services that are offered at our Clinic will remain our focus after the relocation; including spay/neuter surgeries, vaccination clinics, medical appointments and other surgical procedures. We plan to offer weekend emergency services in the near future once the renovation is complete.

There will be approx. 6 employees working per day and 20-25 customers per day. Hours open to the public, by appointment only, are Monday –Friday 7am - 4:30pm.

Attached are aerial views showing the flow of traffic and potential locations for the boarding/grooming facility, dog parks and parking lots.

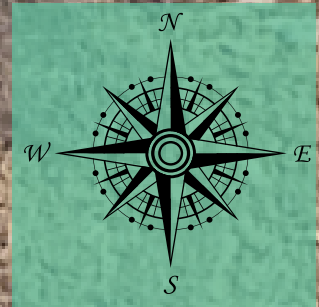
Next phases will include:

5,000 sq foot Boarding/Grooming facility with 2-4 employees per day and 10-15 customers per day.

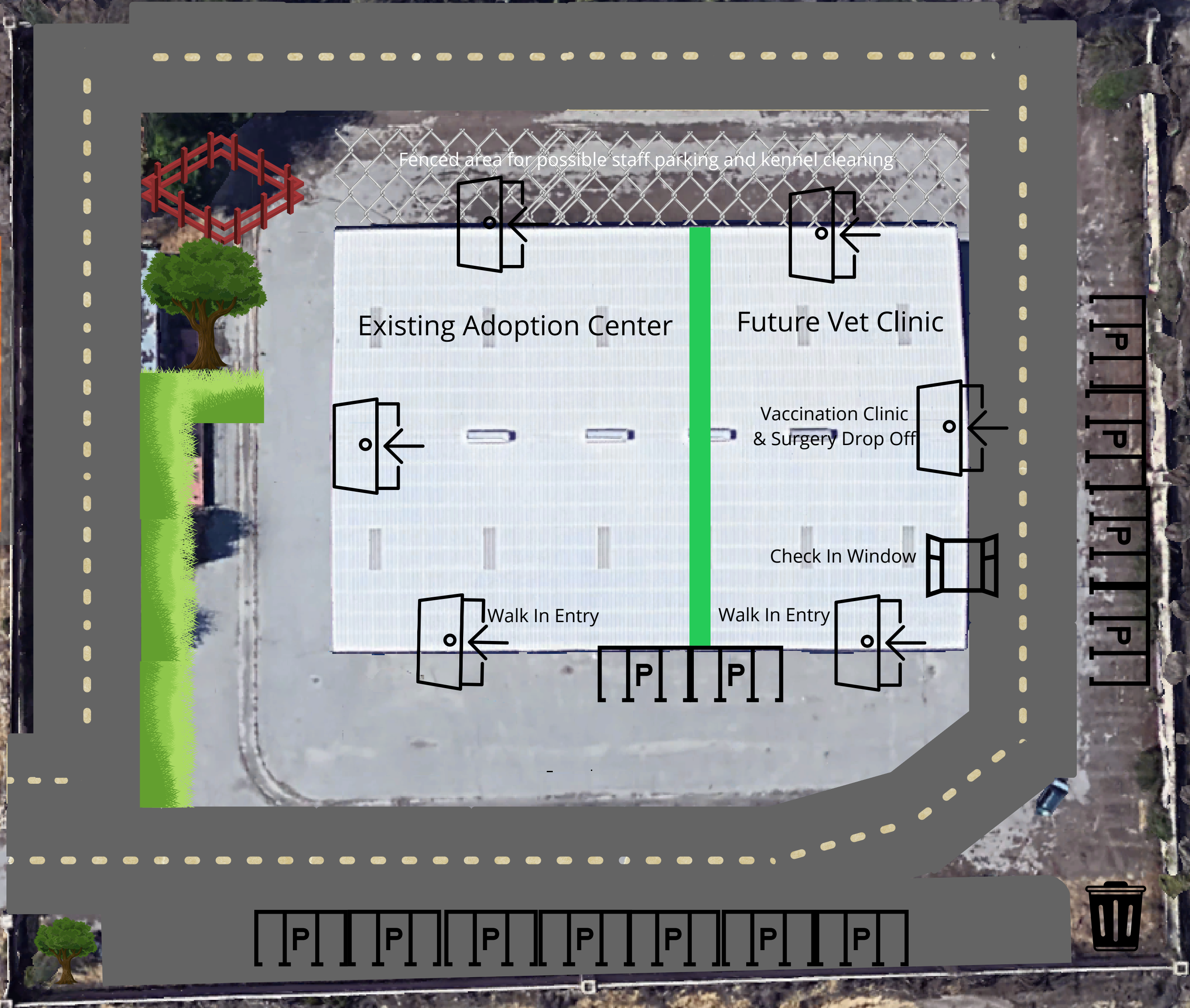
Public and Private Dog Parks with landscaping and walking paths around property.

Valley Oak SPCA 9800 Camp Drive

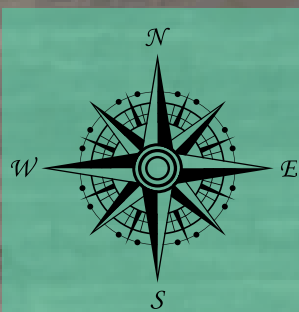
Projected Veterinary Clinic Drive Up Service



Proposed location for 5,000 sq ft Boarding & Grooming Services



Existing building is 100 feet long, 50 feet wide
Wall perimeter is ~1069 feet
70,000+sq ft area
Building to south wall ~83 ft
Building to north wall ~74 ft
Building to east wall ~ 50 ft
Building to west wall ~ 86 ft



