

SITE PLAN REVIEW AGENDA

2/24/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 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: 2 Resubmit

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

ITEM NO: 3

SITE PLAN NO: SPR21026

PROJECT TITLE: Children's Choice Dental

DESCRIPTION: Children's Choice Dental in Park Place Promenade Shopping Center (C-R)

APPLICANT: James S. Sanders

OWNER: WALNUT MOONEY CENTER LLC

APN: 122040048

LOCATION: 2040 S MOONEY BLVD UNI

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: JACK IN THE BOX Date: 2/18/21

Project Description: REMOVE EXISTING BUILDINGS AND CONSTRUCT NEW DRIVE THRU RESTAURANT LOCATED AT THE INTERSECTION OF LOVERS LANE AND TULARE AVENUE

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR 20198

Property Owner: JACK IN THE BOX, INC.

Applicant(s) Name: MIKE DAVIS

Project Address/Location: INTERSECTION OF LOVERS LANE AND TULARE AVENUE

Assessor Parcel Number: 1 0 0 - 1 2 0 - 0 5 1

Parcel Size (Acreage or Square Feet): 1.12 AC Building or Suite Square Footage: 1,315 SF

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: DEMOLITION

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

Date Received: 02/18/2021

SPR Agenda: 02/24/2021 Item No. _____

Zone: C-N SPR No. 20-198

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: COMMERCIAL

Proposed Building Use: COMMERCIAL

Proposed Hours of Operation: 6AM-12AM

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

Number of Employees Per Day: Existing _____ Proposed 6-8

Number of Customers Per Day (Estimated): Existing _____ Proposed 300

Predicted Peak Operating Hour: 6AM-8PM

Describe Any Truck Delivery Schedule & Operations: EARLY MORNING DELIVERIES FOR RESTOCK ONCE DAILY

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>MIKE DAVIS</u>	Signature of Owner or Authorized Agent* 	
Address: <u>1660 N. FARMERSVILLE BLVD.</u>	Owner	Date <u>1-21-2021</u>
City, State, Zip <u>FARMERSVILLE, CA 93223</u>		
Phone: <u>(858) 705-0258</u>		
Email: <u>mike@vtpjib.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



