

SITE PLAN REVIEW AGENDA

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

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR20076

PROJECT TITLE: Crandell Tentative Subdivision Map

DESCRIPTION: Proposing to Divide a 56.78 Acre Site into 316 Single Family Residential Parcels - Phase 1 (17.35 A) and the Remainder of Phase 2 (25.75 A) for Residential Development within a Tier 2 Boundary, Phase 3 (13.68 A) for NC and HDR.

APPLICANT: Aaron Carpenter

OWNER: O & B CRANDELL LLC

APN: 077050004
077050006

LOCATION: 31769 RD 108

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR20197

PROJECT TITLE: Mi Casita Taquhera

DESCRIPTION: Wrought Iron Fence

APPLICANT: Larry Lewis

OWNER: ROMAN FERNANDO R & PRESILIA O

APN: 091142005

LOCATION: 222 E HOUSTON AVE

ITEM NO: 3

SITE PLAN NO: SPR21027

PROJECT TITLE: Popeyes Smoke & Clothing

DESCRIPTION: The Shop will Contain Clothing, Tobacco, Tobacco Accessories and Gifts. (C-MU)

APPLICANT: Abdulaziz Alzamzami

OWNER: LAMOURES INCORPORATED

APN: 121090068

LOCATION: 2911 S MOONEY BLVD

ITEM NO: 4

SITE PLAN NO: SPR21028

PROJECT TITLE: Beno Family RV Garage

DESCRIPTION: RV Garage-Guest House (R-1-20)

APPLICANT: Eric Beno

OWNER: BENO ERIC

APN: 087441032

LOCATION: 6608 W. Judy Ave

ITEM NO: 5

SITE PLAN NO: SPR21029

PROJECT TITLE: Jesus Lara - Proposed PUD

DESCRIPTION: New PUD Development (R-1-5)

APPLICANT: Jesus Gutierrez

OWNER: FARIAS SALVADOR LARA & MARIA (TRS)

APN: 098440034

LOCATION: 1615 E FERGUSON AVE

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.

SITE PLAN REVIEW AGENDA

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

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 6

SITE PLAN NO: SPR21030

PROJECT TITLE: FASTRIP

DESCRIPTION: Construction of a 4,940 SF FASTRIP Convenience Store and 12,365 SF Fuel Canopy with 24 Fueling Positions. The Existing Toy's R US Building and Parking to the South will Remain. (C-MU)

APPLICANT: Andy Erb

OWNER: TRU 2005 RE I LLC

APN: 122320078

LOCATION: 2800 S MOONEY BLVD

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: CRANDELL TENTATIVE SUBDIVISION MAP Date: 2/17/21

Project Description: PROPOSING TO DIVIDE A 58.78-ACRE SITE INTO 317 SINGLE FAMILY RESIDENTIAL PARCELS

FOR PHASE 1 (17.35 AC) AND THE REMAINDER OF PHASE 2 (25.75 AC) FOR RESIDENTIAL DEVELOPMENT WITHIN A TIER 2 BOUNDARY. PHASE 3 (13.68 AC) FOR NC AND HDR

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 20076

Property Owner: JPA Investments, LLC

Applicant(s) Name: 4Creeks, Inc.

Project Address/Location: NW CORNER OF DEMAREE ST. AND RIVERWAY DRIVE

Assessor Parcel Number: 0 7 7 - 0 5 0 - 0 0 4 & 006

Parcel Size (Acreage or Square Feet): 58.78 AC Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

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

Date Received: 02/25/2021

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

Zone: X SPR No. 20-076

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: Agriculture

Proposed Building Use: _____

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>David Duda, 4Creeks, Inc</u>	Signature of Owner or Authorized Agent*	
Address: <u>324 S Santa Fe St A</u>	_____	_____
City, State, Zip <u>Visalia, CA 93292</u>	Owner	Date
Phone: <u>(559)-802-3052</u>	_____	_____
Email: <u>david.duda@4-creeks.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):
077-050-004 077-050-006

AGENT:

I designate David Duda, 4Creeks, Inc., to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to PROCESS SITE PLAN REVIEW AND ASSOCIATED ENTITLEMENTS 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		
Owner Mailing Address		Signature of Agent <u>David Duda, 4Creeks, Inc.</u>
Owner Phone Number		Agent Mailing Address <u>324 S. Santa Fe St., Ste A, Visalia, CA 93292</u>
		Agent Phone Number <u>(559)-802-3052</u>

CRANDELL DEMAREE ST & RIVERWAY DRIVE

TENTATIVE SUBDIVISION MAP
CONDITIONAL USE PERMIT

A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

REQUESTING CUP FOR DENSITY SPREAD AND LOT SIZES THAT DO NOT MEET THE R-1 AND RM ZONING STANDARDS.

SITE DATA:

APN:	077-050-004 077-050-006
TOTAL AREA:	58.78 AC. (GROSS) ±
EXISTING ZONING:	AE-40 (COUNTY)
PROPOSED ZONING:	R-1-5 (PD)
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL
GENERAL PLAN DESIGNATION:	LOW RESIDENTIAL MED DENSITY HIGH DENSITY NEIGHBORHOOD COMMERCIAL
FLOOD ZONE:	AE and X
JURISDICTION:	TULARE COUNTY - TO BE ANNEXED
VISALIA UDB TIER:	TIER 2

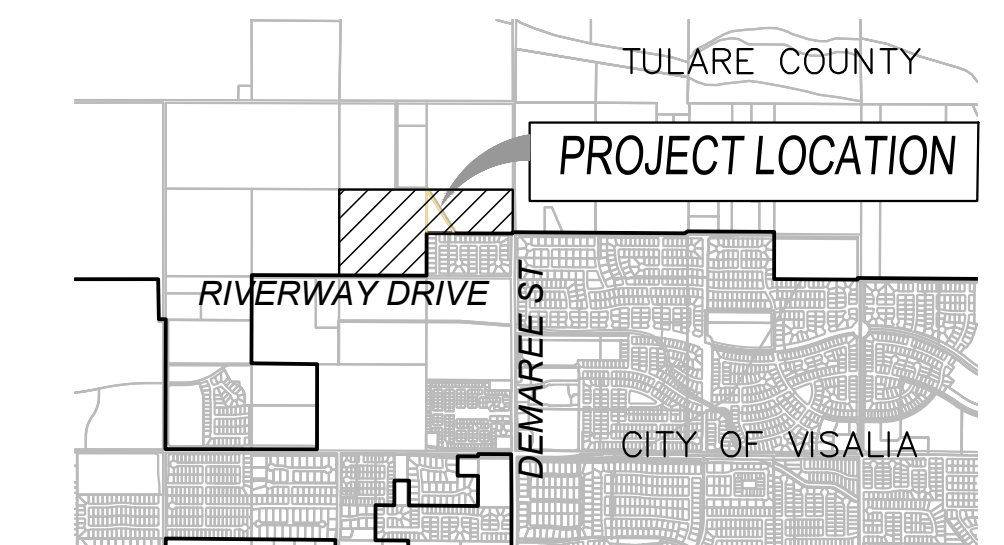
LAND USE TOTALS:

	AREA	LOTS
LOW DENSITY RESIDENTIAL:	26.54 AC	167
PARK/OPEN SPACE:	1.31 AC	
MEDIUM DENSITY RESIDENTIAL:	14.87 AC	150
HIGH DENSITY RESIDENTIAL:	7.15 AC	
NEIGHBORHOOD COMMERCIAL:	6.88 AC	
STORM DRAINAGE BASIN	1.00 AC	
TOTAL		317

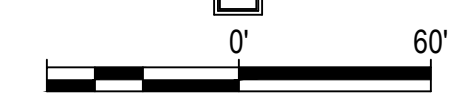
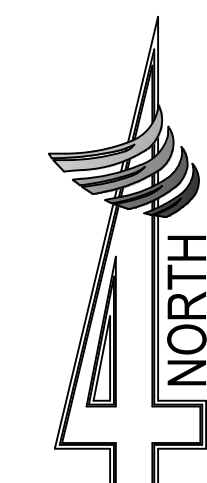
PHASE 1 (LDR):	17.64 AC	104	5.89 DU/AC
PHASE 2 (MDR):	14.87 AC	150	10.0 DU/AC
PHASE 2 (LDR):	9.43 AC	63	6.68 DU/AC
PHASE 3:	15.03 AC	-	

LOTS A - F TO BE DEDICATED TO CITY OF VISALIA

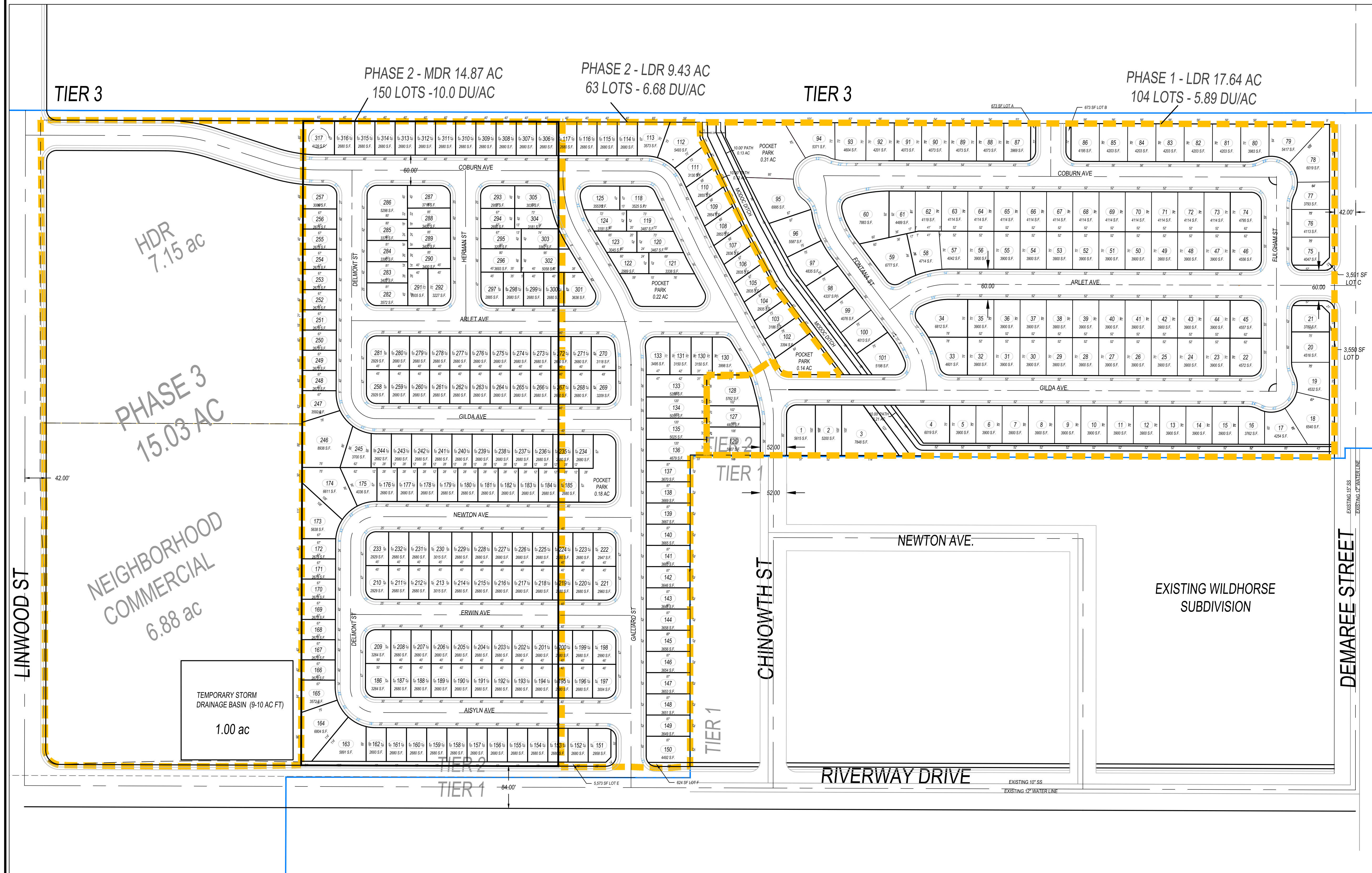
SANITARY SEWER AND WATER UTILITIES TO TIE INTO EXISTING LINES ALONG RIVERWAY DRIVE AND DEMAREE STREET



VICINITY MAP



PREPARED BY:
4CREEKS
324 S. SANTA FE ST., STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215



TIER 3

PHASE 2 - MDR 14.87 AC
150 LOTS - 10.0 DU/AC

PHASE 2 - LDR 9.43 AC
63 LOTS - 6.68 DU/AC

TIER 3

PHASE 1 - LDR 17.64 AC
104 LOTS - 5.89 DU/AC

HDR
7.15 ac

PHASE 3
15.03 AC

NEIGHBORHOOD
COMMERCIAL
6.88 ac

TEMPORARY STORM
DRAINAGE BASIN (9-10 AC FT)
1.00 ac

LINWOOD ST

DEMAREE STREET

CHINOWTH ST

RIVERWAY DRIVE

TIER 1

TIER 2

TIER 1

EXISTING WILDHORSE
SUBDIVISION

NORTH

CRANDELL DEMAREE ST & RIVERWAY DRIVE

TENTATIVE SUBDIVISION MAP
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REQUESTING CUP FOR DENSITY SPREAD AND LOT SIZES THAT DO NOT MEET THE R-1 AND RM ZONING STANDARDS.

R-1-5 SETBACK REQUIREMENTS (MIN)