Fenced Dog Exercise Area

Possible parking lot if required

Paved Driveway ~879 ft long
20 feet wide

Fenced Dog Exercise Area

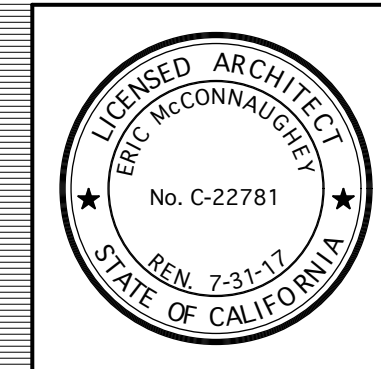
Fenced Dog Exercise Area

Entrance

Camp Dr



DESIGN GROUP
INCORPORATED
ARCHITECTS



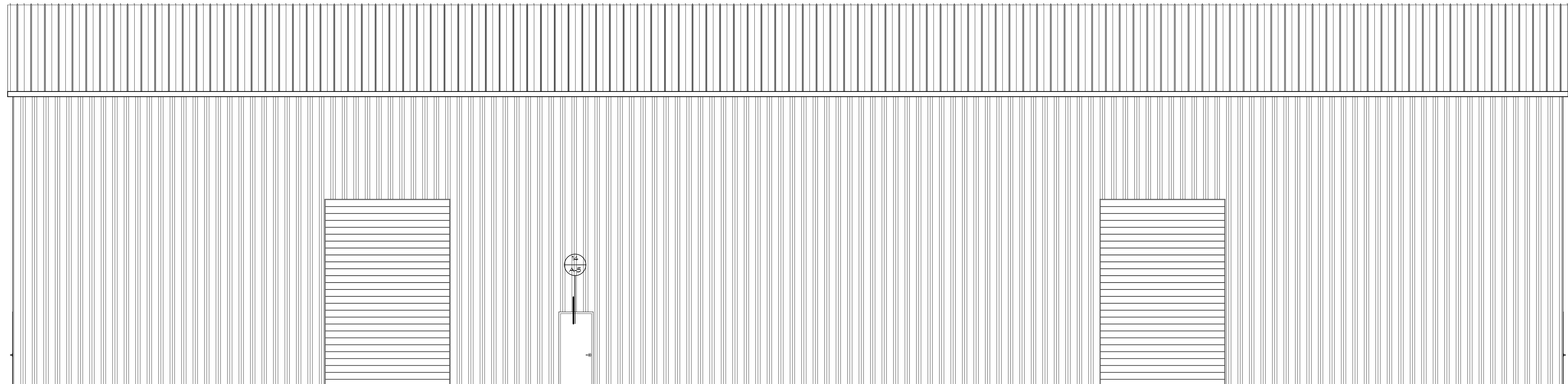
4412 W. FERGUSON
VISALIA, CA. 93291
(559) 732-9236
FAX: 732-5836

SCALE: AS NOTED
JOB #: 17-001

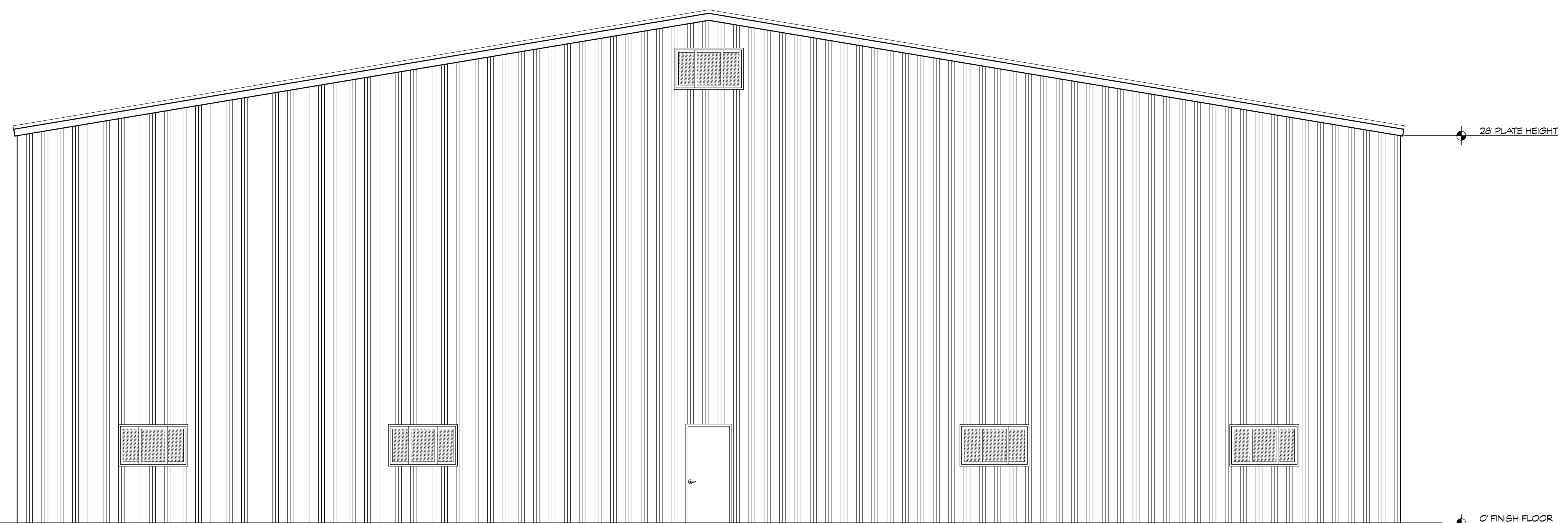
A TENANT IMPROVEMENT FOR:
VALLEY OAK S.P.C.A.
VISALIA, CA 93291

DATE: 03-23-17
△ REVISED:
△ REVISED:
△ REVISED:
△ REVISED:
△ REVISED:

