

# SITE PLAN REVIEW AGENDA

6/2/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

## ITEM NO: 1 Resubmit

SITE PLAN NO: SPR21071

PROJECT TITLE: Seefried-Visalia

DESCRIPTION: New Construction of a 1,044,950 Sf. Industrial Building and Associated Improvements. (I)

APPLICANT: Sean Sheppard

OWNER: VALLEY GOLD PROPERTIES LLC

APN: 077111047

077111046

LOCATION: Southwest Corner of W. Ferguson & N. Plaza Drive

## ITEM NO: 2

SITE PLAN NO: SPR21098

PROJECT TITLE: Tentative Parcel Map

DESCRIPTION: Create 2 lots from Lot "C" of Los Pinos Subdivision

APPLICANT: Francisco Acevedo

OWNER: ACEVEDO JANET

APN: 126020076

LOCATION: 3433 W REESE AVE

## ITEM NO: 3

SITE PLAN NO: SPR21099

PROJECT TITLE: Country Club Plaza Shopping Center

DESCRIPTION: Development of 9.0 acres Site with 74,025 SF of Retail Building Area. (C-N)

APPLICANT: Michael L Parks

OWNER: VISALIA DEVELOPMENT HOLDINGS LTD

APN: 089510028

LOCATION: NE Corner of Demaree St & Goshen Ave

## ITEM NO: 4

SITE PLAN NO: SPR21100

PROJECT TITLE: Mill Creek Office Building at Hyde Park

DESCRIPTION: This Project Consists of Site Improvements Including Addition of an Elevator, and Accessible Path of Travel from Right of way, and Accessible Path of Travel from ADA Stall and an Addition of a new Trash Enclosure. (O-PA)

APPLICANT: Robert Vermeltoort

OWNER: HYDE DAVID G (TR)(DAVID G HYDE TR)

# SITE PLAN REVIEW AGENDA

6/2/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

APN: 089111034

LOCATION: 3120 W MAIN ST  
3120 W MAIN ST UNIT A  
3120 W MAIN ST UNIT B  
3120 W MAIN ST UNIT C  
3120 W MAIN ST UNIT D1  
3120 W MAIN ST UNIT D2  
3120 W MAIN ST UNIT E  
3120 W MAIN ST UNIT F  
3130 W MAIN ST  
3130 W MAIN ST UNIT A  
3130 W MAIN ST UNIT A2  
3130 W MAIN ST UNIT B  
3130 W MAIN ST UNIT C  
3130 W MAIN ST UNIT D  
3130 W MAIN ST UNIT E  
3130 W MAIN ST UNIT F  
3132 W MAIN ST

## ITEM NO: 5

SITE PLAN NO: SPR21101

PROJECT TITLE: Alexander - Garage Conversion for an ADU

DESCRIPTION: Convert Existing 1200 SF Detached Garage into a 1700 SF ADU, on a Portion of an one Acre Legally Created Parcel. Existing House is Approximately 3100 SF. (R-1-20)

APPLICANT: David Alexander

OWNER: ALEXANDER RODNEY P & KIMBERLY D(TR C

APN: 085370035

LOCATION: 1131 N TOMMY 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](http://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: Seefried - Visalia Date: 5/27/21

Project Description: New Construction of a 1,033,180 SF industrial building and associated

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: SPR-21071

Property Owner: Seefried Industrial Properties, Inc.

Applicant(s) Name: Sean Sheppard

Project Address/Location: SWC of W. Fergusson Ave + N. Plaza Dr.

Assessor Parcel Number: 077-111-037 + 077-111-046

Parcel Size (Acreage or Square Feet): 81.35 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: \_\_\_\_\_

SPR Agenda: \_\_\_\_\_ Item No. \_\_\_\_\_

Zone: \_\_\_\_\_ SPR No. \_\_\_\_\_

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: N/A

Proposed Building Use: warehouse and distribution

Proposed Hours of Operation: 24 hours

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

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed 400

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed N/A

Predicted Peak Operating Hour: 8:00 AM

Describe Any Truck Delivery Schedule & Operations: see operational statement for details

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
  - 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: Sean Sheppard Signature of Owner or Authorized Agent\*

Address: 2201 E. Carrollback Rd. 225

City, State, Zip: Phoenix, AZ 85016 Owner \_\_\_\_\_ Date \_\_\_\_\_

Phone: 480-492-0120 Authorized Agent\* \_\_\_\_\_ Date 5/27/21

Email: sean.sheppard@secfriedproperties.com

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

AGENCY AUTHORIZATION FORM

**AGENCY AUTHORIZATION**

**OWNER:**

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

**AGENT:**

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

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

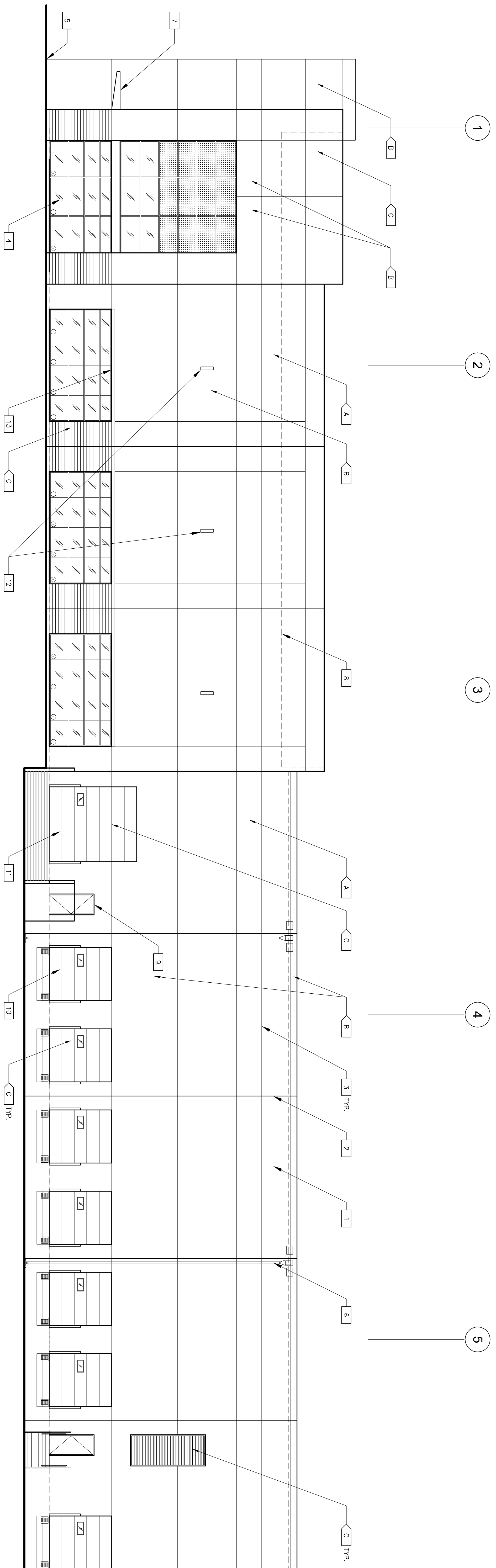
Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

<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

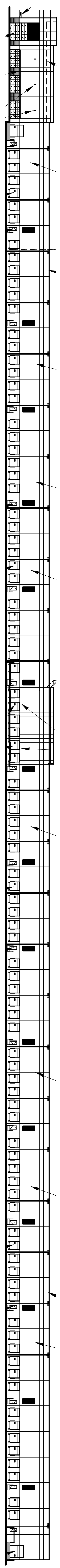
# SAMPLE ELEVATION

## ELEVATION NOTES

- 1 CONCRETE WALL
- 2 CONCRETE WALL JOINT
- 3 3/4" V-REDFIN
- 4 ALUMINUM STOREFRONT SYSTEM WITH VERSALEUX BLUE 2000 GLASS
- 5 FINISH GRADE VARIES
- 6 DOWNSPOUT PAINTED TO MATCH BUILDING METAL CANOPY
- 7 METAL CANOPY
- 8 ROOF LINE BEYOND
- 9 HOLLOW METAL DOOR
- 10 SECTIONAL OVERHEAD DOOR (LOOK HIGH)
- 11 SECTIONAL OVERHEAD DOOR (GRADE LEVEL)
- 12 ACORN LIGHTING
- 13 PREFAB ALUMINUM SUNSHADES



TYPICAL PARTIAL EXTERIOR ELEVATION 1  
SCALE: 1"=50'-0"

