

# SITE PLAN REVIEW AGENDA

8/18/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

## ITEM NO: 1      **Resubmit**

SITE PLAN NO: SPR21143

PROJECT TITLE: RSD

DESCRIPTION: Extension of existing tilt up by 56,000 sf (I)

APPLICANT: Nate Strable

OWNER: REFRIGERATION SUPPLIES DISTRIBUTOR

APN: 081130091

LOCATION: 10014 W NICHOLAS AVE

## ITEM NO: 2

SITE PLAN NO: SPR21145

PROJECT TITLE: Santa Fe Townhomes

DESCRIPTION: Add Gate & Fence as Proposed on Attachments to Development. (R-M-2)

APPLICANT: Rafael Tortoledo

OWNER: TORMON GLOBAL INC

APN: 097241026

LOCATION: 1322 S SANTA FE ST  
1322 S SANTA FE ST UNIT  
1322 S SANTA FE ST UNIT  
1326 S SANTA FE ST  
1326 S SANTA FE ST UNIT  
1326 S SANTA FE ST UNIT  
1326 S SANTA FE ST UNIT  
1328 S SANTA FE ST  
1328 S SANTA FE ST UNIT  
1328 S SANTA FE ST UNIT

## ITEM NO: 3

SITE PLAN NO: SPR21146

PROJECT TITLE: Hot Dog Stand

DESCRIPTION: Hot Dog Stand Walk Up - Drive Thou (I-L)

APPLICANT: John F. George

OWNER: GEORGE JOHN F & DONNA J (TRS)

APN: 000014294

LOCATION: 345 E TULARE AVE

## ITEM NO: 4

SITE PLAN NO: SPR21147

PROJECT TITLE: Rack Rubbers BBQ

DESCRIPTION: BBQ Restaurant

APPLICANT: Sergio Castrejon

OWNER: PRADO ERIKA

APN: 090132017

LOCATION: 1536 W HOUSTON 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

8/18/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

## ITEM NO: 5

SITE PLAN NO: SPR21148

PROJECT TITLE: Farm Fresh Bowls Inc

DESCRIPTION: Kiosk Expansion and Traffic Reroute

APPLICANT: Kristen Vaz

OWNER: TKV LAND CO LLC

APN: 087450014

LOCATION: 5427 W CYPRESS AVE

## ITEM NO: 6

SITE PLAN NO: SPR21149

PROJECT TITLE: New Admin, Office Build, Garage & Storage Building

DESCRIPTION: A New 2 Story 23,500 sf Administrative Office Building & a 4,080 sf Garage & Storage Building. (D-MU)

APPLICANT: Eric McConnaughey

OWNER: FAMILY HEALTHCARE NETWORK

FISHER INVESTMENT GROUP LLC

FISHER INVESTMENT GROUP

APN: 094273003

094273004

094273005

094274006

LOCATION: 414 N BRIDGE ST  
409 N SANTA FE ST  
314 E SCHOOL AVE  
312 E SCHOOL AVE

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -
- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: RSD Date: 8/12/21

Project Description: NEW CONCRETE TILT UP

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: SPR No 2021-143

Property Owner: BUTCH OLDFIELD

Applicant(s) Name: NATE STRABLE

Project Address/Location: 10014 W NICHOLAS

Assessor Parcel Number: 081-010-072, 071, 070, 069 081-013-091

Parcel Size (Acreage or Square Feet): 4.41 ACRES COMBINED Building or Suite Square Footage: 54,564

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 4.7 MILLION

Describe All Proposed Building Modifications: ADD NEW CONCRETE TILT UP NEXT TO EXISTING W/ 4 LOADING DOCK POSITIONS

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

Date Received: 08/12/2021

SPR Agenda: 08/18/2021 Item No. \_\_\_\_\_

Zone: 1 SPR No. 21-143

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: WAREHOUSING

Proposed Building Use: WAREHOUSING

Proposed Hours of Operation: 6AM - 6PM

Days of Week In Operation (Circle): Su       Sa

Number of Employees Per Day: Existing 1 Proposed 8

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

Predicted Peak Operating Hour: THROUGHOUT THE DAY

Describe Any Truck Delivery Schedule & Operations: 25 TRUCKS PER WEEK (5 PER DAY) 3 TRUCKS THROUGHOUT THE DAY 2 TRUCKS LATE IN THE DAY

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
  - 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)

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

REQUIRED SIGNATURE

Name: NATE STRABLE  
 Address: 1345 N. AMERICAN ST.  
 City, State, Zip VISALIA CA 93291  
 Phone: 559-972-2785  
 Email: NSTRABLE@AMINL.COM

Signature of Owner or Authorized Agent\*

Owner \_\_\_\_\_  
 Authorized Agent\* \_\_\_\_\_

Date \_\_\_\_\_  
 Date 8/4/21

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

081-013-091, 081-010, 072, 081-010-071, 081-010-070, 081-010-069

AGENT:

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

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

Executed this 4 day of AUGUST 2021.

<b>OWNER</b>	<b>AGENT</b>
	
Signature of Owner	Signature of Agent
<u>4222 W FERGUSON AVE</u>	<u>1345 N. AMERICAN ST.</u>
Owner Mailing Address	Agent Mailing Address
<u>VISALIA CA. 93291</u>	<u>VISALIA CA 93291</u>
Owner Phone Number	Agent Phone Number
<u>(559) 730 6910</u>	<u>559-972-2785</u>

## Site Plan Review Operational Statement

SPR No. 2021-143 (Resubmittal)

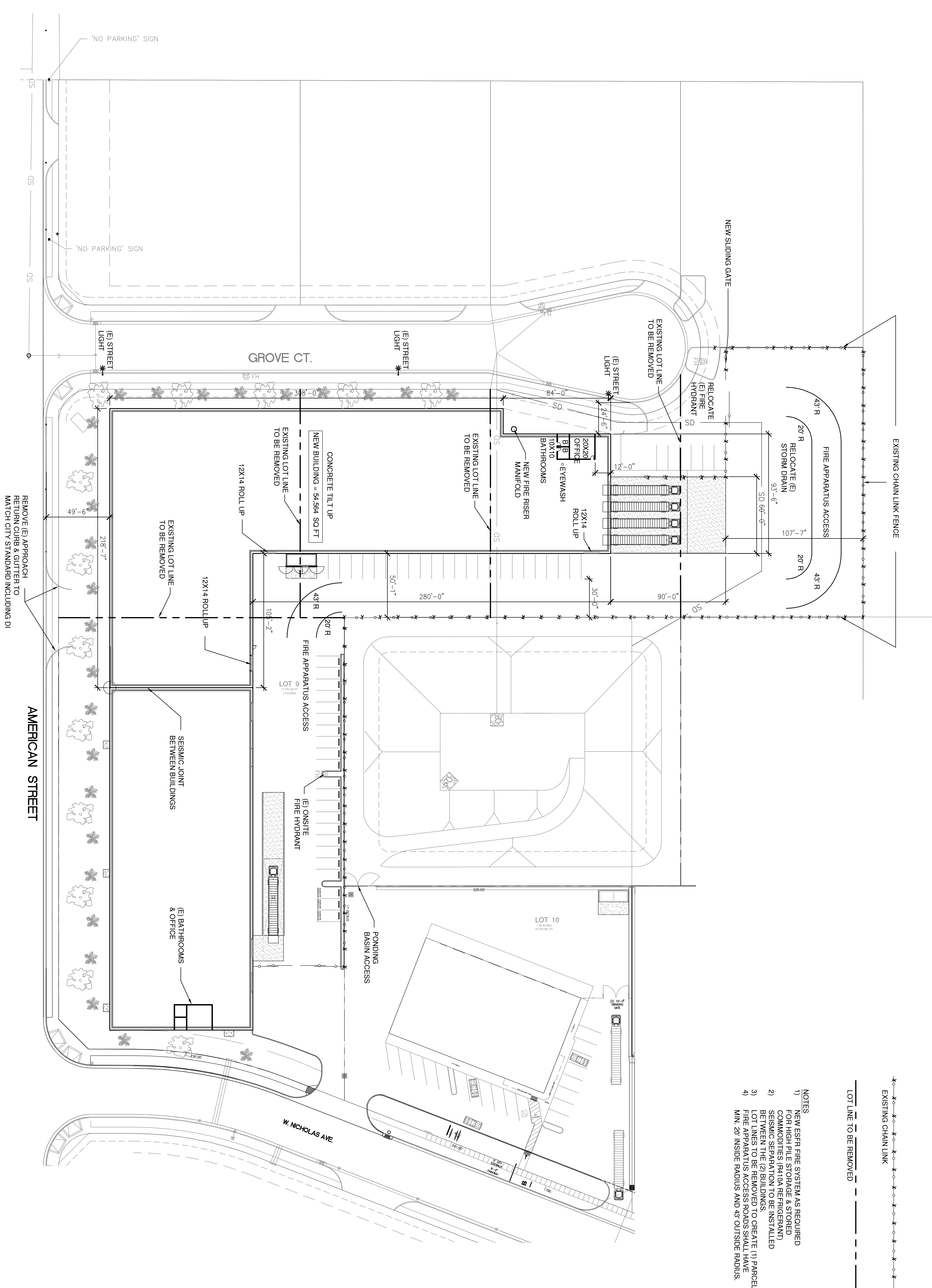
### RSD Concrete Tilt Up Expansion

Currently RSD's Sales building is located at 9946 W Nicholas. Their current warehouse is next door at 10014 W Nicholas. The purpose of this project is to expand their warehousing capabilities and use the new facility as a central distribution warehouse to their brick and mortar sales stores.

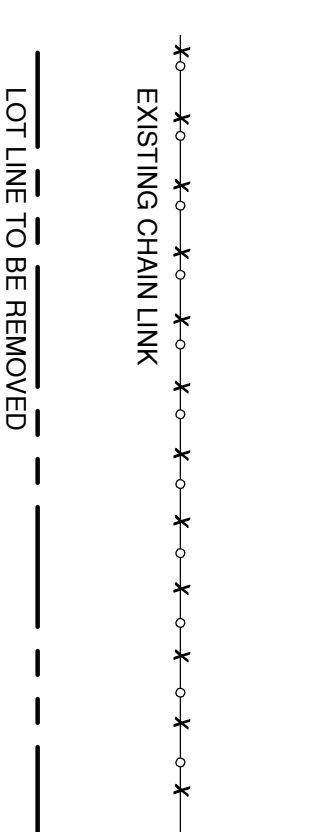
On a normal day they receive 2-3 trucks loads of merchandise in the mornings that they offload into the new building. Late in the afternoon a 3<sup>rd</sup> party shipping company drops off 2 empty trailers. RSD then loads up those empties with orders they receive through out the day. The 3<sup>rd</sup> party shipper drops off the daily 2 empties and picks up the 2 full trailers (the previous days 2 empties) and makes deliveries to the other branches in the central valley through out the day. They bring back the empties back and pick up the 2 new full trailers and the pattern repeats Mon-Fri from 6am -6pm.