Sheet:
A-4



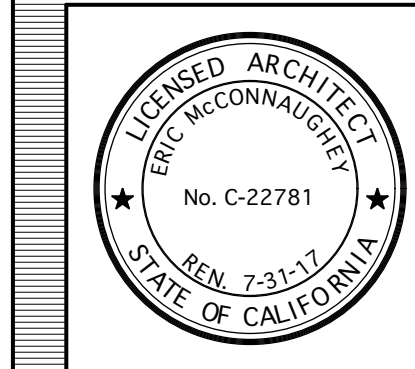
NORTH
SCALE: 3/16" = 1'-0"



EAST
SCALE: 3/16" = 1'-0"



DESIGN GROUP
INCORPORATED
ARCHITECTS



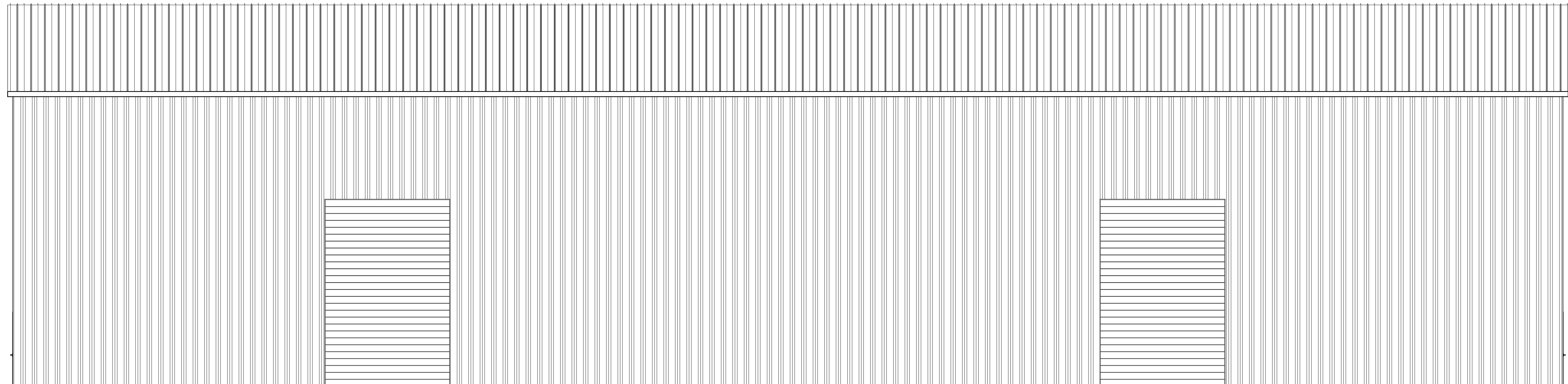
4412 W. FERGUSON
VISALIA, CA. 93291
(559) 732-9236
FAX: 732-5836

SCALE: AS NOTED
JOB #: 17-001

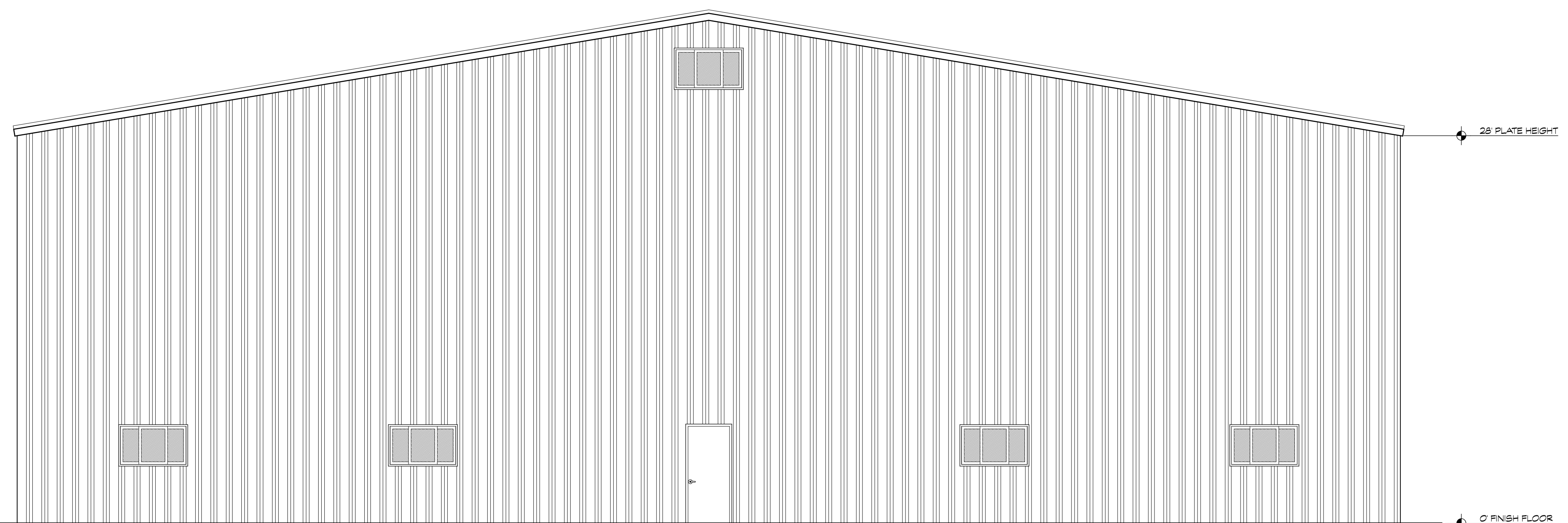
A TENANT IMPROVEMENT FOR:
VALLEY OAK S.P.C.A.
VISALIA, CA 93291