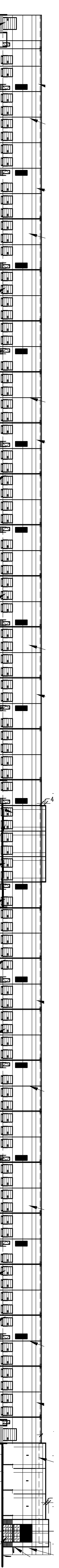


NORTH EXTERIOR ELEVATION A

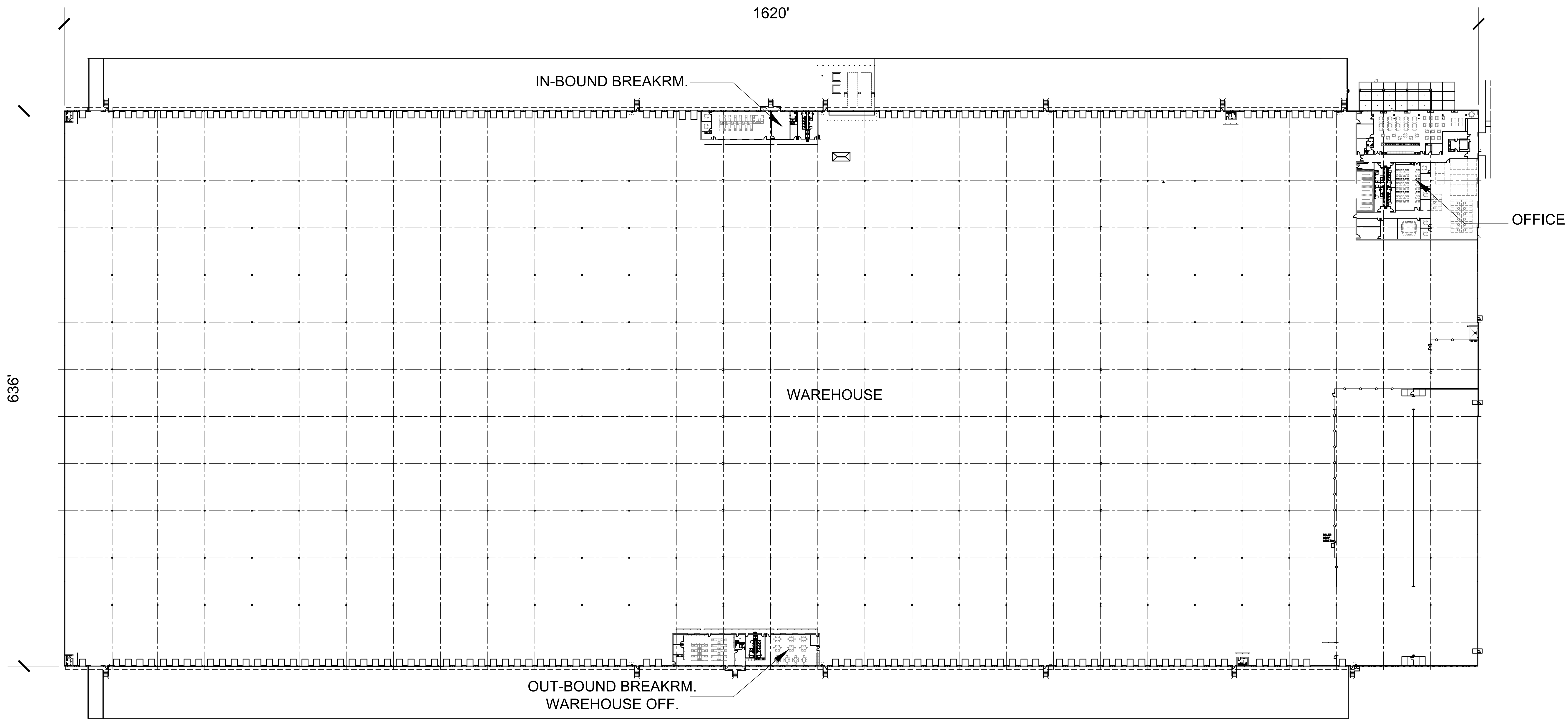


EAST EXTERIOR ELEVATION B

WEST EXTERIOR ELEVATION D



SOUTH EXTERIOR ELEVATION C



636'

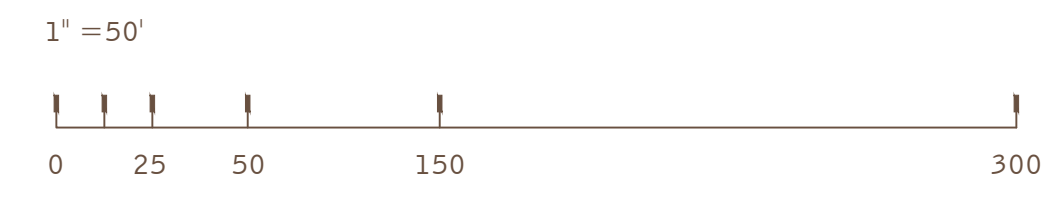
1620'

IN-BOUND BREAKRM.

OFFICE

WAREHOUSE

OUT-BOUND BREAKRM.  
WAREHOUSE OFF.



scheme: 06

Conceptual Floor Plan

N Plaza Drive  
Visalia, CA 93291

**WARE MALCOMB**

SNR21-5009-00  
05.11.2021

SHEET  
2

# **Operational Statement**

## **Seefried Industrial Properties Project**

**SWC of N. Plaza Drive and W. Fergusson Ave., Visalia, CA**

Submitted by: Seefried Industrial Properties, Inc.

Date: 5-27-21

**Overview:**

The proposed Seefried Industrial Properties project is a 1,033,180 square foot warehouse and distribution facility (+/-1,002,980 square feet of warehouse and +/-30,200 square feet of office) constructed on a 81.35 acre parcel located at the southwest corner of N. Plaza Drive and W. Fergusson Ave. in Visalia, CA. The site can accommodate a future 356,160 SF expansion, which is not being contemplated in this site plan review. The design of the site provides 752 auto parking stalls (15 accessible per code) and 304 trailer stalls.

The facility will be constructed to a height of +/-55' above current grade to accommodate a minimum clear height within the facility of 40', and parapets around the perimeter to screen mechanical equipment on the roof. The Facility will be fully conditioned with an Early Suppression, Fast Response (ESFR) fire sprinkler system and code required fire alarm system.

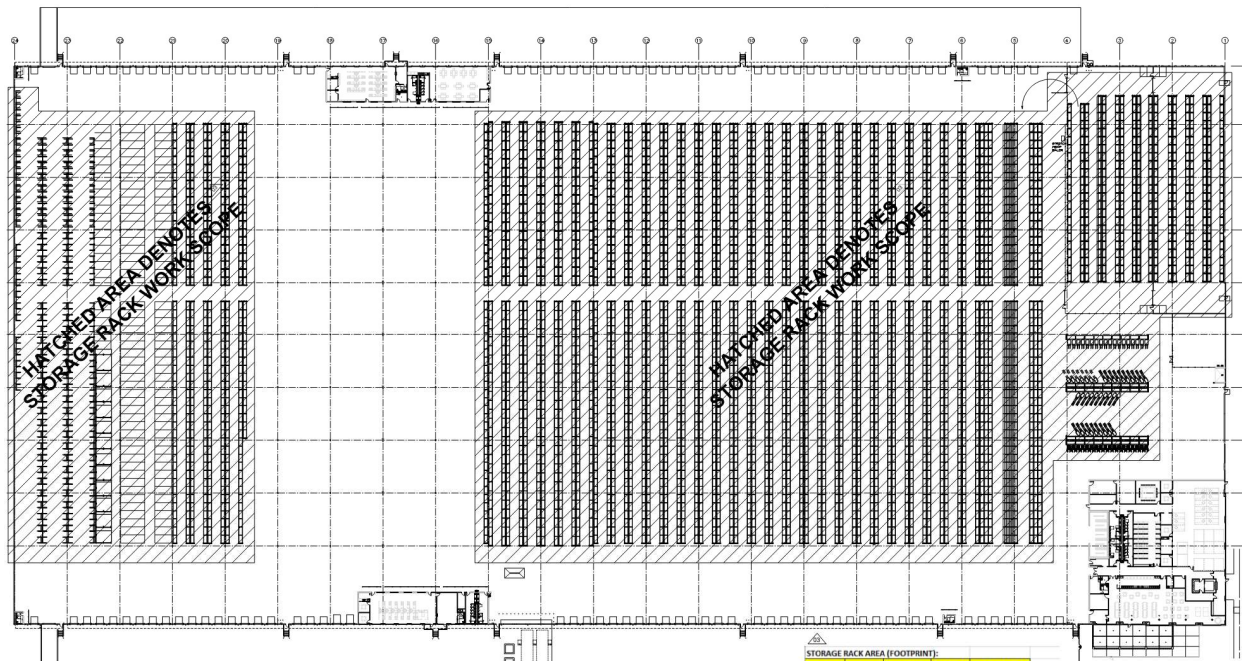
**Access:**

Access will be provided thru driveways off Plaza Dr., Fergusson Ave. and a private access road just south of the Facility. Trucks will utilize Fergusson Ave. primarily, and employees will utilize Plaza Dr. There will be a main point of access to the Facility off Plaza Dr. thru the office area, with code required fire access around the perimeter.

**Operations:**

This Facility will operate 24 hours, 7 days a week utilizing +/-400 employees in two (2) shifts (8:00 am-5:00 pm- DAY and 6:00 pm-4:00 am- NIGHTS). It is estimated that 280 employees will operate during the day shift, and 120 employees during the night shift.

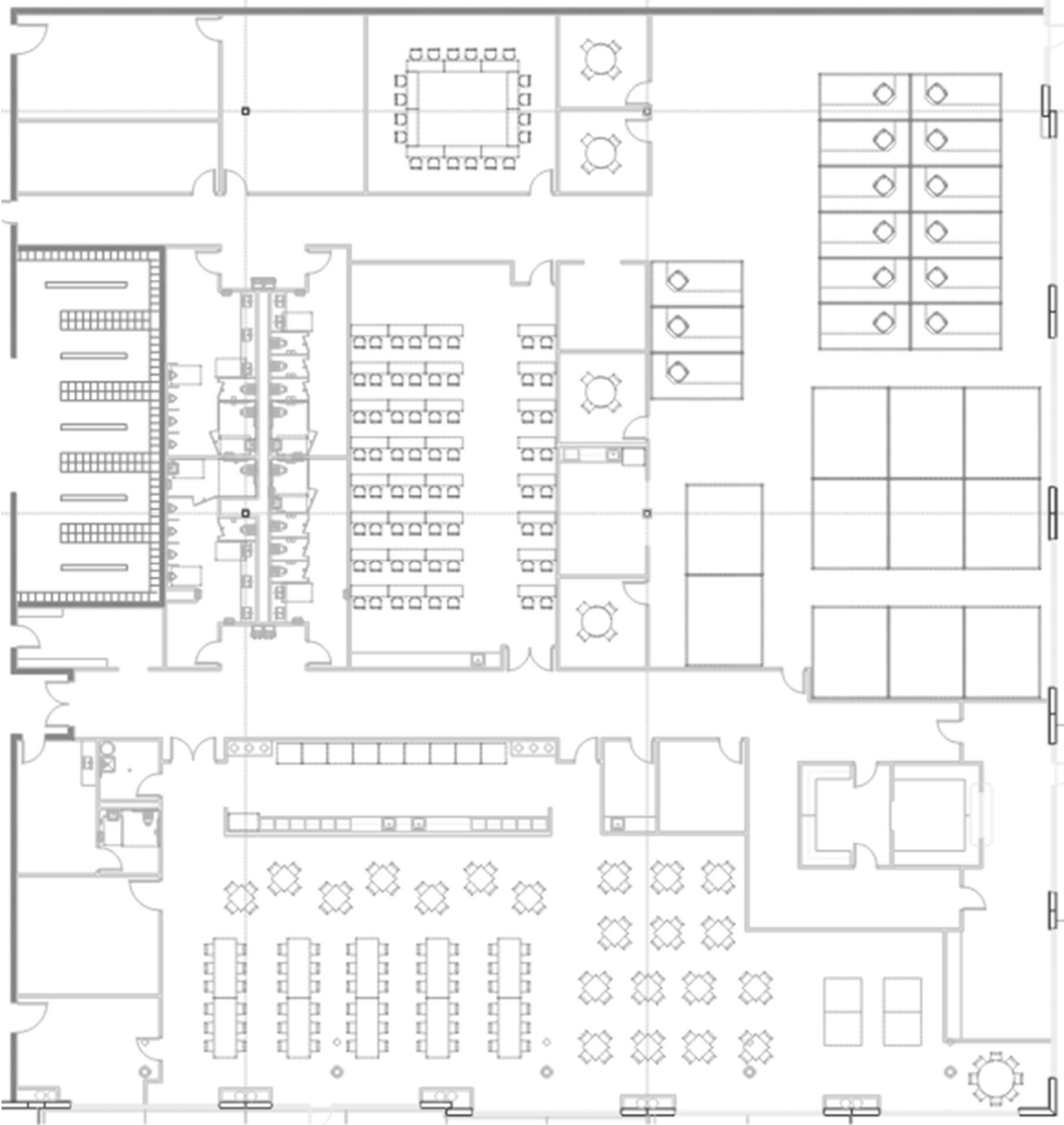
The product within the Facility will be stored in floor mounted racking similar to the below.