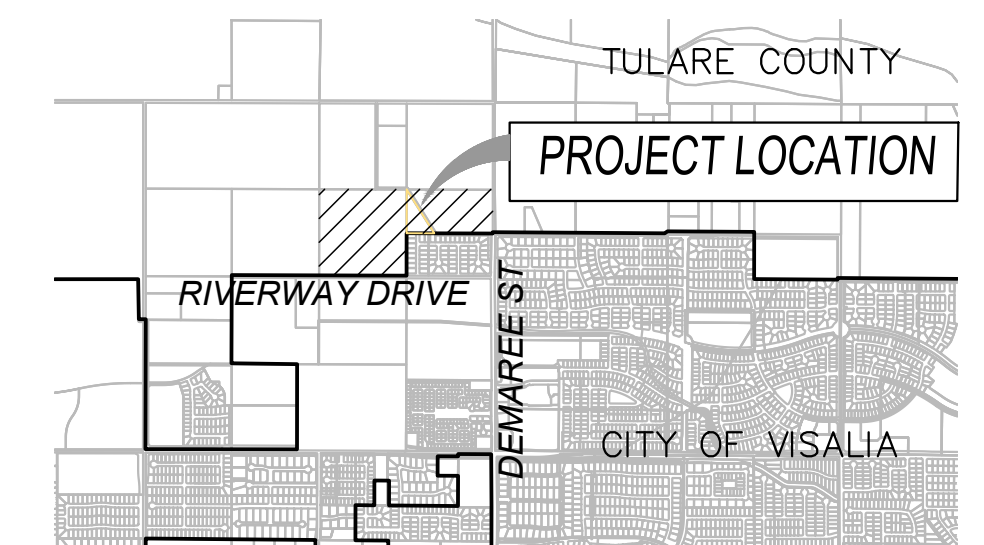
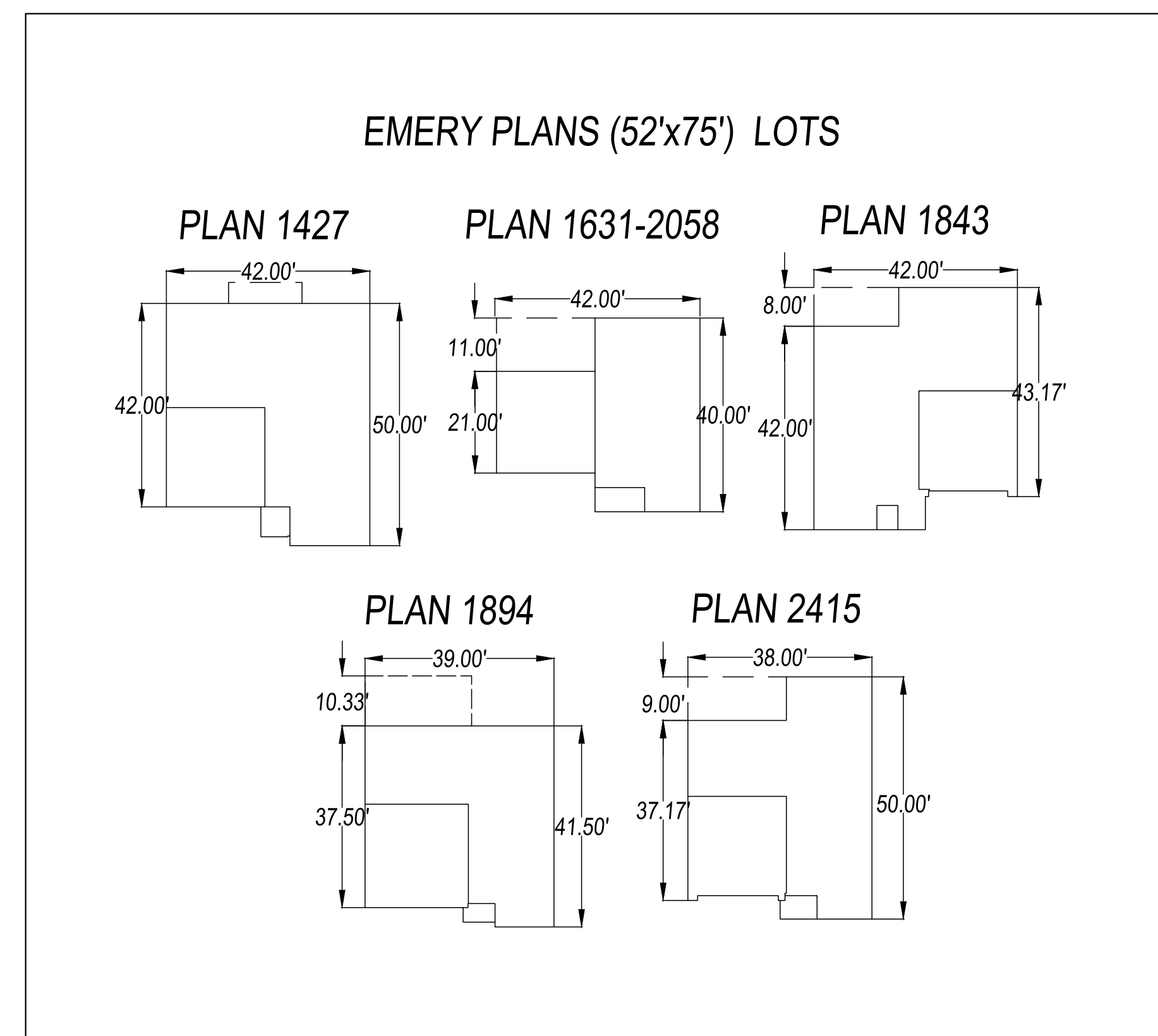
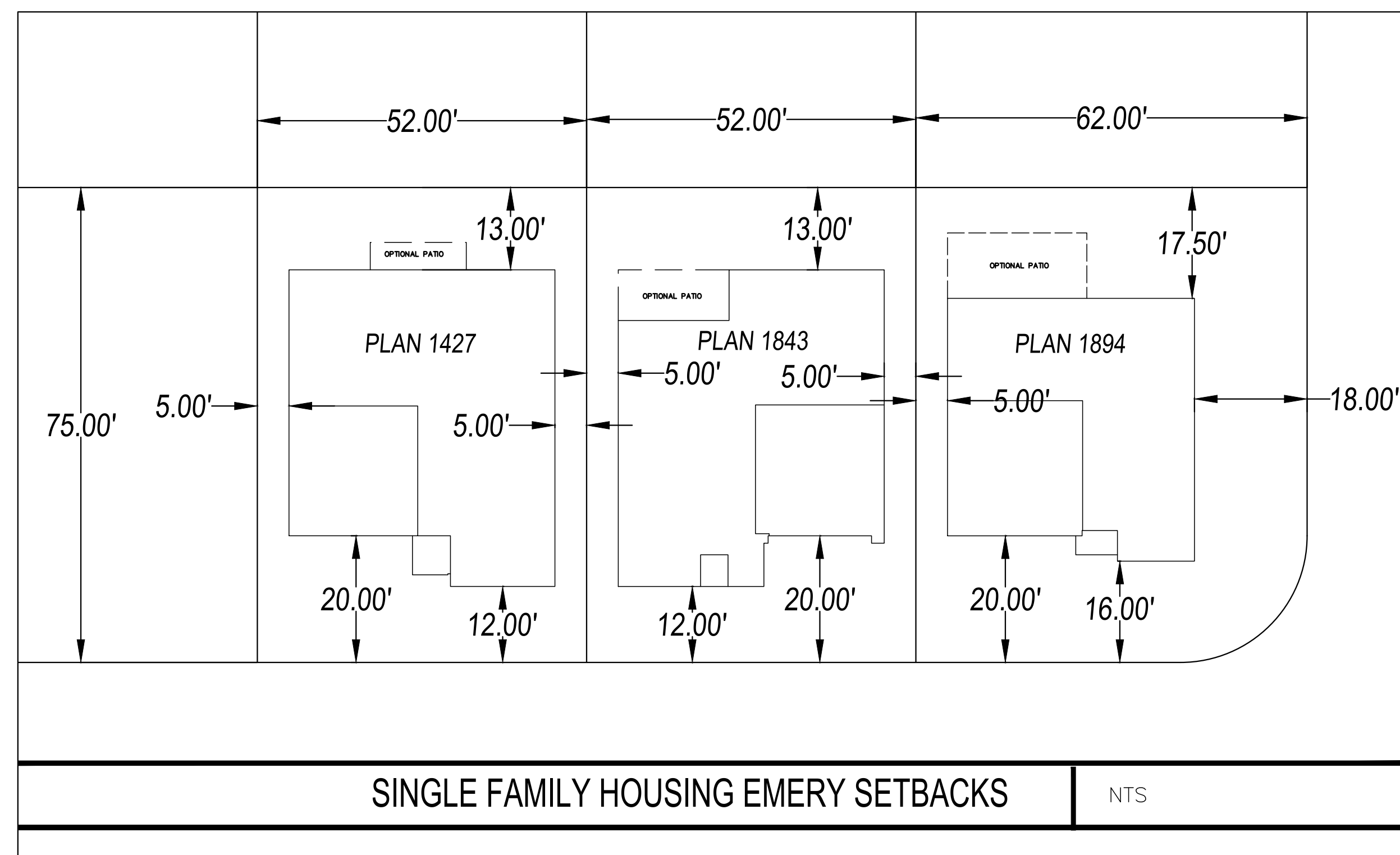
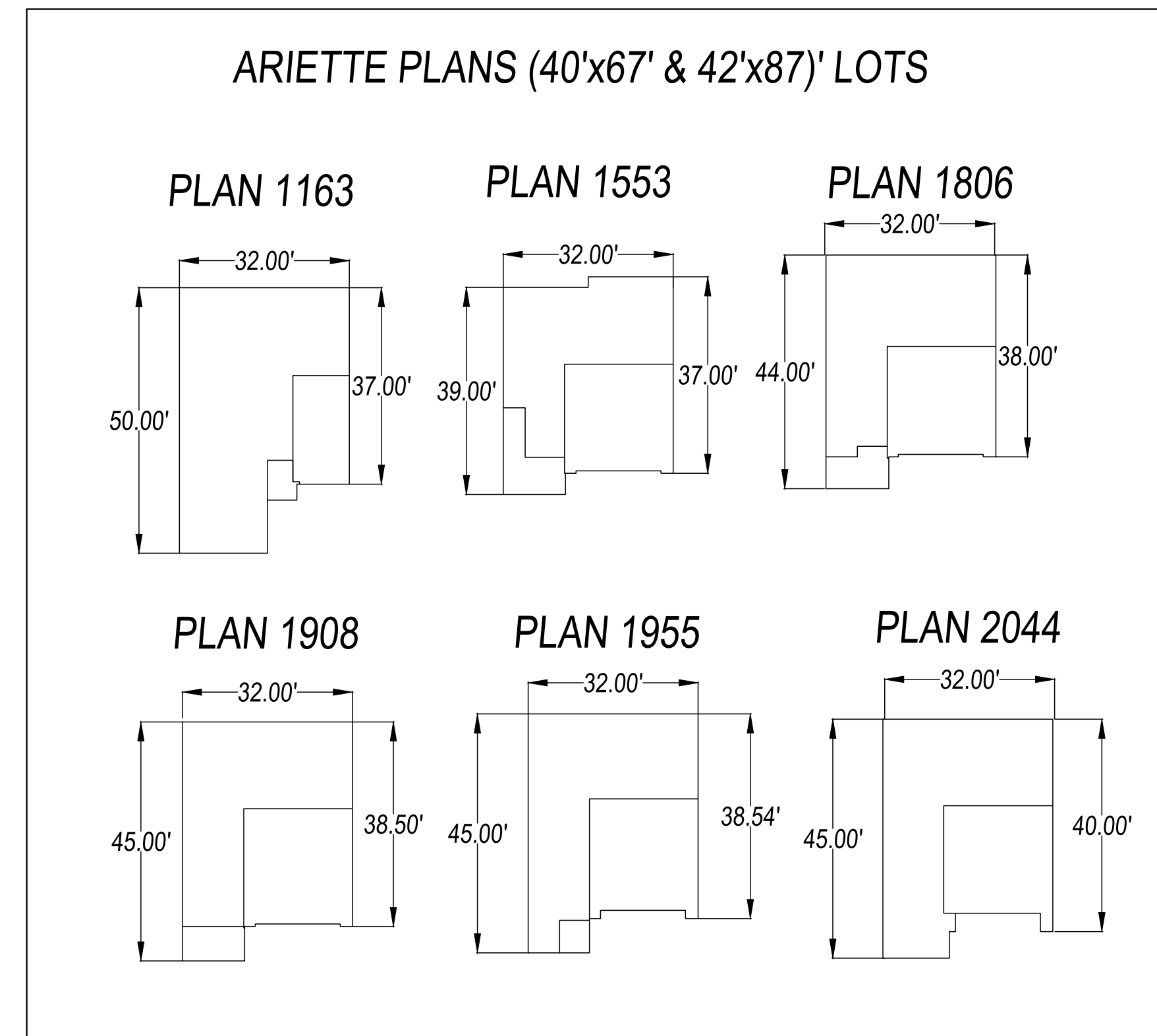
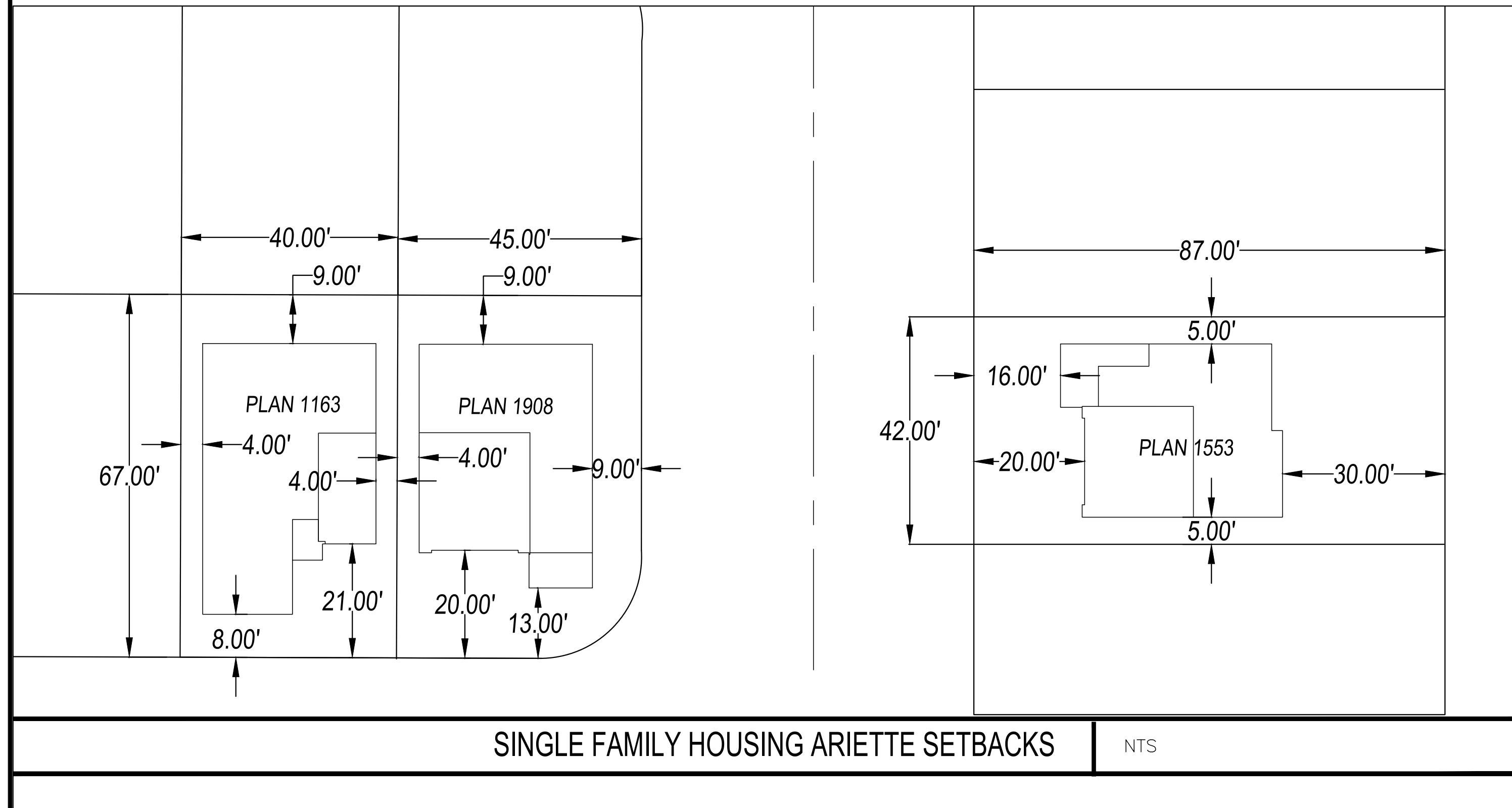
FRONT: 12' (20' GARAGE)
REAR YARD: 15'
INTERIOR: 5' (10' CORNER)

PROPOSED SETBACKS FOR EMERY LOTS (MIN)

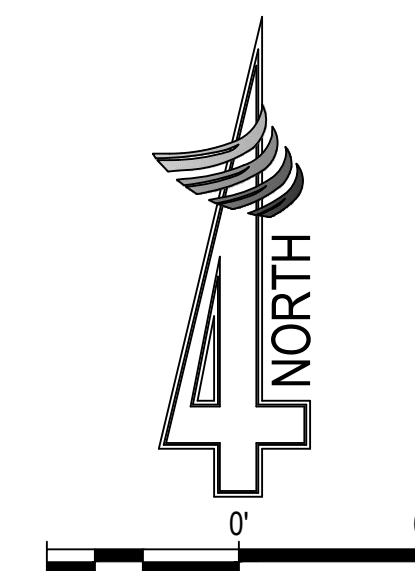
FRONT: 12' (20' GARAGE)
REAR YARD: 13'
INTERIOR: 5' (10' CORNER)

PROPOSED SETBACKS FOR ARIETTE LOTS (MIN)

FRONT: 8' (20' GARAGE)
REAR YARD: 9'
INTERIOR: 4' (8' CORNER)



VICINITY MAP



PREPARED BY:



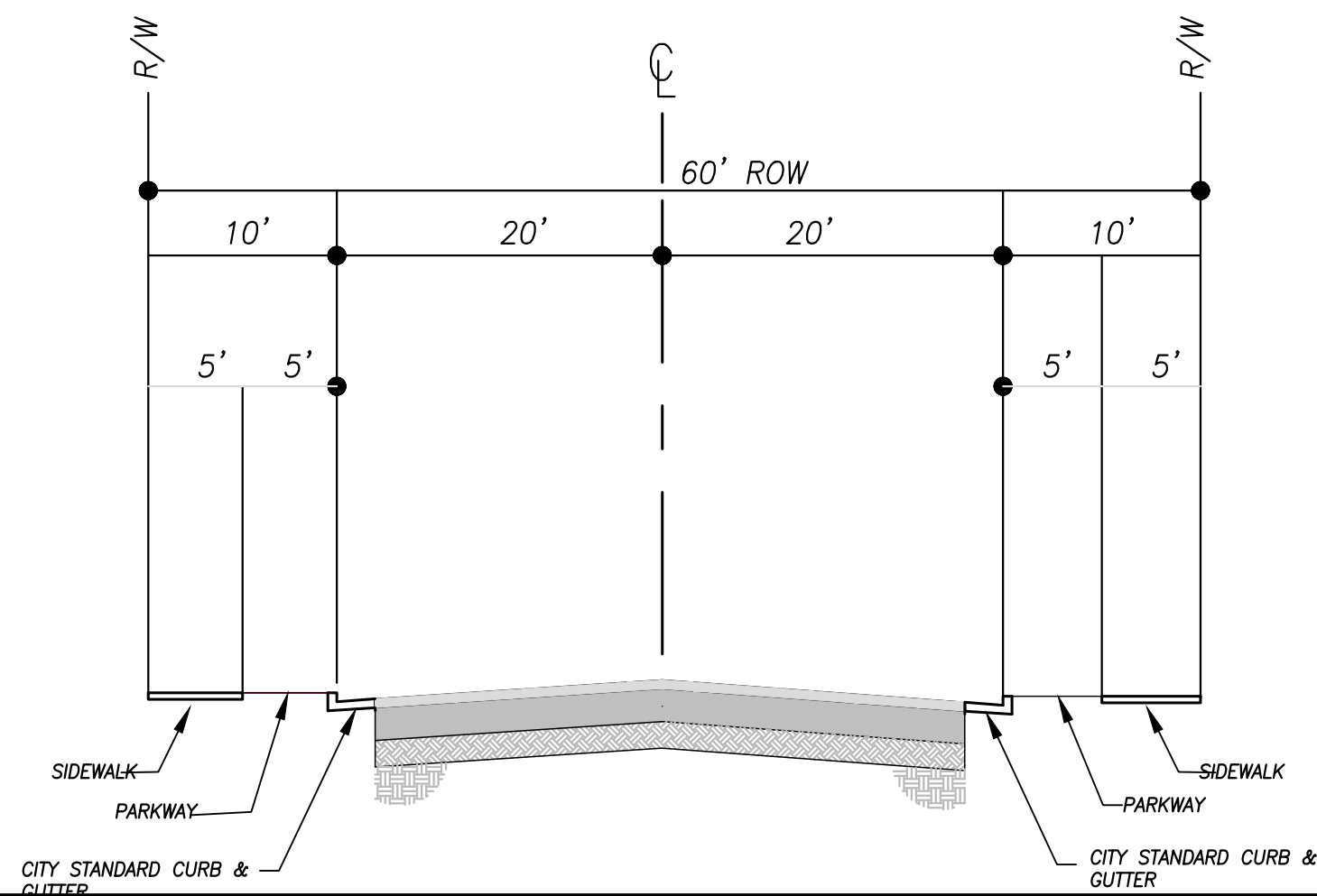
324 S. SANTA FE ST., STE. A
P.O. BOX 7593
VISALIA, CA 93292
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CRANDELL DEMAREE ST & RIVERWAY DRIVE

TENTATIVE SUBDIVISION MAP
CONDITIONAL USE PERMIT

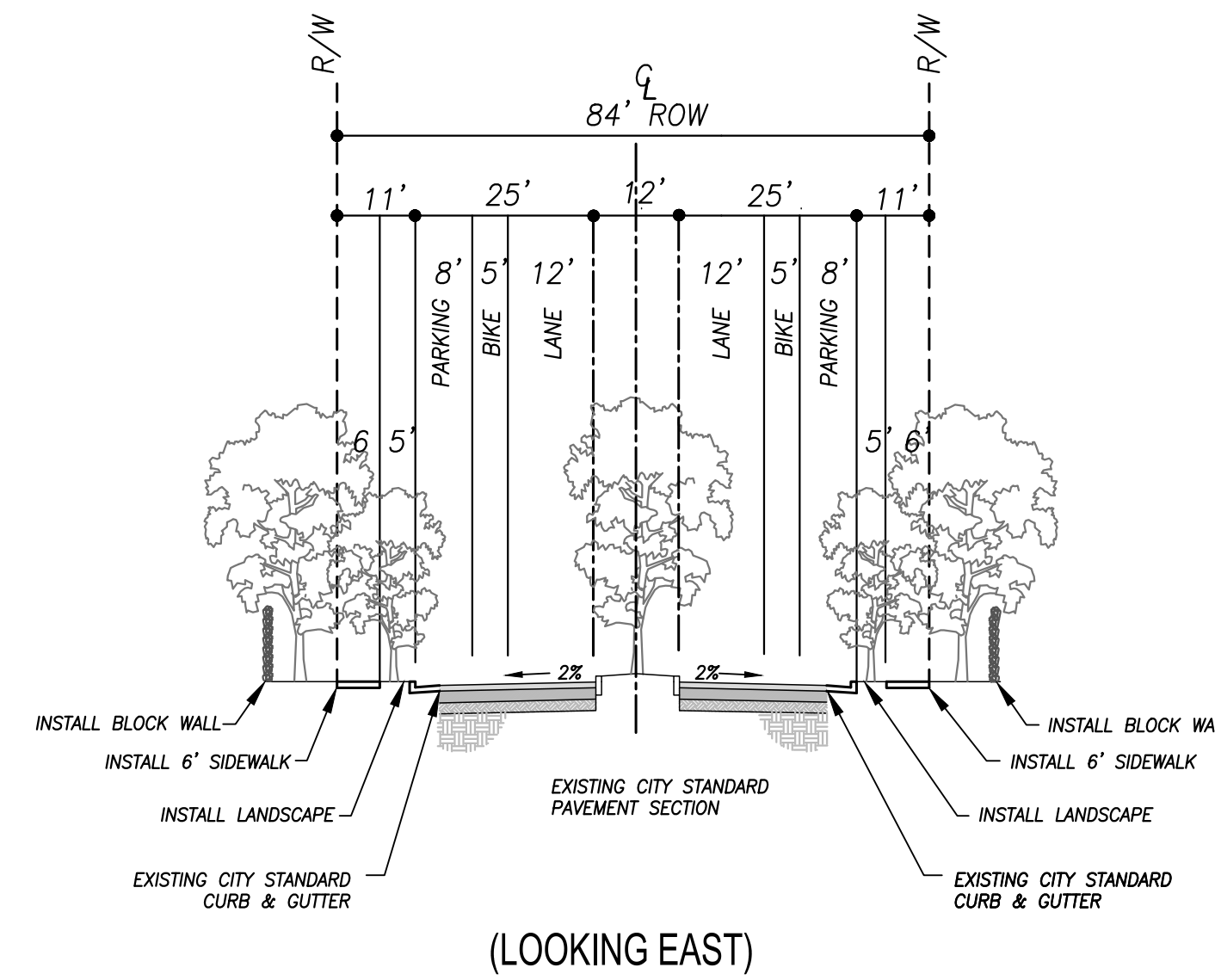
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REQUESTING CUP FOR DENSITY SPREAD AND LOT SIZES THAT DO NOT MEET THE R-1 AND RM ZONING STANDARDS.