DATE: 03-23-17
△ REVISED:
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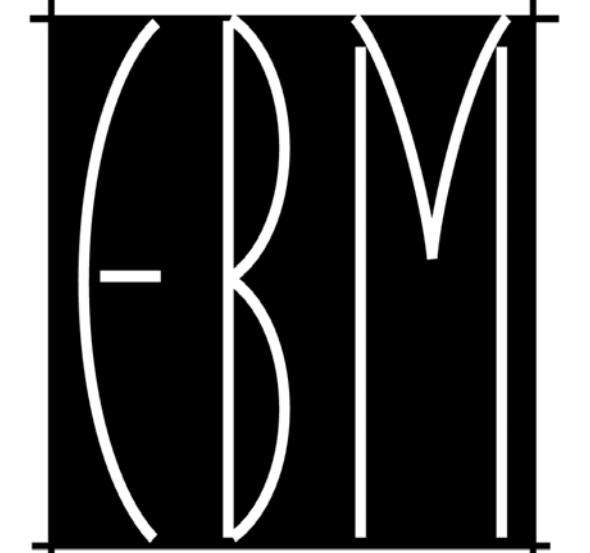
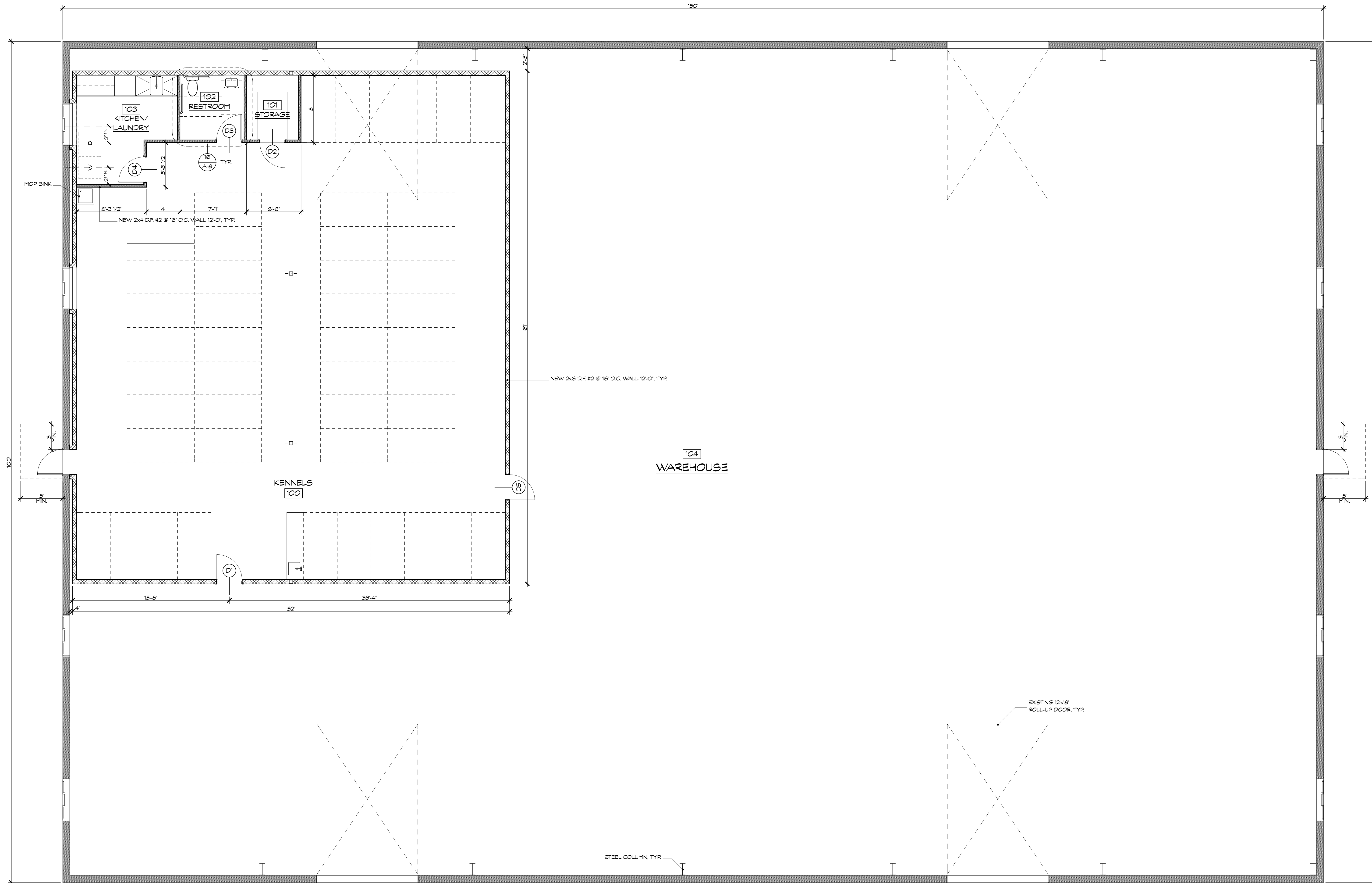
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A-3



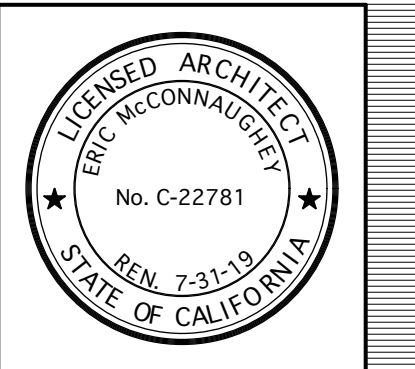
SOUTH
SCALE: 3/16" = 1'-0"



WEST
SCALE: 3/16" = 1'-0"