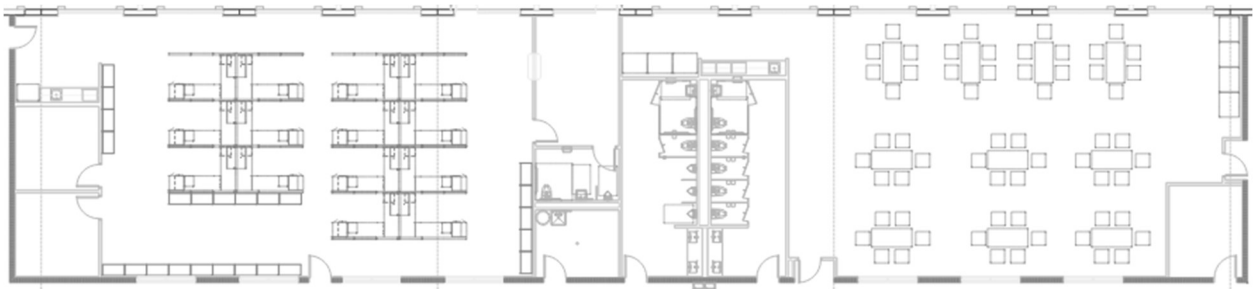


The +/-156 dock high doors are for loading and unloading product to/from trailers. There is one (1) main office area, one (1) inbound office, and one (1) outbound office (each will include break room and restrooms) within the Facility. Below are examples of each.

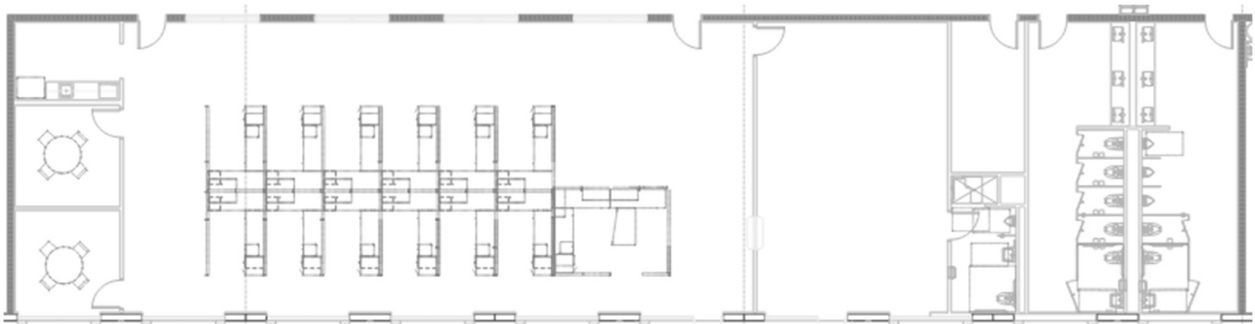
MAIN OFFICE



## INBOUND OFFICE



## OUTBOUND OFFICE



### Traffic:

This facility will generate +/-920 daily trips (800 auto, and 120 trucks) based on the end user provided traffic count summary (below). This summary is based on the end users intended traffic patterns based on similar facilities across the US. The peak hour AM volumes (7:00-8:00 AM) assume 288 total trips, and the peak hour PM volumes (5:00-6:00 PM) assume 400 total trips.

## Seefried- Traffic Counts- Visalia, CA

### Headcount

	Total
Headcount - Day Shift	280
Headcount - Night Shift	120

### Shift Structure

Adjustment below accounts for mass transit and carpool users. Adjust as needed for jurisdiction

	Start	End
Day Shift -Employees	8:00:00 AM	5:00:00 PM
Night Shift - Outbound Employees	6:00:00 PM	4:00:00 AM

Net Cars Factor

100%

### Truck Counts

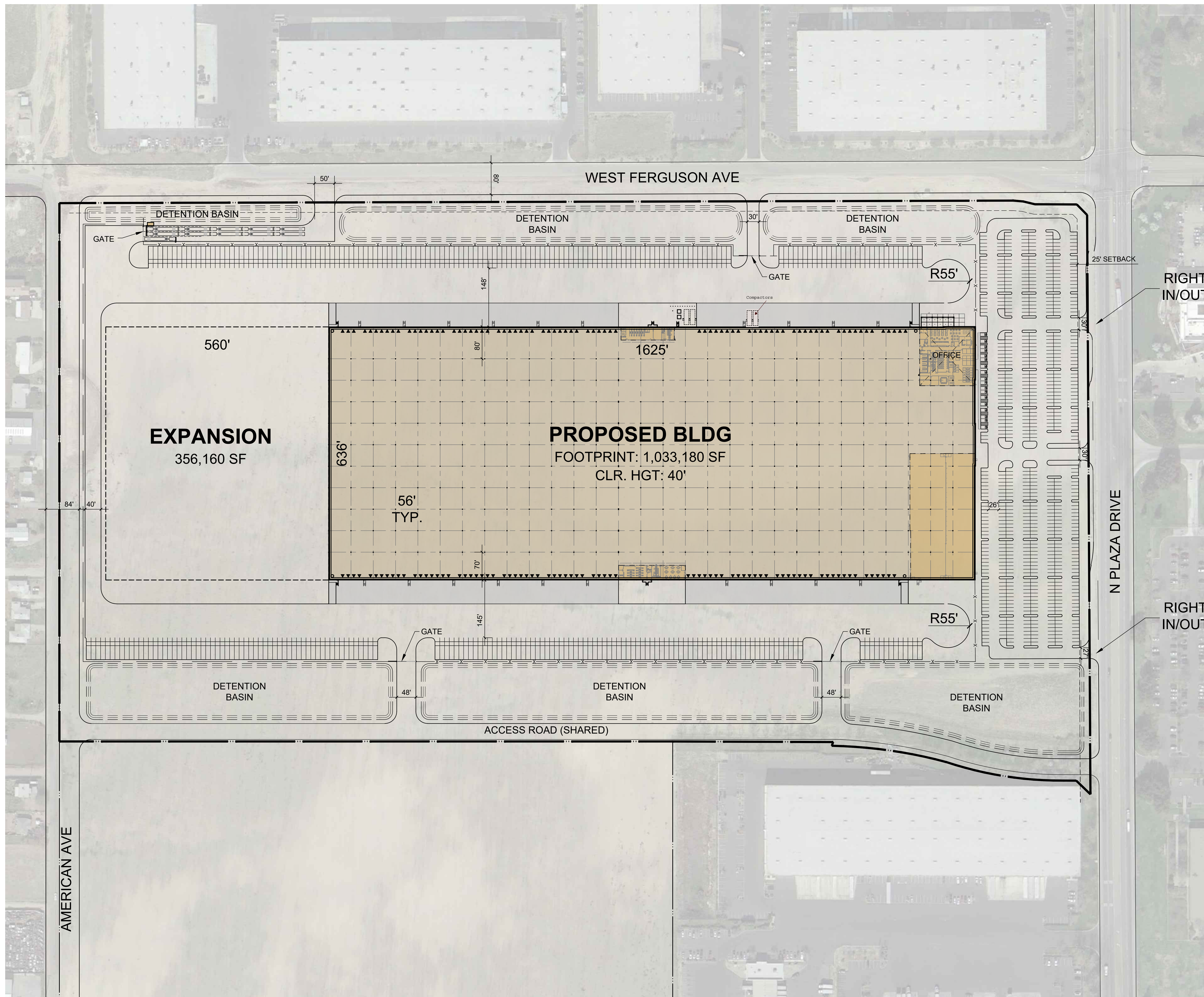
	Total
Day Shift Truck Count	42
Night Shift Truck Count	18

### Traffic Schedule

Cars				Trucks				Total Vehicles			
Average Weekday				Average Weekday				Cars + Trucks Average Weekday			
Time	In	Out	Total	Time	In	Out	Total	In	Out	Total	
00:00	0	0	0	00:00	1	1	2	00:00	1	1	2
01:00	0	0	0	01:00	1	1	2	01:00	1	1	2
02:00	0	0	0	02:00	1	1	2	02:00	1	1	2
03:00	0	0	0	03:00	1	1	2	03:00	1	1	2
04:00	0	0	0	04:00	0	0	0	04:00	0	0	0
04:15	0	50	50	04:15	0	0	0	04:15	0	50	50
04:30	0	50	50	04:30	0	0	0	04:30	0	50	50
04:45	0	10	10	04:45	0	0	0	04:45	0	10	10
05:00	0	10	10	05:00	0	0	0	05:00	0	10	10
06:00	0	0	0	06:00	0	0	0	06:00	0	0	0
07:00	15	0	15	07:00	1	1	2	07:00	16	1	17
07:15	15	0	15	07:15	1	1	2	07:15	16	1	17
07:30	125	0	125	07:30	1	1	2	07:30	126	1	127
07:45	125	0	125	07:45	1	1	2	07:45	126	1	127
08:00	0	0	0	08:00	4	4	8	08:00	4	4	8
09:00	0	0	0	09:00	4	4	8	09:00	4	4	8
10:00	0	0	0	10:00	4	4	8	10:00	4	4	8
11:00	0	0	0	11:00	4	4	8	11:00	4	4	8
12:00	0	0	0	12:00	4	4	8	12:00	4	4	8
13:00	0	0	0	13:00	4	4	8	13:00	4	4	8
14:00	0	0	0	14:00	4	4	8	14:00	4	4	8
15:00	0	0	0	15:00	4	4	8	15:00	4	4	8
16:00	0	0	0	16:00	4	4	8	16:00	4	4	8
17:00	10	125	135	17:00	0	0	0	17:00	10	125	135
17:15	10	125	135	17:15	0	0	0	17:15	10	125	135
17:30	50	15	65	17:30	0	0	0	17:30	50	15	65
17:45	50	15	65	17:45	0	0	0	17:45	50	15	65
18:00	0	0	0	18:00	2	2	4	18:00	2	2	4
18:15	0	0	0	18:15	2	2	4	18:15	2	2	4
18:30	0	0	0	18:30	2	2	4	18:30	2	2	4
18:45	0	0	0	18:45	2	2	4	18:45	2	2	4
19:00	0	0	0	19:00	2	2	4	19:00	2	2	4
20:00	0	0	0	20:00	1	1	2	20:00	1	1	2
21:00	0	0	0	21:00	1	1	2	21:00	1	1	2
22:00	0	0	0	22:00	1	1	2	22:00	1	1	2
23:00	0	0	0	23:00	1	1	2	23:00	1	1	2
	400	400	800		60	60	120		460	460	920

