

SITE PLAN REVIEW AGENDA

5/12/2021 - 9:00 A.M.
Conference Room #4
315 E. Acequia Avenue

ITEM NO: 1

SITE PLAN NO: SPR21083

PROJECT TITLE: Daily - Cious Bites

DESCRIPTION: Add Convenience Store to Existing Restaurant. (C-MU) (Ref: 2021-024, 2020-207)

APPLICANT: Phil Cox

OWNER: SYPRASERT ARICH ATH & BOUALIENE

APN: 094033009

LOCATION: 101 NE 3RD AVE

ITEM NO: 2

SITE PLAN NO: SPR21084

PROJECT TITLE: Valley Strong Credit Union

DESCRIPTION: Proposed 4,258 sf Credit Union (C-R)

APPLICANT: Richard Sazama

OWNER: VISCA INVESTMENT CO

APN: 126960001

LOCATION: Southwest of the Intersection of S. Mooney Blvd & Visalia Parkway

ITEM NO: 3

SITE PLAN NO: SPR21085

PROJECT TITLE: Arrow Wood Liquors

DESCRIPTION: Liquor/Convenience/Lotto/Store (D-MU)

APPLICANT: Matt Graham

OWNER: RITCHIE JEFFREY B & KRISTI L (TRS)

APN: 094304006

LOCATION: 220 S BRIDGE ST

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: Daily - cious Bites Date: 4/30/2021
 Project Description: Add convenience store to existing restaurant
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2021-024 REF: 2020-207
 Property Owner: Arich Syprasert
 Applicant(s) Name: Phil Cox
 Project Address/Location: 101 N. E. Third
 Assessor Parcel Number: 094-033-009
 Parcel Size (Acreage or Square Feet): 4500 Building or Suite Square Footage: 1,170 sq. FT

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ 0
 Describe All Proposed Building Modifications:
Add gondola shelving 3 x 16
+ 4 ft tall to dining area

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

Date Received: 04/30/2021
 SPR Agenda: 05/12/2021 Item No. _____
 Zone: C-MU SPR No. 21-083
 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: Restaurant
 Proposed Building Use: restaurant w/ retail sales
 Proposed Hours of Operation: 8:00 AM - 8:00 PM
 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 80 Proposed 80
 Predicted Peak Operating Hour: 5-6 PM
 Describe Any Truck Delivery Schedule & Operations: see operational statement
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): None
 Describe Any Special Events Planned for the Facility: None

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - 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: Phil Cox Signature of Owner or Authorized Agent*

Address: 1134 N. Noyes Ct

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

Phone: (559) 931-7991 Phil Cox _____ 4/30/21

Email: pcscgales@gmail.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, Arich Syprasert, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): 094-033-008

AGENT:

I designate Phil Cox to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to add convenience store use relative to the property mentioned herein.

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

Executed this 7 day of 30, 2021.

OWNER	AGENT
Signatures	Signatures
<u>101 N. E. Third</u> Signature of Owner	<u>Phil Cox</u> Signature of Agent
<u>Visalia CA 93291</u> Owner Mailing Address	<u>1134 N. Noyes Ct.</u> Agent Mailing Address
<u>909-9652</u> Owner Phone Number	<u>931-2991</u> Agent Phone Number

Operational Statement

The Kaur family operates two retail facilities by the Oval. One at 101 N.E. Third called Daily-cious bites and the other located three parcels away at 127 N.E. Third called HS Market.

The family member at 127 N.E. Third currently has an off-site sales permit from the ABC. They wish to discontinue their license for off-site sales and will transfer the permit to the 101 N. E. Third address.

The operator at 101 N.E. Third is Navneet Kaur, she is currently operating the business as it was before as a takeout only restaurant. She intends to split the space between retail and restaurant. She will continue to operate 50% of the space as a restaurant, doing mostly take out, with a few tables for inside dining including the sale of beer and wine with food. The owner will also apply to the ABC for a Beer and Wine license, which has an off-site sales permit along with it.