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

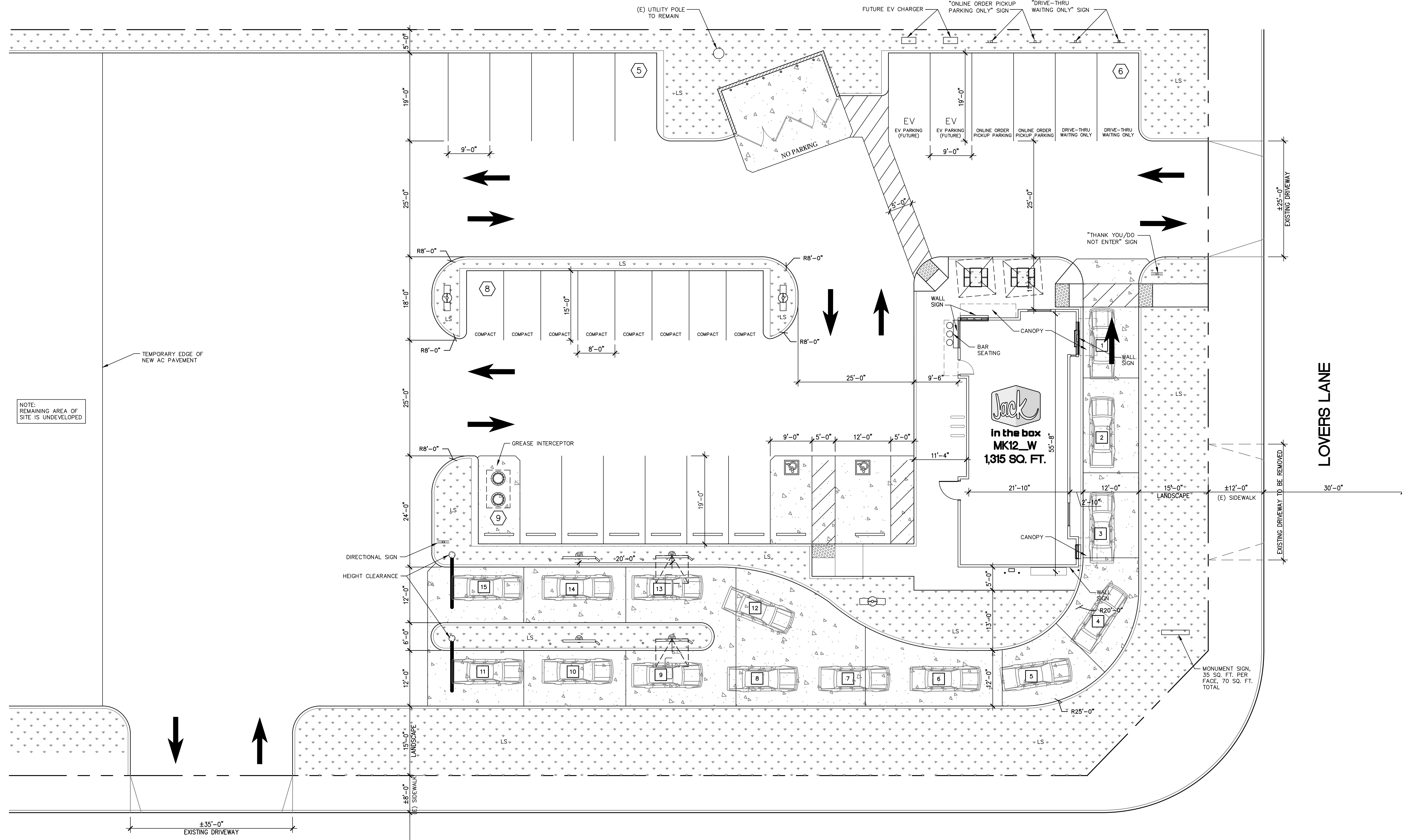
DRAWN BY: _____

PROJECT #: MFT20001.0

SCALE: 1" = 10'

**PROPOSED
SITE PLAN**

SD1.0

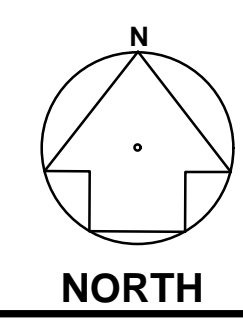
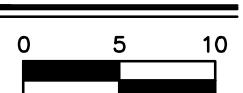


NOTE:
REMAINING AREA OF
SITE IS UNDEVELOPED

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

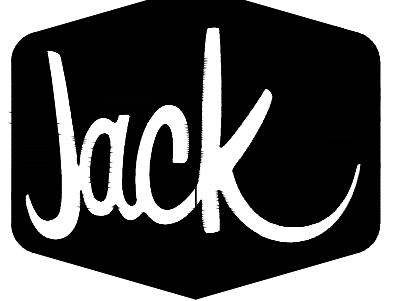
PROPOSED SITE PLAN

SCALE: 1" = 10'



TULARE AVE.

LOVERS LANE



Jack
in the box®

9330 BALBOA AVENUE
SAN DIEGO, CA 92123

© 2017 Jack in the Box Inc.

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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: _____