PROPOSED LOCAL ROAD

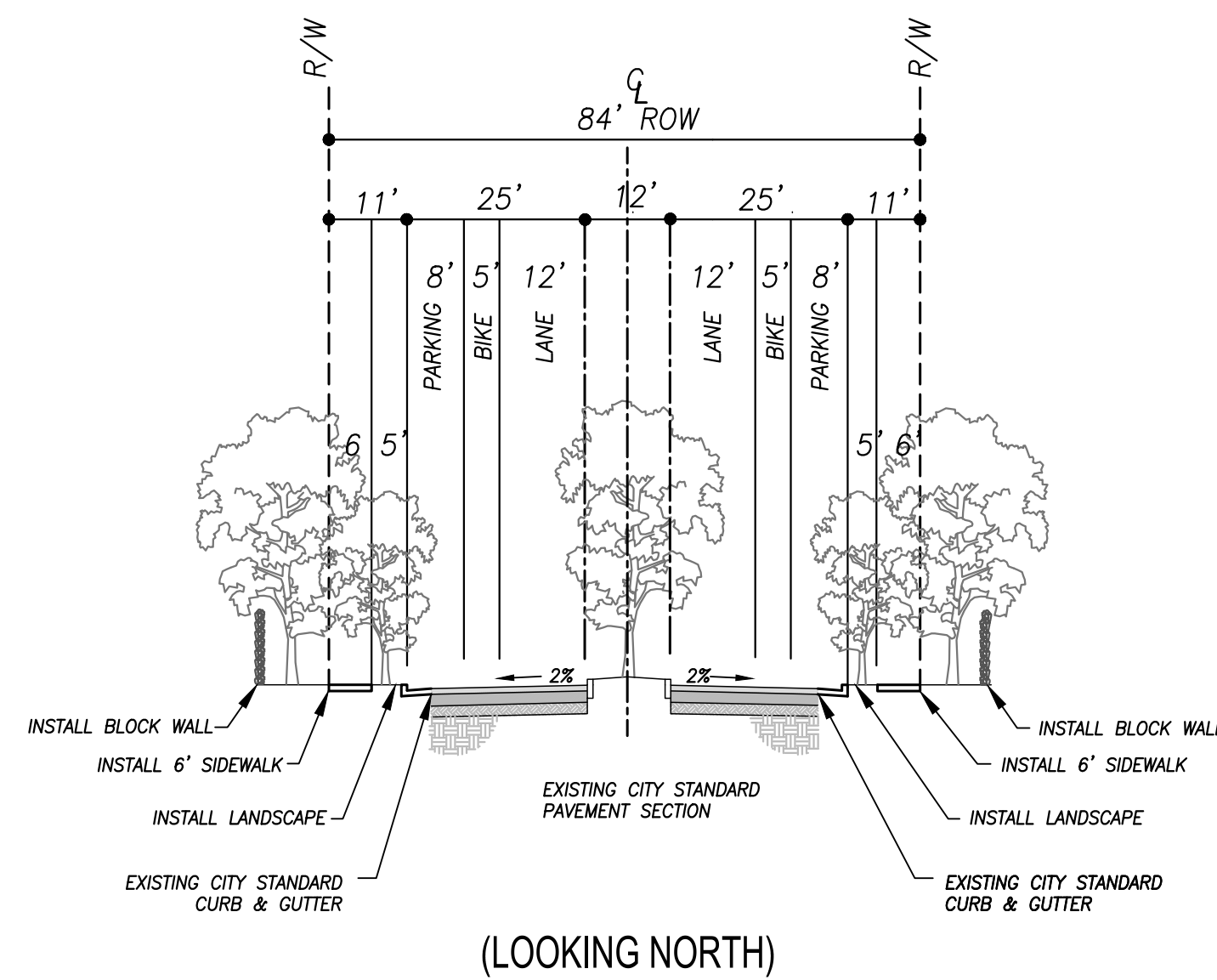
NTS



(LOOKING EAST)

RIVERWAY DRIVE CROSS SECTION

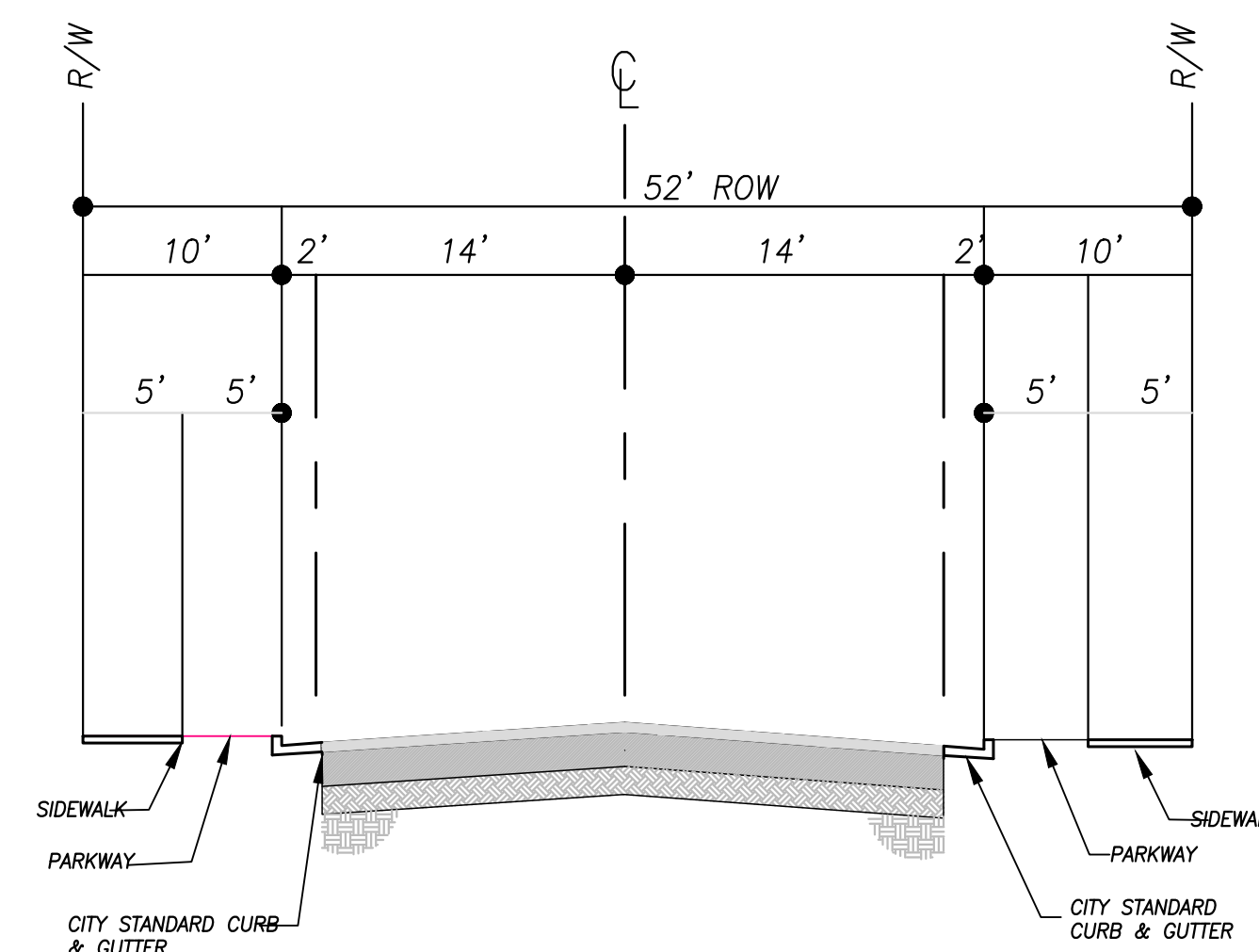
NTS



(LOOKING NORTH)

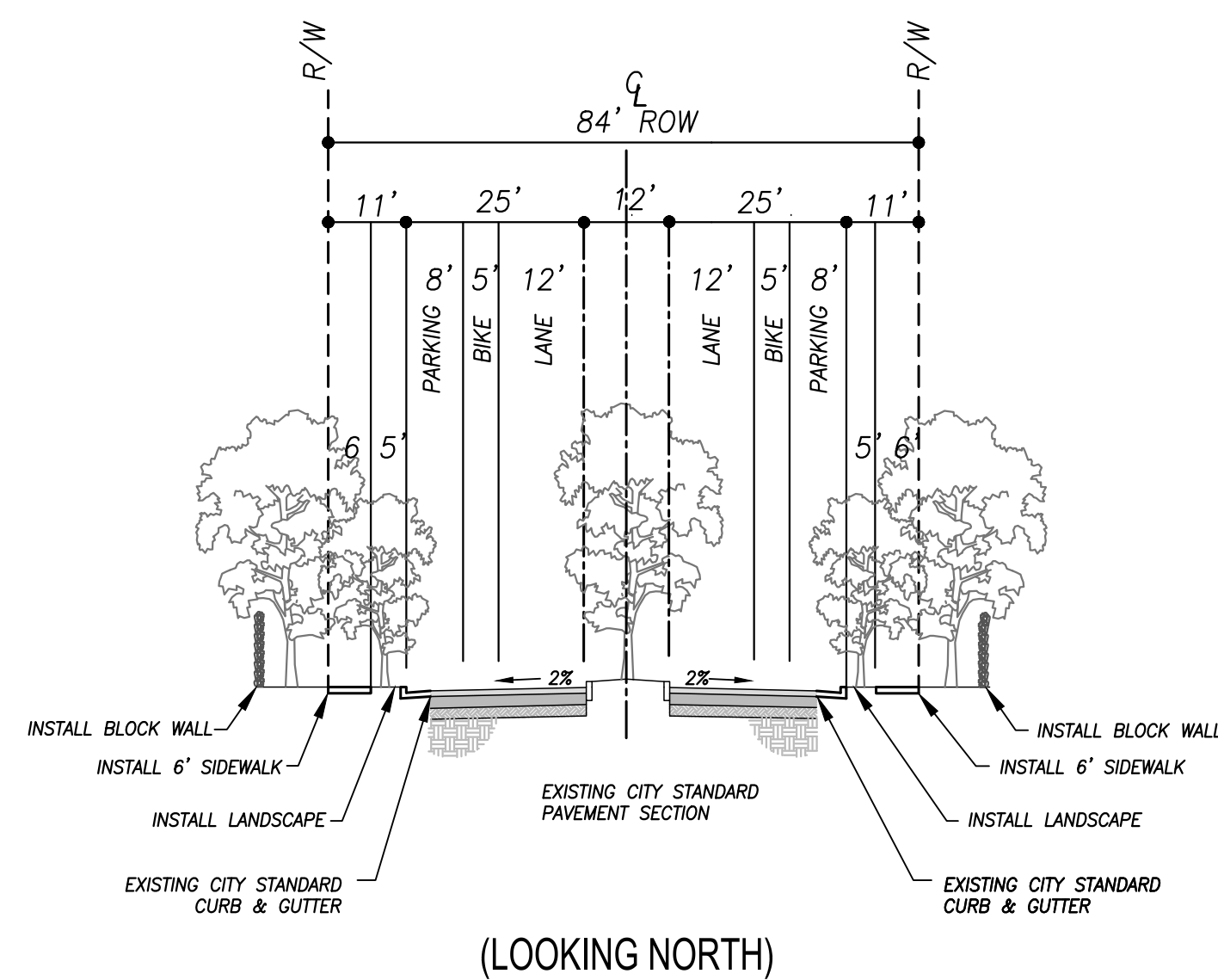
DEMAREE STREET CROSS SECTION

NTS



CHINOWTH LOCAL ROAD STREET DETAIL

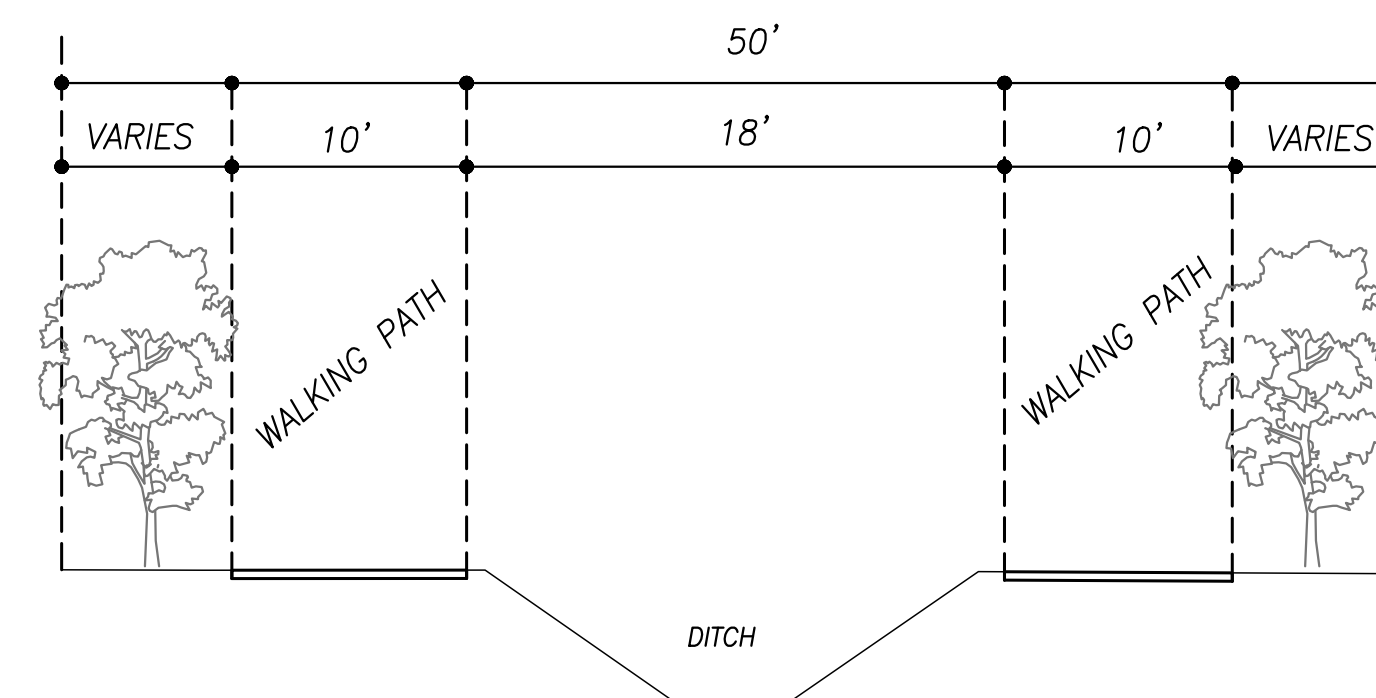
NTS



(LOOKING NORTH)

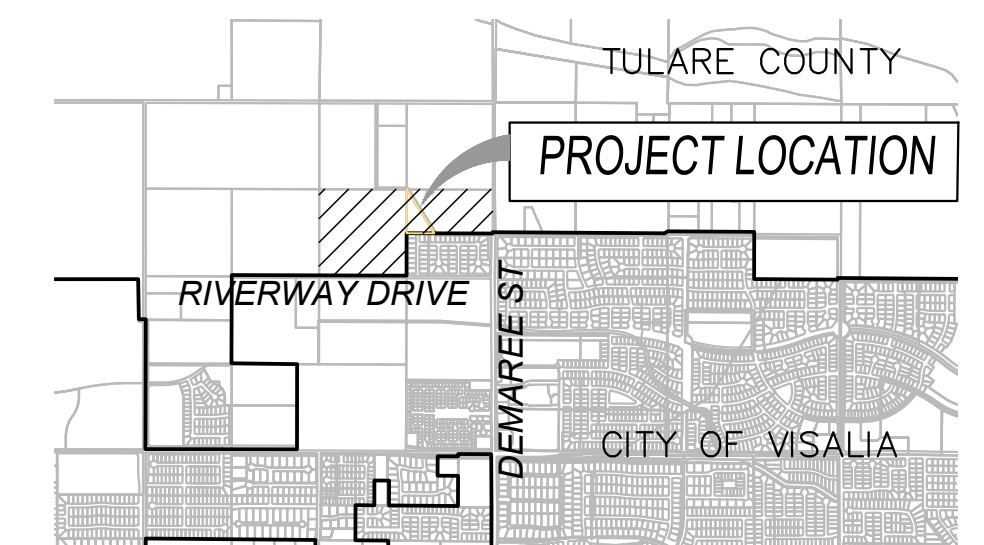
LINWOOD STREET CROSS SECTION

NTS

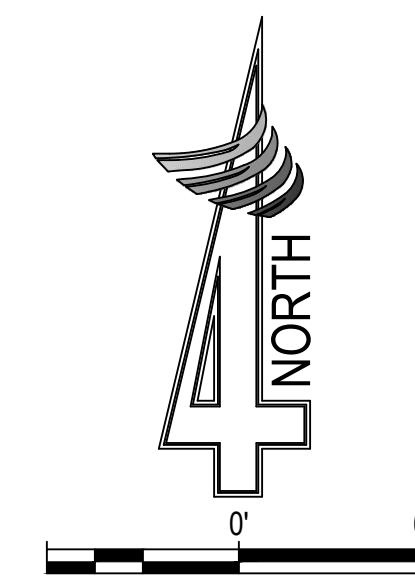


DITCH CROSS SECTION

NTS



VICINITY MAP



PREPARED BY:



4CREEKS

324 S. SANTA FE ST., STE. A
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ARIETTE SAMPLE ELEVATIONS



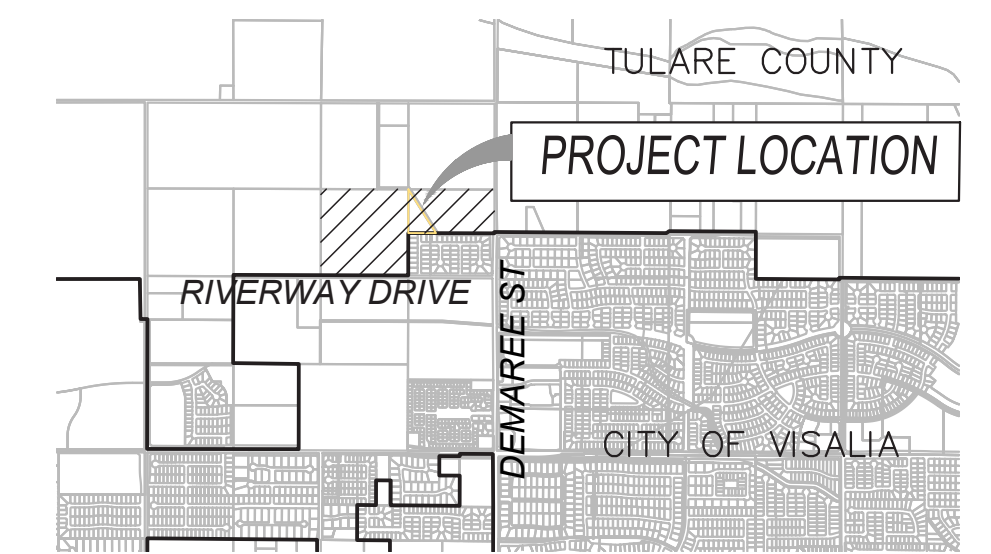
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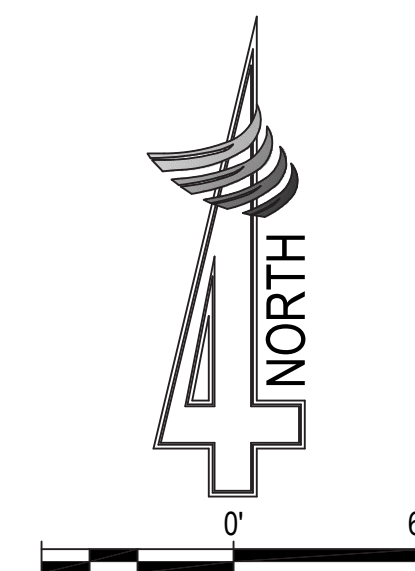
REQUESTING CUP FOR DENSITY SPREAD AND LOT SIZES THAT DO NOT MEET THE R-1 AND RM ZONING STANDARDS.