The family at 127 N. E. Third at that time will relinquish their license to the ABC. The owner of 101 N. E. Third with the approval of this permit will also add a dedicated retail area with the sale of dry good foods that are common with most convenience stores. They will install one 3 ft by 16 ft double sided shelving gondola that will be 4 ft tall and 3 to 4 reach in refrigerators and a freezer.

The hours of operation will be Monday through Saturday 8 AM – 8 PM. The owner states there will be only one or two truck deliveries per week at this site. Deliveries will be between 10 AM – 2 PM. No other trucks are expected to visit the site during the week or on weekends.

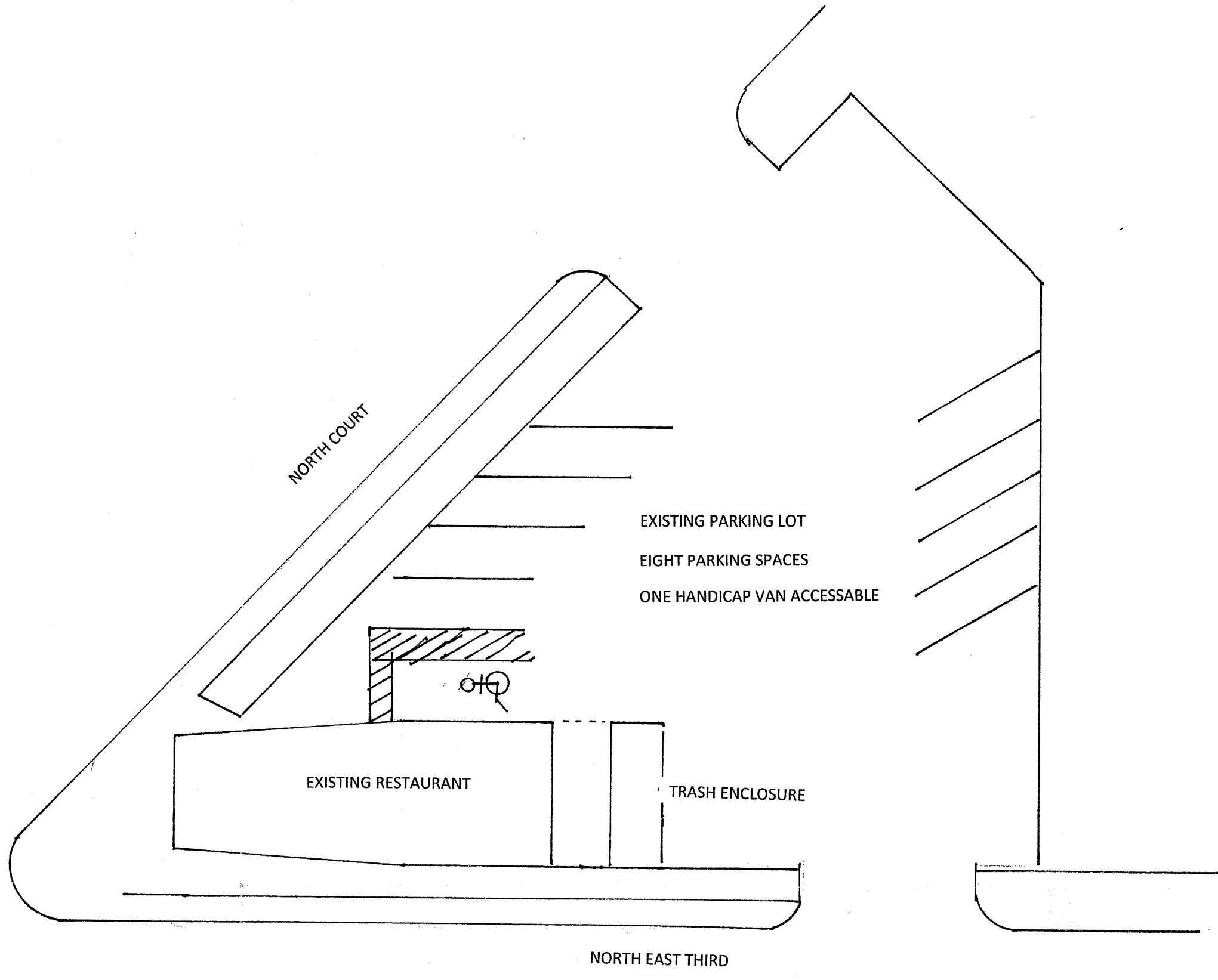
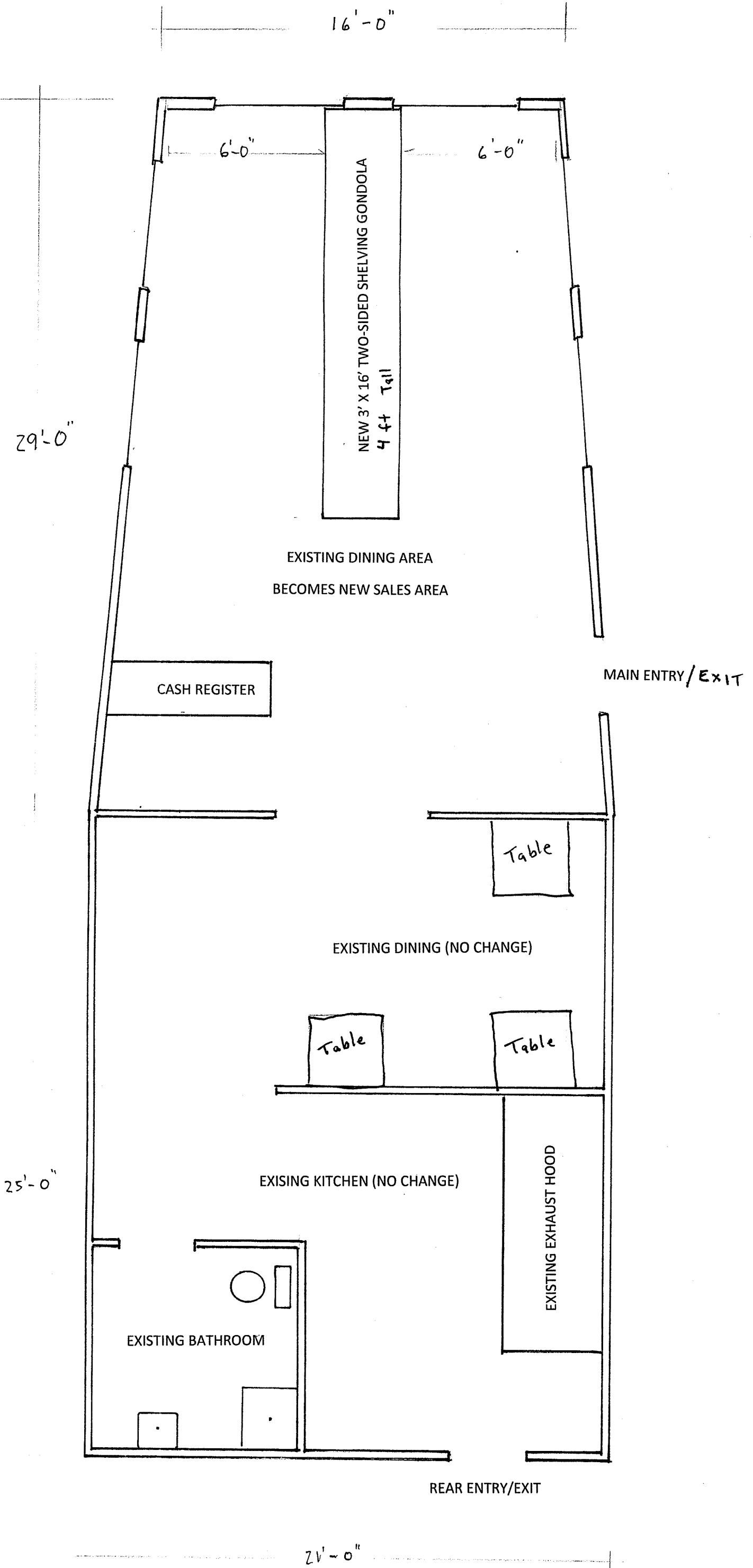
The food service from the kitchen will remain basically the same with chicken and sticky rice being their main take-out items. They will also continue to make most of the items on the existing menu and put them in Styrofoam take out containers. There will be one hot box display on the front counter. When the business grows to the point that the owner can no longer handle the cooking duties as well as part time sale, they will hire a part time cook and sales staff.