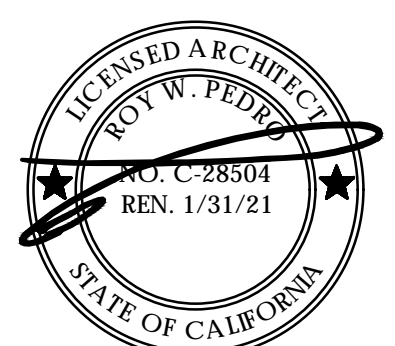
3: _____

BID: _____

CONSTRUCTION: _____

REVISIONS

- △ _____
- △ _____
- △ _____
- △ _____
- △ _____



Architectural
Solutions Group

6930 DESTINY DRIVE
SUITE 100
ROCKLIN, CA 95677

(916) 415-5358
rpedro@pmdgnc.com

Roy W. Pedro, Architect

SITE INFORMATION

MK TYPE: MK12A_W

JIB #: -

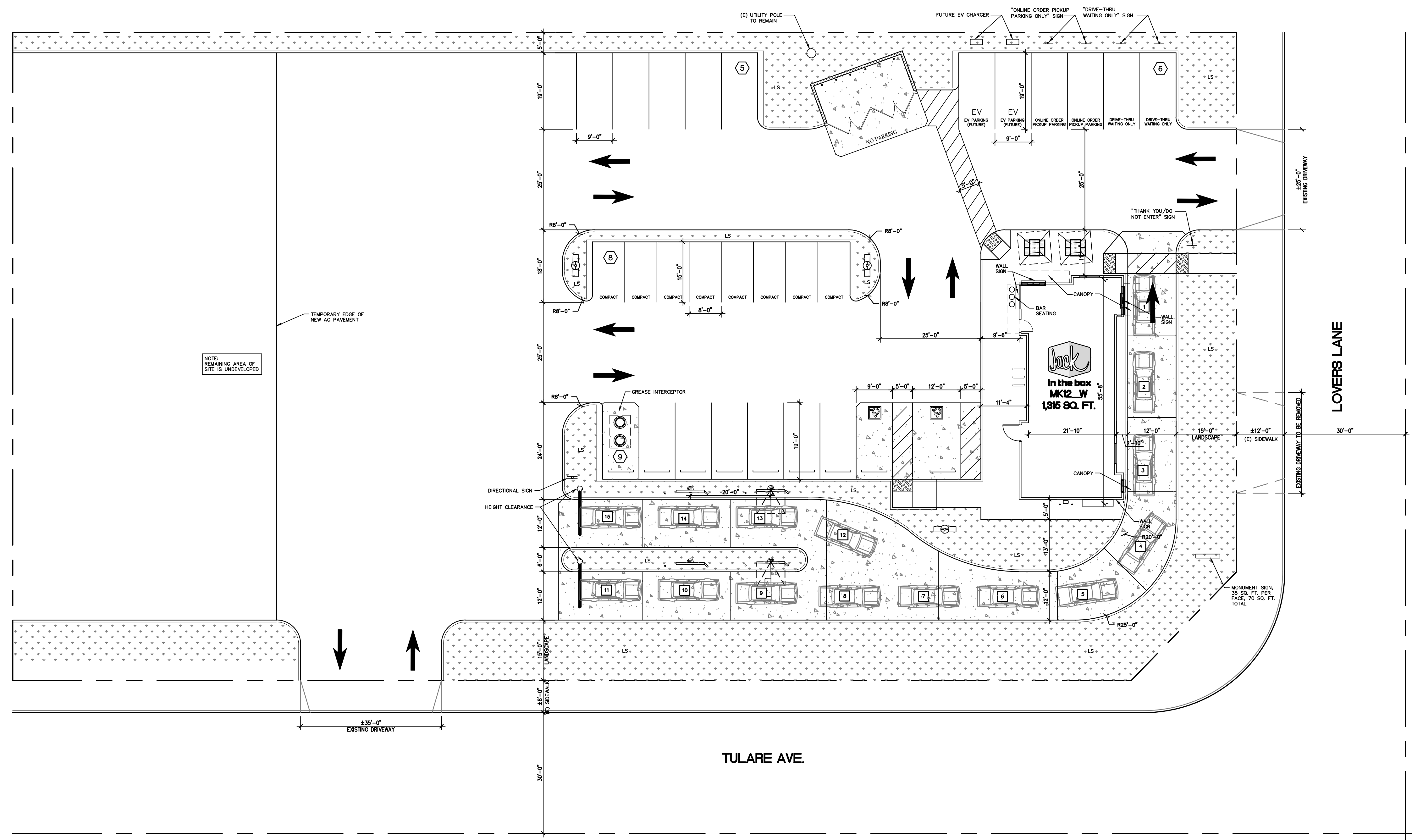
ADDRESS:
TULARE AVE. &
LOVERS LANE
VISALIA, CA

DRAWN BY: _____

PROJECT #: MFT20001.0

SCALE: 1" = 15'

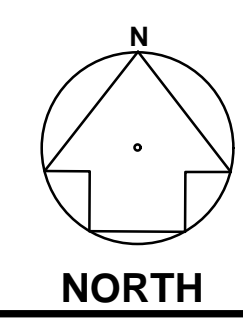
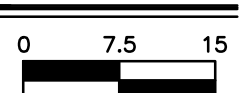
**PROPOSED
OVERALL
SITE PLAN
SD1.1**



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:	12 STANDARD SPACES 2 ADA ACCESSIBLE SPACES 8 COMPACT SPACES 2 FUTURE E.V. SPACES 2 DRIVE-THRU WAITING SPACES 2 ONLINE ORDER PICK-UP SPACES 28 TOTAL SPACES

PROPOSED SITE PLAN

SCALE: 1" = 15'



TULARE AVE.