Currently they are performing this operation in Southern California with 3 people (1 office staff and 2 warehouse staff). RSD has 1 employee doing this work in the current 30,000 sq ft facility at 10014 Nicholas. 8 employees would be the most number of employees if they use local staff to make smaller deliveries to Fresno and Bakersfield.

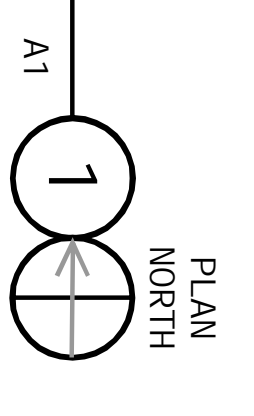
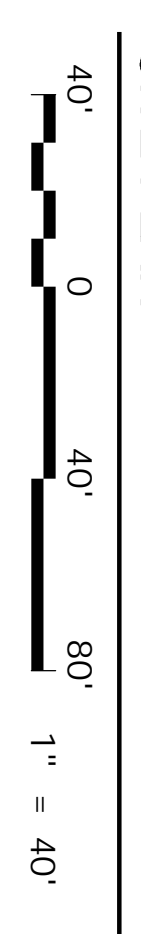
Much like the existing warehouse, the new expansion will be housing Air Conditioning units and construction materials that go along with them (piping, hoses, misc items, and 410A Refrigerant). As with both current facilities, drawings will be submitted for permit with the amount of refrigerant stored in the building and will follow local and state codes for maintain the proper building design for those materials. However, the majority of the items stored in the warehouse will be AC units in card board packaging.



- NOTES**
- 1) NEW ESFR FIRE SYSTEM AS REQUIRED FOR HIGH PILE STORAGE & STORED COMMODITIES (H101 OR HIGHER RISK)
  - 2) SEISMIC JOINTS SHALL BE INSTALLED BETWEEN THE (2) BUILDINGS
  - 3) LOT LINES TO BE REMOVED TO CREATE (1) PARCEL
  - 4) FIRE APPARATUS ACCESS ROADS SHALL HAVE MIN. 20' INSIDE RADIUS AND 43' OUTSIDE RADIUS.



**SITE PLAN**



PROJECT NO. ###	DRAWN BY: ROBERTILLO
CHECKED BY: NS	DATE: 07/15/21
SHEET: 1 OF 1	SHEET NO. A-1

PROJECT <b>GROVE CT. PARCELS</b> VISALIA, CA	SHEET TITLE <b>RSD EXPANSION</b>
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REV.	DATE:	DESCRIPTION:
0	07/15/21	REVIEW
1	07/26/21	GENERAL REVISION
2	07/29/21	GENERAL REVISION
3	08/05/21	GENERAL REVISION
4	08/12/21	GENERAL REVISION

**AMERICAN INCORPORATED**
  
 1345 North American Street Visalia, CA 93291
   
 Lic. 292529 Phone: (559) 651-1776 Fax: (559) 651-0205

**NOT FOR  
PROGRESS  
PRINT  
CONSTRUCTION**

**PROPRIETARY:**

THIS DRAWING CONTAINS CONFIDENTIAL INFORMATION PROPRIETARY TO AMERICAN INCORPORATED. IT MUST NOT BE REPRODUCED OR DISCLOSED TO OTHERS OR USED IN ANY OTHER WAY, IN WHOLE OR IN PART, EXCEPT AS AUTHORIZED IN WRITING BY AMERICAN INCORPORATED.

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GENERAL PROJECT INFORMATION

Project/Business Name: Santa Fe Townhomes Date: 2021/08/05

Project Description: Add Gate & Fence as proposed on attachments to development.

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: N/A

Property Owner: TorMon Global Inc

Applicant(s) Name: Rafael Tortoledo

Project Address/Location: 1324 S Santa Fe St, Visalia, CA 93292

Assessor Parcel Number: 0 9 7 - 2 4 1 - 0 2 6

Parcel Size (Acreage or Square Feet): 20931 SF FT 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: 08/05/2021

SPR Agenda: 08/18/2021 Item No. \_\_\_\_\_

Zone: R-M-2 SPR No. 21-145

Historic District: Yes  No

Flood Zone: X  AE  X/AE

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

Existing/Prior Building Use: N/A

Proposed Building Use: Gate & Fence to provide safer living environment by controlled access.

Proposed Hours of Operation: 24

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

Number of Employees Per Day: Existing N/A Proposed N/A

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

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: N/A

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

(Provide Separate Attachment if Necessary): N/A

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

OPERATIONS & TRAFFIC INFORMATION

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

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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>Rafael Tortoledo</u>	Signature of Owner or Authorized Agent*	
Address: <u>747 W El Monte Way,</u>	<u><i>Rafael Tortoledo</i></u>	<u>2021/08/05</u>
City, State, Zip <u>Dinuba, CA 93618</u>		Owner
Phone: <u>+1 (833) 511-5411</u>		
Email: <u>office@tormonglobal.com</u>	Authorized Agent*	Date

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

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

\_\_\_\_\_

AGENT:

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

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

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

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number











1878



N White St

N White St

1030

1020

KING FIRE LANE







1.00









1.00





1026-A

1026-A

1026-B

1026-C

1026-D

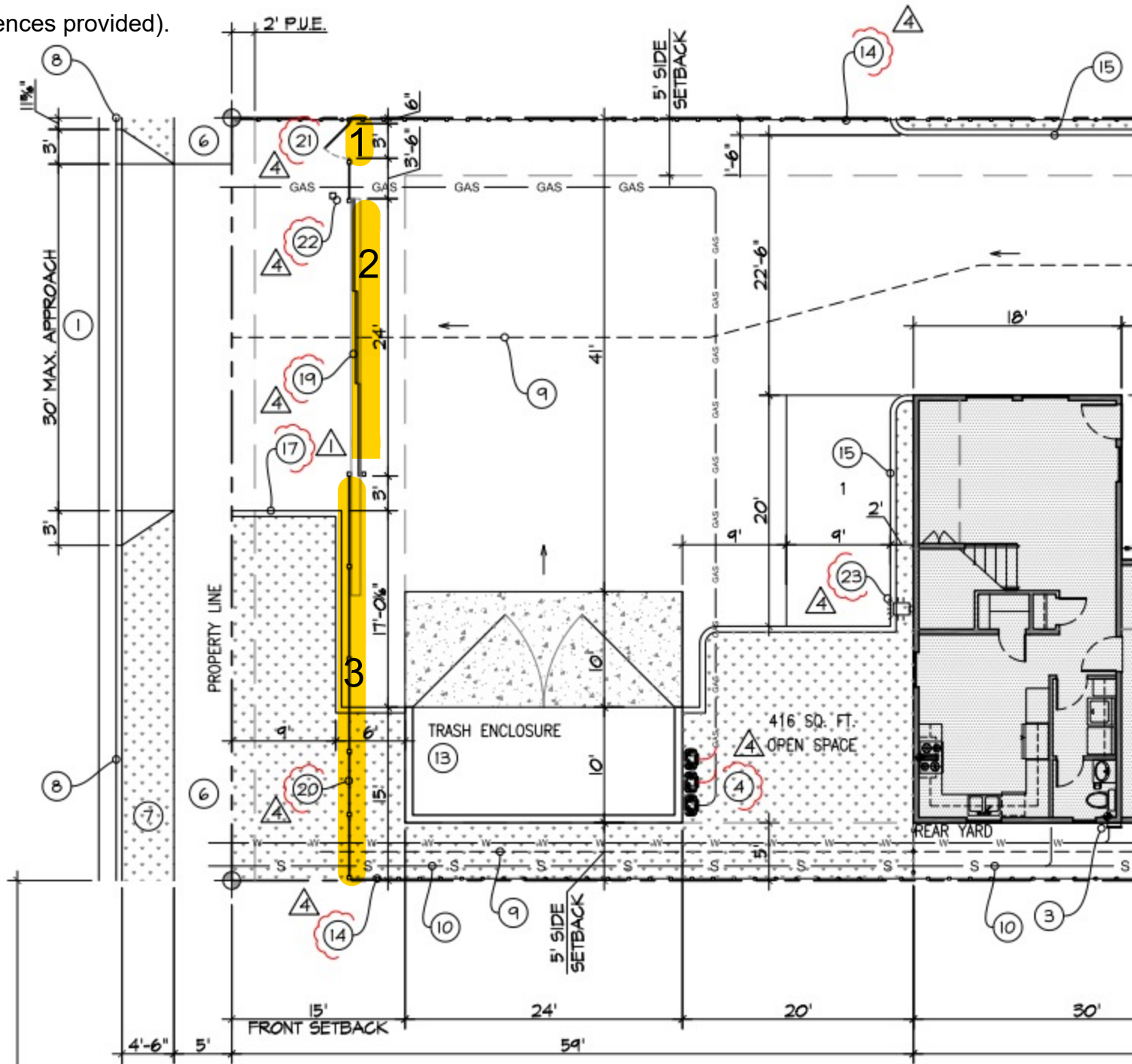
GUIDA  
SURVEYING INC.  
www.guidainc.com  
855-80GUIDA