The retail side of the business will sell mostly convenient items for the home, such as toilet paper, hand towels, dish washing soaps, washing machine detergent, hand soap, toothpaste, and canned foods. A space for candy and a space for foods such as Cup of Noodles. The reach in refrigerator and freezer will be placed along the outside and inside walls of the retail area.

The facility currently has a handicap bathroom but will not be available to the public. The owners have been operating business in the area for the past five years and have become part of the community. They wish to continue being a part of the community by running a clean business and assisting with projects in the neighborhood to help clean it up. There will be no outside music allowed and there are not planned outside activities that would create a nuisance to the neighborhood.

Daily-cious Bites

APPLICANT:
 NAVNEET KAUR
 101 NORTH EAST THIRD
 VISALIA, CA 93291
 559-571-3706
 PROPERTY OWNER:
 ARICH SYPRASERT
 101 NORTH EAST THIRD
 VISALIA, CA 93291
 559-909-9652
 CONTRACTOR:
 PHIL COX
 1134 N. NOYES CT.
 VISALIA, CA 93291
 559-931-7991

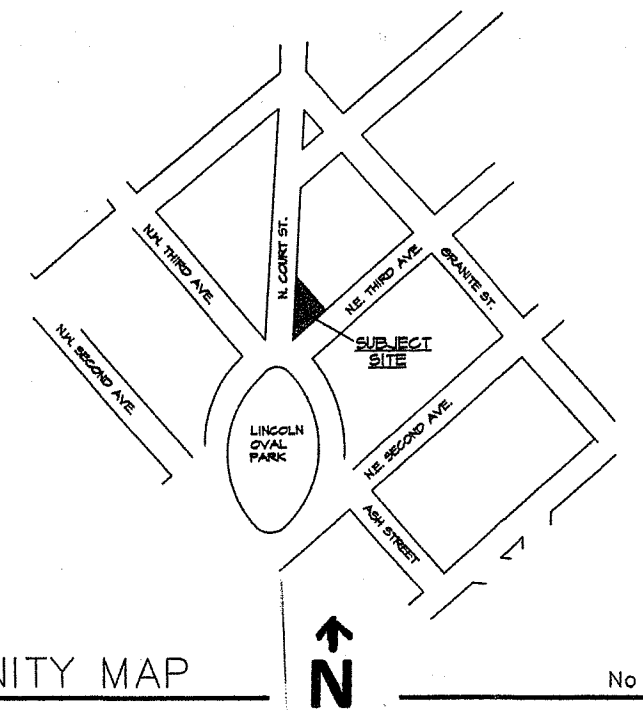


SITE PLAN NO SCALE

Daily-cious Bites
 Operational Statement

The new owner is leasing the space from Mr. Syprasert and is continuing to operate the business as a takeout restaurant. The new owner will install one 3' x 16' two-sided shelving gondola and will offer convenience items for sale such as Cup O Noodles, candy, and paper goods. The owner will also apply to the ABC for a beer and wine license and has already procured a tobacco license. Hours of operation will be Monday through Saturday 8:00 am to 8:00 pm. There will be no truck deliveries at this site. The business will be approximately 50% restaurant and 50% convenience store.

Use for existing site with an existing building.



SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: PC
DATE: 12-7-20		REVISED:
		DRAWING NUMBER:

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GENERAL PROJECT INFORMATION

Project/Business Name: Valley Strong Credit Union Date: 4/21/2021
 Project Description: Proposed 4,258 S.F Credit Union (1-Story)
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Visca Investment Company
 Applicant(s) Name: Valley Strong Credit Union
 Project Address/Location: Southwest of the intersection of S. Mooney Blvd & Visalia Parkway
 Assessor Parcel Number: 1--2--0--9--6--0--0--0--1 Should Be: 126-960-001
 Parcel Size (Acreage or Square Feet): 1.00 Acres Building or Suite Square Footage: 4,258 S.F.

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: 04/21/2021
 SPR Agenda: 05/12/2021 Item No. _____
 Zone: C-R SPR No. 21-084
 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: Vacant Land
 Proposed Building Use: Credit Union
 Proposed Hours of Operation: 9am - 6pm
 Days of Week In Operation (Circle): Su
 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

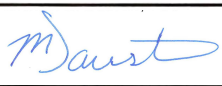
SITE PLAN REQUIREMENTS

- ⇨ 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: <u>Valley Strong Credit Union</u>	Signature of Owner or Authorized Agent*	
Address: <u>11500 Bolthouse Drive</u>	Owner	Date
City, State, Zip <u>Bakersfield, Ca 93311</u>		
Phone: <u>(661) 412-1070</u>	Authorized Agent*	Date
Email: <u>Richard.Sazama@valleystrong.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, Richard Sazama, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
129-960-001

AGENT:

I designate Mike Dauster / Landmark, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to construct a banking branch relative to the property mentioned herein.

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

Executed this 21st day of April, 2021.

OWNER	Signatures	AGENT
		
<u>11500 Bolthouse Drive</u>		<u>4208 Rosedale Highway, Suite 302-301</u>
<small>Owner Mailing Address</small>		<small>Agent Mailing Address</small>
<u>Bakersfield, CA. 93311</u>		<u>Bakersfield, CA 93308</u>
<small>Owner Phone Number</small>		<small>Agent Phone Number</small>
<u>(661)412-1070</u>		<u>(661) 859-1923</u>

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GENERAL PROJECT INFORMATION

Project/Business Name: Arrow Wood liquors Date: MAY 4, 2021
 Project Description: liquor / convenience / lotto / store
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Larry and Jeff Ritchie
 Applicant(s) Name: Karti'k Shandil
 Project Address/Location: 220 S. Bridge St.
 Assessor Parcel Number: 094-304-006
 Parcel Size (Acreage or Square Feet): 60,984 Building or Suite Square Footage: 3,775 sf

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ paint / flooring
 Describe All Proposed Building Modifications: Shelving ect.

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

Date Received: 05/04/2021
 SPR Agenda: 05/12/21 Item No. _____
 Zone: D-MU SPR No. 21-085
 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: Admin offices for Smith Auto
 Proposed Building Use: liquor store
 Proposed Hours of Operation: _____
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing _____ Proposed 3
 Number of Customers Per Day (Estimated): Existing _____ Proposed ?
 Predicted Peak Operating Hour: _____
 Describe Any Truck Delivery Schedule & Operations: weekly deliveries
 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

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- North arrow	- Existing & proposed structures	- Loading/unloading areas
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- 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>Graham & Associates</u>	Signature of Owner or Authorized Agent*	
Address: <u>1005 N. Demaree</u>	_____	_____
City, State, Zip: <u>Visalia CA 93291</u>	Owner	Date
Phone: <u>559-754-3020</u>	_____	_____
Email: <u>matt@mdgre.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):