LOVERS LANE

NOTE:
REMAINING AREA OF
SITE IS UNDEVELOPED

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: Community Services and Employment Training, Inc.
 Address: 312 NW 3rd Avenue
 City, State, Zip Visalia CA, 93291
 Phone: 550-732-4194
 Email: mary.escarsega-fechner@cset.org

Signature of Owner or Authorized Agent*
 E-SIGNED by Mary Escarsega-Fechner
 on 2021-01-28 13:42:30 PST

 Owner


 Authorized Agent*

 2.18.2021

 Date

 2.10.2021

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

AGENT:

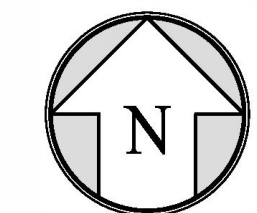
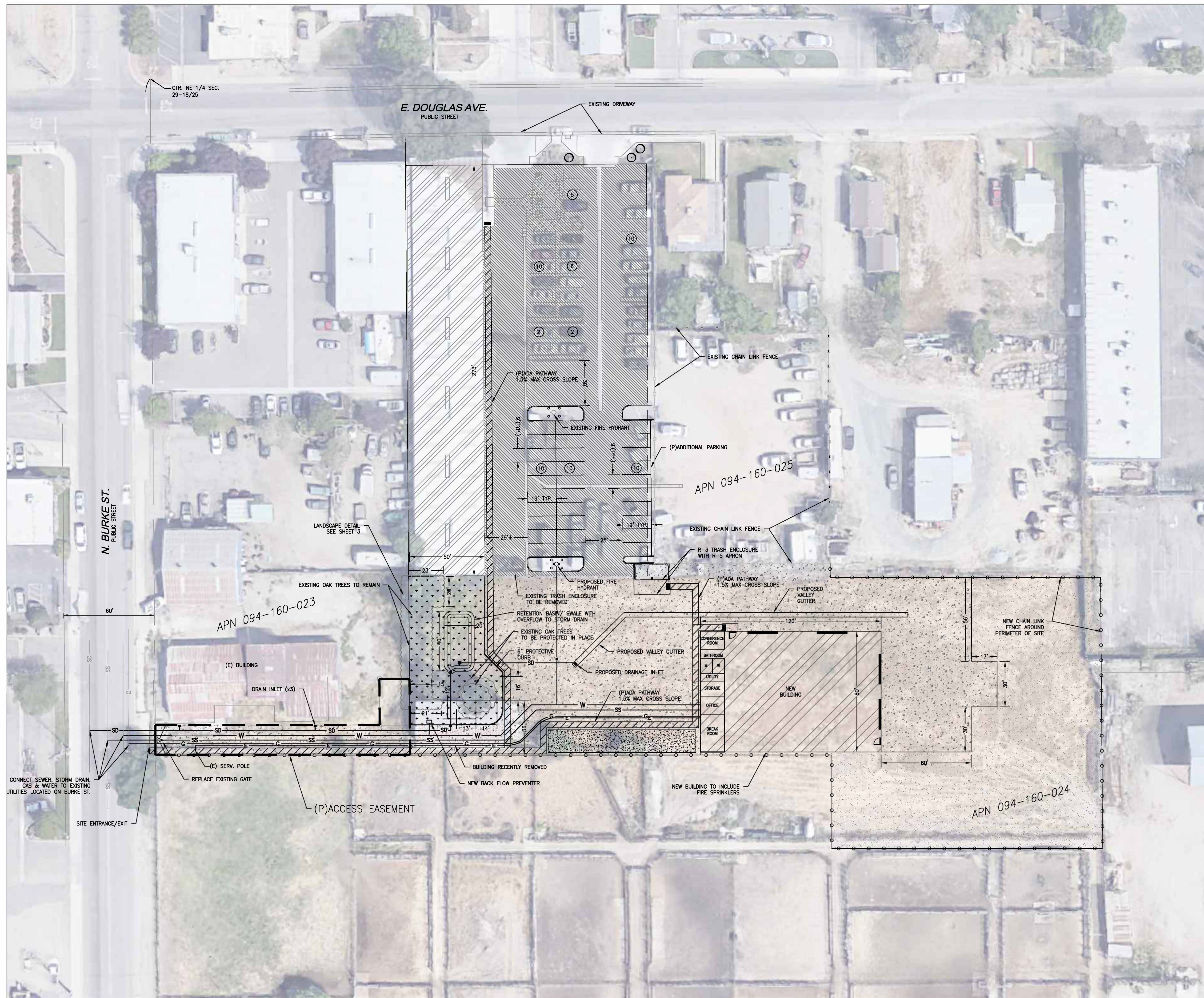
I designate QK, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Site Plan review and CUP relative to the property mentioned herein.