DESIGN GROUP
INCORPORATED
ARCHITECTS



4412 W. FERGUSON
VISALIA, CA. 93291
(559) 732-9236
FAX: 732-5836

SCALE: AS NOTED
JOB #: 17-001

A TENANT IMPROVEMENT FOR:
VALLEY OAK S.P.C.A.
9800 W. CAMP DR. VISALIA, CA 93291

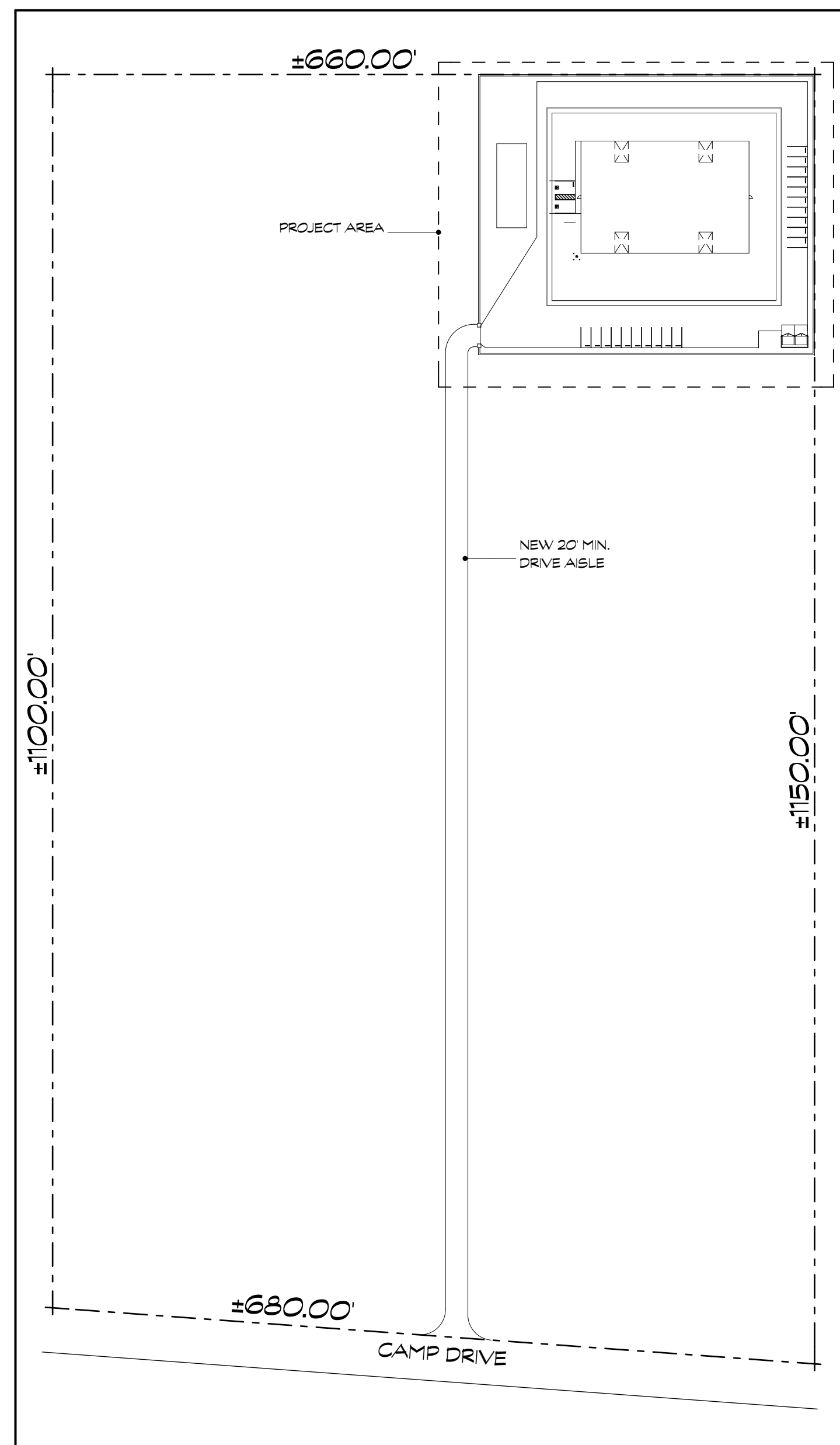
DATE: 8-8-17
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Sheet:
A-2

WALL LEGEND

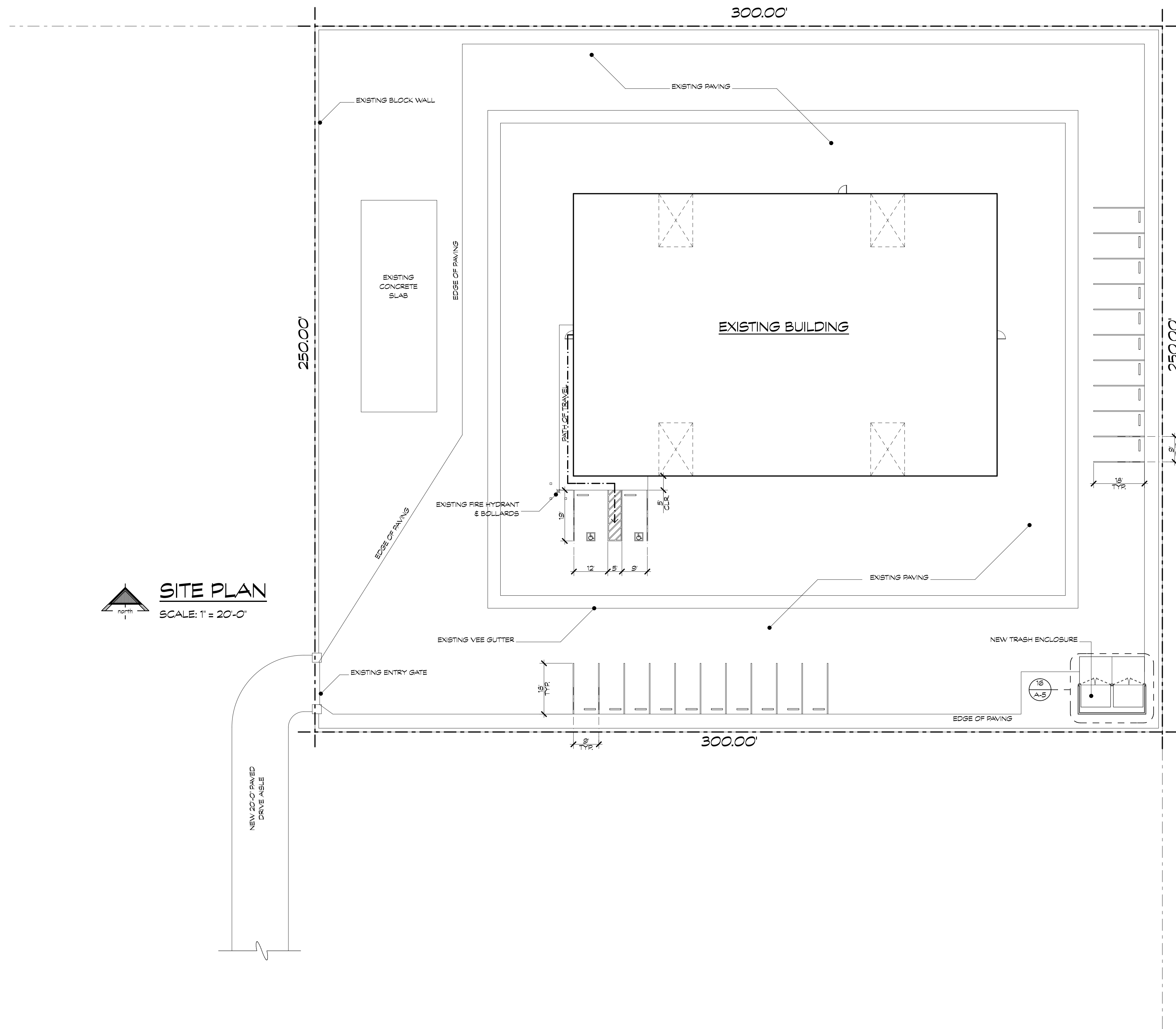
	EXISTING WALLS
	NEW 4" METAL STUDS @ 16" O.C.
	NEW 8" METAL STUDS @ 16" O.C.