2275282

NO PARKING  
FIRE DEPARTMENT

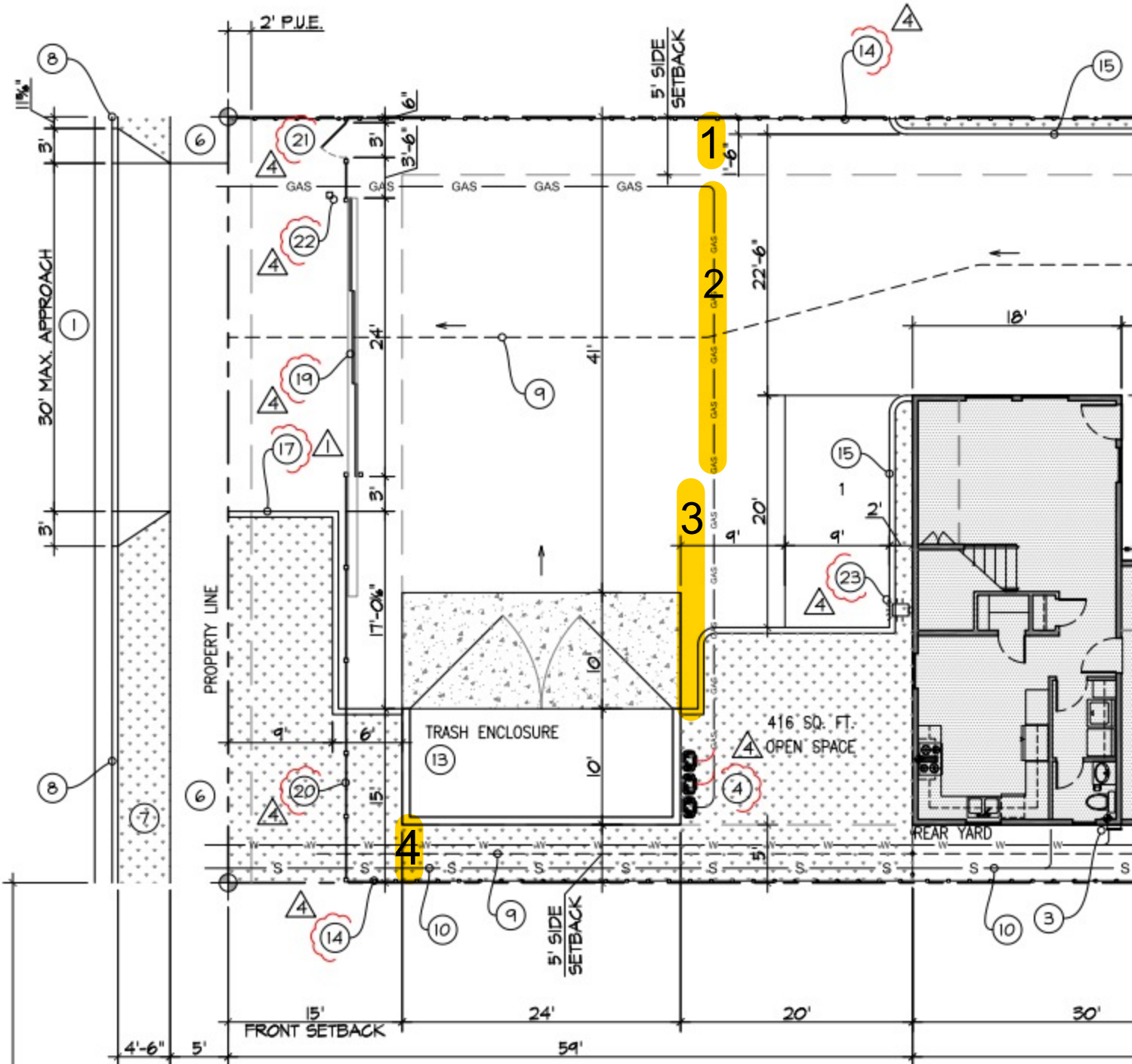
- 1) Pedestrian Gate.
- 2) Telescopic Gate.
- 3) Rod Iron Fence. (References provided).

SOUTH SANTA FE AVE.



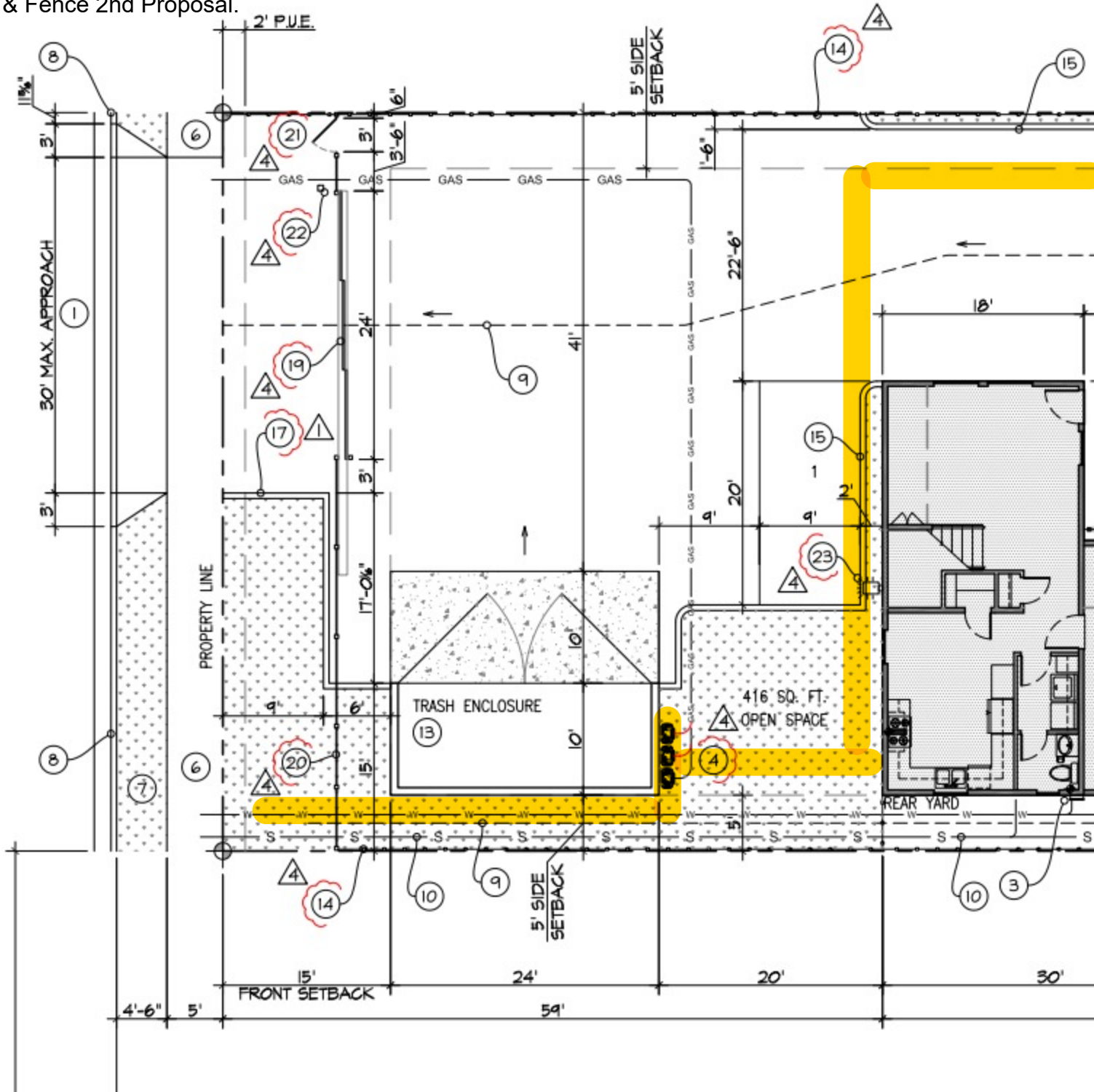
- 1) Pedestrian Gate.
- 2) Sliding Gate.
- 3) Rod Iron Fence.
- 4) Rod Iron Fence.

SOUTH SANTA FE AVE.



**As-Built Gas Line layout.**  
Ideal to reference on Gate & Fence 2nd Proposal.

SOUTH SANTA FE AVE.



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GENERAL PROJECT INFORMATION

Project/Business Name: HOT DOG STAND Date: 8/5/21

Project Description: AS ABOVE

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

Property Owner: George Family Revocable Trust

Applicant(s) Name: John F. George

Project Address/Location: 345 E. Tulare Ave, Visalia, CA 93277

Assessor Parcel Number: 097-252-005 000-014-294

Parcel Size (Acreage or Square Feet): 9.86 acre Building or Suite Square Footage: 384 sq Ft

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 125,000 -

Describe All Proposed Building Modifications: \_\_\_\_\_

New Building designed for use

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

Date Received: 08/05/2021

SPR Agenda: 08/18/2021 Item No. \_\_\_\_\_

Zone: I-L SPR No. 21-146

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: Parking Lot @ Lister Plant Warehouse

Proposed Building Use: Hot dog walk up - drive thru

Proposed Hours of Operation: 10:AM TO 8:PM Mon Thru SAT

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 200

Predicted Peak Operating Hour: 11:30 AM - 2:00 PM

Describe Any Truck Delivery Schedule & Operations: No

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): Current multi entry parking + exit

Describe Any Special Events Planned for the Facility: ~~None~~ Fast service Texting Service walk up - drive thru



**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
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  - Existing & proposed structures
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  - 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: George Family Trust Signature of Owner or Authorized Agent\* [Signature] Date 8-5-2021  
 Address: 315 E. Tulare Owner  
 City, State, Zip: Visalia CA 93277  
 Phone: 559-651-1788 Authorized Agent\* \_\_\_\_\_ Date \_\_\_\_\_  
 Email: margi@olivepo.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: George Family Trust  
 I, John F George, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
097-252-005