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

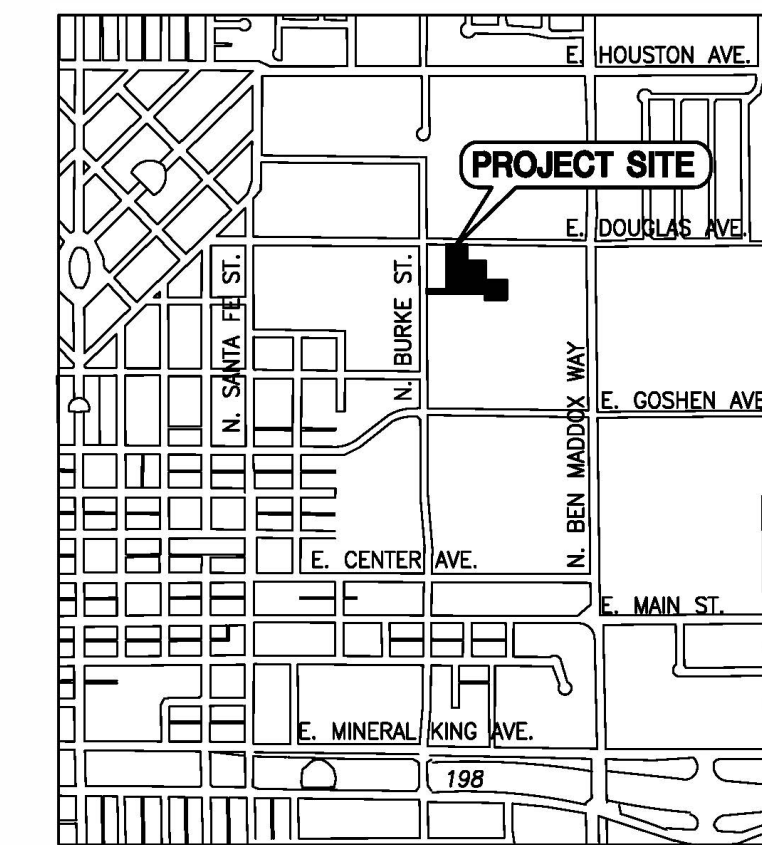
Executed this 18th day of February, 20 .

OWNER	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

L:\PROJECTS\2020\200423\ACAD\IMPROVEMENTS\200423-STRIPING\KRDWG 2/19/2021 8:47 AM



SCALE: 1" = 30'



VICINITY MAP
N.T.S.

LEGEND

- 29,711(SF) EXISTING PAVEMENT
- 31,957 (SF) CONCRETE.
- 21,1488 (SF) DECOMPOSED GRANITE (DG).
- EXISTING STRUCTURE TO REMAIN
- PROPOSED 80'X120' BUILDING
- BASIN WITH BIO-SWALE (OUTDOOR GREEN SPACE)
- RECYCLE CENTER SCALE
- PARKING SPACE COUNT PER ROW

UTILITIES

SOUTHERN CALIFORNIA EDISON:
 JUAN MCORRADO
 2425 S. BLACKSTONE STREET, TULARE, CA 93274
 O: 559-684-3532
 C: 559-801-1272
 michael.ibarra@sc Edison.com