FLOOR PLAN
SCALE: 3/16" = 1'-0"



OVERALL SITE PLAN

SCALE: 1" = 100'-0"

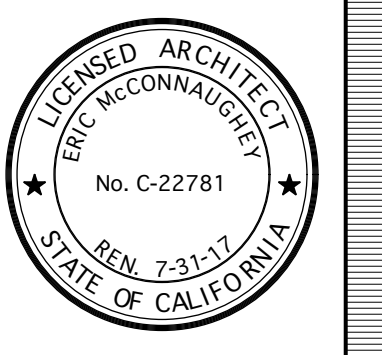


SITE PLAN

SCALE: 1" = 20'-0"



**DESIGN GROUP
INCORPORATED
ARCHITECTS**



4412 W. FERGUSON
VISALIA, CA. 93291
(559) 732-9236
FAX: 732-5836

SCALE: AS NOTED

JOB #: 17-001

A TENANT IMPROVEMENT FOR:
VALLEY OAK S.P.C.A.
VISALIA, CA 93291

DATE: 03-23-17

- △ REVISED:
- △ REVISED:
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- △ REVISED:
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A-1

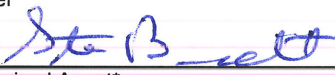
SITE PLAN MINIMUM REQUIREMENTS

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.
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 - 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>Community Services and Employment Training, Inc.</u> Address: <u>312 NW 3rd Avenue</u> City, State, Zip: <u>Visalia CA, 93291</u> Phone: <u>550-732-4194</u> Email: <u>mary.escarsega-fechner@cset.org</u>	Signature of Owner or Authorized Agent* E-SIGNED by Mary Escarsega-Fechner on 2021-01-28 13:42:30 PST <hr/> Owner  <hr/> Authorized Agent*	Date <hr/> 1.28.2021 <hr/> Date <hr/> 1.28.2021
---	---	--

* 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, Mary Escarga-Fechner, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
094-160-026

AGENT:

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

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

Executed this 28 th day of January, 20 .

OWNER	Signatures	AGENT
E-SIGNED by Mary Escarsega-Fechner on 2021-01-28 13:42:33 PST		
Signature of Owner		Signature of Agent
<u>312 NW 3rd Avenue, Visalia CA, 93291</u>		<u>901 E Main Street, Visalia CA 93292</u>
Owner Mailing Address		Agent Mailing Address
<u>559-732-4194</u>		<u>559-733-0440</u>
Owner Phone Number		Agent Phone Number

Sequoia Community Corps Overview

CSET's Sequoia Community Corps (SCC) is a state-certified local Conservation Corps and federally recognized as a 21CSC (21st Century Service Corps) member. For more than 35 years, the SCC has served young men and women ages 18-24 from communities throughout Tulare and Kings Counties. We provide young people with on-the-job training, education, leadership development, and environmental awareness through the performance of community and conservation work projects. By creating partnerships with public and private institutions, we are able to provide quality work experience opportunities that prepare corpsmembers for sustainable jobs. Our menu of vocational training opportunities includes the trades of weatherization, urban forestry, conservation education, and recycling collections.

The SCC's Recycling Focus Area

Through funding from CalRecycle and other sources, the SCC contributes to California's recycling and source reduction goals by partnering with local businesses, government agencies, municipalities, and community members to create impactful opportunities for companies and individuals to properly recycle E-Waste, Waste Tires, and CRV beverage containers.

As a state-certified E-waste Collector, SCC serves a vital role during "Dump on Us" events by assuring that E-Waste collections are appropriately managed, processed, and tracked. In addition to events, we collaborate with local municipalities by having secure, gated E-waste drop-off sites within city Public Works yards. Our E-waste recycling sites include seven located in city yards as well as two others located at SCC sites. We also provide year-round E-waste curbside collection for residents, government entities, and businesses in Tulare and Kings Counties. Collected materials are transported to our Legacy facility, where approximately 500,000-800,000 pounds of E-waste are processed and shipped to licensed recyclers annually.