ELEVATION DETAIL

EMERY SAMPLE ELEVATIONS



VICINITY MAP



PREPARED BY:



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CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: MICASITA TAQUERIA Date: 2/25/21

Project Description: FENCE

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2020 197

Property Owner: PHILIP HERNADEZ

Applicant(s) Name: LARRY LEWIS

Project Address/Location: 222 E HOUSTON AVE

Assessor Parcel Number: 091-142-005

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

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 2,000

Describe All Proposed Building Modifications:

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

Date Received: 02/25/2021

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

Zone: O-PA SPR No. 2020-197

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: _____

Proposed Building Use: _____

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

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- ⇒ 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)
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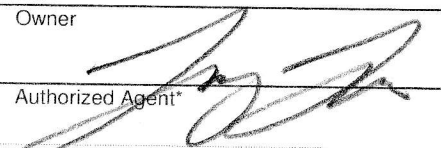
REQUIRED SIGNATURE

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

Name: LARRY LEWIS Signature of Owner or Authorized Agent*

Address: 822 W CENTER

City, State, Zip: VISALIA CA 93291 Owner _____ Date _____

Phone: 280 1024 Authorized Agent*  Date 2/25/21

Email: Lewisarche@gmail.com

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

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

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

AGENT:

I designate _____ to act as my 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____

THIS WAS SIGNED BY THE 1ST SUBMITTAL

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

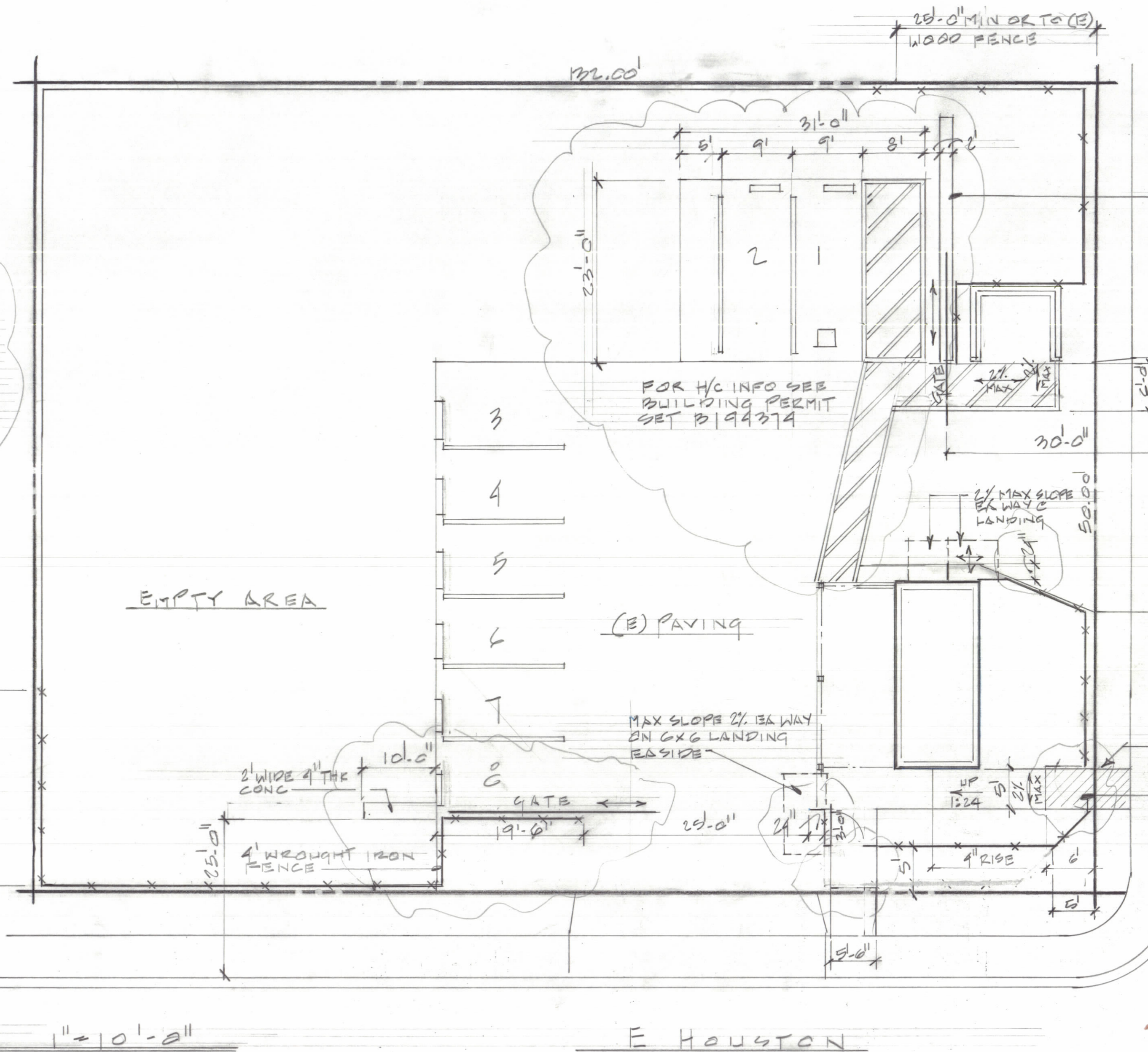
Approved by City of Visalia:

By: _____ Date: _____

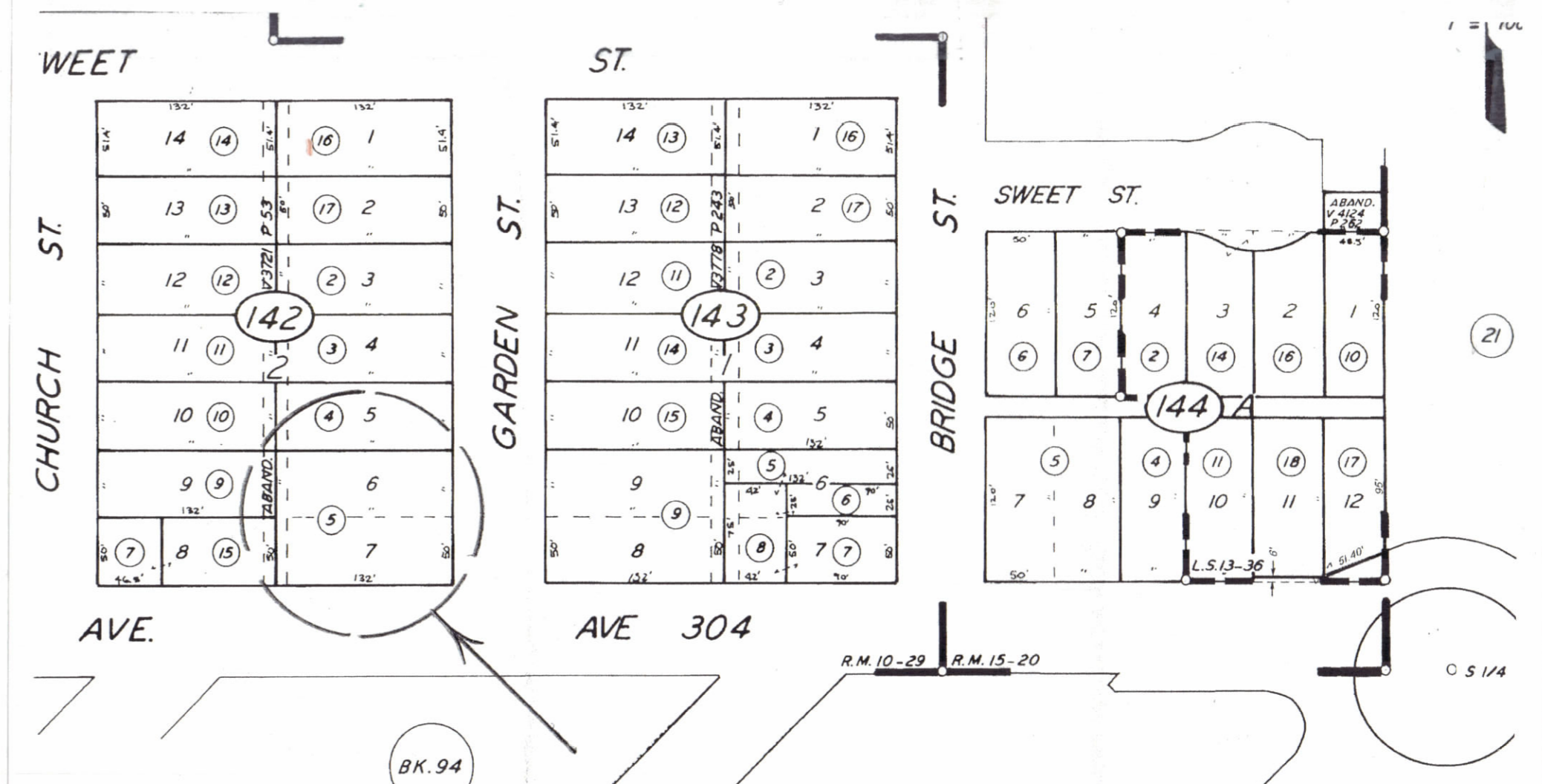
NOTE
 PROPOSED FENCE TO BE 4' HIGH WROUGHT IRON FENCE TO BE ALONG EAST HOUSTON & N GARDEN & TO RETURN BACK TO THE EXISTING WOOD FENCE ON THE ADJOINING NORTH & WEST PROPERTIES

1. PROVIDE 24 INCHES OF LEVEL CONC. MANEUVERING SPACE EXTENDING PAST THE LATCH SIDE OF THE GATE AND EXTENDING 60 INCHES PERPENDICULAR FROM THE GATE WHEN IN THE CLOSED POSITION. CBC TABLE 11B-404.2.4.1.
2. THE GATE OPENING SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. THE CLEAR OPENING OF THE GATEWAY WITH SWINGING GATES SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. CBC SECTION 11B-404.2.3.
3. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON GATES SHALL BE INSTALLED BETWEEN 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH GROUND. CBC SECTION 11B-404.2.7.
4. SWINGING GATE SURFACES WITHIN 10 INCHES OF THE FINISH GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE GATE. CBC SECTION 11B-404.2.10.
5. FLOOR OR GROUND SURFACES WITHIN REQUIRED MANEUVERING CLEARANCES (LANDINGS ON EACH SIDE OF GATE) SHALL NOT HAVE A CHANGE IN ELEVATION STEEPER THAN 1:48 IN ALL DIRECTIONS. CBC SECTION 11B-404.2.4.4.

25' MIN OR TO (E) WOOD FENCE



SITE PLAN 1" = 10'-0"



TR. R.M. 10-29
 SUB. R.M. 15-20
 1EY L.S. 13-36

CITY OF VISALIA
 ASSESSOR'S MAPS BK. 91 PG. 14
 COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

ADA ENTRY
 2" MAX SLOPE EA WAY & LANDING
 MAN GATES TO BE OPEN DURING BUSINESS HOURS TYPICAL ALL MAN GATES

TITLE: 40 FOR DISABILITY PERMIT FOR
 M. CASITA JARDIERIA
 222 E HOUSTON

INTERIORS

PLANNING

ARCHITECTURE

870 W. CENTER

VISALIA CA 93791

(559) 733-8399

40-1
 SHEET NO

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: Popeyes Smoke & Clothing Date: 2/5/2021
 Project Description: The shop will contain clothing, Tabacco, Tobacco accessories and gifts.
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Lamoune's INC.
 Applicant(s) Name: Abdulaziz Alzanzami
 Project Address/Location: 2911 S. Mooney Blvd.
 Assessor Parcel Number: 121-090-068
 Parcel Size (Acreage or Square Feet): 1,000 Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 0

Describe All Proposed Building Modifications: _____

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

Date Received: 2/24/21
 SPR Agenda: 3/3/21 Item No. _____
 Zone: CMU SPR No. 21-027
 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: Clothing shop

Proposed Building Use: _____

Proposed Hours of Operation: 9am - 9am

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

Number of Employees Per Day: Existing 1 Proposed 2

Number of Customers Per Day (Estimated): Existing 5-10 Proposed 30-50

Predicted Peak Operating Hour: 5pm - 8pm

Describe Any Truck Delivery Schedule & Operations: No trucking delivery Schedules

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

- ⇒ 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: Abdulaziz Alzanzami Signature of Owner or Authorized Agent*
 Address: 27517 Rd 108
 City, State, Zip: Visalia, CA 93277 Date: 02-22-21
 Phone: 559-602-2456
 Email: azizzami@yahoo.com 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, LAMOUR'S INC, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

APN: 121-090-068

AGENT:

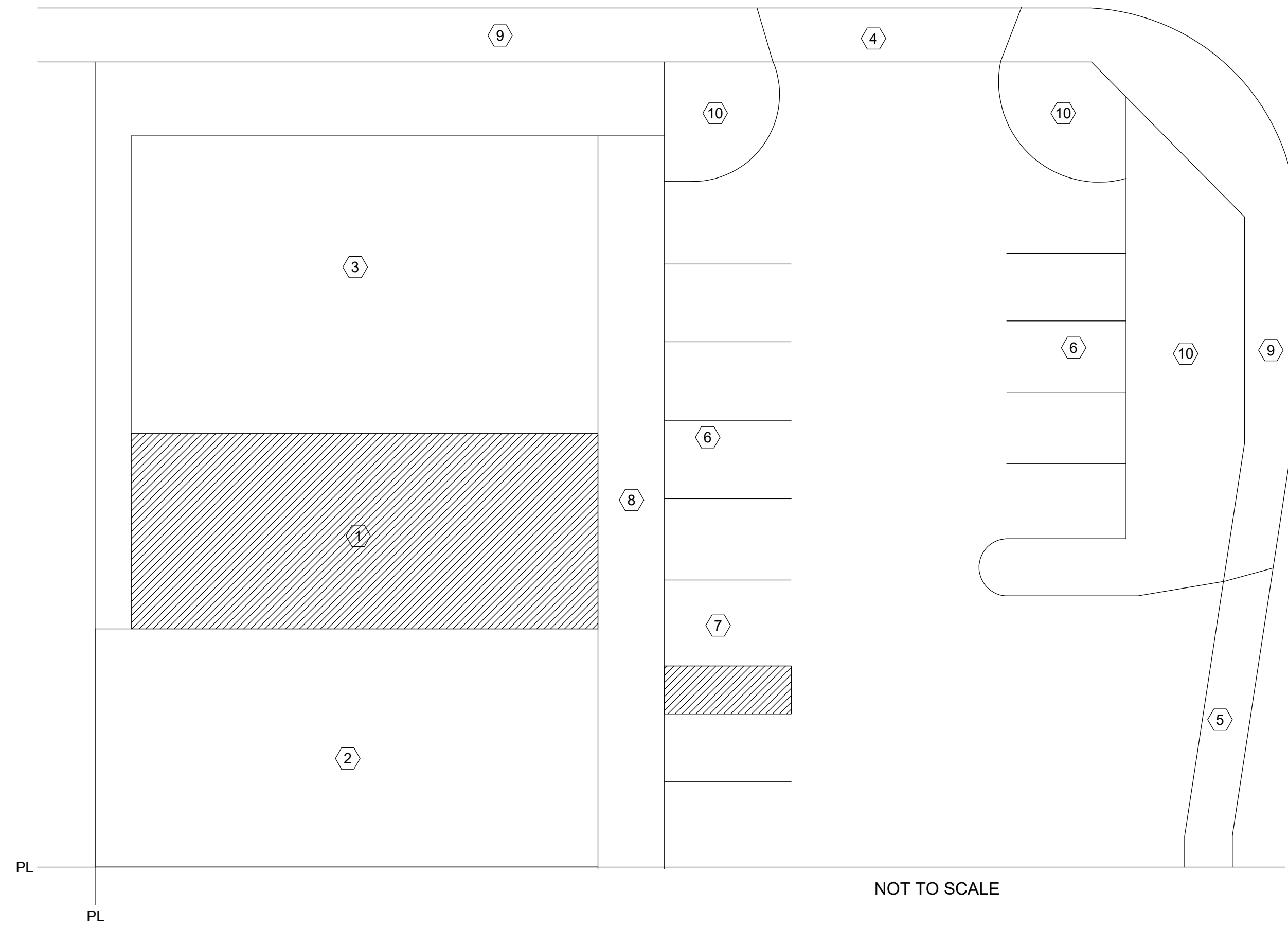
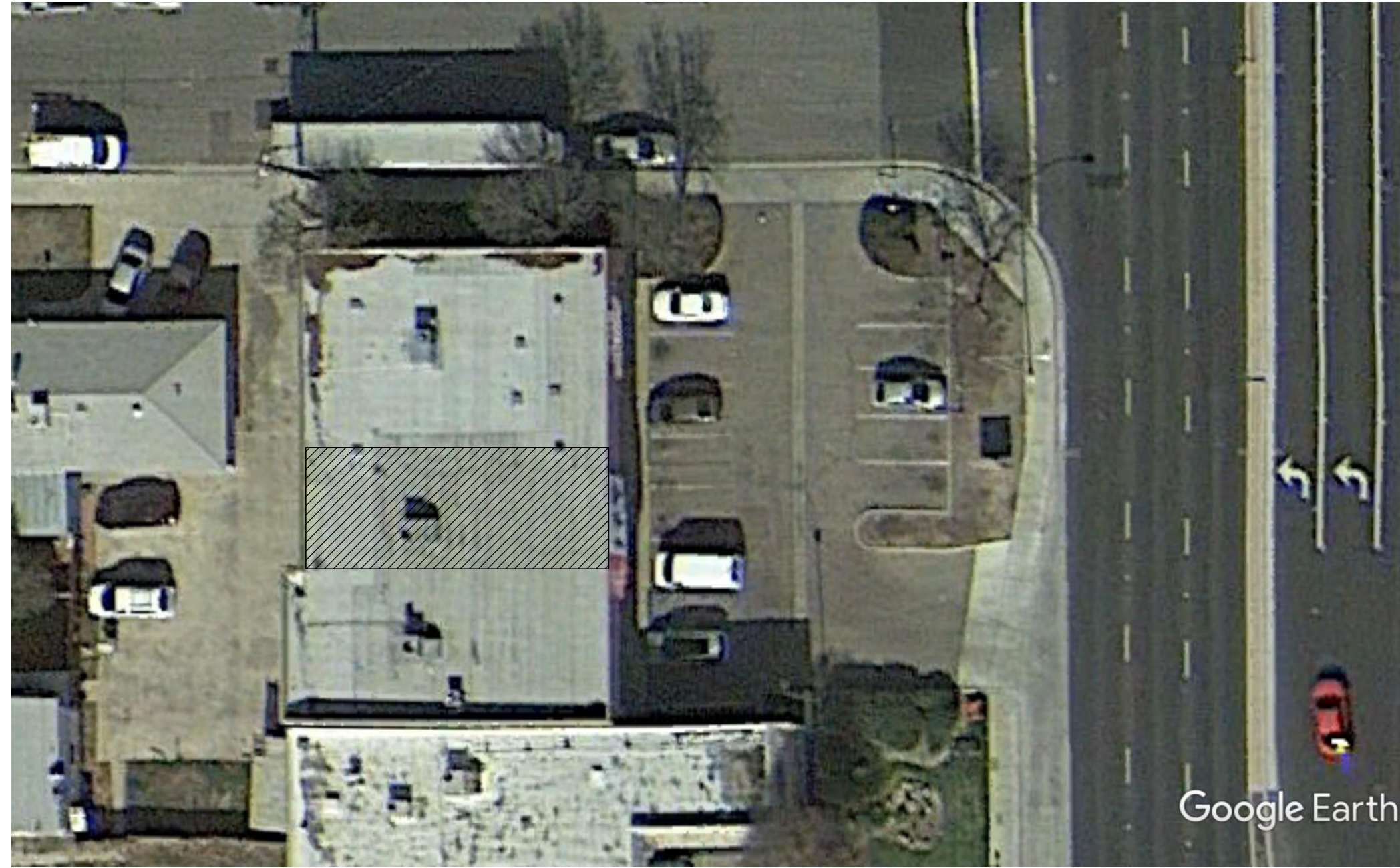
I designate Abdulaziz Alzanzami, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

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

Executed this 18 day of Feb., 2021.

OWNER	Signatures	AGENT
<u>Lamour's Inc</u>		<u>Thes.</u>
Signature of Owner	Signature of Agent	
<u>919 E. Holland</u>		<u>919 E. Holland</u>
Owner Mailing Address		Agent Mailing Address
<u>Fresno, Ca. 93704</u>		<u>Fresno, Ca. 93704</u>
Owner Phone Number		Agent Phone Number
<u>559 246 2397</u>		<u>559 246 2392</u>

WEST MONTE VISTA



APPLICANT: ABDULAZIZ ALZAMZAMI
 LOCATION: 2909 S MOONEY BLVD.
 A.P.N.: 121-090-068

EXISTING RETAIL SALES T-SHIRT SHOP PROPOSING TO ADD THE RETAIL SALE OF SMOKING ACCESSORIES. NO CHANGE TO EXISTING STORE WITH THE EXCEPTION OF GLASS DISPLAY CABINETS. EXISTING NEIGHBORING STORES INCLUDE FLORIST AND FOOD AND HOUSEHOLD ITEM MARKET.