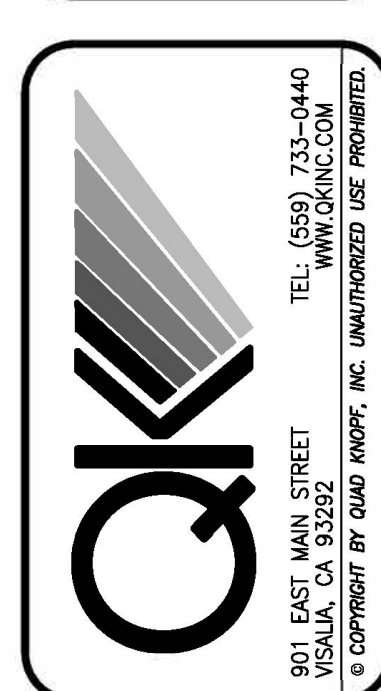
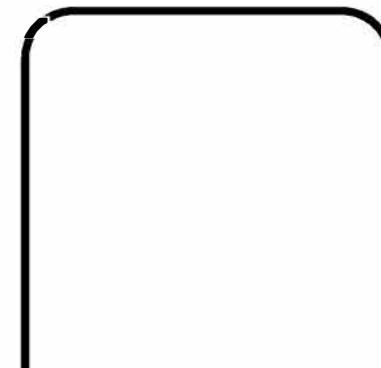
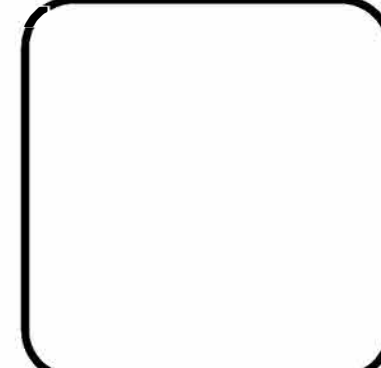
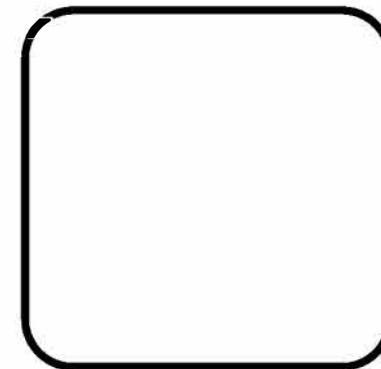
SOUTHERN CALIFORNIA GAS COMPANY:
 MICHAEL IBARRA
 404 N. TIPTON STREET, VISALIA, CA 93292
 559-739-2317
 JMcJorodo@scg.com

AT&T:
 ERIN PECTOR
 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

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

REVISIONS	ID	DATE	BY	DESCRIPTION



CSET
 312 NW 3rd AVENUE
 VISALIA, CA 93291

**REVISED PARKING LOT
 PROPOSED LAYOUT**

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

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: Children's Choice Dental Date: February 16, 2021

Project Description: Children's Choice Dental in Park Place Promenade Shopping Center

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

Property Owner: Walnut-Mooney Center, LLC

Applicant(s) Name: James S. Sanders

Project Address/Location: 2040 S. Mooney Blvd, Suite #1-7

Assessor Parcel Number: 122-040-048

Parcel Size (Acreage or Square Feet): 4.14 acres Building or Suite Square Footage: 2,800 s.f.

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ Unknown

Describe All Proposed Building Modifications: _____

Interior tenant improvements for Dental Office

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

Date Received: 02/17/2021

SPR Agenda: 02/24/2021 Item No. _____

Zone: CR SPR No. 21-026

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: Commercial

Proposed Building Use: Commercial

Proposed Hours of Operation: 10:00 AM - 7:00 PM

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

Number of Employees Per Day: Existing 0 Proposed 5-10

Number of Customers Per Day (Estimated): Existing 0 Proposed 50-100

Predicted Peak Operating Hour: Varies

Describe Any Truck Delivery Schedule & Operations: Varies

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

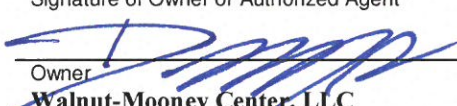
SITE PLAN REQUIREMENTS

- ⇒ 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	- 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>James S. Sanders</u>	Signature of Owner or Authorized Agent*	
Address: <u>195 South C. St., Ste. 200</u>		<u>12-16-2021</u>
City, State, Zip: <u>Tustin, CA 92780</u>	Owner: <u>Walnut-Mooney Center, LLC</u>	Date
Phone: <u>(714) 731-8892</u>	<u>David H. Paynter</u>	<u>02/16/2021</u>
Email: <u>jsanders@paynterrealty.com</u>	<u>Managing Member</u>	Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

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____

OWNER	Signatures	AGENT
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: _____

WALNUT AVENUE

Park Place Promenade Shopping Center

MOONEY BOULEVARD

Subject Property
Children's Choice Dental
2040 South Mooney Blvd, Ste #7
Visalia, CA 93277

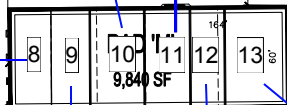


Hands 2 Love
Nail Salon

NOT A PART



GameStop



Jamba Juice

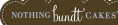


ANGRY CHICKZ
NASHVILLE HOT CHICKEN



Chicago Pizza

Rice Bowl



#1 Sports Fan

STORE 21
6,833 SF



130' DIAMETER
TRUCK TURN AROUND



8,017 SF

LOADING DOCK

KOHL'S

KOHL'S

EXISTING
DRAINAGE
BASIN



SALLY BEAUTY