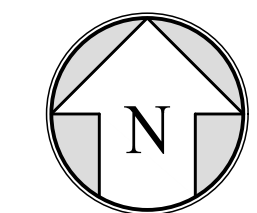
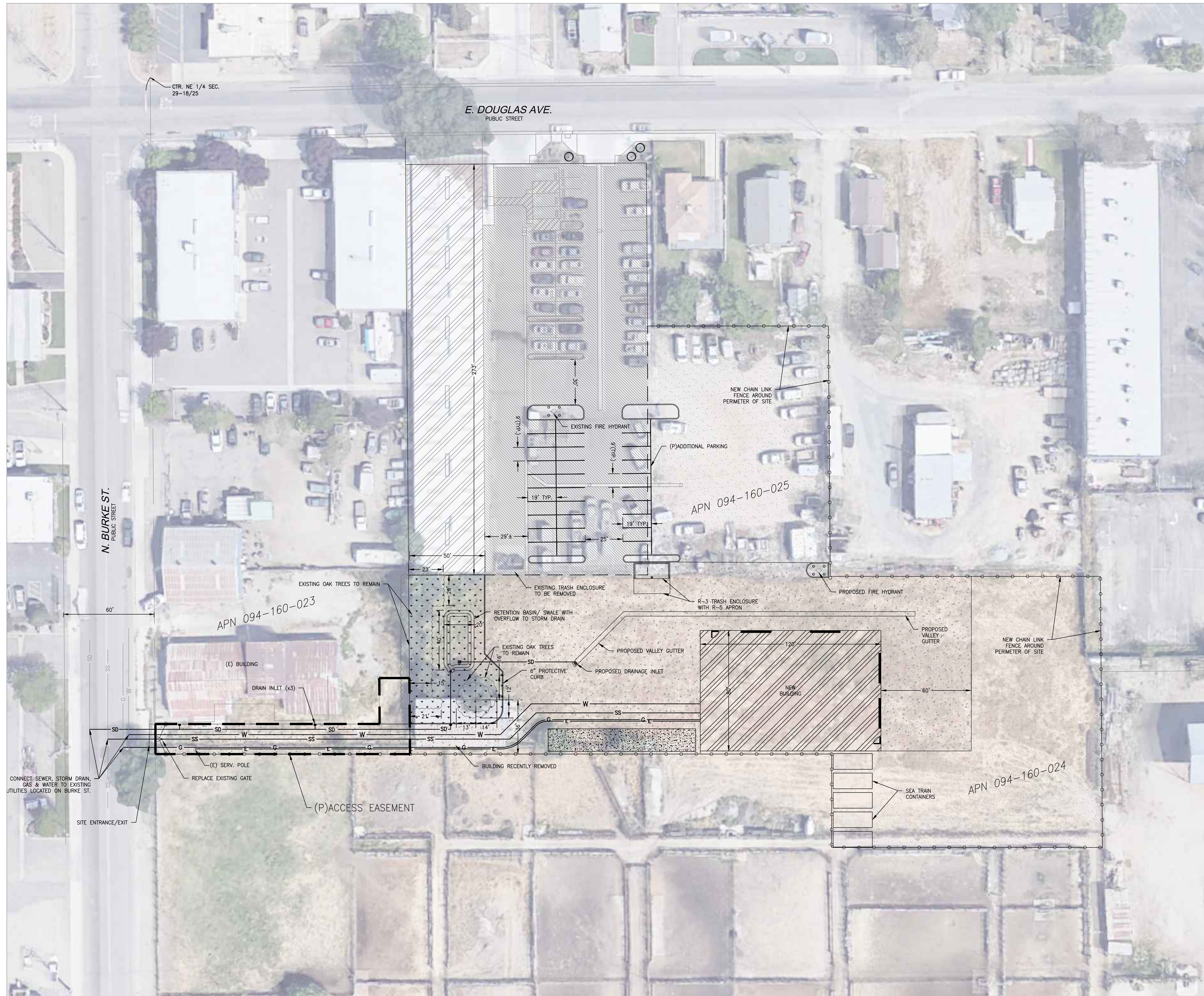
As a state-certified Special Program (SP), the SCC also provides CRV beverage container collection services to local businesses, government entities, and schools throughout Tulare and Kings Counties. Our two buy-back centers, state certified Recycling Centers (RC), operate year-round in Exeter's Public Works yard and at our Legacy facility. We also collect CRV beverage containers at mountain recreation sites and local businesses. All collections are transported to our Legacy facility for sorting, bailing, weighing, and shipped to our local processor, approximately 200,000 pounds annually. Shipments occur once to twice a month and more frequently during our peak season of April to October.

Other collections include waste tires, through labor we provide during city Dump on Us events. The SCC is also a certified Waste Tire Hauler, creating future growth potential. New collection opportunities include used mattresses, which we anticipate will be stored in a trailer then shipped once the trailer is full.