094 304 006

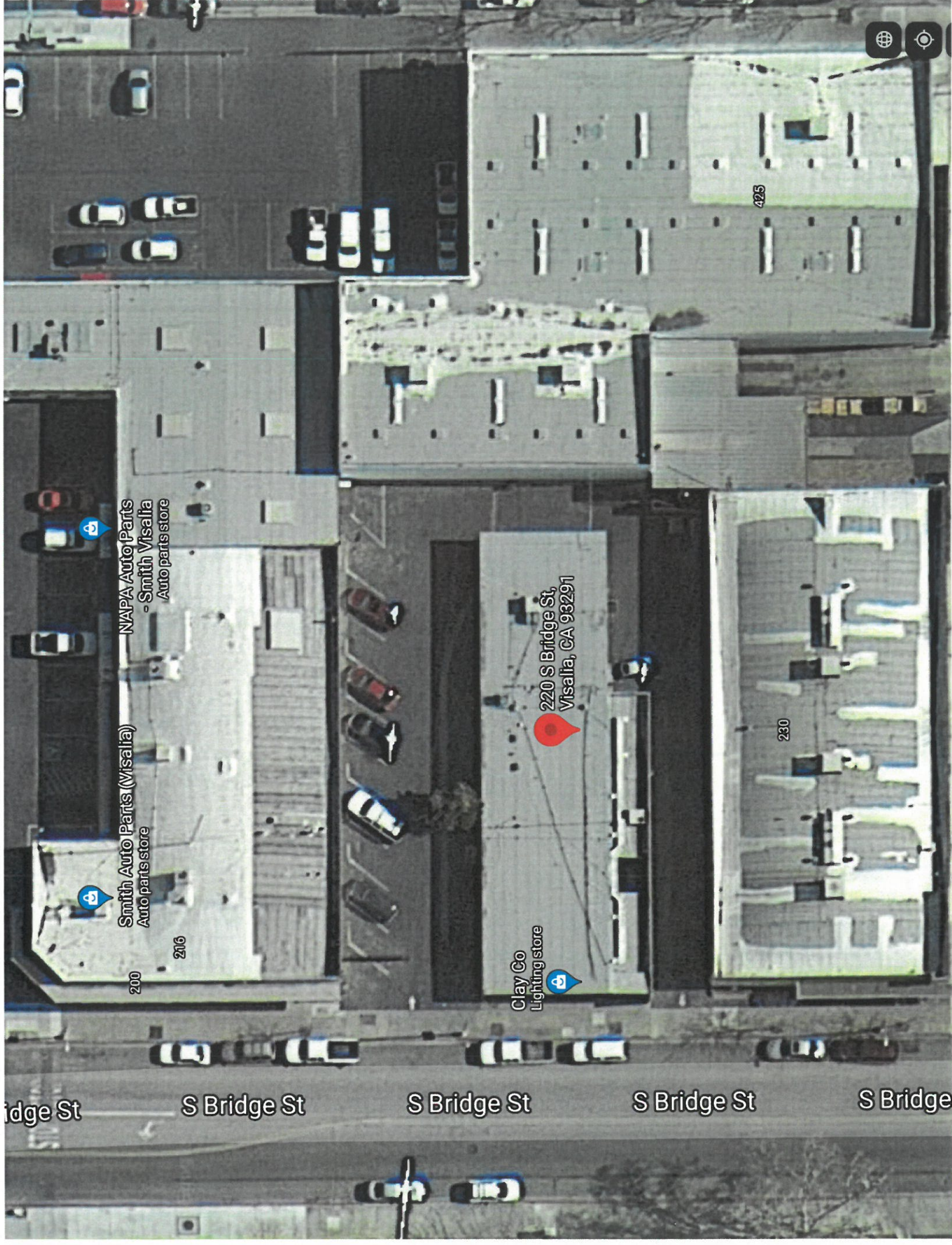
AGENT:

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

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

Executed this _____ day of _____, 20____.

<u>OWNER</u>	<u>AGENT</u>
Signatures	
	
Signature of Owner	Signature of Agent
<u>11878 Ave 328</u>	
Owner Mailing Address	Agent Mailing Address
<u>Visalia CA 93291</u>	
Owner Phone Number	Agent Phone Number



idge St

S Bridge St

S Bridge St

S Bridge St

S Bridge

NAPA Auto Parts
- Smith Visalia
Auto parts store

Smith Auto Parts (Visalia)
Auto parts store

200

216

Clay Co
Lighting store

220 S Bridge St,
Visalia, CA 93291

425

230