Morning Peak Hour of Generator			
	Enter	Exit	Total
7:00-8:00	284	4	288

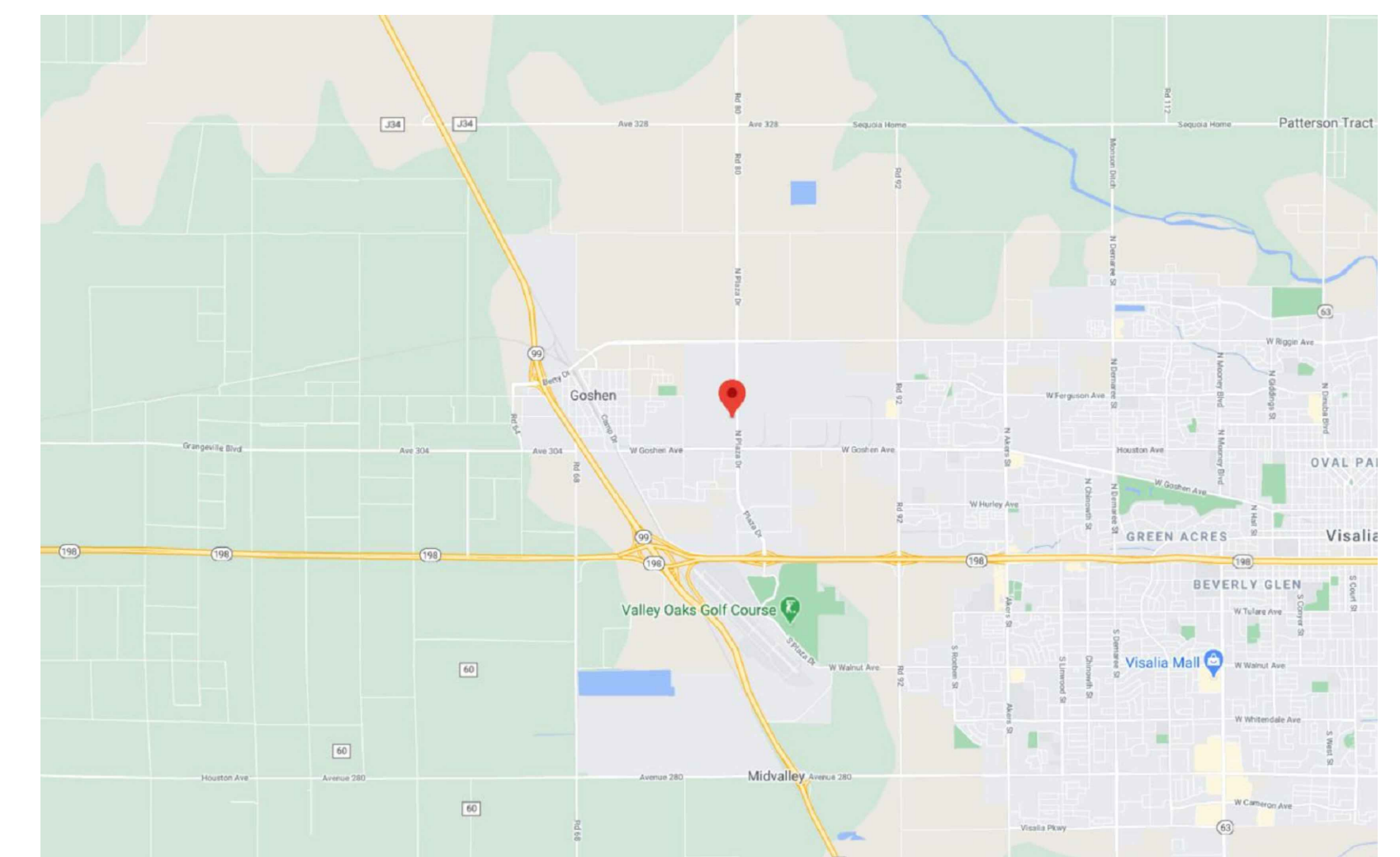
Evening Peak Hour of Generator			
	Enter	Exit	Total
17:00-18:00	120	280	400



PROJECT DATA:			
SITE AREA:			
GROSS:		81.35 AC	
		3,543,590 SF	
DETENTION:	@ 15%	544,348 SF	
NET:		68.85 AC	
		2,999,242 SF	
BUILDING FOOTPRINT:			
PROPOSED BLDG:		1,033,180 SF	
EXPANSION:		356,160 SF	
TOTAL FOOTPRINT:		1,389,340 SF	
COVERAGE:			
GROSS:		39%	
NET:		46%	
PARKING PROVIDED:			
AUTO:		752 STALLS	
		@0.54/1000 SF	
	REQ. ACCESSIBLE	15 STALLS	
	TRAILER:	304 STALLS	
TRUCK DOCKS:			
PROPOSED BLDG			
▲ DOCK-HIGH DOORS		156	
● GRADE-LEVEL DOORS		4	
LANDSCAPE REQ.	@ 20%	717,595 SF	

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source:  
GIS MAP & AERIAL IMAGE



scheme: 06

Conceptual Site Plan

N Plaza Drive  
Visalia, CA 93291

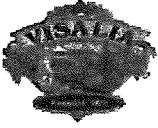
**WARE MALCOMB**

SNR21-5009-00  
05.11.2021

SHEET  
1

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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This application **MUST** be filled out in its entirety and submitted with an acceptable site plan (see 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: TENTATIVE PARCEL MAP Date: \_\_\_\_\_

Project Description: CREATE 2 LOTS FROM LOT "C" OF LOS PINOS SUBDIVISION

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: FRANCISCO ACEVEDO

Applicant(s) Name: FRANCISCO ACEVEDO (Across Silvervale Ave from APN: 126-020-076)

Project Address/Location: NORTHWEST COR. OF VISALIA PARKWAY & SILVERVALE ST.

Assessor Parcel Number: LOT "C" OF LOS PINOS SUBDIVISION

Parcel Size (Acreage or Square Feet): 10,259 S.F. Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications: N/A

\_\_\_\_\_

\_\_\_\_\_

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

Date Received: 05/21/2021

SPR Agenda: 06/02/2021 Item No. \_\_\_\_\_

Zone: R-1-5 SPR No. 21-098

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

- ⇒ 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
  - 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
- ⇒ 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: FRANCISCO ACEVEDO Signature of Owner or Authorized Agent\*  
 Address: 18923 AVE. 2560  
 City, State, Zip: EXETER, CA 93221 Owner [Signature] Date 5/10/2021  
 Phone: (559) 793-8989 Authorized Agent\* [Signature] Date 5/10/2021  
 Email: MARIO\_VALMONTE@YAHOO.COM

\* 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:  
[Signature]  
 I, [Signature], 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 fill an application for, and obtain a permit to \_\_\_\_\_ relative to the property mentioned herein.

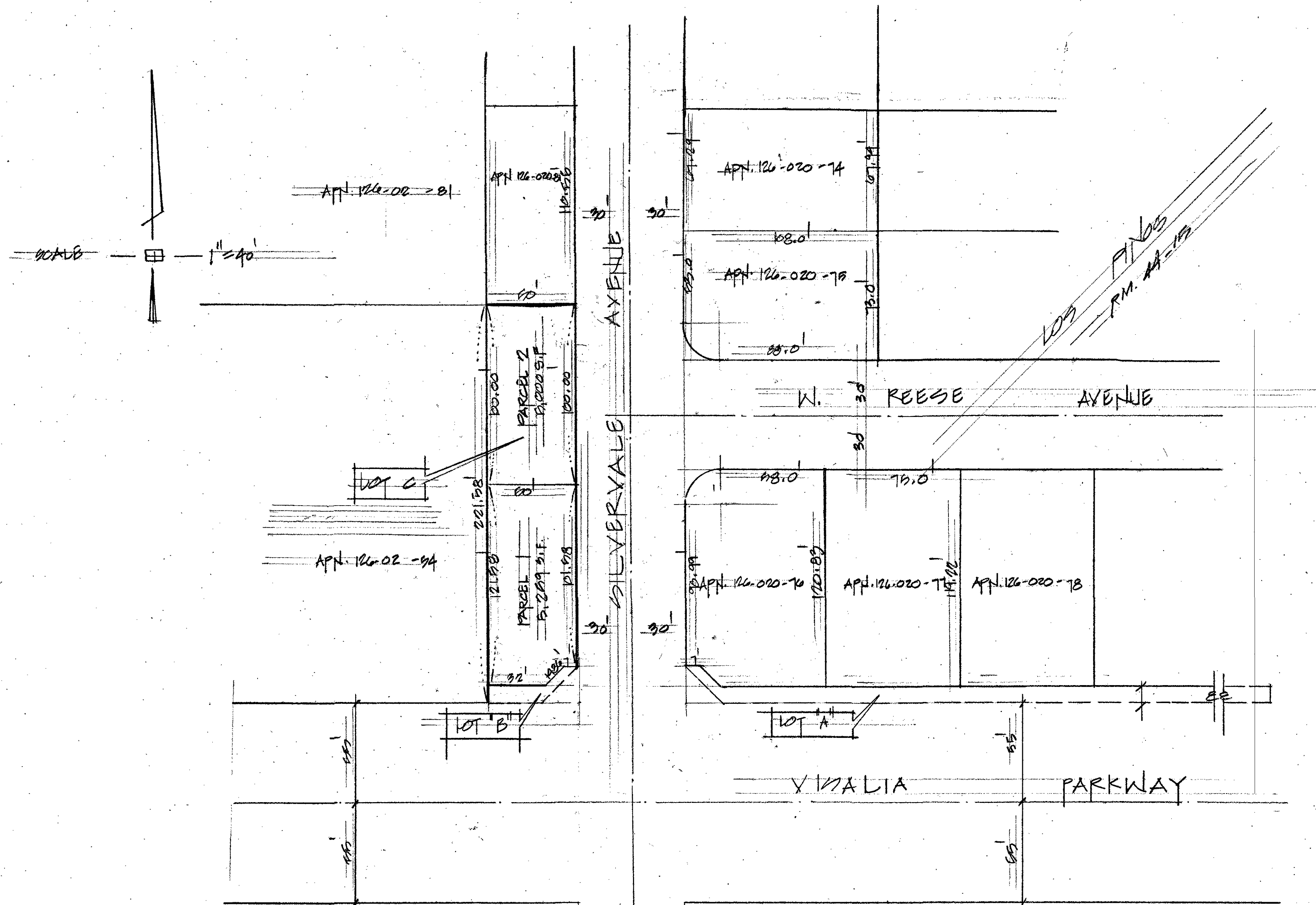
I declare under penalty of perjury the foregoing is true and correct.