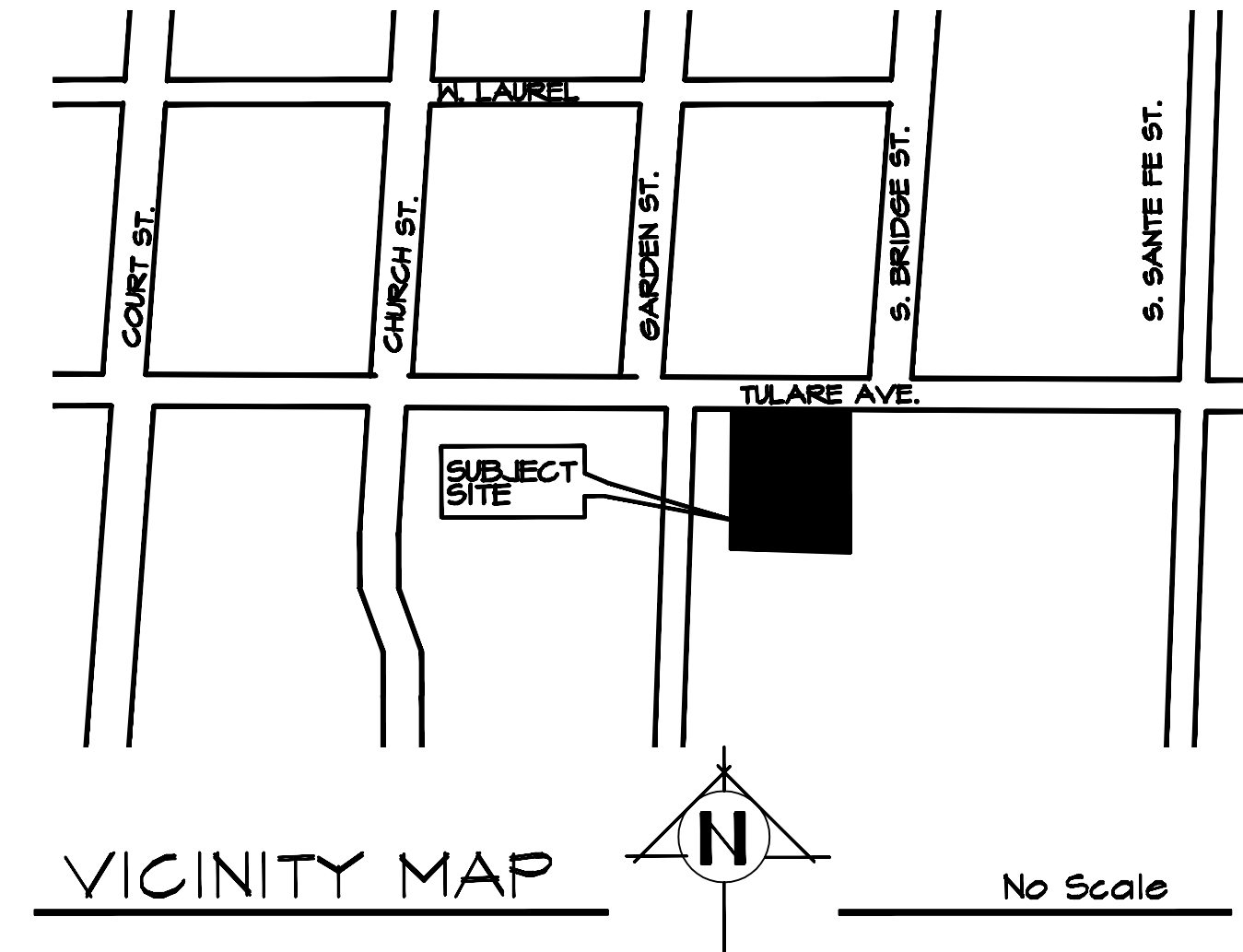
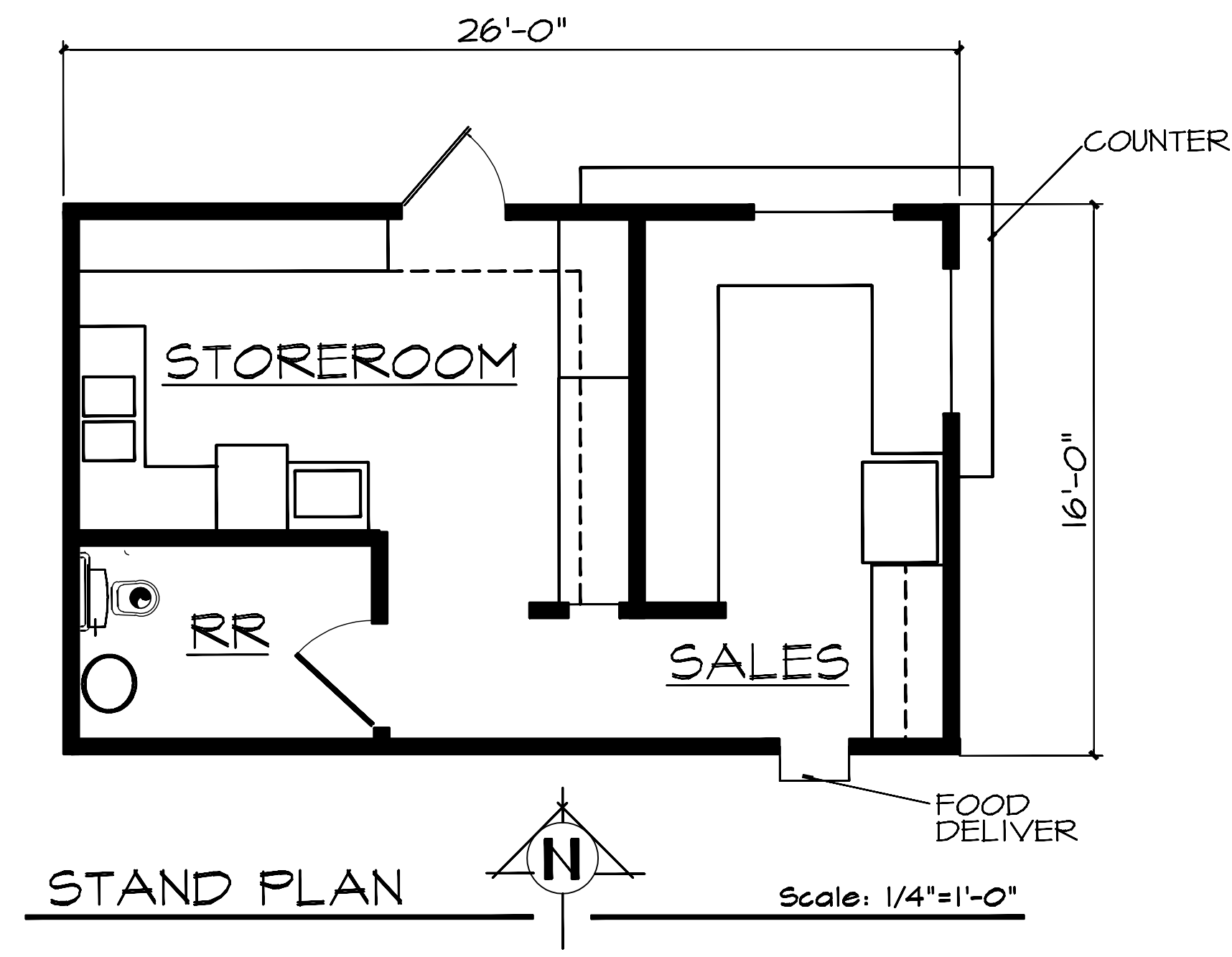
AGENT:

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 5th day of August, 2021.

<p><u>George Family Trust</u> OWNER</p> <p><u>[Signature]</u> Signature of Owner</p> <p><u>315 E. Tulare AVE</u> Owner Mailing Address</p> <p><u>Visalia CA 93277</u></p> <p><u>559-651-1788</u> Owner Phone Number</p>	<p>AGENT</p> <p>_____ Signature of Agent</p> <p>_____ Agent Mailing Address</p> <p>_____ Agent Phone Number</p>
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**SITE INFO:**

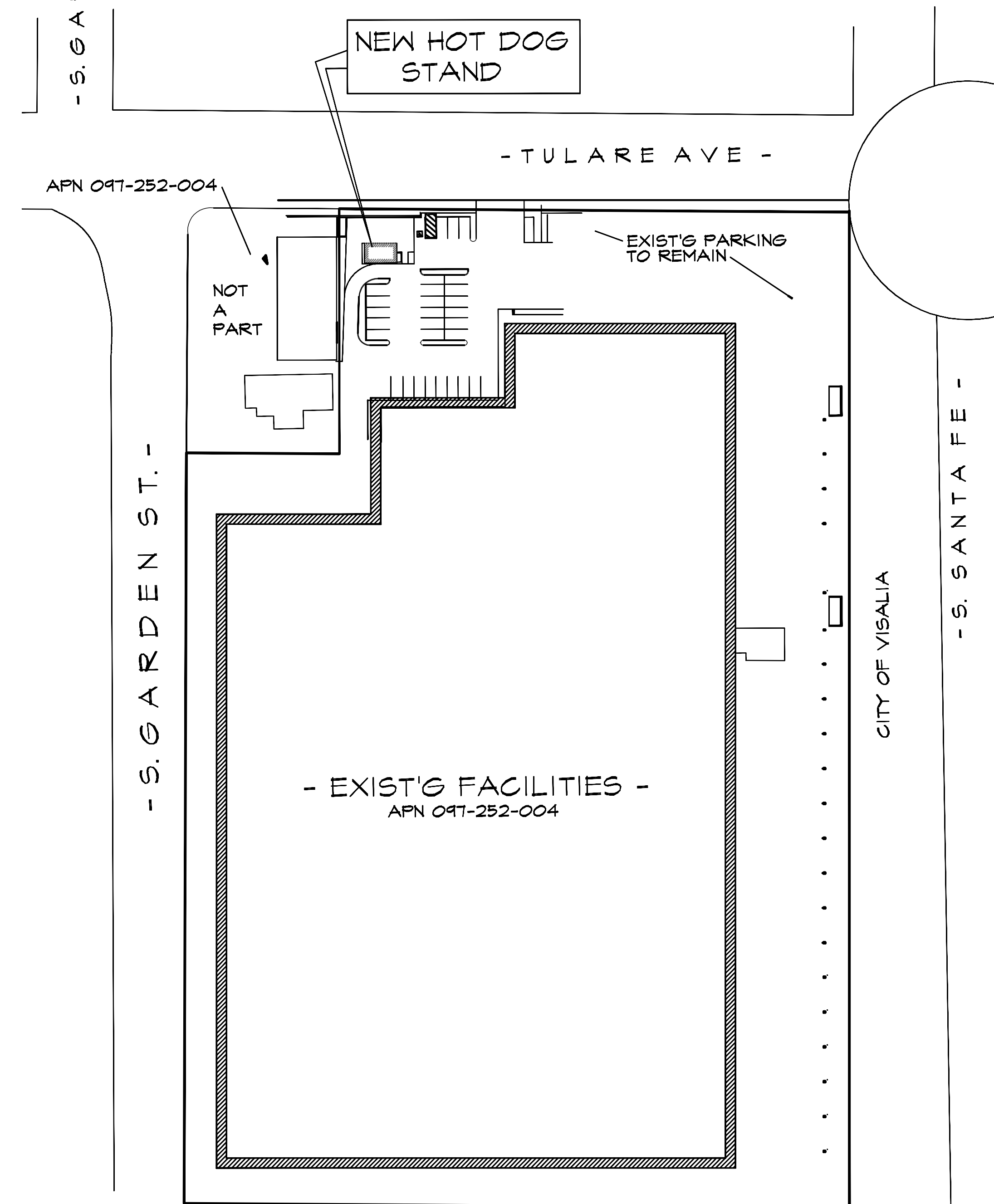
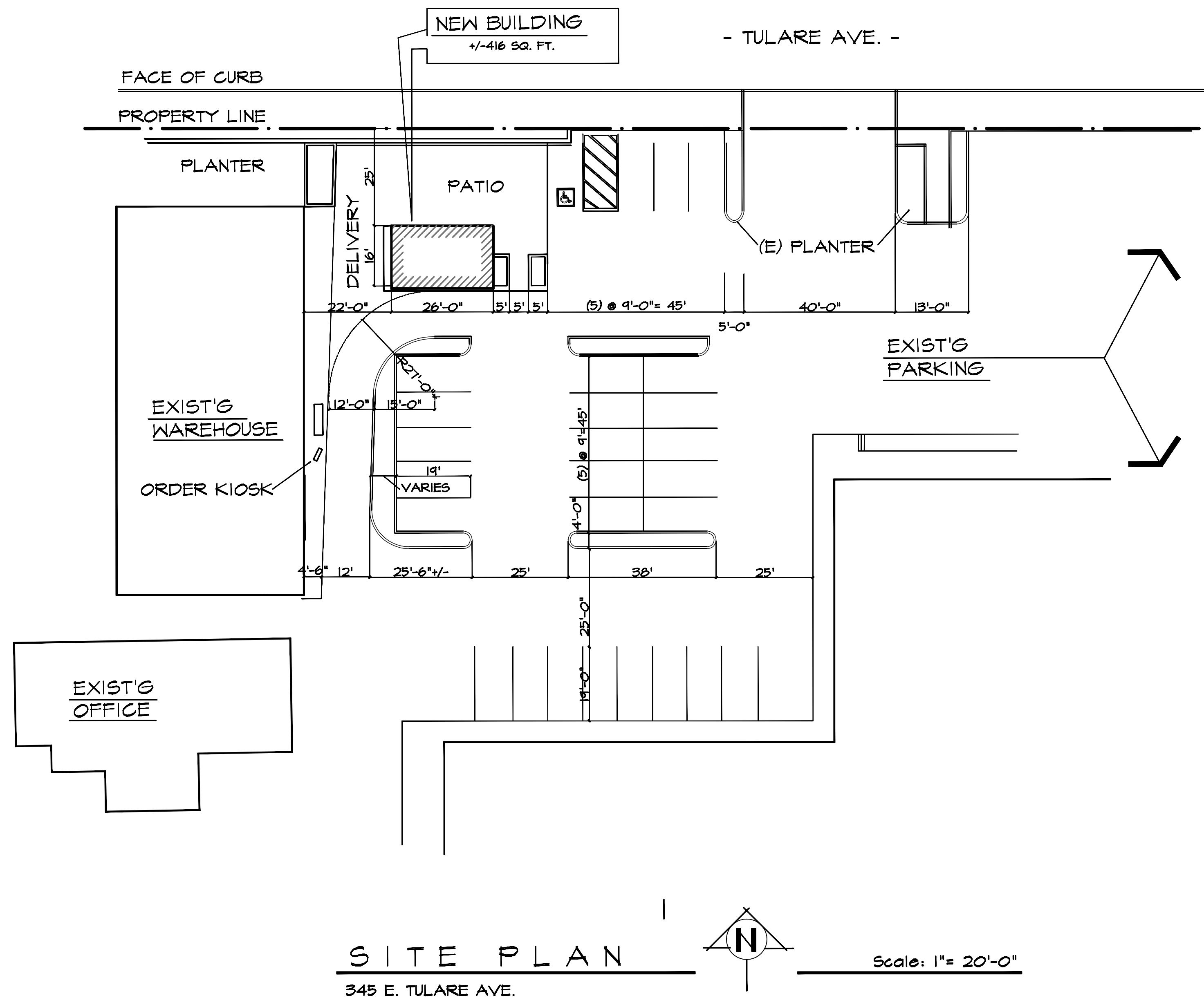
EXISTING USE: THE OLIVE PLANT WAREHOUSING/CHURCH/RETAIL  
 PROPOSED: HOT DOG STAND