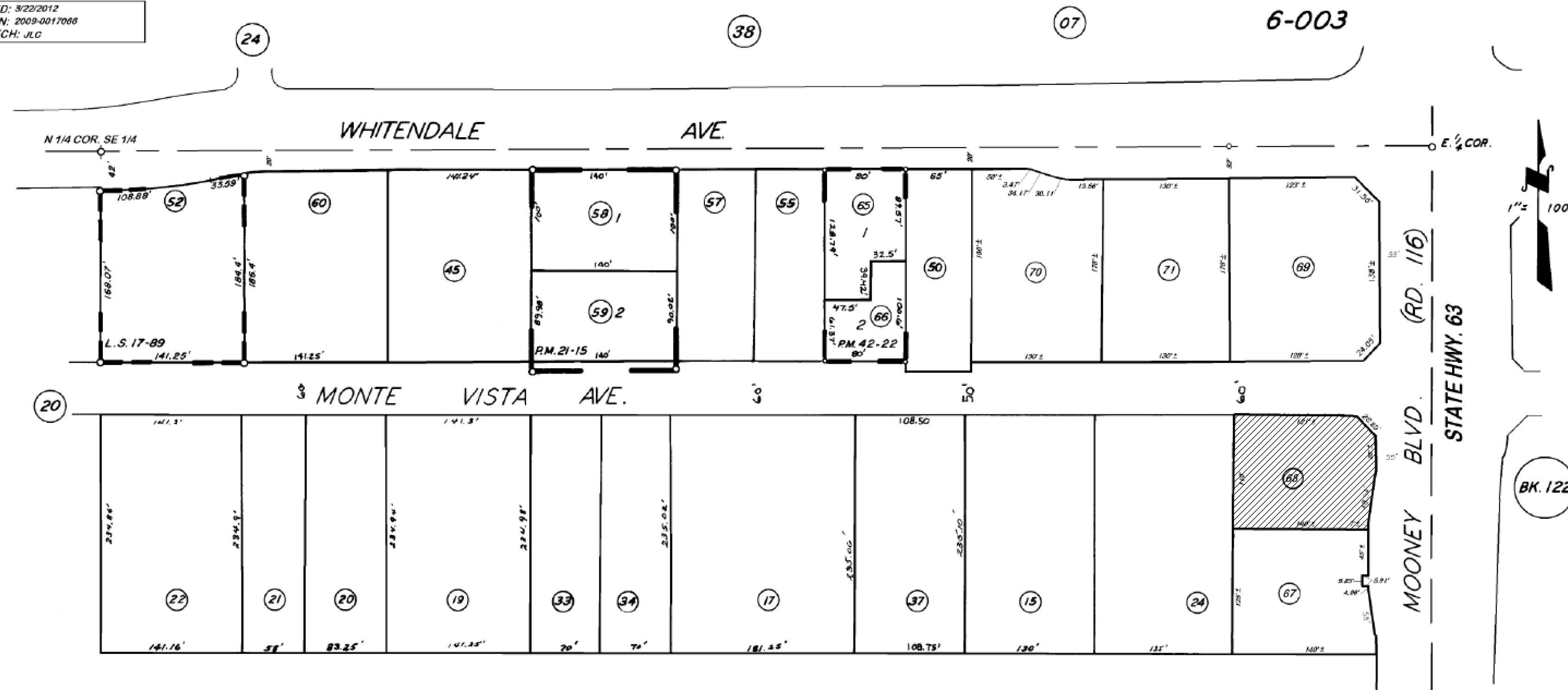
- ① PROPOSED SMOKE SHOP/T-SHIRT SHOP
- ② EXISTING FLORIST
- ③ EXISTING MARKET
- ④ EXISTING DRIVE APPROACH OFF WEST MONTE VISTA
- ⑤ EXISTING DRIVE APPROACH OFF MOONEY BLVD
- ⑥ EXISTING PARKING
- ⑦ EXISTING ACCESSIBLE PARKING
- ⑧ EXISTING CONCRETE WALK WAY
- ⑨ EXISTING SIDEWALK
- ⑩ EXISTING LANDSCAPING

NOT TO SCALE

DISCLAIMER
 THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.
 REVISED: 3/22/2012
 REASON: 2009-0017066
 CAD TECH: JLG

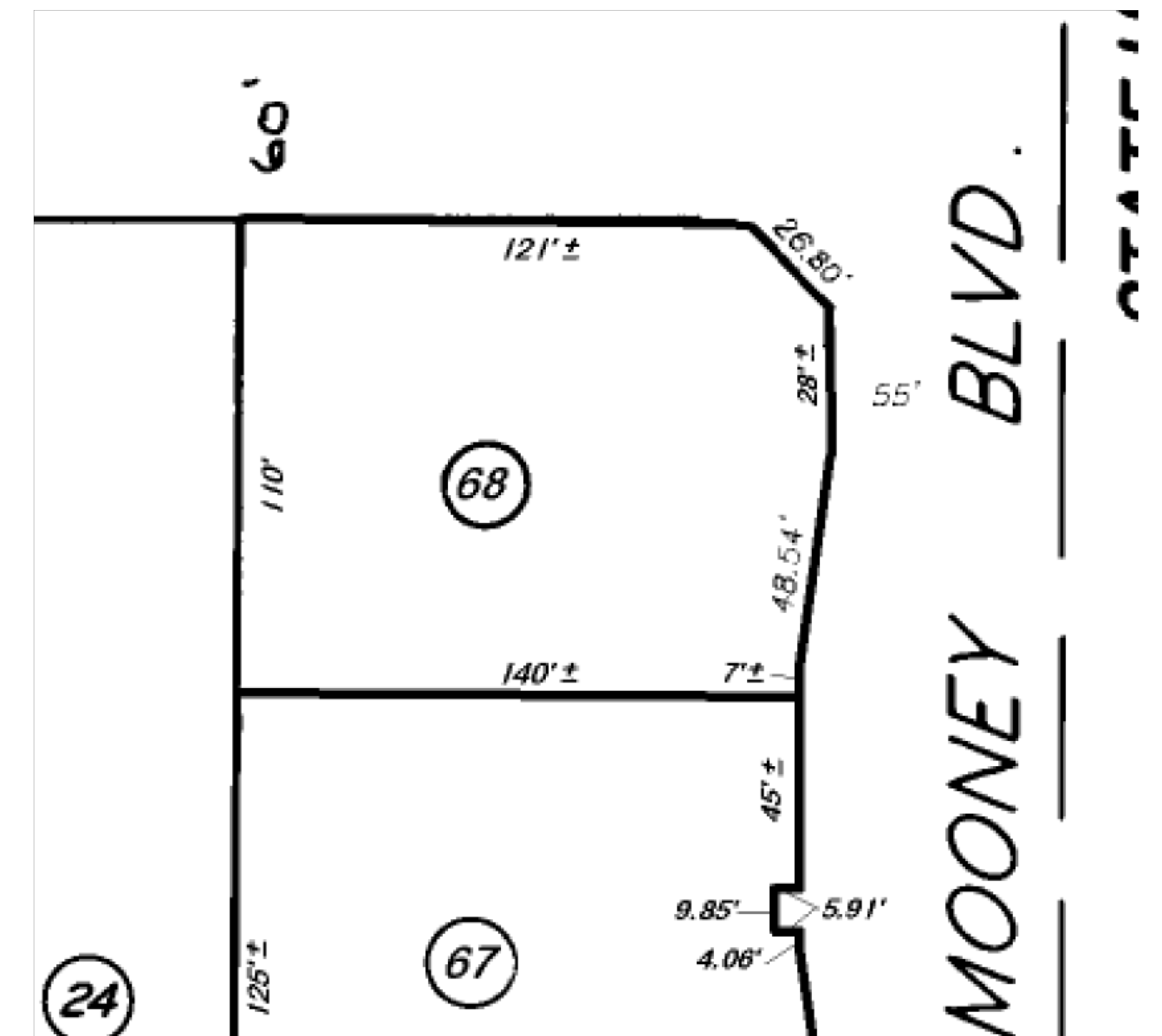
NLY. POR. OF NE 1/4 OF SE 1/4 SEC 1, T.19S., R.24E., M. D. B. & M.

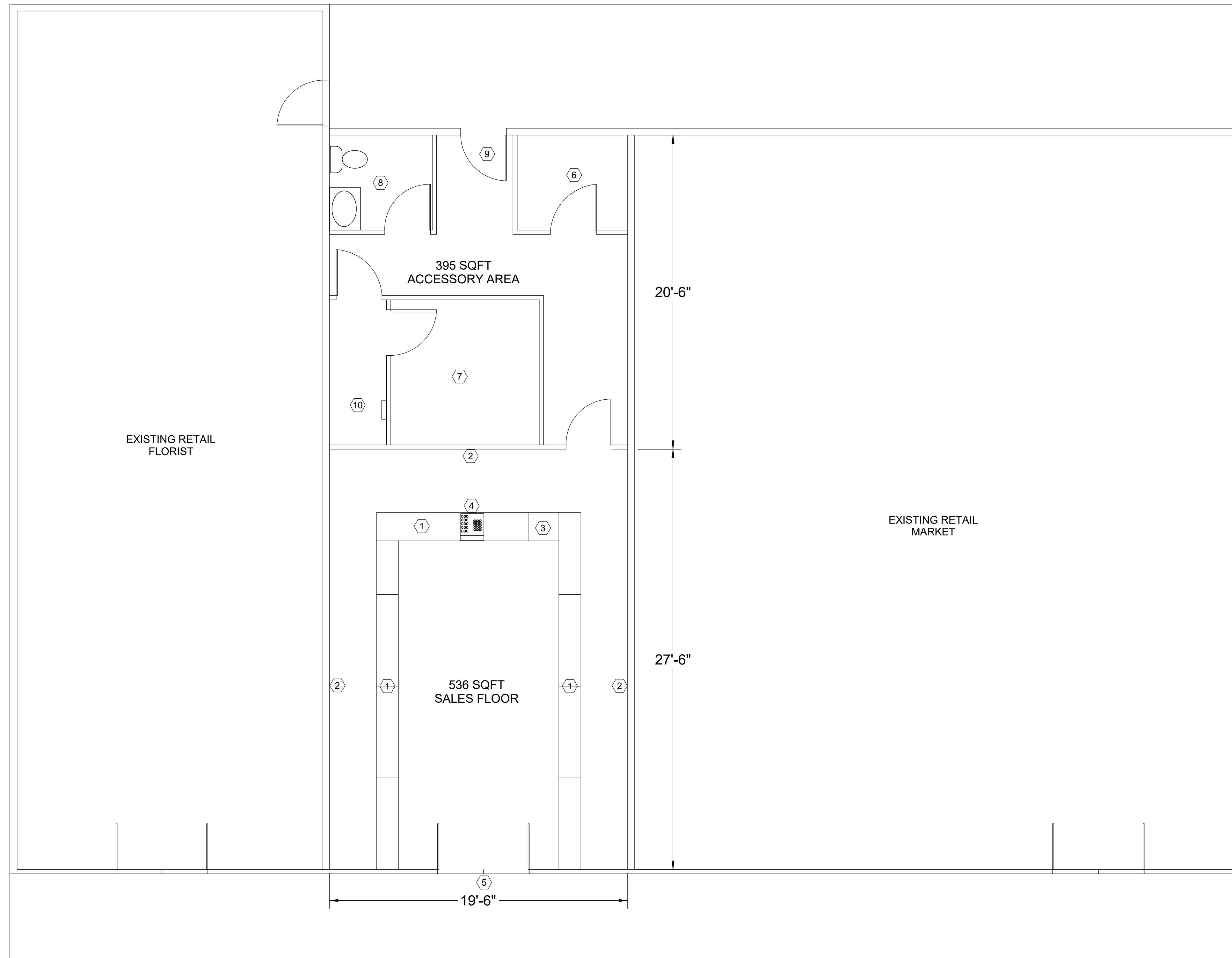
TAX CODE AREA 121-09
 6-110
 6-007
 6-003



PARCEL MAP 2014 P.M. 21-15
 RECORD OF SURVEY L.S. 17-89
 PARCEL MAP 4118 P.M. 42-22
 RECORD OF SURVEY L.S. 31-30 (STATE ROUTE 63)

CITY OF VISALIA
 ASSESSOR'S MAPS BK. 121, PG. 09.
 COUNTY OF TULARE, CALIF.





LEGEND KEY

- ① NEW GLASS DISPLAY CASE
- ② T-SHIRTS DISPLAYED ON WALL
- ③ PASS THROUGH
- ④ CASH REGISTER
- ⑤ EXISTING STORE FRONT AND ENTRY
- ⑥ EXISTING STORAGE
- ⑦ EXISTING OFFICE
- ⑧ EXISTING RESTROOM
- ⑨ EXISTING BACK EXIT
- ⑩ TIME CLOCK

SUBMITTED FOR REVIEW FOR CHANGE OF BUSINESS LICENSE.

EXISTING RETAIL CLOTHING SALES. OCCUPANCY CLASSIFICATION B REQUEST TO ADD SALES OF SMOKING ACCESSORIES.

EXISTING SALES AREA TO REMAIN. SALES COUNTER TO REMAIN WITH CASH REGISTER ALONG WITH EXISTING WALL DISPLAYS. ADDITIONAL GLASS DISPLAY CABINETS TO BE ADDED. OFFICE, STORAGE AND RESTROOM TO REMAIN.

SCALE 1/4"=1'

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: BENO FAMILY RV GARAGE Date: 2-24-2021
 Project Description: RV GARAGE - GUEST HOUSE

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

Property Owner: ERIC BENO

Applicant(s) Name: ERIC BENO

Project Address/Location: 6608 W JUDY AVE VISALIA CA 93277

Assessor Parcel Number: 087-441-032

Parcel Size (Acreage or Square Feet): 0.48 Building or Suite Square Footage: 1,556 sq ft.

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 165,000.00

Describe All Proposed Building Modifications: _____

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

Date Received: 02/24/2021
 SPR Agenda: 03/03/2021 Item No. _____
 Zone: R-1-20 SPR No. 21-028
 Historic District: Yes No
 Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: _____

Proposed Building Use: _____

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

Describe Any Special Events Planned for the Facility: _____

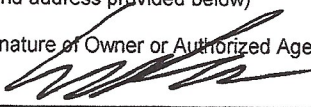
SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ 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: ERIC BENO Signature of Owner or Authorized Agent* 

Address: 6608 W JUDY AVE Owner _____ Date 2-24-2021

City, State, Zip VISALIA CA 93277 Authorized Agent* _____ Date _____

Phone: 559-909-8117

Email: ERIC@VRIPE.COM

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


AGENCY AUTHORIZATION

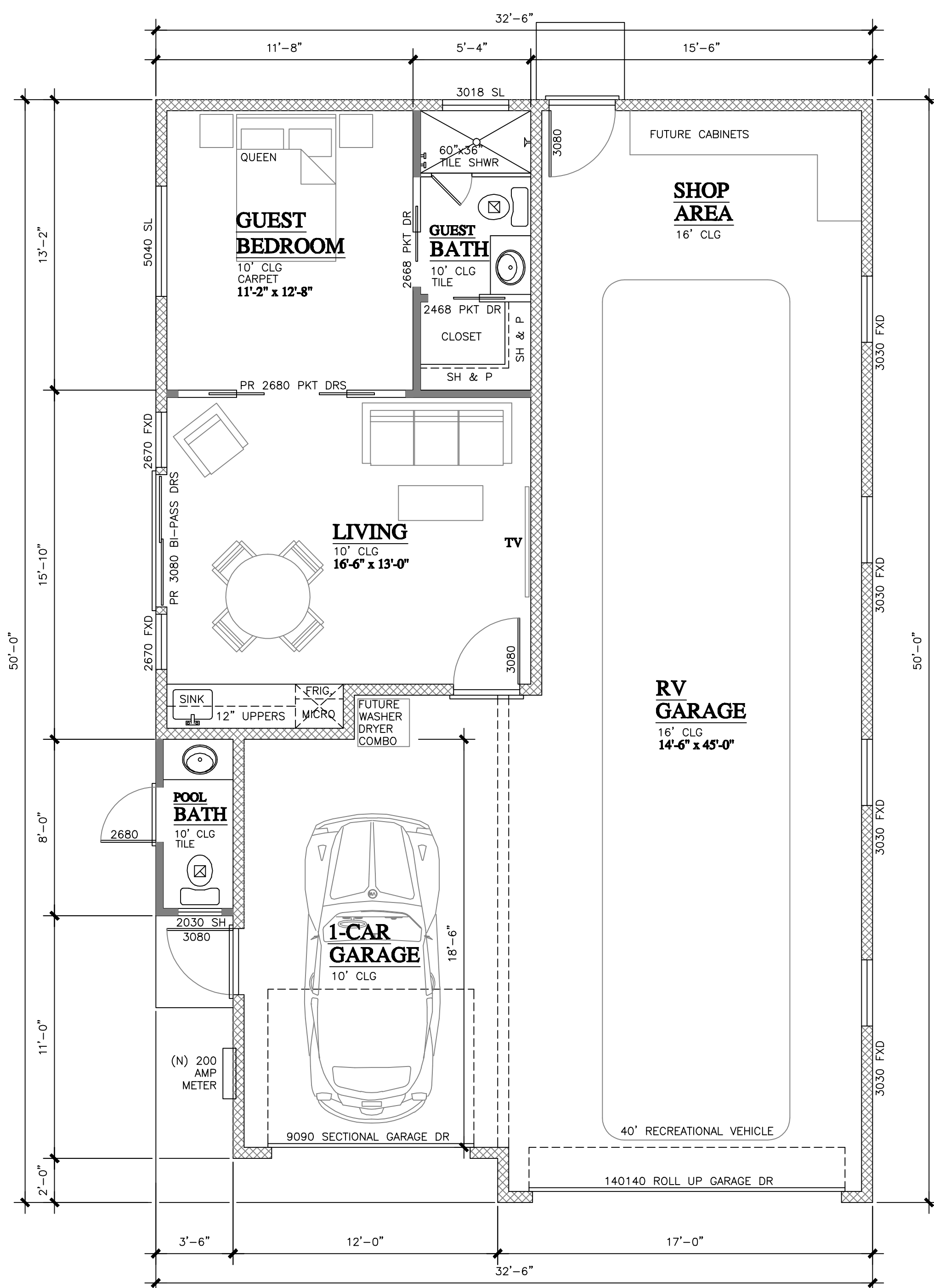
AGENCY AUTHORIZATION FORM

OWNER:
I, ERIC BENO, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
087 44 032

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 24 day of FEBRUARY, 2021

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner <u></u>		Signature of Agent
Owner Mailing Address <u>6608 W JUDY AVE</u>		Agent Mailing Address
<u>VISALIA CA 93277</u>		
Owner Phone Number <u>559-909-8117</u>		Agent Phone Number



WALL LEGEND

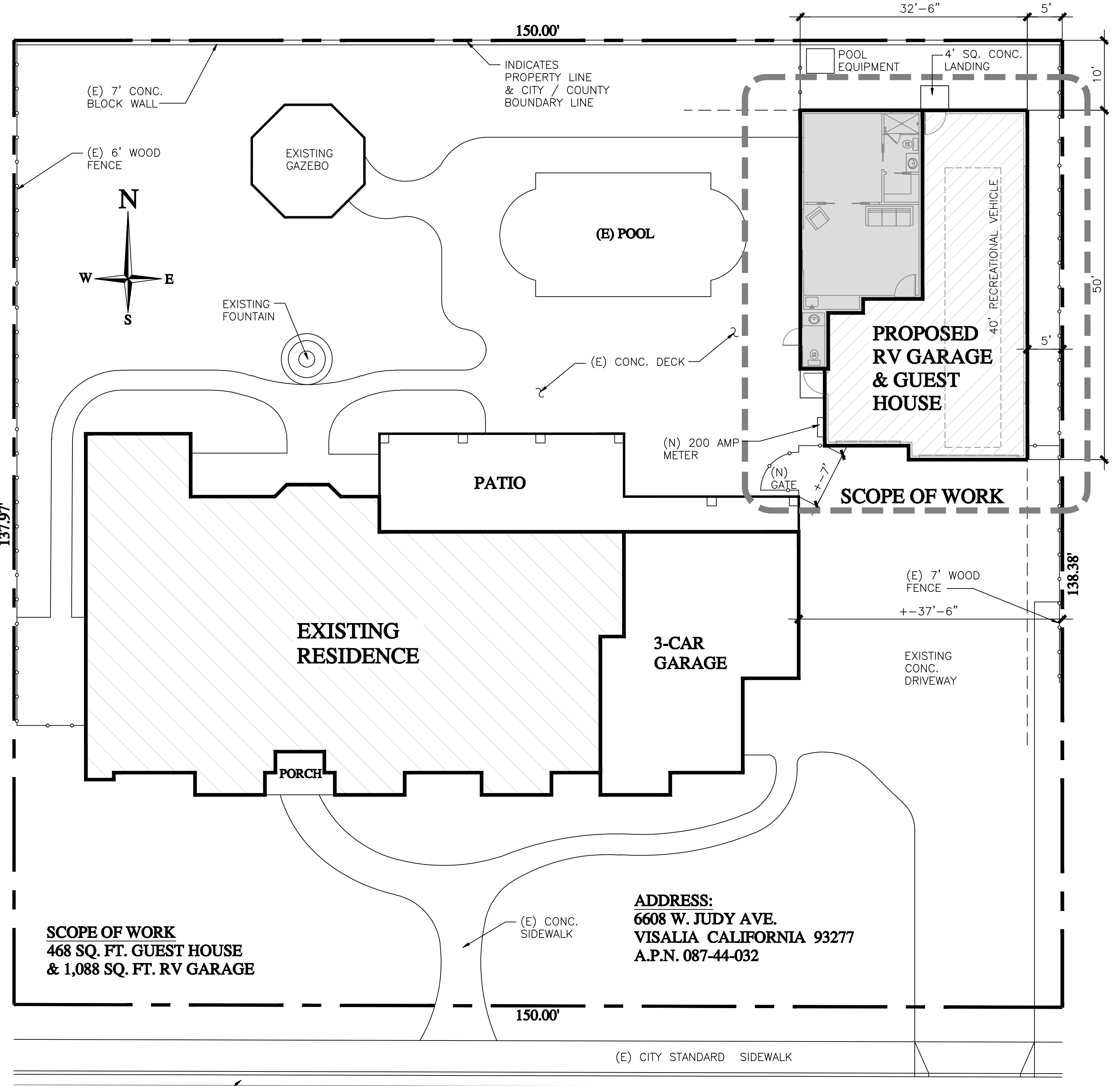
	INDICATES 2X4 STUDS @ 16" O.C.
	INDICATES 2X6 STUDS @ 16" O.C.