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

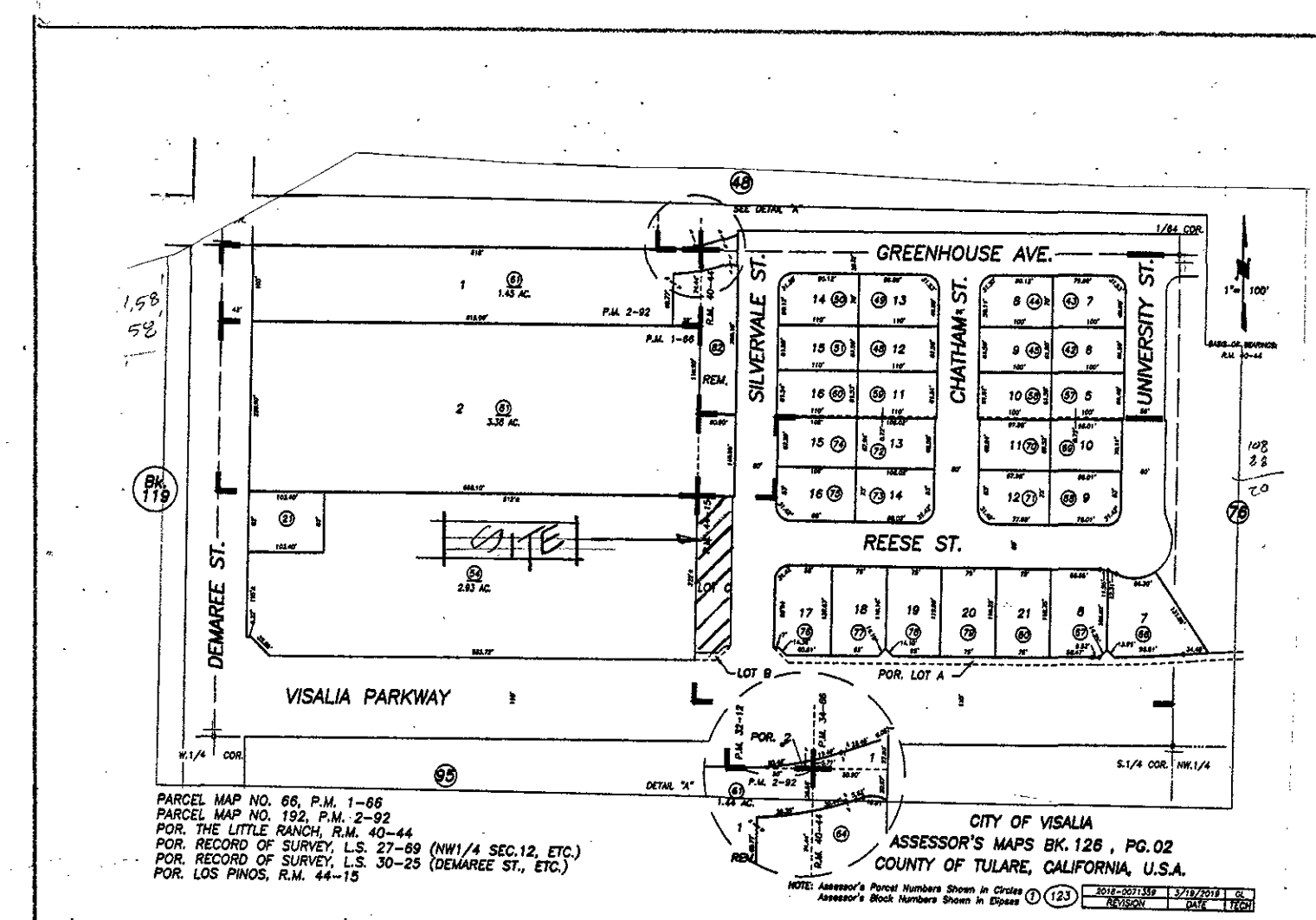
Approved by City of Visalia:

By: \_\_\_\_\_ Date: \_\_\_\_\_



**LEGAL DESCRIPTION:**  
 LOT 'C' OF LOS PINOS SUBDIVISION  
 IN THE CITY OF VISALIA, COUNTY OF TULARE  
 RECORDED IN BOOK 44 AT PAGE 12, TULARE  
 COUNTY RECORD

- NOTES:**
1. APN - LOT C
  2. ZONING - R-1
  3. SEWER - CITY OF VISALIA
  4. WATER - CITY OF VISALIA
  5. LOT AREA - 10,259 SQ. FT.



PARCEL MAP NO. 66, P.M. 1-66  
 PARCEL MAP NO. 122, P.M. 2-62  
 FOR THE LITTLE BRANCH, P.M. 40-44  
 FOR RECORD OF SURVEY, L.S. 27-89 (NW/4 SEC. 12, ETC.)  
 FOR RECORD OF SURVEY, L.S. 33-23 (SEMI-CIRCLE ST., ETC.)  
 FOR LOS PINOS, P.M. 44-15

CITY OF VISALIA  
 ASSESSOR'S MAPS BK. 128, PG. 02  
 COUNTY OF TULARE, CALIFORNIA, U.S.A.

VICINITY MAP



**MARIO A. VALMONTE & ASSOCIATES**  
 5379 N. Aurora Ave. • Fresno, CA. 93722  
 Cell: (559) 351-4415

Sheet Name: \_\_\_\_\_  
 Project Name: TENTATIVE PARCEL MAP

Owner: FRANKLIN AVE DEVELOPMENT PROJECT, VISALIA, CA 93278  
 Preparer: FRANKLIN AVE DEVELOPMENT PROJECT, VISALIA, CA 93278  
 Title: FRANKLIN AVE DEVELOPMENT PROJECT, VISALIA, CA 93278

Checked: \_\_\_\_\_  
 Date: \_\_\_\_\_

Drawn By: MAY  
 Date: MARCH 29, 21  
 Scale: AS NOTED  
 Job ID: \_\_\_\_\_  
 Sheet: \_\_\_\_\_

# 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: Country Club Plaza Shopping Center Date: May 25, 2021  
 Project Description: Development of 9.0 Acre site with 74,025 sq. ft. of retail building area  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_  
 Property Owner: Visalia Development Holdings, Ltd.  
 Applicant(s) Name: Michael L. Parks  
 Project Address/Location: N/E corner of Demaree St. and Goshen Ave.  
 Assessor Parcel Number: 089 - 510 - 028  
 Parcel Size (Acreage or Square Feet): 9.0 Ac. Building or Suite Square Footage: 74,025 sq. ft.

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: 05/25/2021  
 SPR Agenda: 06/02/2021 Item No. \_\_\_\_\_  
 Zone: C-N SPR No 21-099  
 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: RETAIL SHOPPING CENTER  
 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): Proposed semi-truck delivery route to enter the site from Houston Ave., circle around the south end of buildings, and exit to Wellsey St., smaller delivery trucks will enter and exit from Wellsey St.  
 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: Michael L. Parks Signature of Owner or Authorized Agent\*  
 Address: 4920 W. Monte Verde Ct.  
 City, State, Zip Visalia, CA 93277 Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 Phone: 559-697-3993  5-25-21  
 Email: michael@ddstudiosinc.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, John Vidovich (Visalia Development Holdings Ltd), declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
089-510-028 089-490-028

AGENT:

I designate Michael L. Parks, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to develop and construct a new retail shopping center. relative to the property mentioned herein.

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

Executed this 25 day of May, 2021.

OWNER	AGENT
 Signature of Owner	 Signature of Agent
<u>960 N. San Antonio Rd., #114</u> Owner Mailing Address	<u>4920 W. Monte Verde Ct.</u> Agent Mailing Address
<u>Los Altos, CA 94022</u> Owner Phone Number	<u>Visalia, CA 93277</u> Agent Phone Number
<u>650-209-3232</u> Owner Phone Number	<u>559-697-3993</u> Agent Phone Number

**PROJECT INFORMATION:**

**ADDRESS:** S/E CORNER OF GOSHEN AVE. & DEMAREE ST., VISALIA, 93291  
TULARE COUNTY, CA.

**A.P.N.:** 089-490-028 & 089-510-028

**ZONING:** C-N (NEIGHBORHOOD COMMERCIAL)

**FLOOD ZONE:** AE

**SITE AREA:** GROSS AREA 392,040 S.F. (9.0 AC)

**BUILDING AREA:** 74,025 S.F. FOR THIS APPLICATION

**BUILDING INFORMATION:**

PROPOSED OCCUPANCY GROUP: M (MERCANTILE)

CONSTRUCTION TYPE: V-B (FULLY SPRINKLERED)

MAX. BUILDING HEIGHT: 50 FT. (C.U.P. APPROVED)

**PARKING:** (VISALIA MUNICIPAL CODE, CH. 17.34, OFF-STREET PARKING)

(SHOPPING CENTER - MAJOR): 1 SPACE FOR EACH 225 S.F. OF BUILDING AREA

(RETAIL): 1 SPACE FOR EACH 250 S.F. OF BUILDING AREA

(RESTAURANT): 1 SPACE FOR EACH 150 S.F. OF BUILDING AREA

565 PARKING STALLS PROVIDED (ACCESSIBLE PARKING = 2% OF TOTAL)

C.U.P. APPROVAL: 2007-10

**LANDSCAPE NOTES:**

1. NOT LESS THAN 10% OF PARKING AREA SHALL BE LANDSCAPED.
2. A MINIMUM OF ONE 80 S.F. TREE WELL FOR EVERY (10) PARKING SPACES SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE PARKING LOT.