GENERAL PLAN: I-L  
 EXISTING ZONING: I-L  
 APN 097-252-005  
 SITE AREA: ..... 405,534 SQ. FT. 9.31 ACRES

TELEPHONE: SBC TELEPHONE CO.  
 WATER: CALIFORNIA WATER SERVICE CO.  
 REFUSE: CITY OF VISALIA  
 SEWER: CITY OF VISALIA  
 STORM: CITY OF VISALIA  
 SOLID WASTE: CITY OF VISALIA - CURBSIDE  
 GAS: THE GAS CO.  
 POWER: SOUTHERN CALIF. EDISON CO.

**OWNER:**

JOHN F. & DONNA J. GEORGE FAMILY TRUST  
 315 E. TULARE  
 VISALIA, CALIF. 93271  
 559-730-6612



**LOCATION MAP**

APN 000-014-294

A DRIVE-THRU HOT DOG STAND FOR:  
**JOHN F. & DONNA J. GEORGE FAMILY TRUST**  
 345 E. TULARE AVE. VISALIA, CALIF.

SHEET  
 OF

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GENERAL PROJECT INFORMATION

Project/Business Name: RACK RUBBERS BBQ Date: 8/5/2021

Project Description: BBQ RESTAURANT

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

Property Owner: ERIKA PRADO

Applicant(s) Name: SERGIO CASTREJON

Project Address/Location: 1536 W. HOUSTON AVE VISALIA CA. 93291

Assessor Parcel Number: 090-132-017-000

Parcel Size (Acreage or Square Feet): .16 ACRES Building or Suite Square Footage: 1280 Sq. ft.

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ EST. 4000

Describe All Proposed Building Modifications: \_\_\_\_\_

WALL TO SEPARATE KITCHEN AND DINNING AREA.

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

Date Received: 08/05/2021

SPR Agenda: 08/18/2021 Item No. \_\_\_\_\_

Zone: C-MU SPR No. 21-147

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: BBQ RESTAURANT

Proposed Hours of Operation: 10am - 3pm

Days of Week In Operation (Circle): Su       Sa

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed 4

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed 50

Predicted Peak Operating Hour: 11am - 1pm

Describe Any Truck Delivery Schedule & Operations: NONE

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

- ⇒ 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>  SERGIO CASTREJON  </u>	Signature of Owner or Authorized Agent* <u>  [Signature]  </u>	Date <u>  8/9/21  </u>
Address: <u>  2323 W. WREN AVE  </u>	Owner	Date
City, State, Zip <u>  VISALIA CA 93291  </u>	Signature of Authorized Agent* <u>  SERGIO CASTREJON  </u>	Date <u>  8/9/2021  </u>
Phone: <u>  (559) 909-2129  </u>	Authorized Agent*	Date
Email: <u>  RACKRUBBERS.BEQ@Yahoo.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,   ENKA PRADO  , declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

  090     132     017  

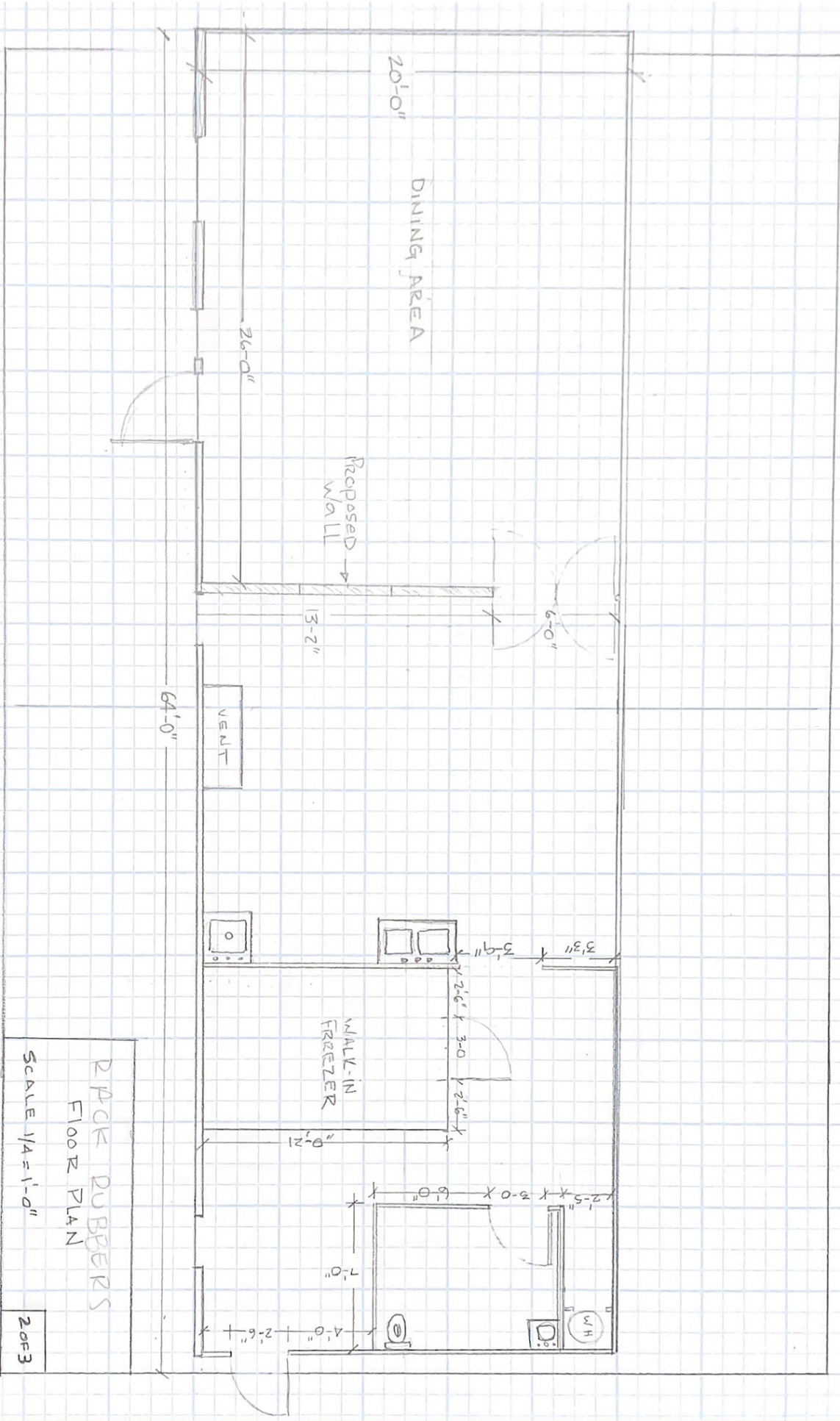
AGENT:

I designate   SERGIO CASTREJON  , 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   9<sup>TH</sup>   day of   AUGUST  , 20  21  .