GUEST HOUSE & RV GARAGE SQUARE FOOTAGE

GUEST HOUSE	468 SQ. FT.
RV GARAGE	1,088 SQ. FT.

FLOOR PLAN

1/4" = 1'-0"



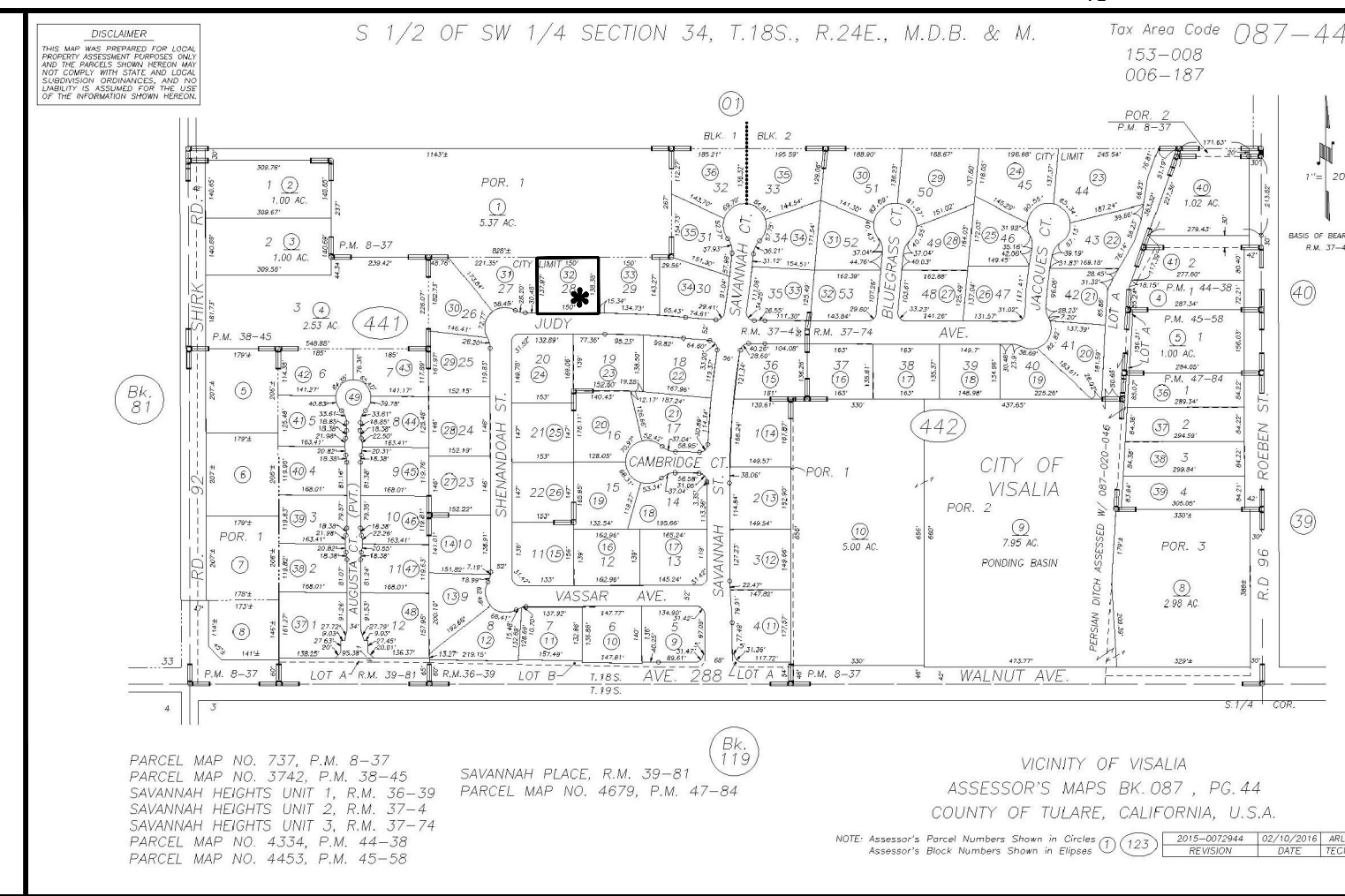
SCOPE OF WORK
468 SQ. FT. GUEST HOUSE
& 1,088 SQ. FT. RV GARAGE

ADDRESS:
6608 W. JUDY AVE.
VISALIA CALIFORNIA 93277
A.P.N. 087-44-032

6608 W. JUDY AVENUE

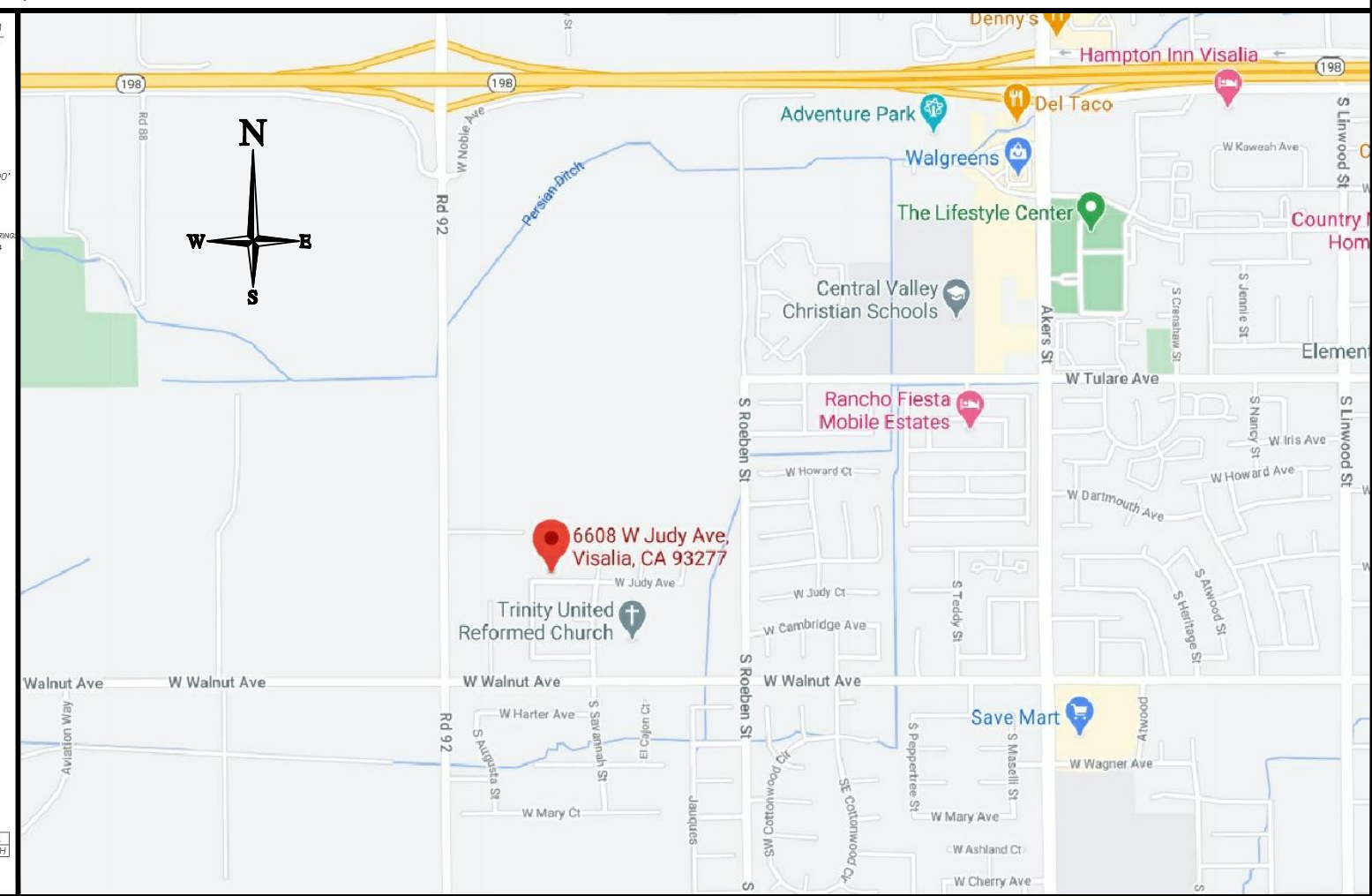
SITE PLAN

1" = 10'-0"



APN MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

DRAFTSMAN
WILLIAM T. FAGUNDES
FAGUNDES DRAFTING
131 E. KERN AVE. TULARE CA 93274
(559-731-0403)

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

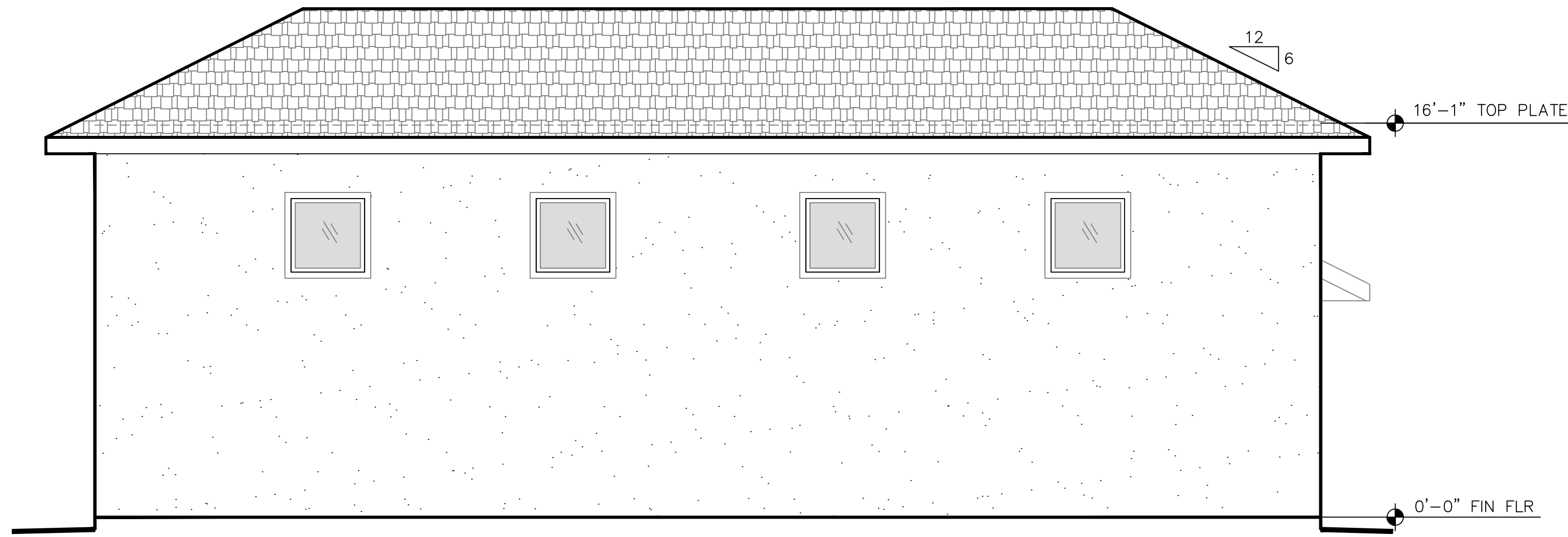
DRAWN BY: WILLIAM FAGUNDES
DATE: 02/01/2021
SCALE: AS INDICATED

Fagundes Drafting
131 E. KERN STREET SUITE G
TULARE CA, 93274
BL # BL-24959

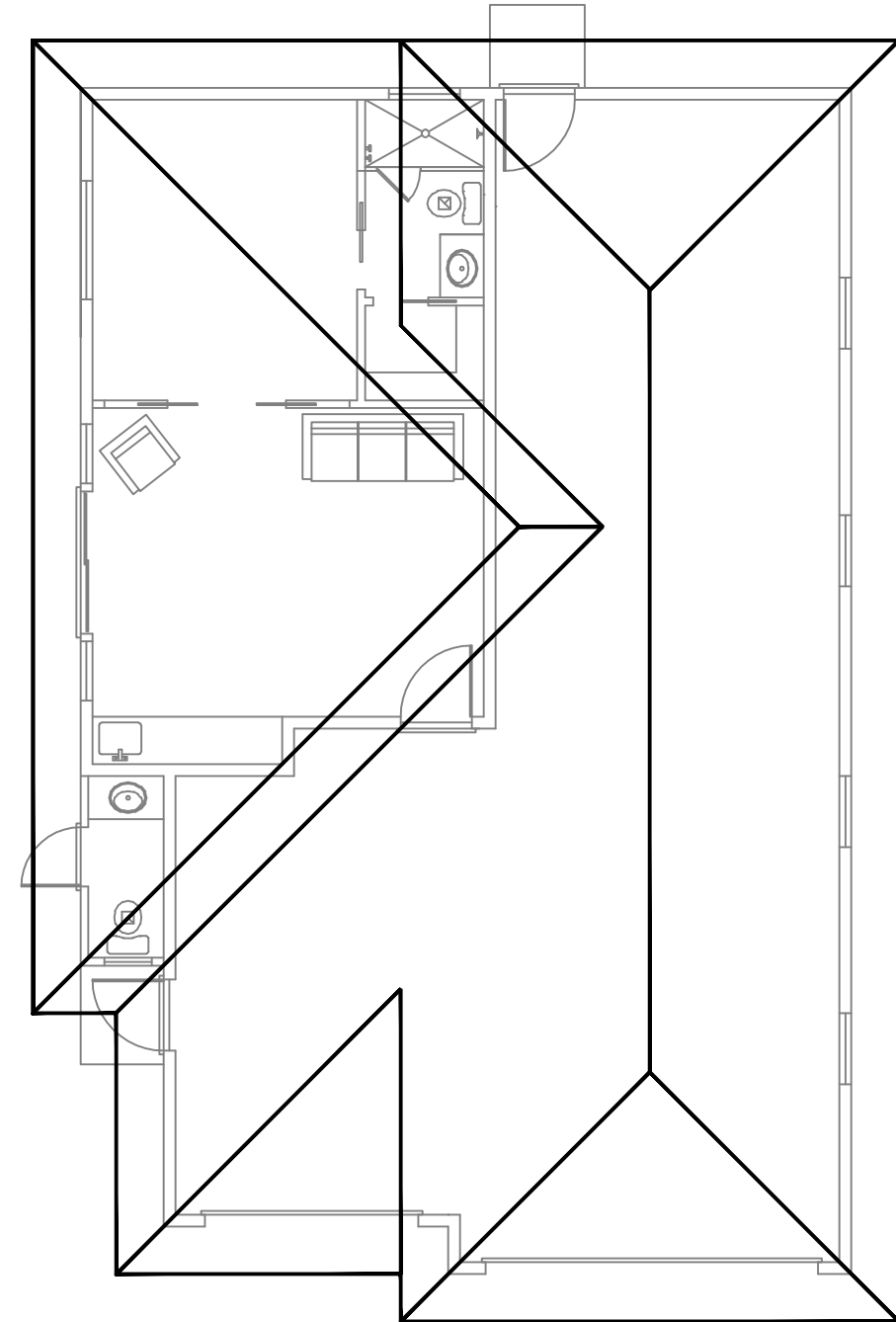
THE BENO FAMILY
A NEW GARAGE FOR
MR. AND MRS. ERIC BENO
6608 W JUDY AVE. VISALIA, CALIFORNIA