**SITE LIGHTING NOTES:**

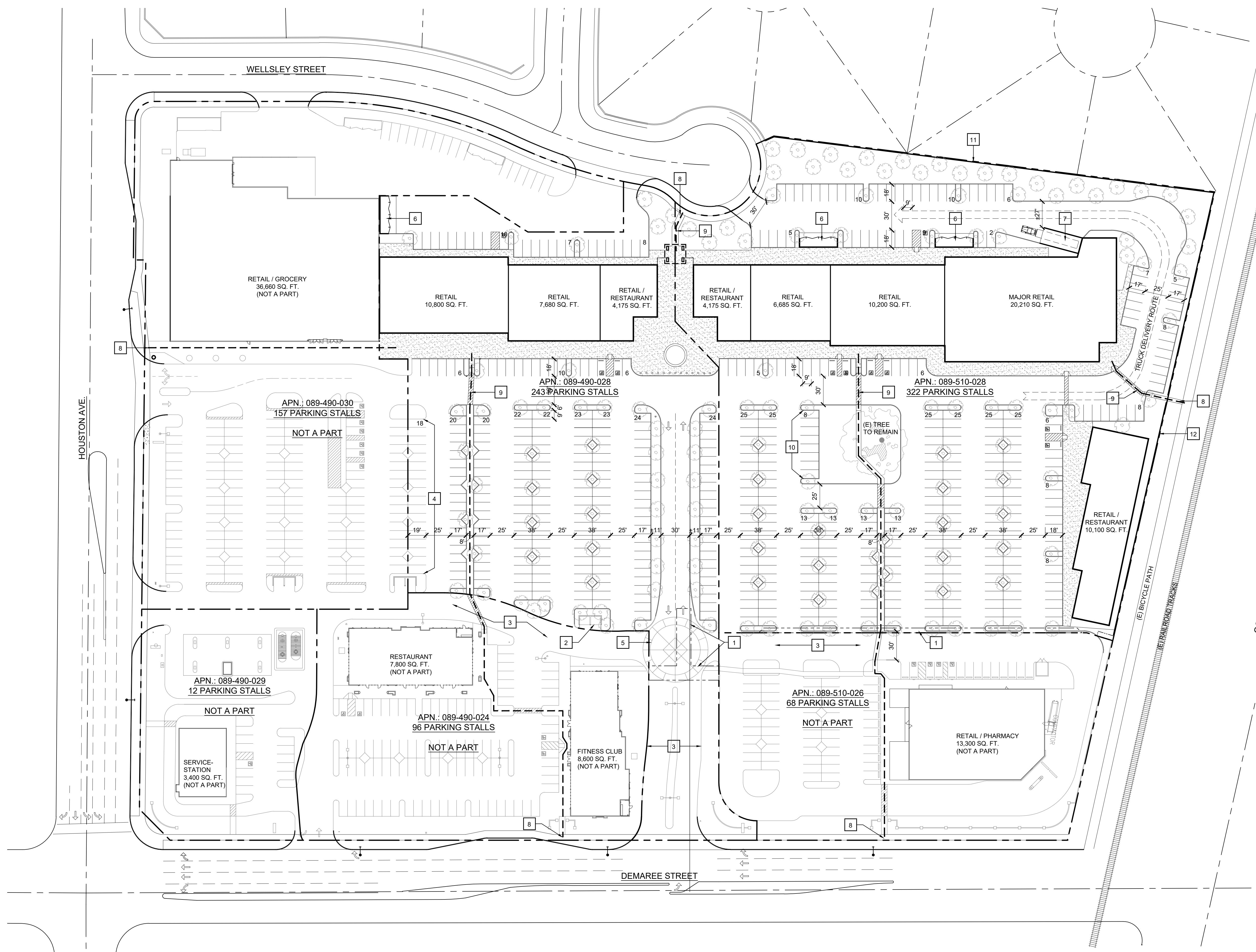
1. A MINIMUM OF 1 FOOT CANDLE-MAINTAINED, WITH A MAXIMUM OF A 1:10 RATIO IS REQUIRED.
2. LIGHT POLES SHALL BE A MAX. OF 15 FT. TALL.

**PATH OF TRAVEL NOTES:**

1. BARRIER FREE PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1:2 AT 1:20 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL MAX. SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 5% RUNNING SLOPE (C.B.C. 11B-4303.3), AND CROSS SLOPE SHALL NOT EXCEED 2% VERTICAL.

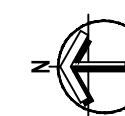
**SITE PLAN KEY NOTES:**

- 1 (E) EASEMENT
- 2 (E) TRASH ENCLOSURE
- 3 (E) DRIVE-AISLE
- 4 (E) STRIPED PARKING STALLS
- 5 (E) ORNAMENTAL STAMPED CONCRETE
- 6 TRASH ENCLOSURE
- 7 RECESSED TRUCK DOCK
- 8 PEDESTRIAN ACCESS POINT
- 9 UNOBSTRUCTED PATH OF TRAVEL
- 10 (FUTURE) E.V. PARKING
- 11 7 FT. TALL DECORATIVE BLOCK WALL AT PROP. LINE
- 12 3 FT. TALL DECORATIVE BLOCK WALL AT PROP. LINE



PROPOSED SITE PLAN

1" = 50'  
MAY 25, 2021



COUNTRY CLUB PLAZA  
N/E CORNER OF DEMAREE  
AND GOSHEN AVE.  
VISALIA, CA

Design-Development

*studios*  
a California Corporation

ARCHITECTURE

PLANNING

DESIGN

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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This application **MUST** be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

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GENERAL PROJECT INFORMATION

Project/Business Name: Mill Creek Office Building at Hyde Park Date: 5-24-21

Project Description: This project consists of site improvements including addition of an elevator, an accessible path of travel from right of way, an accessible path of travel from ADA stall and an addition of a new trash enclosure. Addition of a new trash enclosure & minor modification of existing parking stalls.

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: Hyde Rentals (Hyde III LLC, The David G. Hyde Trust, and Shelley Hyde)

Applicant(s) Name: Robert Vermeltoort

Project Address/Location: 3120 - 3130 W Main Street, Visalia, CA 93291

Assessor Parcel Number: 089-111-034 - \_\_\_\_\_

Parcel Size (Acreage or Square Feet): 1.16 acres Building or Suite Square Footage: 20,813 s.f.

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 225,000

Describe All Proposed Building Modifications:  
This project consists of site improvements including addition of an elevator, an accessible path of travel from right of way, an accessible path of travel from ADA stall and an addition of a new trash enclosure. Addition of a new trash enclosure & minor modification of existing parking stalls.

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

Date Received: 05/27/2021

SPR Agenda: 06/02/2021 Item No. \_\_\_\_\_

Zone: O-PA SPR No. 21-100

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: Offices

Proposed Building Use: Offices

Proposed Hours of Operation: 8:00 am - 6:00 pm

Days of Week In Operation (Circle): Su

Number of Employees Per Day: Existing 25 Proposed 40

Number of Customers Per Day (Estimated): Existing 25 Proposed 40

Predicted Peak Operating Hour: 10:00am - 5:00pm

Describe Any Truck Delivery Schedule & Operations: FedEx, UPS, etc

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

(Provide Separate Attachment if Necessary): None required

Describe Any Special Events Planned for the Facility: None

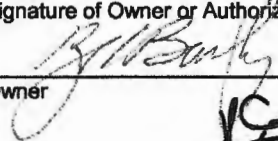
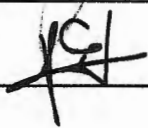
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SITE PLAN REQUIREMENTS

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  - 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>Robert Vermeltoort</u>	Signature of Owner or Authorized Agent*	
Address: <u>8525 N Cedar Ave, Suite 106</u>		<u>5-24-21</u>
City, State, Zip <u>Fresno, CA 93720</u>	Owner	Date
Phone: <u>(559) 432 - 6/44</u>		<u>5-24-21</u>
Email: <u>rcv@vaifresno.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:**

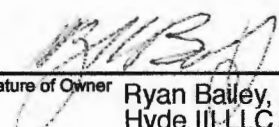

I, Ryan Bailey, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
089-111-034

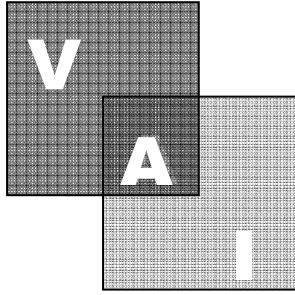
**AGENT:**

I designate Robert Vermeltoort, 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 24th day of May, 2021.

OWNER	Signatures	AGENT
Signature of Owner <u></u>		Signature of Agent <u></u>
Owner Mailing Address <u>Ryan Bailey, Managing Member Hyde III-LLC</u>		Agent Mailing Address <u>8525 N Cedar Ave, Suite 106</u>
<u>3330 W Mineral King Ave, Suite 'F'</u>		<u>Fresno, CA 93720</u>
<u>Visalia, CA 93291</u>		
Owner Phone Number <u>(559) 739-9900</u>		Agent Phone Number <u>(559) 432 - 6744</u>