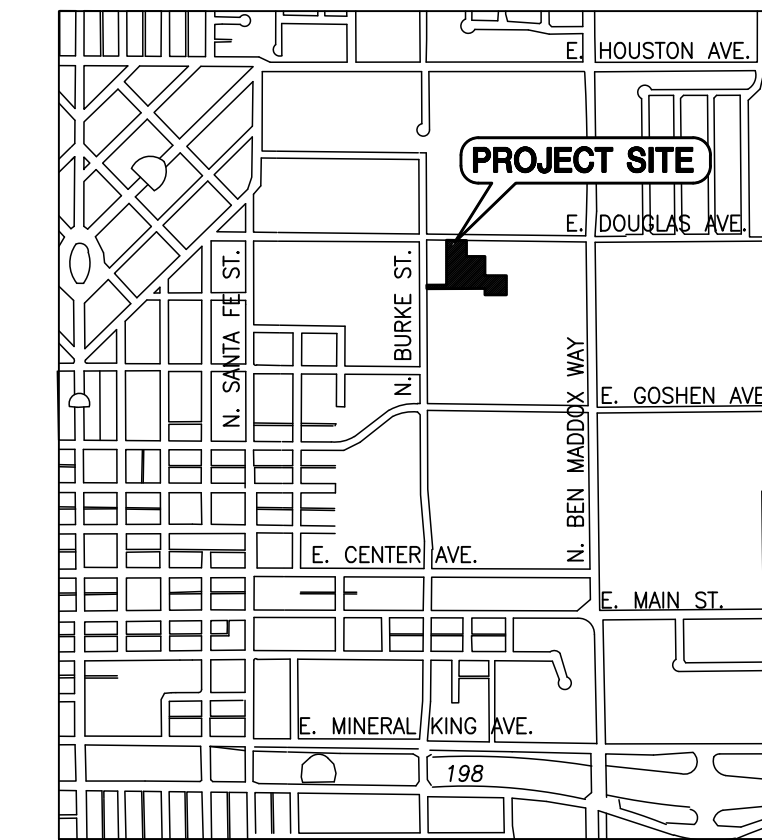
Future Recycling Site Plan

As we plan for the future and the development of the additional space at our Douglas facility, we hope to relocate all of our Legacy recycling processing and storage activities to the Douglas facility, providing co-location with our existing programs and services. We look forward to working with you in the development of this site plan.

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SCALE: 1" = 30'



VICINITY MAP
N.T.S.

LEGEND

- 29,711(SF) EXISTING PAVEMENT
- 31,307 (SF) CONCRETE.
- 38,937 (SF) DECOMPOSED GRANITE (DG).
- EXISTING STRUCTURE TO REMAIN
- PROPOSED 80'X120' BUILDING
- BASIN WITH BIO-SWALE (OUTDOOR GREEN SPACE)
- RECYCLE CENTER SCALE

UTILITIES

SOUTHERN CALIFORNIA EDISON:
 JUAN MEJORADO
 2425 S. BLACKSTONE STREET, TULARE, CA 93274
 O: 559-884-3532
 C: 559-801-1272
 misael.ibarra@sce.com

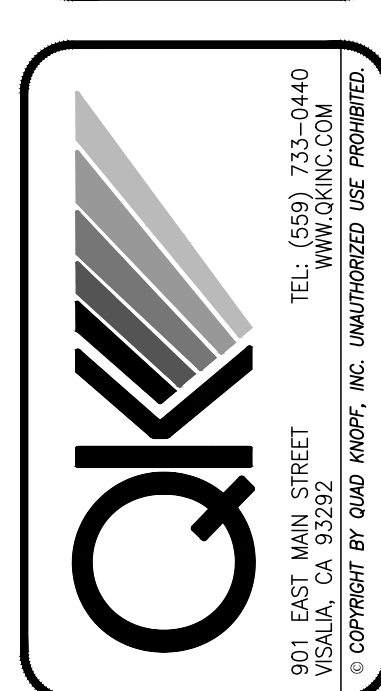
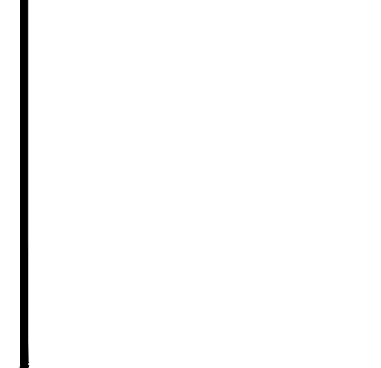
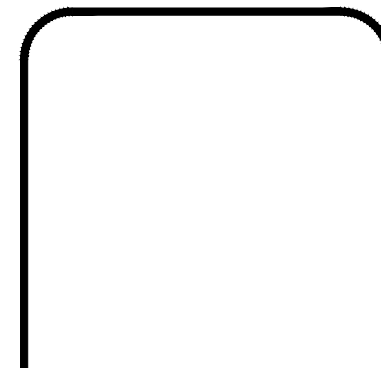
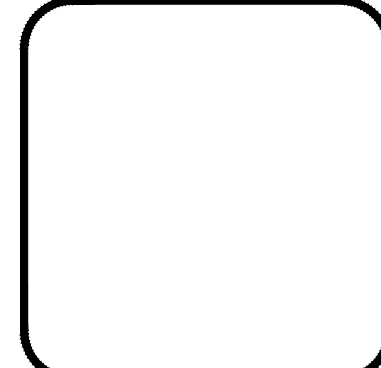
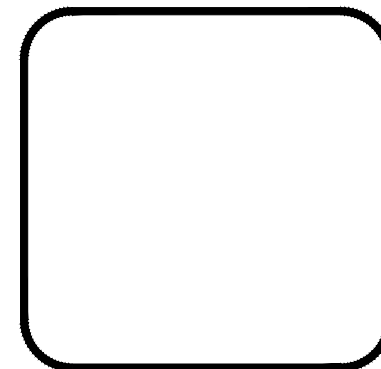
SOUTHERN CALIFORNIA GAS COMPANY:
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 404 N. TIPTON STREET, VISALIA, CA 93292
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 JMMejorado@socalgas.com

AT&T:
 ERIN PECTOL
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 MICHAEL CORRAL
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 C: 559-217-9003
 Michael_Corral@comcast.com

APN	AREA
094-160-023	0.1 ACRE
094-160-024	1.5 ACRE
094-160-025	1.5 ACRE

NO.	REVISIONS	DATE	BY	DESCRIPTION



CSET
 312 NW 3rd AVENUE
 VISALIA, CA 93291

**REVISED PARKING LOT
 PROPOSED LAYOUT**

PROJECT NO.: 200422
 DRAWN BY:
 RWB
 QA/QC BY:
 KG
 SCALE:
 AS SHOWN
 SHEET NO.: 1 OF 2