A-1

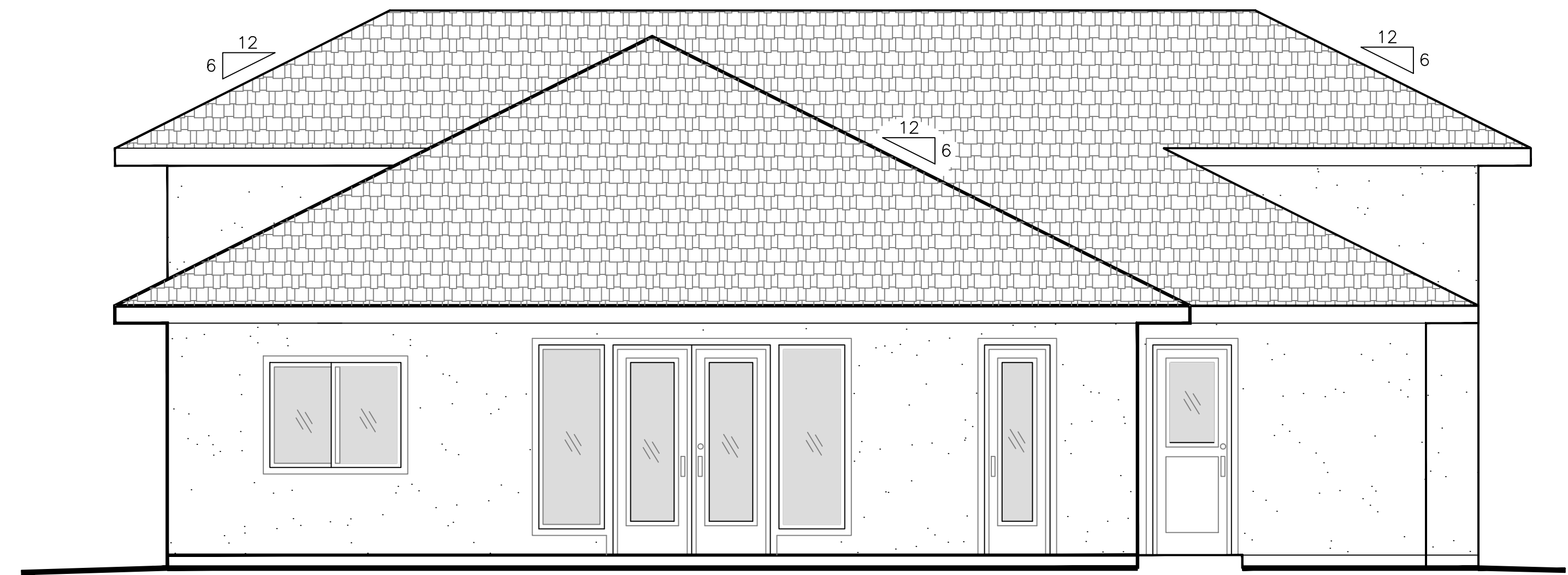
JOB NUMBER:
#21-016



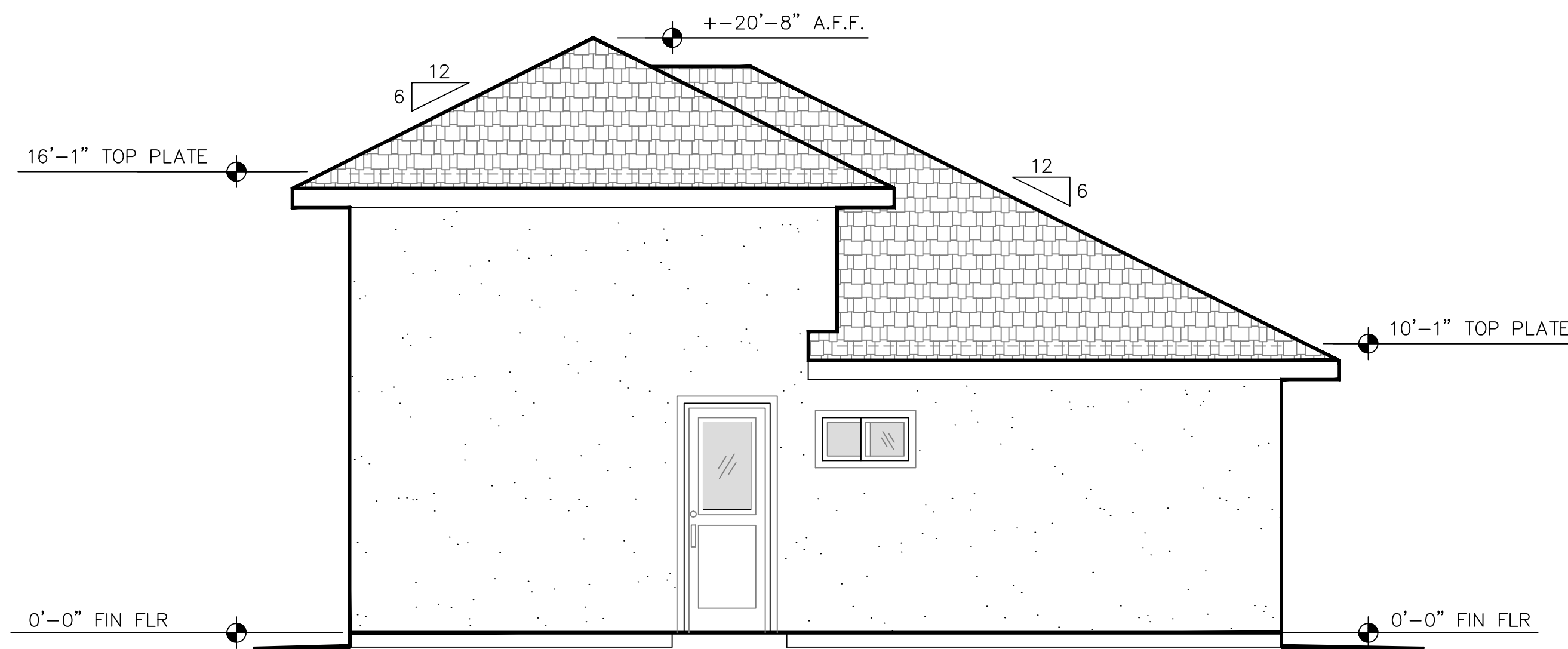
RIGHT ELEVATION
EAST VIEW



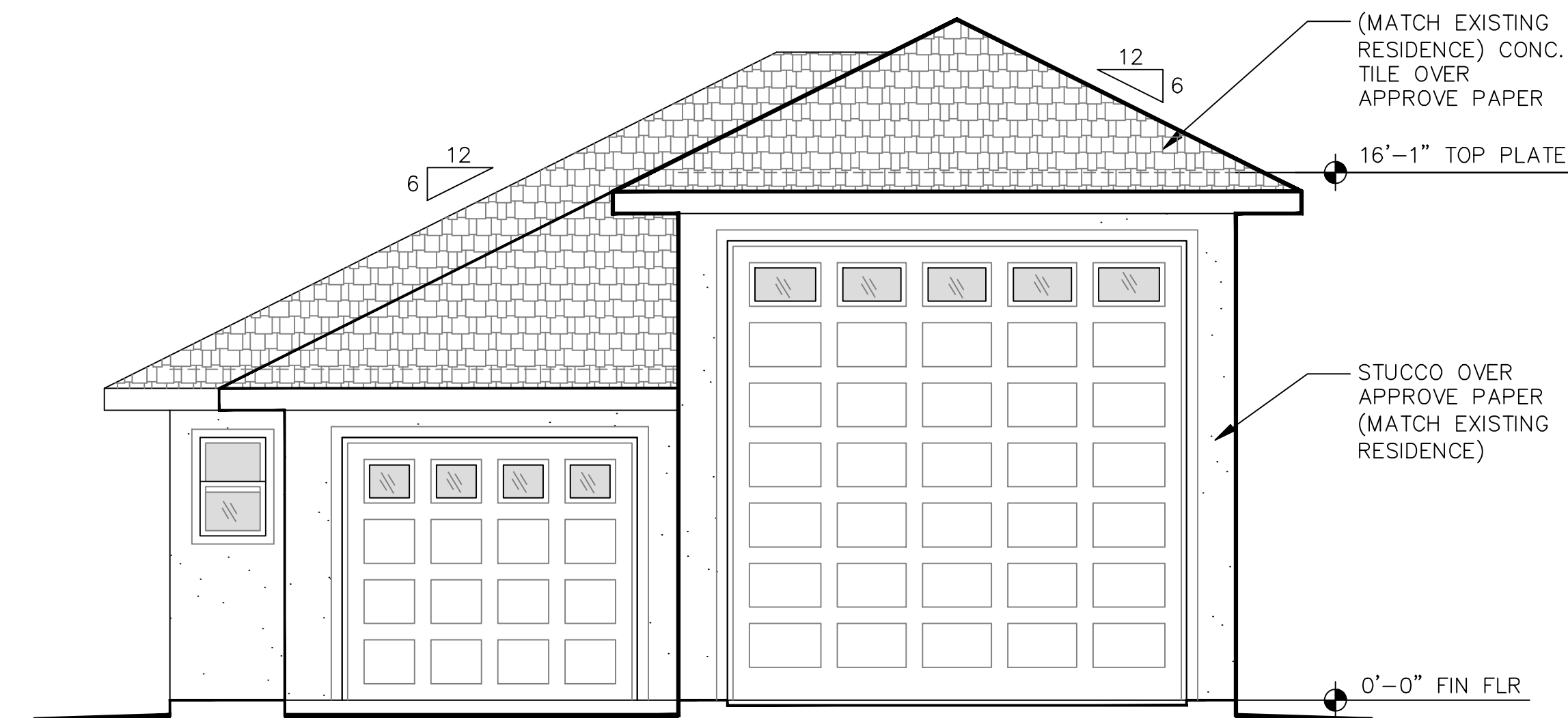
ROOF PLAN
1/8"=1'-0"



LEFT ELEVATION
WEST VIEW



REAR ELEVATION
NORTH VIEW



FRONT ELEVATION
SOUTH VIEW

DRAFTSMAN

WILLIAM T. FAGUNDES
FAGUNDES DRAFTING
131 E. KERN AVE. TULARE CA 93274
(559-731-0403)

EXTERIOR ELEVATIONS

1/4" = 1'-0"

DRAWN BY: WILLIAM FAGUNDES	
REVISIONS	DATE
1	
2	02/01/2021
3	
4	

Fagundes Drafting
131 E. KERN STREET SUITE G
TULARE CA, 93274
BL # BL-24959

THE BENO FAMILY
A NEW GARAGE FOR
MR. AND MRS. ERIC BENO
6608 W JUDY AVE. VISALIA, CALIFORNIA

SHEET
A-2
JOB NUMBER:
#21-016

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

GENERAL PROJECT INFORMATION

Project/Business Name: JESUS LARA - Prop. P.U.D. Date: 2/25/21

Project Description: NEW P.U.D. Development

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

Property Owner: JESUS LARA

Applicant(s) Name: JESUS GUTIERREZ

Project Address/Location: 1615 E. Ferguson St

Assessor Parcel Number: 098 - 440 - 034

Parcel Size (Acreage or Square Feet): 1.16 AC. Building or Suite Square Footage: 13,000 SF ± TOTAL

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 30,000

Describe All Proposed Building Modifications: REMOVE PART OF EXIST. ADU TO ALLOW FOR ACCESS TO PROPOSED WALKWAY @ PEAK OF DEVELOPMENT.

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

Date Received: 02/25/2021

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

Zone: R-1-5 SPR No. 21-029

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: EXIST. Single family Residence w/ ADU.

Proposed Building Use: P.U.D.

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 N/A Proposed _____

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

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

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:
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 - 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: JESUS GUTIERREZ, SIKYAB Signature of Owner or Authorized Agent*
 Address: 1004 W. MAIN ST. #A Owner
 City, State, Zip: VISALIA, CA. 93291 Date: 2/25/21
 Phone: (559) 280-0909 Authorized Agent*
 Email: SIKYAB1004@SBCGLOBAL.NET

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

098-440-034

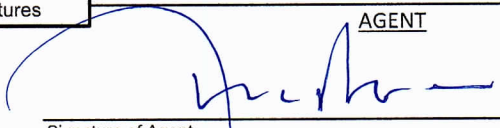
AGENT:

I designate JESUS GUTIERREZ (SIKYAB) to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to NEW P.U.D relative to the property mentioned herein.

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

Executed this 25 day of FEBRUARY, 2021.

AGENCY AUTHORIZATION FORM

OWNER	AGENT
<u>X</u>	
Signature of Owner	Signature of Agent
<u>1615 E. FERGUSON AVE.</u>	<u>1004 W. MAIN ST. #A</u>
Owner Mailing Address	Agent Mailing Address
<u>VISALIA, CA. 93292</u>	<u>VISALIA, CA. 93291</u>
<u>(559) 679-4710</u>	<u>(559) 280-0909</u>
Owner Phone Number	Agent Phone Number

**PROJECT DESCRIPTION:
NEW P.U.D. DEVELOPMENT**

OWNER: JESUS LARA
PHONE NUMBER: (559)679-4710
OWNER ADDRESS: 1615 E. FERGUSON AVE. VISALIA, CA. 93292
SITE ADDRESS: 1615 E.FERGUSON AVE. VISALIA, CA.93292
APN: 098-440-034
FLOOD ZONE: "X"
ZONING: R-1-5
REFUSE: INDIV. CANS

SITE/PROJECT DATA

PL	PROPERTY LINE	W.M.	WATER METER
L	CENTER LINE	P.P.	POWER POLE
(E)	EXISTING	F/H	FIRE HYDRANT
(N)	NEW	STDS.	STANDARDS
(P)	PROPOSED	DTL.	DETAIL
W/	WITH	V.T.R.	VENT THROUGH ROOF
S	SEWER	C.O.	CLEAN OUT
W	WATER	CW	COLD WATER
W.I.	WROUGHT IRON	HW	HOT WATER
C.J.	CEILING JOIST	TYP.	TYPICAL
F.J.	FLOOR JOIST	STL.	STEEL
O.C.	ON CENTER		
BM.	BEAM		
W/H	WATER HEATER		

AVREBBIATIONS



VICINITY MAP

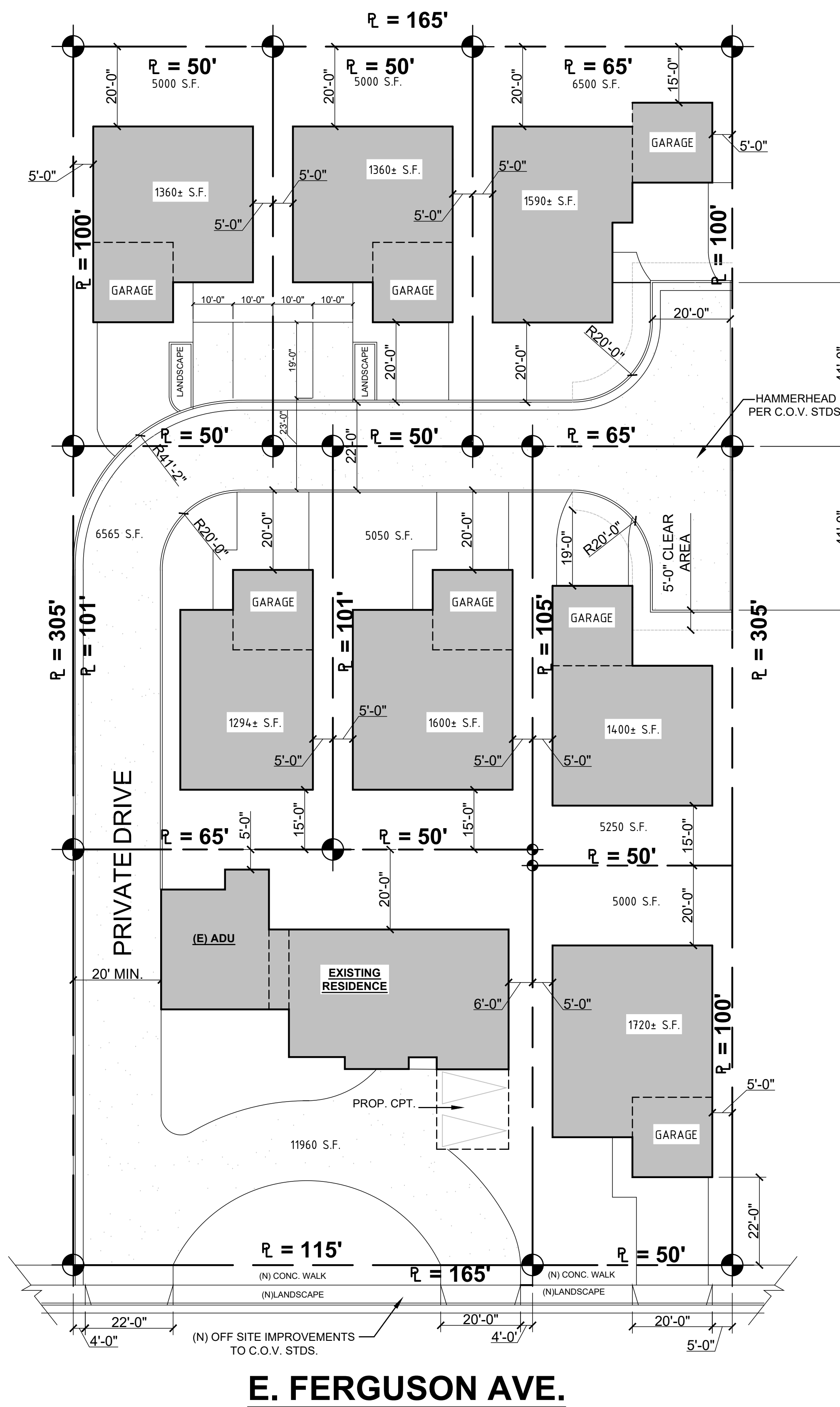
N.T.S.



NORTH

2B

3B



SITE PLAN

SCALE: 1"=20'-0"



NORTH

G1- SITE/PROJECT DATA, SITE PLAN, VICINITY MAP & GENERAL NOTES

SHEET INDEX

1. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.

- CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS, WORK OR COMPLIANCE, REGULATIONS, CODES SET FORTH BY ANY AGENCY, & TO FOLLOW THE 2019 C.B.C. & 2019 C.R.C. CHECK ALL DIMENSIONS AT THE JOB SITE & REPORT ANY DISCREPANCIES TO THE CONTRACTOR/JOB SUPERINTENDENT. ANY DAMAGE TO EXISTING PROPERTY THAT MAY OCCUR DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED.
- JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE.
- CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION OTHER THAN 1) CABINET CHANGES WHEN NOT BEING SUPPORTED ENTIRELY BY THE ROOF STRUCTURE, 2) INTERIOR DOOR AND FIREPLACE RELOCATION SHOWN ON THE APPROVED PLAN, 3) A SINGLE NON-BEARING WALL RELOCATION WHEN NOT CREATING AN ADDITIONAL ROOM, AND 4) INTERIOR NONSTRUCTURAL WALL FINISHES; SHALL CAUSE PLAN APPROVAL AND CONSTRUCTION TO BE SUSPENDED. A NEW PLAN CHECK (FOR A NEW PLAN SHOWING CHANGES) WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS.
- SITE ADDRESS (2019 C.R.C. SECTION R319.1): BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD & THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
- SUITABLE TOILET(S) SHALL BE PROVIDED & MAINTAINED IN A SANITARY CONDITION FOR THE USE OF WORKERS DURING CONSTRUCTION (2019 C.P.C., SECTION 422.5).
- FIRE SPRINKLERS SHALL BE DESIGNED BY A C-16 CONTRACTOR OR A COMBINED C-16/C-36 CONTRACTOR OR A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE FOLLOWING CODES: 2019 CALIFORNIA FIRE CODE (SECTION 903), 2019 CALIFORNIA RESIDENTIAL CODE (SECTION R313), 2019 N.F.P.A. 13 (SECTION 8.4.3), 2019 N.F.P.A. 13D, 2019 CALIFORNIA ELECTRICAL CODE ARTICLE 760, 2019 N.F.P.A. 72 CHAPTER 29 & CALIFORNIA HEALTH & SAFETY CODE 13114.7, AND ALL MANUFACTURER SPECIFICATIONS. SEPARATE PERMITS AND SUBMITTALS REQUIRED FOR ALL AUTOMATIC SPRINKLER SYSTEMS.
- C.R.C. 401.3 DRAINAGE: SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR WALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

ALL WORK MATERIAL ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE CITY BUILDING OFFICE. NOTHING IN THESE DOCUMENTS IS TO BE CONSTRUED AS TO PERMIT ANY WORK OR PRODUCT NOT IN CONFORMANCE WITH THESE CODES:

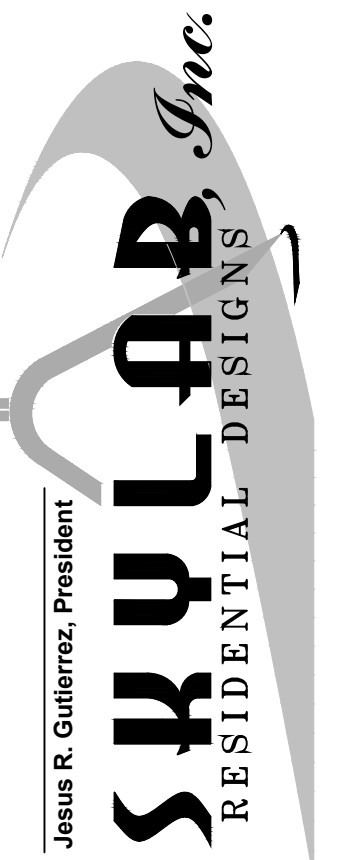
- CALIFORNIA RESIDENTIAL CODE (C.R.C., 2019 EDITION)
- THE 2019 CALIFORNIA BUILDING STANDARDS CODE (CC-TITLE-24 & 25)
- CALIFORNIA BUILDING CODE (C.B.C., 2019 EDITION)
- CALIFORNIA PLUMBING CODE (C.P.C., 2019 EDITION)
- CALIFORNIA MECHANICAL CODE (C.M.C., 2019 EDITION)
- CALIFORNIA FIRE CODE (C.F.C., 2019 EDITION)
- CALIFORNIA ELECTRICAL CODE (C.E.C., 2019 EDITION)
- CALIFORNIA ENERGY CODE (2019 C.E.C. STANDARDS)
- CALIFORNIA GREEN BUILDING STANDARDS CODE (C.G.C., 2019 EDITION)

THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE ABOVE REGULATIONS AND CODES. THE CONTRACTOR AND SUB-CONTRACTOR(S) MUST BE FAMILIAR WITH ALL REGULATIONS AFFECTING THEIR PORTION OF THE WORK. SKYLAB INC., A RESIDENTIAL DESIGN COMPANY ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTOR(S) CONFORMANCE TO THE ABOVE CODES AND REGULATIONS.