**Vermeltfoort Architects Inc.**  
**Architecture and Planning**

## **MEMORANDUM**

---

**DATE:** 5/24/2021

**TO:** City of Fresno

**FROM:** Robert Vermeltfoort

**RE:** Operational Statement for 3130 W Main St, Visalia, CA

**VAI PROJECT #:** 21014

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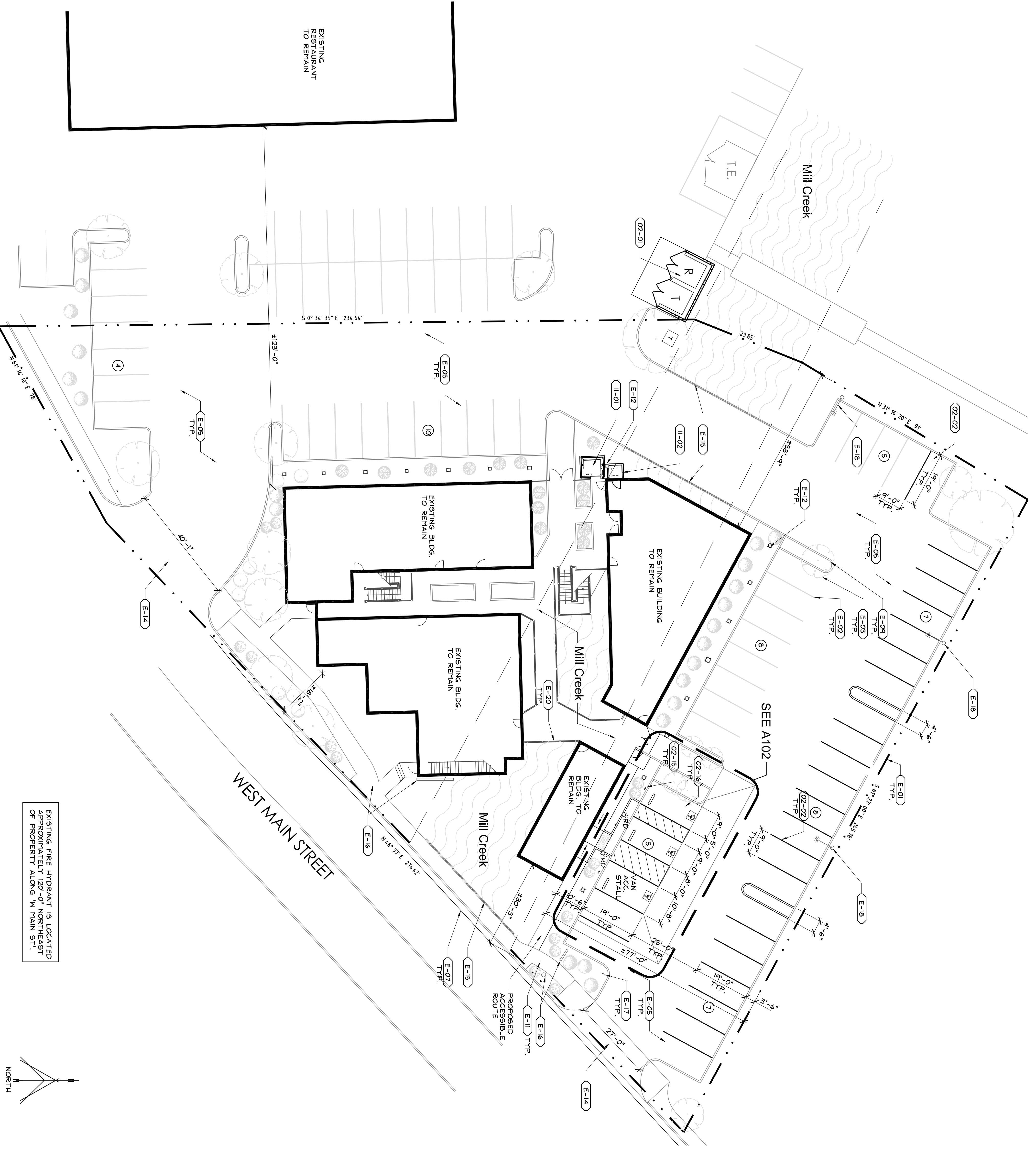
### Operational Statement

This submittal consists of site improvements within an existing property. This project is being submitted by Robert Vermeltfoort of Vermeltfoort Architects, Inc. The proposed site improvement includes addition of an elevator, an accessible path of travel from right of way, an accessible path of travel from ADA stall, addition of a new trash enclosure and minor modification of existing parking stalls. Zoning of the existing building is 'Professional/Administrative Office' and the General land use is 'Office'.

This is an existing site with an existing office building, no changes are being proposed to the building at this time. There will be no major negative impact to traffic as this is an already established building with existing clientele. Existing offices have regular business hours from 8:00am – 6:00pm Monday thru Friday and limited hours on Saturdays. Deliveries will be by a standard size delivery truck (FedEx, UPS, etc.), and will be during normal business hours.

If you have any questions, please do not hesitate to contact this office.

Thanks,  
Robert Vermeltfoort



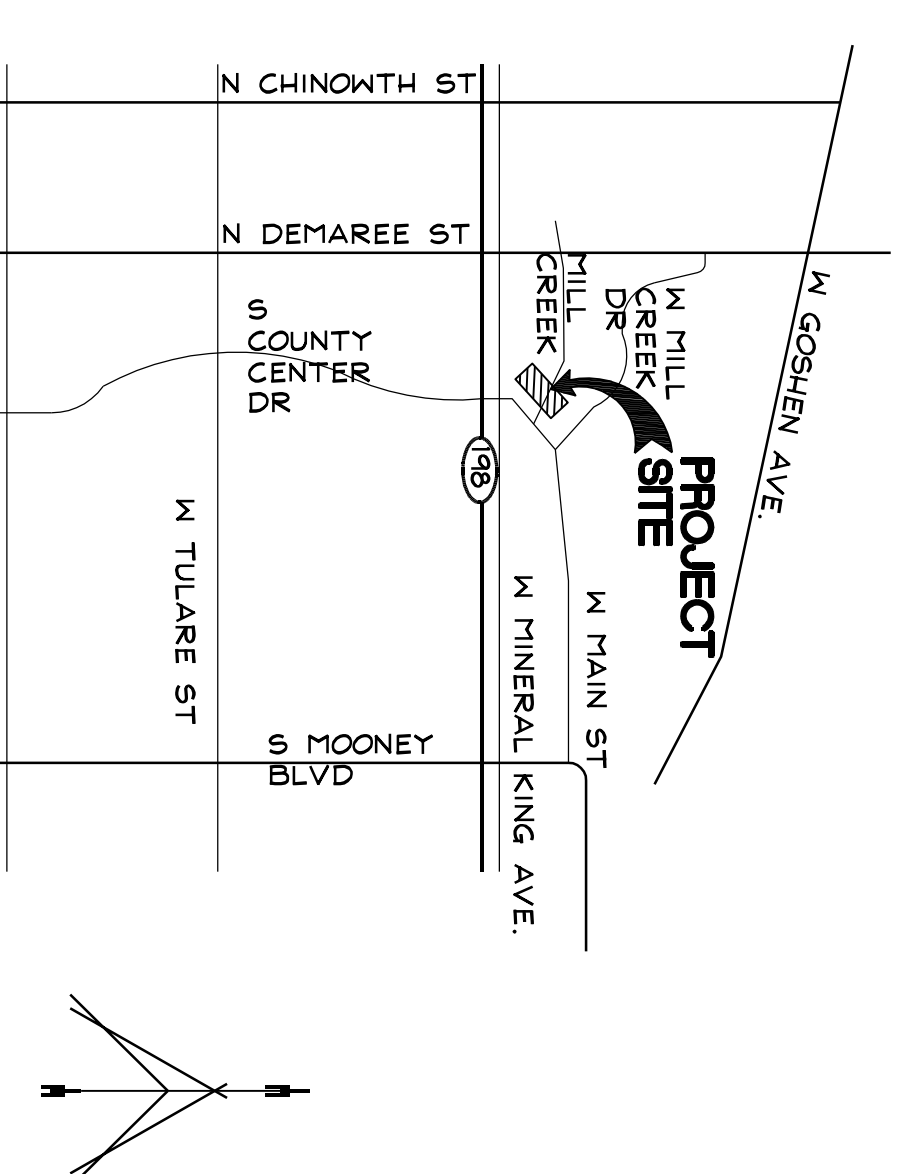
PROPOSED SITE PLAN

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

8

VICINITY MAP

4



**SITE INFORMATION**

**KEYNOTES**

**2**

ADDRESS:  
3120 - 3130 W MAIN STREET  
VISALIA, CA 93291

**SITE INFORMATION:**  
APPROXIMATE ONSITE LOT  
SITE AREA: 116 ACRES (50,529 S.F.)  
GENERAL LAND USE: OFFICE  
ZONING: PROFESSIONAL/ADMINISTRATIVE OFFICE

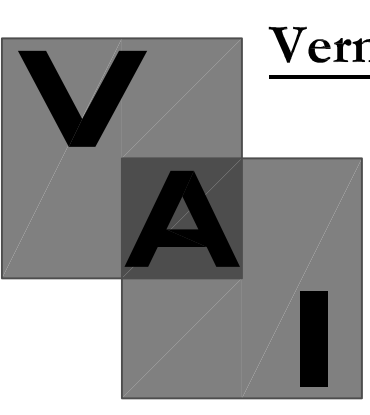
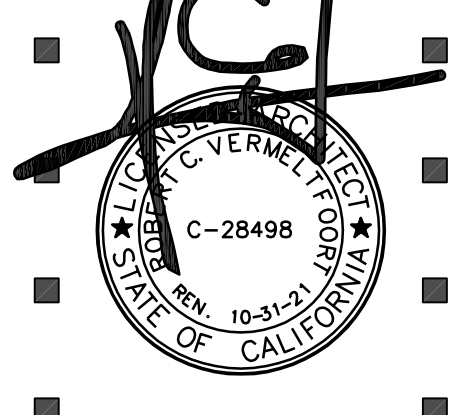
**BUILDING INFORMATION:**  
EXISTING TOTAL BUILDING AREA (1ST & 2ND FLOOR): 20,813 S.F.  
PROPOSED TOTAL BUILDING AREA (1ST & 2ND FLOOR): 20,813 S.F.

**PARKING INFORMATION:**  
EXISTING PARKING: 54 STALLS (INCLUDING 1 ACC. STALL)  
PROPOSED PARKING: 54 STALLS (INCLUDING 3 ACC. STALL)

- (E-01) EXISTING PROPERTY LINE TO REMAIN, PROTECT FROM DAMAGE
- (E-02) EXISTING PARKING LOT STRIPING PER CITY STANDARDS, TO REMAIN, PROTECT FROM DAMAGE.
- (E-03) EXISTING LANDSCAPING TO REMAIN, PROTECT FROM DAMAGE.
- (E-05) EXISTING AC PAVING TO REMAIN, PROTECT FROM DAMAGE.
- (E-06) EXISTING CURB & GUTTER PER CITY STANDARDS TO REMAIN, PROTECT FROM DAMAGE.
- (E-07) EXISTING PLANTER TO REMAIN, PROTECT FROM DAMAGE.
- (E-09) EXISTING SIDEWALK PER CITY STANDARDS TO REMAIN, PROTECT FROM DAMAGE.
- (E-11) EXISTING DRIVE APPROACH PER CITY STANDARDS TO REMAIN, PROTECT FROM DAMAGE.
- (E-12) EXISTING DRIVE APPROACH PER CITY STANDARDS TO REMAIN, PROTECT FROM DAMAGE.
- (E-13) EXISTING DRIVE APPROACH PER CITY STANDARDS TO REMAIN, PROTECT FROM DAMAGE.
- (E-14) EXISTING DRIVE APPROACH PER CITY STANDARDS TO REMAIN, PROTECT FROM DAMAGE.
- (E-15) EXISTING DRIVE APPROACH PER CITY STANDARDS TO REMAIN, PROTECT FROM DAMAGE.
- (E-16) EXISTING DRIVE APPROACH PER CITY STANDARDS TO REMAIN, PROTECT FROM DAMAGE.
- (E-17) EXISTING DRIVE APPROACH PER CITY STANDARDS TO REMAIN, PROTECT FROM DAMAGE.
- (E-18) EXISTING DRIVE APPROACH PER CITY STANDARDS TO REMAIN, PROTECT FROM DAMAGE.
- (E-20) EXISTING DRIVE APPROACH PER CITY STANDARDS TO REMAIN, PROTECT FROM DAMAGE.
- (02-01) TRASH ENCLOSURE, PER CITY STANDARDS.
- (02-02) PARKING STALLS, PER CITY STANDARDS.
- (02-15) ACCESSIBLE STALL SIGNAGE.
- (02-16) ACCESSIBLE STALL STALLS PER CBC 2019 & CITY OF VISALIA REQUIREMENTS.
- (11-01) PROPOSED PRE-FABRICATED MODULAR ELEVATOR, MODEL # HM-1-2500
- (11-02) ELEVATOR EQUIPMENT ROOM.