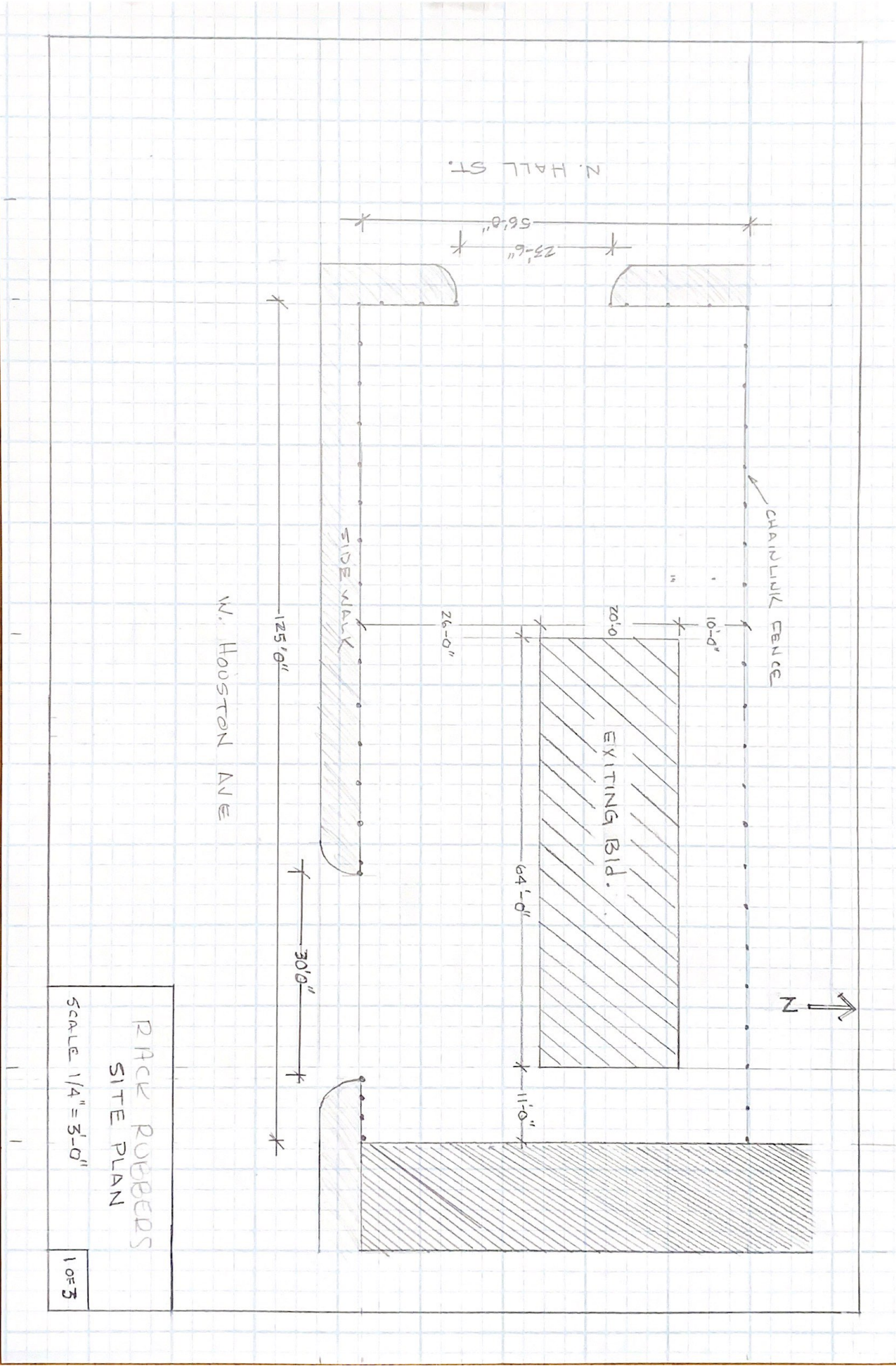
OWNER	AGENT
<u>  [Signature]  </u>	<u>  [Signature]  </u>
Signature of Owner	Signature of Agent
<u>  3510 W. LARK AVE  </u>	<u>  2323 W. WREN AVE  </u>
Owner Mailing Address	Agent Mailing Address
<u>  VISALIA, CA 93291  </u>	<u>  VISALIA CA 93291  </u>
Owner Phone Number	Agent Phone Number
<u>  (559) 737-8731  </u>	<u>  (559) 737-8731  </u>



RICK DUBBERS  
FLOOR PLAN

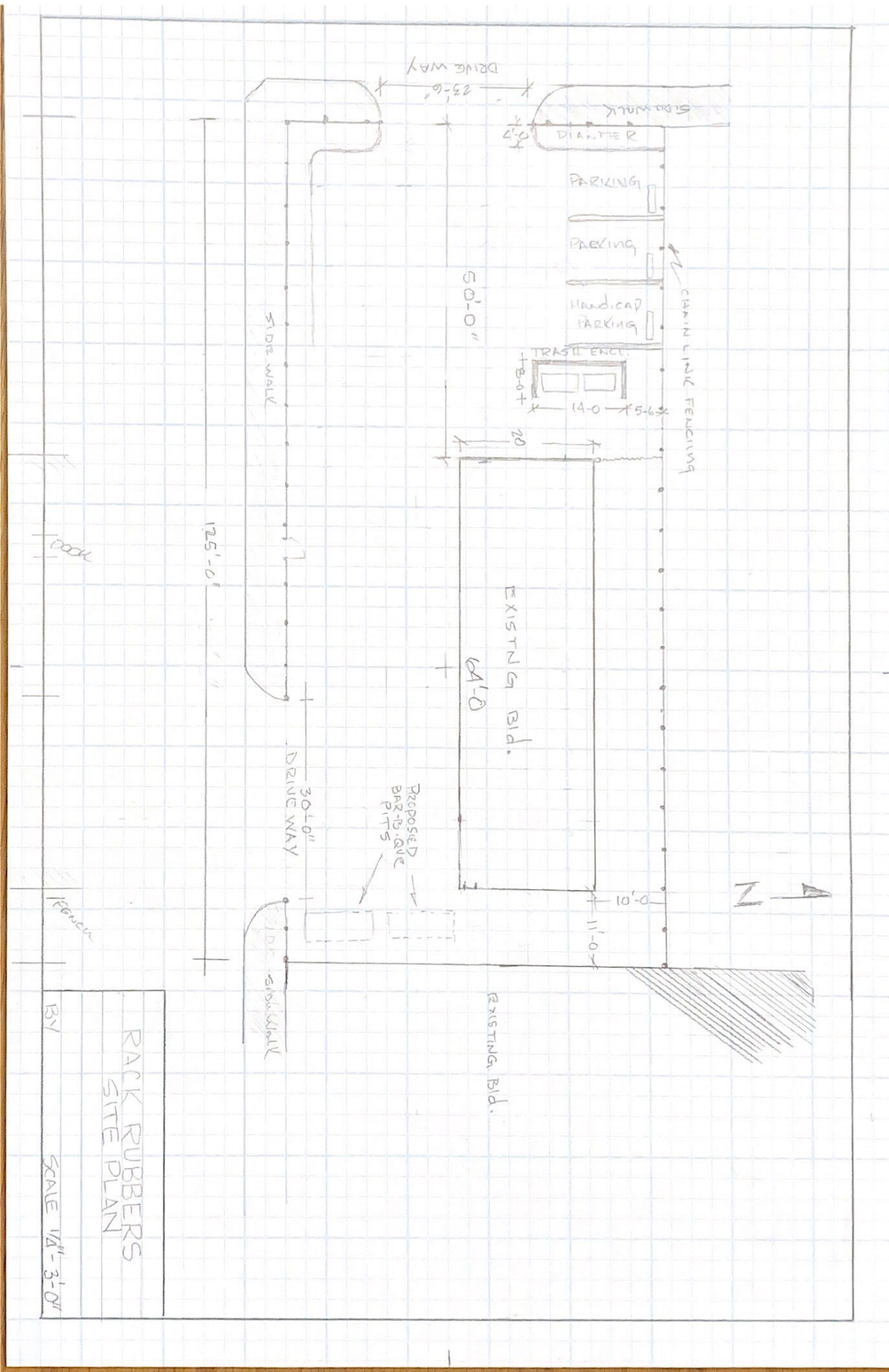
SCALE 1/4" = 1'-0"

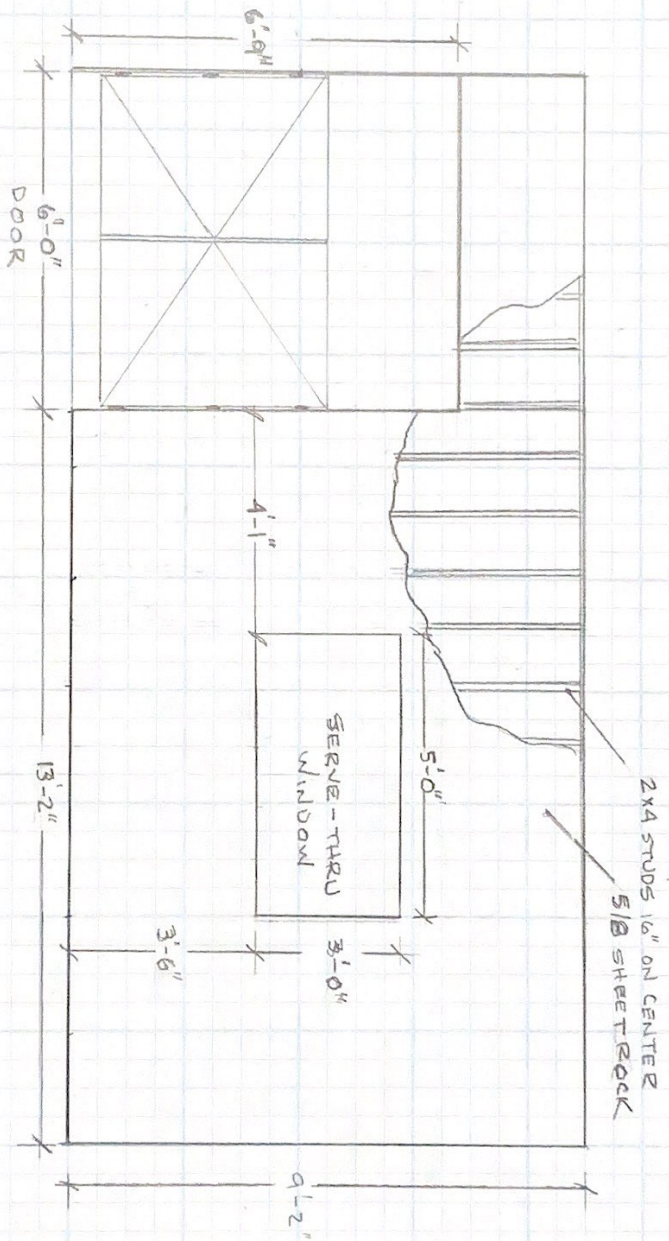
20F3



PACE ROBBERS  
 SITE PLAN  
 SCALE 1/4" = 3'-0"

10-3





RMC DOBBERS  
 PROPOSED WALL  
 SCALE 1/4" = 1'-0"  
 3 OF 3



# 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: FARM FRESH BOWLS INC Date: 8/11/2021

Project Description: KIOSK EXPANSION AND TRAFFIC REROUTE

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

Property Owner: TKV LAND CO LLC (THOMAS AND KRISTEN VAZ)

Applicant(s) Name: KRISTEN VAZ

Project Address/Location: 5427 W CYPRESS AVE VISALIA CA 93277

Assessor Parcel Number: 087-450-014

Parcel Size (Acreage or Square Feet): 26003 sq ft Building or Suite Square Footage: 192 SQ FT

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 100000

Describe All Proposed Building Modifications: Expand existing building to increase kitchen space which will increase speed of service.