THESE PLANS WERE PREPARED UNDER THE CONVENTIONAL FRAMING PROVISIONS OF THE 2019 CALIFORNIA BUILDING CODE, SECTION 2308 & THE CALIFORNIA RESIDENTIAL CODE.

GENERAL NOTES

4F



Jesus R. Gutierrez, President
SKYLAB
 RESIDENTIAL DESIGNS
 1004 W. Main St. Suite A
 Visalia, Ca. 93291
 Ph. (559) 625-9150
 Fax (559) 625-9153
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REVISIONS	
1	
2	
3	

NEW P.U.D. DEVELOPMENT
JESUS LARA
 1615 E. FERGUSON AVE. VISALIA, CA. 93292
DO NOT SCALE

Date: 01/07/2021
 Drawn by: A.T.
 Checked by: J.G.
 Scale: AS NOTED
 Job #
 Sheet

G1

PDF 01-15-2021

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: FASTRIP Date: 2-17-21

Project Description: CONSTRUCTION OF A 4,940 FASTRIP CONVENIENCE STORE AND 12,365 SF FUEL CANOPY WITH 24 FUELING POSITIONS. THE EXISTING TOY'S R US BUILDING AND PARKING TO THE SOUTH WILL REMAIN.

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

Property Owner: Fastrip Oil Company, LP

Applicant(s) Name: Paul Dhanens Architect, Inc. Contact: Andy Erb

Project Address/Location: 2800 S. Mooney Boulevard, Visalia, CA 93277

Assessor Parcel Number: 1 2 2 - 3 2 0 - 0 7 8

Parcel Size (Acreage or Square Feet): 3.74 ACRES Building or Suite Square Footage: 4,940 SF / 12,365 CANOPY

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ N/A (New Structures)

Describe All Proposed Building Modifications: N/A - Existing parking areas modified and new structures proposed.

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

Date Received: 02/25/2021

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

Zone: C-MU SPR No. 21-030

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: THE EXISTING SITE AREA PROPOSED FOR RECONSTRUCTION IS CURRENTLY A PARKING LOT.

Proposed Building Use: Convenience Store and Gas Station with a drive-thru

Proposed Hours of Operation: 24-HOUR

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

Number of Employees Per Day: Existing _____ Proposed 12

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

Predicted Peak Operating Hour: 7:00 am - 9:00 am and 4:00 pm - 8:00 pm

Describe Any Truck Delivery Schedule & Operations: Truck deliveries are normally at night; Fuel deliveries from 7:00 am to 9:00 pm

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): No unique traffic patterns anticipated.

Describe Any Special Events Planned for the Facility: Grand opening on opening day

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: <u>Paul Dhanens Architect, Inc. (Andy Erb)</u>	Signature of Owner or Authorized Agent*	
Address: <u>1330 22nd Street #100</u>	Owner	Date _____
City, State, Zip <u>Bakersfield, CA 93301</u>	Authorized Agent*	Date <u>2-17-21</u>
Phone: <u>(661) 326-8936</u>		
Email: <u>andy@pdaarchitect.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, Fastrip Oil Company, LP, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

122-320-078

AGENT:

I designate Andy Erb of PDA, Inc., to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to construct a new convenience store and gas station relative to the property mentioned herein.

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

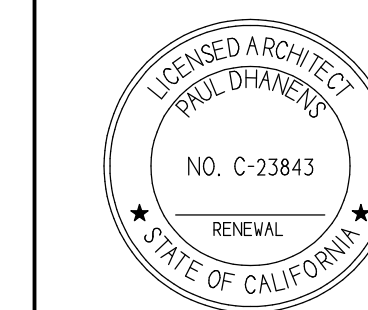
Executed this 17th day of February, 2021.

OWNER	Signatures	AGENT
Signature of Owner	Signature of Agent	Signature of Agent
Owner Mailing Address	Agent Mailing Address	Agent Mailing Address
<u>PO BOX 82515</u>	<u>1330 22nd Street #100</u>	<u>1330 22nd Street #100</u>
<u>BAKERSFIELD CALIF 93388</u>	<u>Bakersfield, CA 93301</u>	<u>Bakersfield, CA 93301</u>
Owner Phone Number	Agent Phone Number	Agent Phone Number
<u>661-393-7000</u>	<u>(661)326-8936</u>	<u>(661)326-8936</u>



PAUL DHANENS • ARCHITECT

ARCHITECT



1330 22nd STREET, SUITE 100
BAKERSFIELD, CALIFORNIA 93301
TELEPHONE: (805) 328-8838
FACSIMILE: (805) 328-8837

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NOTICE TO CONTRACTORS
Written directions on these drawings shall take precedence over exact dimensions. Contractor shall verify and be responsible for confirming all dimensions and spot heights. The architect's liability for any omissions or field variations discovered.

PROJECT

FASTRIP

9629 ROSEDALE HWY
BAKERSFIELD, CA

DATE	ISSUED FOR
2-28-21	SITE PLAN REVIEW

NO.	REVISIONS
▲	
▲	
▲	
▲	

PROPOSED
SITE PLAN

FILE NAME: 2693A1-0

SHEET

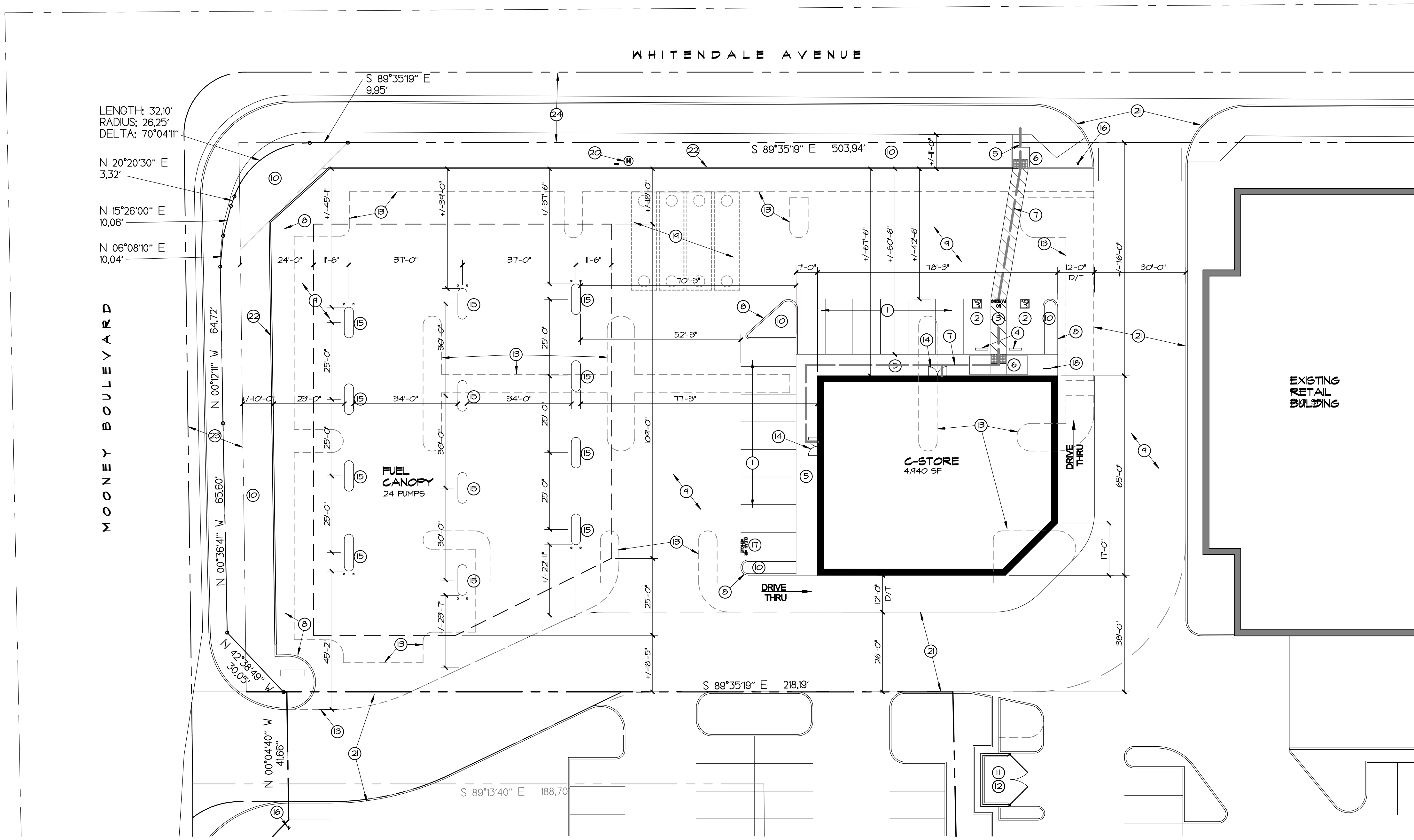
SPR-1.0

SITE ANALYSIS

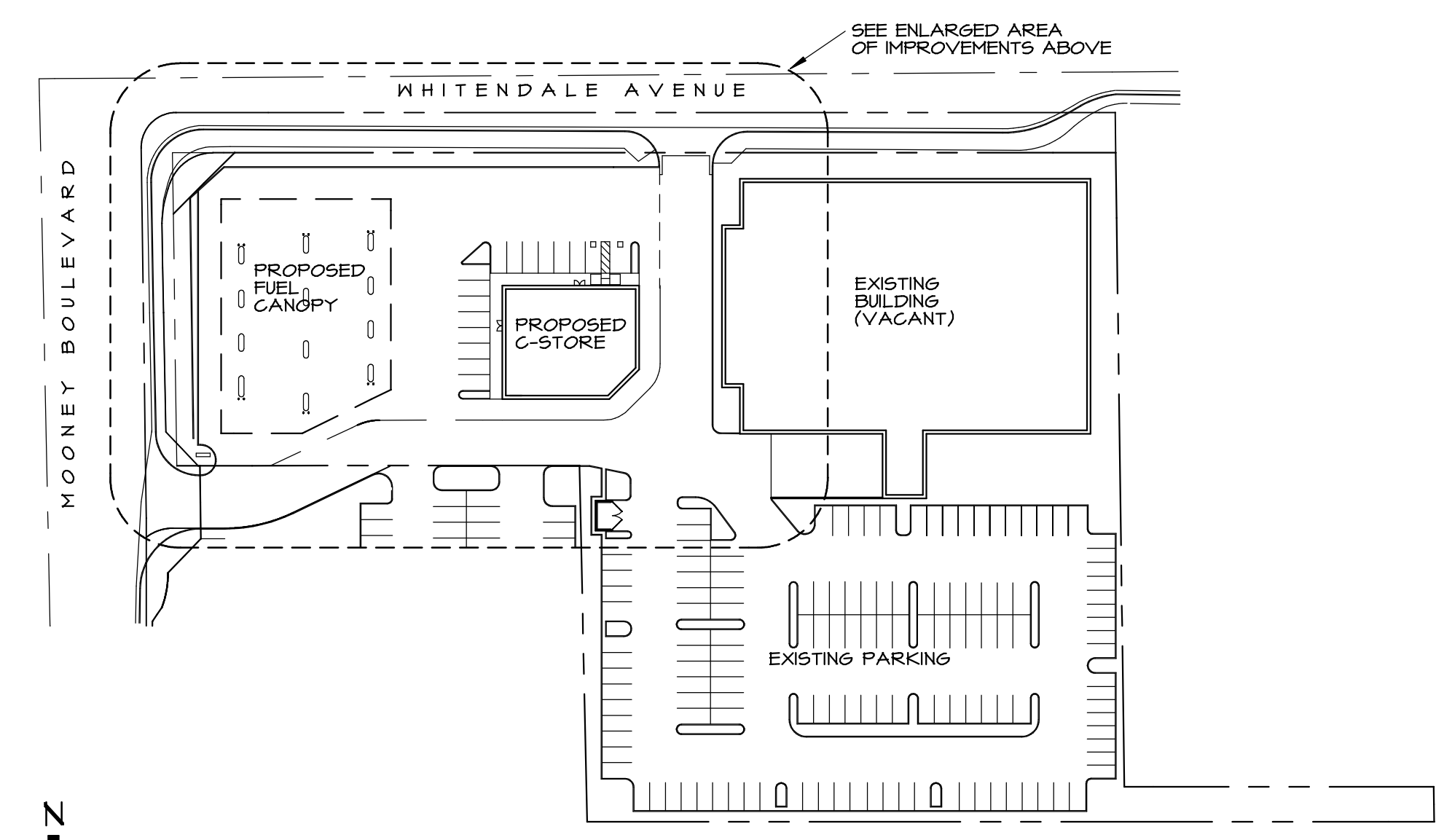
APN:	122-320-078
ZONING:	MU-C (MIXED USE COMMERCIAL)
SITE DRAINAGE:	EXISTING DRAINS TO STREETS
SITE AREA:	162,732 SF (3.74 ACRES)
BUILDING AREAS	
EXISTING RETAIL (TOYS R US):	3101 SF (1.9% OF SITE)
PROPOSED FASTRIP:	4,940 SF (3% OF SITE)
PROPOSED FUEL CANOPY:	12,365 SF (7.5% OF SITE)
NEW/EXISTING LANDSCAPE AREA:	+/-22,446 SF (13.8% OF SITE)
NUMBER OF STORES:	1
BUILDING OCCUPANCY:	B/M
PARKING REQUIRED	
EXISTING RETAIL BUILDING (3101 SF/ 300):	104 SPACES
PROPOSED FASTRIP (4,940 SF/ 300):	16 SPACES
TOTAL NEW/EXISTING PARKING REQUIRED:	120 SPACES TOTAL
PARKING PROVIDED	
EXISTING PARKING TO REMAIN (SOUTH OF RETAIL BLDG):	134 SPACES
PROPOSED NEW FASTRIP PARKING SPACES:	16 SPACES
TOTAL NEW/EXISTING PARKING PROVIDED:	155 SPACES TOTAL

KEYNOTES

- 1 9'-0" WIDE x 19'-0" DEEP PARKING STALL PER CITY OF VISALIA STANDARDS (INCLUDING 2'-0" OVERHANG WHERE SHOWN)
- 2 12'-0" x 19'-0" VAN OR 9'-0" x 20'-0" ACCESSIBLE PARKING STALL WITH 3'-0" x 3'-0" PAINTED STALL SIGN AND 10' SQ IN POLE MOUNTED PARKING SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH AN ADDITIONAL SIGN OR LANGUAGE STATING "MINIMUM FINE \$250.00" INCLUDE SIGN MOUNTED BELOW STATING "VAN ACCESSIBLE" WHERE APPROPRIATE PER CBC SECTION 124B- 80" MINIMUM HEIGHT TO THE BOTTOM OF ALL POLE SIGNS
- 3 5'-0" MINIMUM WIDE HANDICAP ACCESSIBLE AISLE PARKING SPACES WITH THE WORDS "NO PARKING" IN 1/2" HIGH CONTRASTING LETTERS- SLOPE NOT TO EXCEED 2% IN ANY DIRECTION
- 4 CONCRETE WHEEL STOPS TO PREVENT VEHICLES FROM OVERHANGING ACCESSIBLE CURB RAMPS
- 5 4'-0" WIDE MINIMUM CONCRETE AND AC PAVED WALK WITH SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%
- 6 CURB RAMP WITH 3'-0" BORDER OF TRUNCATED DOME TILES AT FLUSH CONDITION BETWEEN CONCRETE WALKWAY AND VEHICULAR AREA FOR ACCESSIBLE PATH OF TRAVEL TO AND FROM PUBLIC WAY AND/OR ACCESSIBLE PARKING STALLS AND AISLES
- 7 DASHED LINE DENOTES ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY AND ACCESSIBLE PARKING SPACES. MAXIMUM SLOPE DOES NOT EXCEED 5% AND CROSS SLOPE DOES NOT EXCEED 2% - SEE CIVIL DRAWINGS FOR ACTUAL SLOPES AND GRADE CHANGES
- 8 NEW 6" CONCRETE CURB - SEE GRADING PLAN FOR ADDITIONAL INFORMATION
- 9 A.C. PAVING PER MINIMUM COUNTY STANDARDS VERIFY WITH FINAL SOILS REPORT
- 10 LANDSCAPE AREA / PLANTER WITH IRRIGATION, SHRUBS, GROUND-COVER, AND TREES PER CITY OF VISALIA STANDARDS
- 11 APPROXIMATE LOCATION OF 8'-0" x 15'-0" (INTERIOR DIMENSIONS CURB TO CURB) 3-BIN CONCRETE BLOCK TRASH ENCLOSURE ON CONCRETE PAD PER CITY OF VISALIA STANDARDS
- 12 APPROXIMATE LOCATION OF BUILDING OCCUPANT'S EXTERIOR RECYCLING STORAGE BIN(S) PER CALIFORNIA GREEN CODE SECTION 5.4101- VERIFY FINAL LOCATION WITH OCCUPANT
- 13 APPROXIMATE LOCATION EXISTING CURB AND LANDSCAPE AREA TO BE REMOVED
- 14 LEVEL CONCRETE LANDING WITH SLOPE NOT EXCEEDING 2% IN ANY DIRECTION AND 2'-0" CLEAR ON STRIKE SIDE OF DOOR- INTEGRATE INTO EXISTING CONCRETE WALKWAY
- 15 APPROXIMATE LOCATION OF MULTIPLE PRODUCT DISPENSER (MPD) WITH FUELING POSITIONS ON TWO (2) SIDES
- 16 17'-22" POLE MOUNTED SIGN WITH 11' HIGH LETTERS STATING THE FOLLOWING (BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN): "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING Distinguishing PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ BOTTOM OF SIGN AT 80" MIN _____ OR BY TELEPHONING _____"
- 17 PAINT IN THE PAINT USED FOR STALL STRIPING, THE WORDS "CLEAN AIR/VANPOOL/EV" IN 1/2" TALL LETTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE (PER C6BSC DIVISION 5106.5.2)(2) TOTAL SPACES REQUIRED AS SHOWN
- 18 APPROXIMATE LOCATION OF SHORT TERM U-STYLE LOOP BICYCLE PARKING RACK WITH LOCATIONS FOR (2) BIKES MINIMUM (5 PERCENT) TO BE PARKED AT ONE TIME ON 3 1/2" THICK CONCRETE PAD- SEE SITE PLAN FOR DIMENSIONS (PER C6BSC DIVISION 5106.41)
- 19 APPROXIMATE LOCATION OF UNDER-GROUND FUEL TANKS- FINAL LOCATION SHALL BE CONFIRMED WITH CHEVRON VENDOR DRAWINGS
- 20 APPROXIMATE LOCATION OF FUEL VENTS AND HEALY TANK AT 40'-0" ABOVE GRADE- VERIFY WITH FINAL FUEL DRAWINGS
- 21 EXISTING SHARED CURB RETURN AND VEHICULAR ACCESS EASEMENT TO REMAIN PER ACCESS AGREEMENT
- 22 EXISTING 3'-0" HIGH CONCRETE BLOCK LANDSCAPE WALL TO REMAIN
- 23 APPROXIMATE LINE DENOTING IRREVOCABLE OFFER OF DEDICATION (16.0') ALONG MOONEY BOULEVARD TO THE CITY OF VISALIA PER DOC 43-054767
- 24 APPROXIMATE LINE DENOTING IRREVOCABLE OFFER OF DEDICATION (23.0') ALONG WHITENDALE AVE TO THE CITY OF VISALIA PER DOC 43-054768



PROPOSED SITE PLAN



OVERALL SITE DIAGRAM