ISSUE DATE: 5-1-21  
REV. DATE:  
PROJECT NO.: 21014  
DRAWN BY: RB  
SHEET: A101

**MILL CREEK OFFICE BLDG. AT HYDE PARK**  
3130 W MAIN STREET, VISALIA, CA 93291  
PROPOSED SITE PLAN



**Vermeltoort Architects, Inc.**  
Architecture and Planning  
8525 North Cedar Avenue Suite 106  
Fresno, California 93720  
Office: 559.432.6744  
Email: rv@vaifresno.com

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ENLARGED SITE PLAN - ACCESSIBLE STALL

SCALE: 1/4" = 1'-0"

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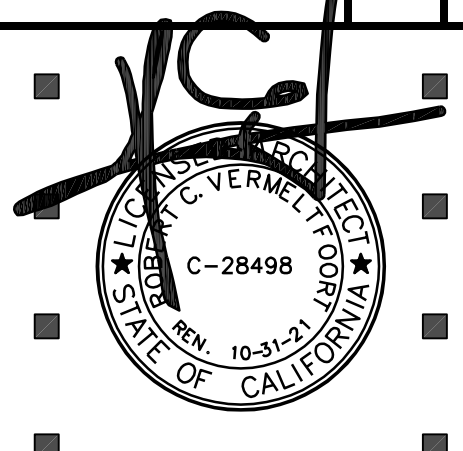
- E-02) EXISTING PARKING LOT STRIPING PER CITY STANDARDS, TO REMAIN, PROTECT FROM DAMAGE.
- E-03) EXISTING LANDSCAPING TO REMAIN, PROTECT FROM DAMAGE.
- E-05) EXISTING AC PAVING TO REMAIN, PROTECT FROM DAMAGE.
- E-07) EXISTING CURB & GUTTER PER CITY STANDARDS TO REMAIN, PROTECT FROM DAMAGE.
- E-09) EXISTING PLANTER TO REMAIN, PROTECT FROM DAMAGE.
- E-11) EXISTING SIDEWALK PER CITY STANDARDS TO REMAIN, PROTECT FROM DAMAGE.
- E-12) EXISTING COLUMN TO REMAIN, PROTECT FROM DAMAGE.
- E-15) EXISTING 6" TALL CHAIN LINK FENCE TO REMAIN, PROTECT FROM DAMAGE.
- E-16) EXISTING SITE UTILITY TO REMAIN, PROTECT FROM DAMAGE.
- E-20) EXISTING BUILDING FEATURES TO REMAIN, PROTECT FROM DAMAGE.
- 02-02) RP PARKING STALLS PER CITY STANDARDS.
- 02-03) RP REMOVE/OVERLAY AC PAVING, SLOPE NEW AC PAVING.
- 02-1B) RP ACCESSIBLE STALL SIGNAGE.
- 02-16) RP ACCESSIBLE STALL STALLS PER CBC 2014 & CITY OF VISALIA REQUIREMENTS, SLOPE NOT TO EXCEED 2% IN ALL DIRECTION.

**KEYNOTES**

2	
3	
4	

**MILL CREEK OFFICE BLDG. AT HYDE PARK**  
 3130 W MAIN STREET, VISALIA, CA 93291  
 ENLARGED SITE PLAN-ACCESSIBLE STALL

ISSUE DATE: 5-1-21  
 REV. DATE:  
 PROJECT NO.: 21014  
 DRAWN BY: RB  
 SHEET: A102



**Vermelfort Architects, Inc.**  
 Architecture and Planning  
 8525 North Cedar Avenue  
 Suite 106  
 Fresno, California 93720  
 Office: 559.432.6744  
 Email: rv@vaifresno.com

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GENERAL PROJECT INFORMATION

Project/Business Name: Alexander - Garage Conversion for an ADU Date: 5/25/21

Project Description: Covert existing 1200 sqft detached garage into a 1700 sqft ADU, on a portion of an one (1) acre legally created parcel.

Existing house is approximately 3100 sqft.

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: Rodney and Kimberly Alexander, 1131 N. Tommy St, Visalia, CA 93291

Applicant(s) Name: David Alexander, 1717 S. Woodland St., Visalia, CA 93277

Project Address/Location: 1131 N. Tommy St., Visalia, CA, 93291

Assessor Parcel Number: 0 8 5 - 3 7 0 - 0 3 5

Parcel Size (Acreage or Square Feet): One (1) Acre Building or Suite Square Footage: 1700 sqft proposed

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 100,000

Describe All Proposed Building Modifications: 500 sqft addition to the existing concrete pad. Extension of exterior walls, conversion of garage into a residence.

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

Date Received: 5/25/21

SPR Agenda 6/2/21 Item No. \_\_\_\_\_

Zone: R-1-20 SPR No. 21-101

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: Garage

Proposed Building Use: ADU

Proposed Hours of Operation: NA

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: As needed for construction.

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: \_\_\_\_\_



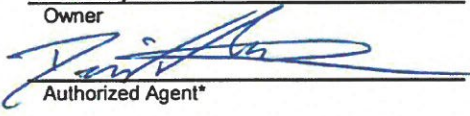
**SITE PLAN MINIMUM REQUIREMENTS**

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>David Alexander</u>	Signature of Owner or Authorized Agent*	
Address: <u>1717 S. Woodland Street</u>	<u>Rodney Alexander</u>	<u>5/25/21</u>
City, State, Zip <u>Visalia, CA 93277</u>	Owner	Date
Phone: <u>559-736-3173</u>		<u>5/25/21</u>
Email: <u>earthsciencealexander@gmail.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:

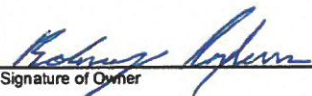

I, Rodney Alexander, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
085-370-035

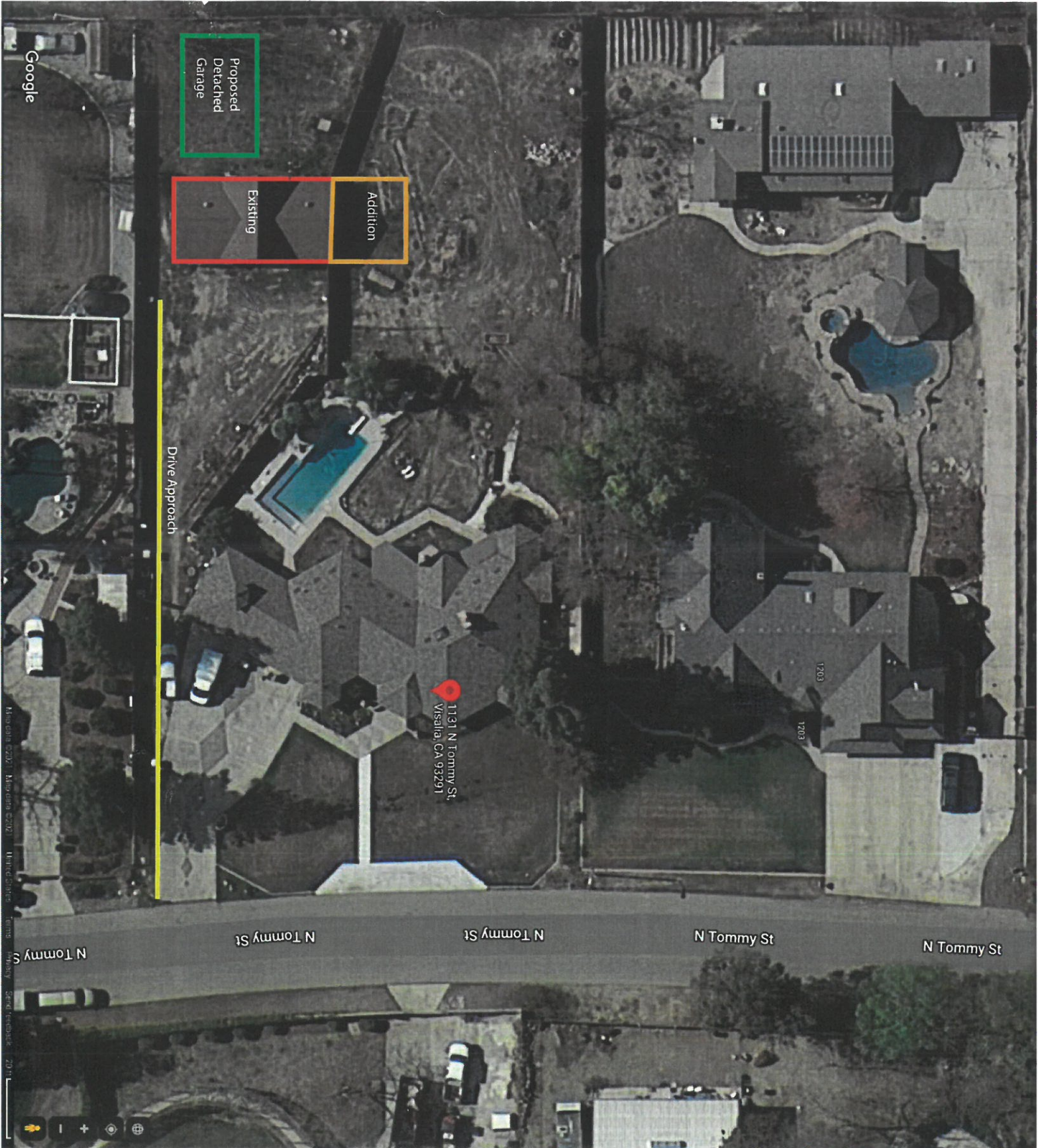
AGENT:

I designate David Alexander, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Convert a detached garage into an ADU. relative to the property mentioned herein.

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

Executed this 25 day of May, 2021.

OWNER	AGENT
Signatures	
	
Signature of Owner	Signature of Agent
<u>1131 N. Tommy Street, Visalia, CA 93291</u>	<u>1717 S. Woodland Street, Visalia, CA 93277</u>
Owner Mailing Address	Agent Mailing Address
<u>559-901-2124</u>	<u>559-736-3173</u>
Owner Phone Number	Agent Phone Number



Proposed Detached Garage

Existing

Addition

Drive Approach

1131 N Tommy St  
Visalia, CA 93291

1203

1203

Google

Historical 2007, Microsoft 2008, Bing 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024

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