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

Date Received: 08/11/2021

SPR Agenda: 08/18/2021 Item No. \_\_\_\_\_

Zone: C-MU SPR No. 21-148

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: FAST CASUAL RESTAURANT

Proposed Building Use: FAST CASUAL RESTAURANT

Proposed Hours of Operation: 6AM-4PM

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

Number of Employees Per Day: Existing 19 Proposed \_\_\_\_\_

Number of Customers Per Day (Estimated): Existing 250 Proposed \_\_\_\_\_

Predicted Peak Operating Hour: 10-11AM

Describe Any Truck Delivery Schedule & Operations: FOOD DELIVERIES TUESDAY AND FRIDAY AM TYPICALLY

6 AM

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>KRISTEN VAZ</u>	Signature of Owner or Authorized Agent*	
Address: <u>1537 N TAMARACK ST</u>		<u>8/11/2021</u>
City, State, Zip: <u>VISALIA CA 93291</u>	Owner	Date
Phone: <u>559-786-8818</u>		
Email: <u>kristen@farmfreshbowls.com</u>	Authorized Agent*	Date

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

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

\_\_\_\_\_

AGENT:

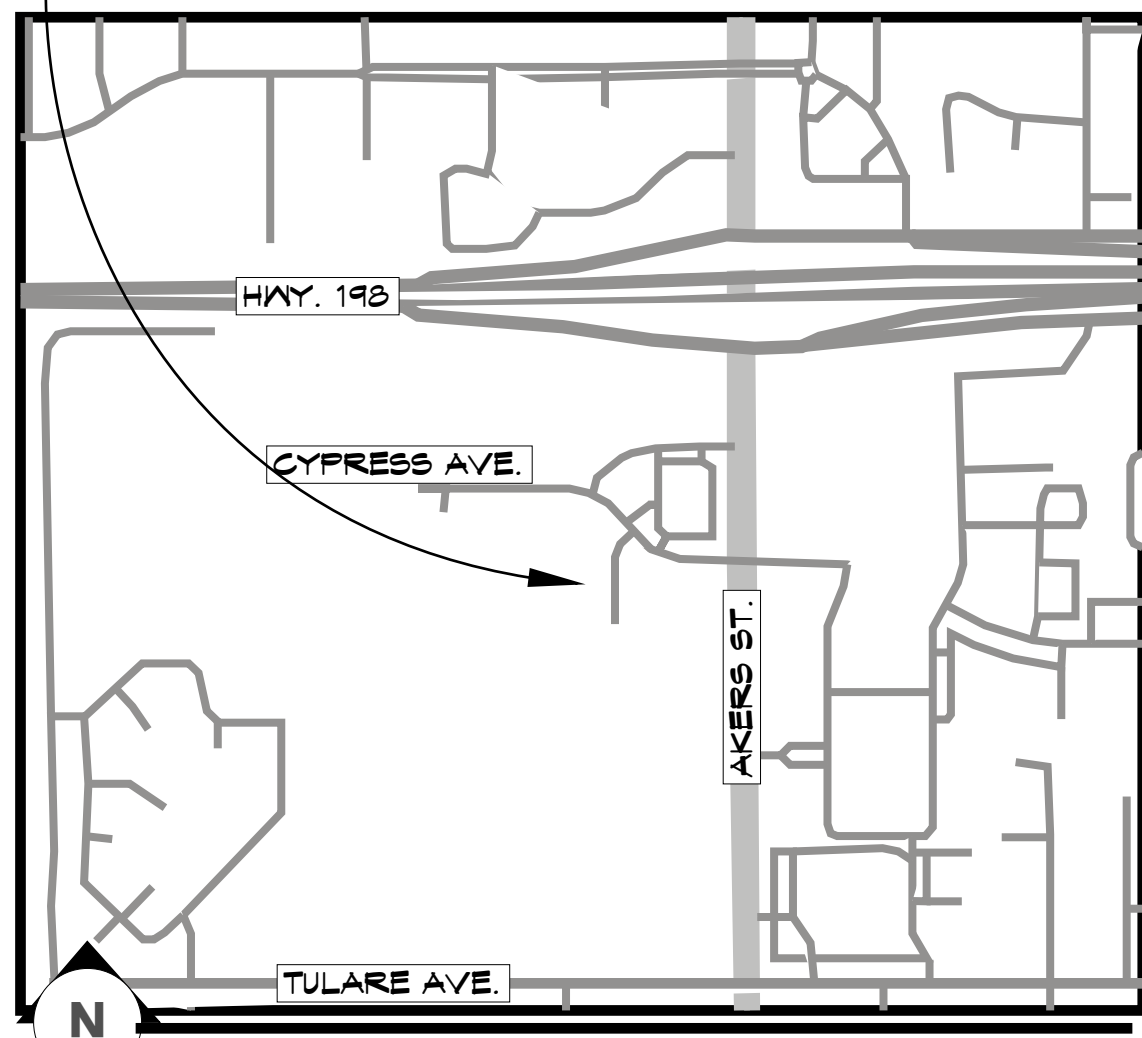
I designate \_\_\_\_\_, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to \_\_\_\_\_ relative to the property mentioned herein.

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

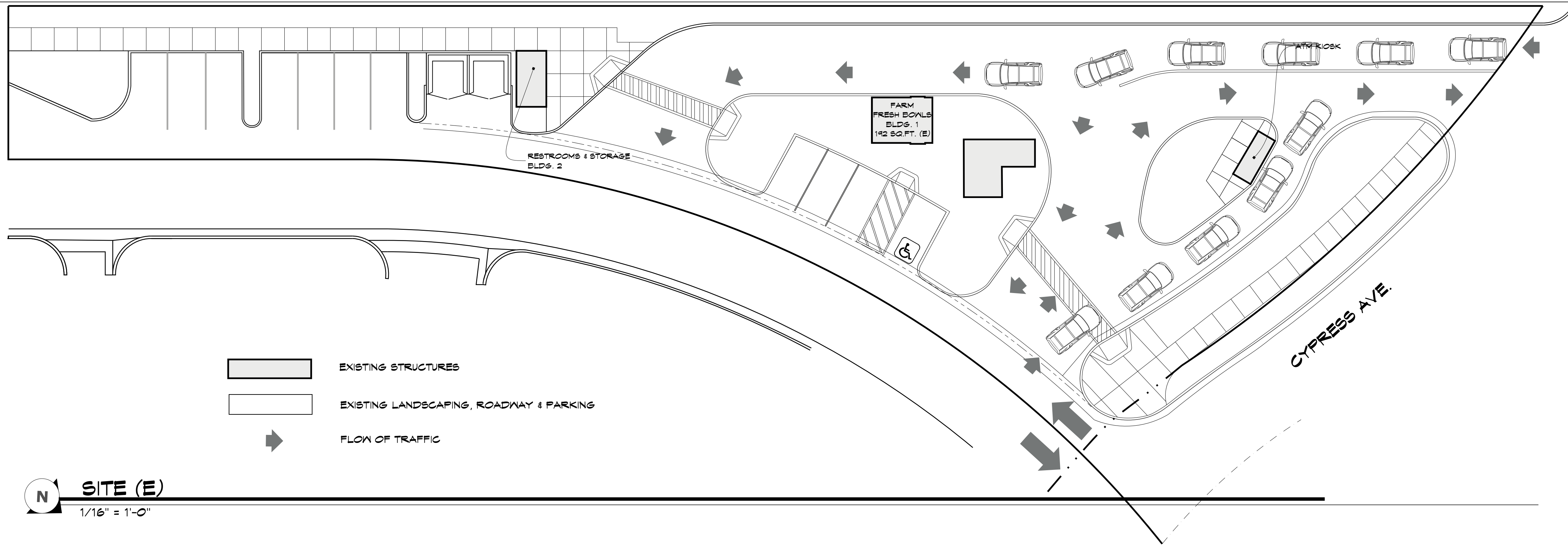
Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

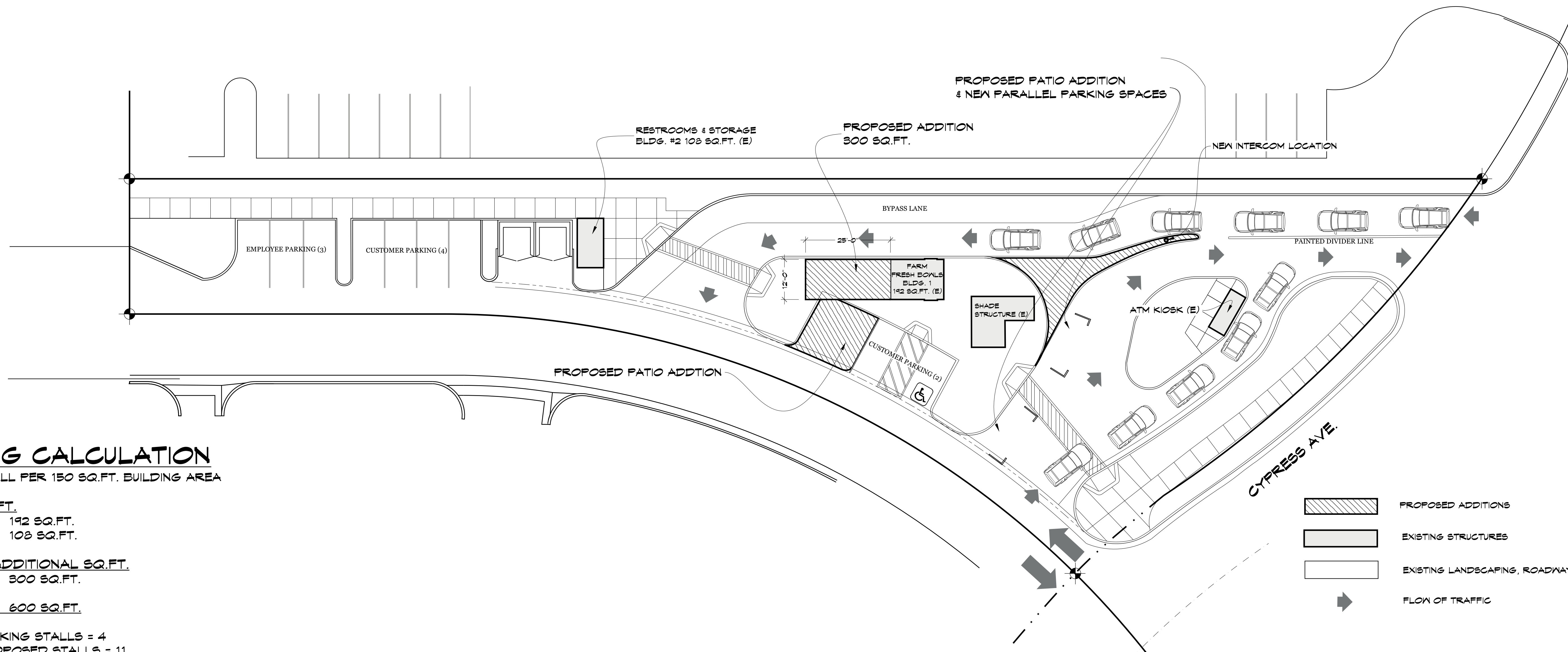
PROJECT LOCATION  
5427 N. CYPRESS AVE.



VICINITY MAP (NOT TO SCALE)



**N** SITE (E)  
1/16" = 1'-0"



**PARKING CALCULATION**

1 PARKING STALL PER 150 SQ.FT. BUILDING AREA

**EXISTING SQ.FT.**

BUILDING #1: 192 SQ.FT.  
BUILDING #2: 108 SQ.FT.

**PROPOSED ADDITIONAL SQ.FT.**

BUILDING #1: 300 SQ.FT.

**TOTAL: 600 SQ.FT.**

REQUIRED PARKING STALLS = 4  
EXISTING + PROPOSED STALLS = 11

**N** SITE PROPOSAL  
1/16" = 1'-0"

DRAWN BY: JOHN PLESSETRA (ESP) 565 - C06	SCALE: 1/16" = 1'-0"	DATE: 07/19/2021	REVISION: 1
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CLIENT:  
**FARM FRESH BOWLS**  
KRISTIN VAZ: 599 - 786-8818  
5427 N. CYPRESS AVE. VISALIA,  
CA 93277

PROJECT:  
**KIOSK EXPANSION &  
TRAFFIC RE-ROUTE**

PROJECT:

**SITE**

# 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: A new administrative office building, garage & Storage building Date: 8/12/21

Project Description: A new 2 story 23,500 s.f. administrative office building and a 4,080 s.f. garage and storage building.

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

Property Owner: Family Health Care Network

Applicant(s) Name: Family Health Care Network

Project Address/Location: 416 E. School Ave.

Assessor Parcel Number: 094-274-006, 094-273-003, 004, 005

Parcel Size (Acreage or Square Feet): 48,995 s.f. Building or Suite Square Footage: 23,500 & 4,080

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ none

Describe All Proposed Building Modifications: none

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

Date Received: 08/12/2021

SPR Agenda: 08/18/2021 Item No. \_\_\_\_\_

Zone: D-MU SPR No. 21-149

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: None

Proposed Building Use: The proposed buildings are a professional office building and a garage / storage building.

Proposed Hours of Operation: 8am - 5pm

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

Number of Employees Per Day: Existing 0 Proposed 100

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

Predicted Peak Operating Hour: 9-10am & 4-5pm

Describe Any Truck Delivery Schedule & Operations: none scheduled, periodic medical supply deliveries.

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**

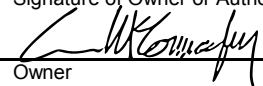
SITE PLAN REQUIREMENTS

- ⇨ 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: <u>Eric McConnaughey</u>	Signature of Owner or Authorized Agent*	
Address: <u>4412 W. Ferguson Ave.</u>		<u>8/12/21</u>
City, State, Zip <u>Visalia, CA 93291</u>	Owner	Date
Phone: <u>732-9236</u>		
Email: <u>Eric@ebmdesigngroup.com</u>	Authorized Agent*	Date

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

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

\_\_\_\_\_

AGENT:

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

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

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

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number



**DESIGN GROUP**  
INCORPORATED  
ARCHITECTS

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

SCALE: AS NOTED  
JOB #: 21-012

A NEW OFFICE BUILDING, GARAGE & STORAGE FOR:  
**FAMILY HEALTHCARE**  
**NETWORK**  
VISALIA, CA

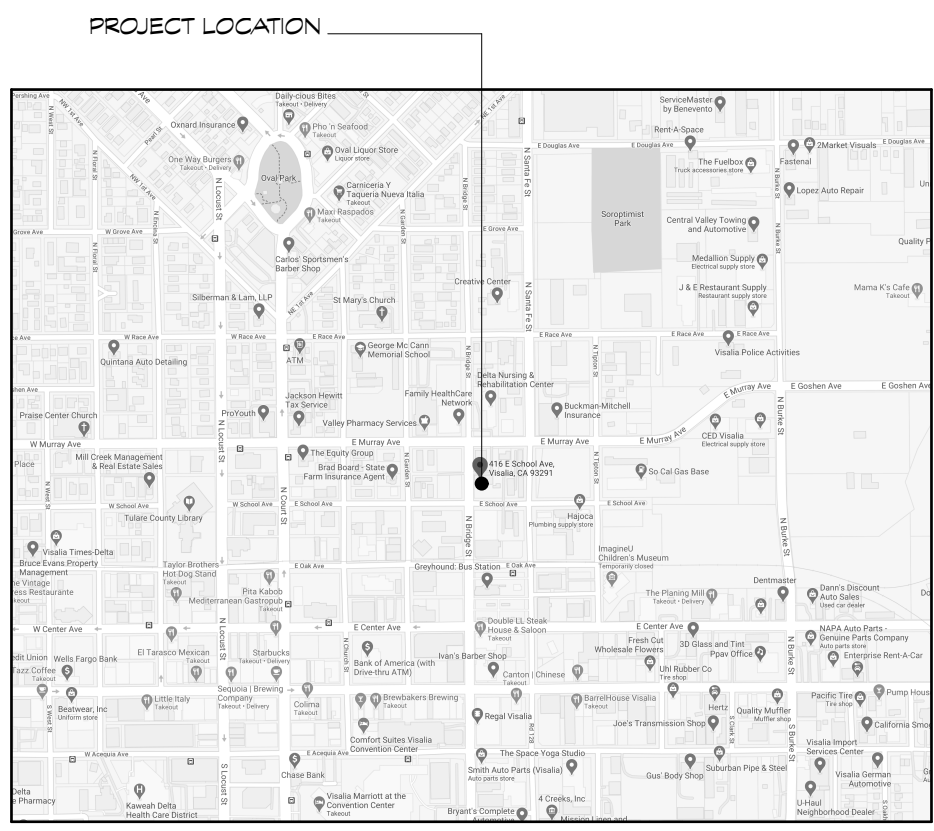
DATE: 8-12-21

- △ REVISED:
- △ REVISED:
- △ REVISED:
- △ REVISED:
- △ REVISED:

Sheet:

**A-1**

8/12/21



VICINITY MAP  
NOT TO SCALE

**PROJECT INFORMATION:**

ADDRESS: 416 E. SCHOOL AVE., VISALIA CA, 93291  
APN: 084-274-006 & 084-273-003, 004, 005

OCCUPANCY: B  
CONSTRUCTION TYPE: V-B  
ZONING: C-MU  
FLOOD ZONE: AE  
GROSS ACRES: 0.38 ACRES  
BUILDING AREA:  
2-STORY OFFICE: 23,500 S.F.  
1-STORY GARAGE: 4,080 S.F.

**PROJECT NARRATIVE:**

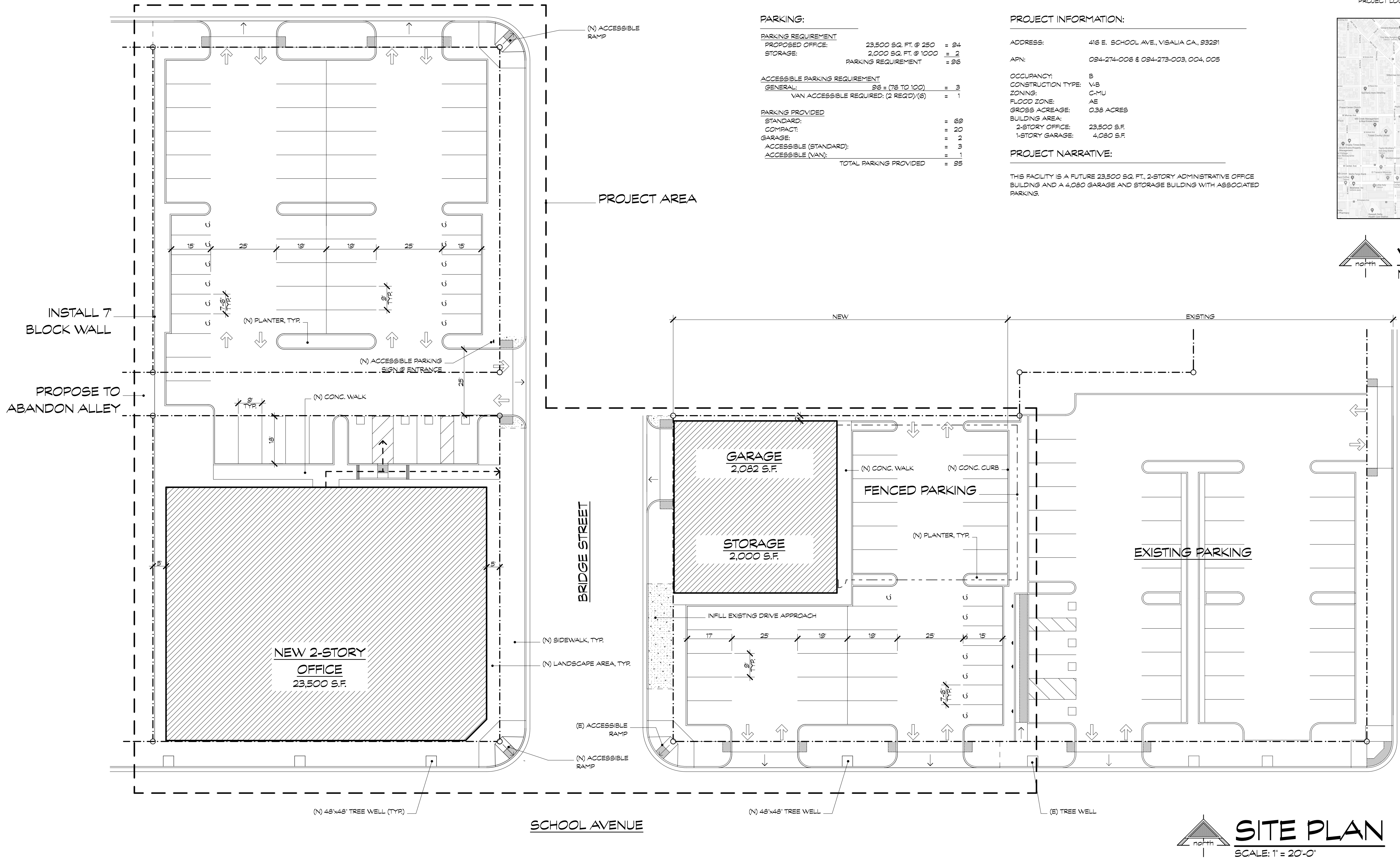
THIS FACILITY IS A FUTURE 23,500 SQ. FT., 2-STORY ADMINISTRATIVE OFFICE BUILDING AND A 4,080 GARAGE AND STORAGE BUILDING WITH ASSOCIATED PARKING.

**PARKING:**

PARKING REQUIREMENT  
PROPOSED OFFICE: 23,500 SQ. FT. @ 250 = 94  
STORAGE: 2,000 SQ. FT. @ 1000 = 2  
PARKING REQUIREMENT = 96

ACCESSIBLE PARKING REQUIREMENT  
GENERAL: 96 ÷ (76 TO 100) = 3  
VAN ACCESSIBLE REQUIRED: (2 REQ'D)/(6) = 1

PARKING PROVIDED  
STANDARD: = 69  
COMPACT: = 20  
GARAGE: = 2  
ACCESSIBLE (STANDARD): = 3  
ACCESSIBLE (VAN): = 1  
TOTAL PARKING PROVIDED = 95



**SITE PLAN**  
SCALE: 1" = 20'-0"