

# SITE PLAN REVIEW AGENDA

8/25/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

**ITEM NO: 1 Resubmit**

SITE PLAN NO: SPR21080

PROJECT TITLE: Sunnyview Warehouse Blding/Nammour Inc.

DESCRIPTION: Construction of a 50,000 SF Warehouse with Associated Loading and Parking Areas Tilt-up Constructor Type. (I)

APPLICANT: Sami Saddik

OWNER: SORMA USA LLC

APN: 077200036

LOCATION: 8028 W SUNNYVIEW AVE

**ITEM NO: 2 Resubmit**

SITE PLAN NO: SPR21136

PROJECT TITLE: Remodel of an existing Commercial Building

DESCRIPTION: Exterior remodel, parking lot and build out of coffee shop.

APPLICANT: Eric McConnaughey

OWNER: VISALIA UNIFIED SCHOOL DISTRICT

APN: 096023023

096023031

LOCATION: 914 S MOONEY BLVD

**ITEM NO: 3 Resubmit**

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

**ITEM NO: 4**

SITE PLAN NO: SPR21150

PROJECT TITLE: YS Industrial Park Phase 2

DESCRIPTION: Construction of a 354,248 SF Warehouse Building with Loading Docks and Parking Area. (I)

APPLICANT: Freddy Molina

OWNER: SANDRIDGE PARTNERS LP

APN: 077200052

LOCATION: SW Corner of Riggan Ave & Clancy St

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.



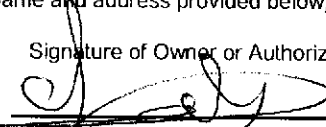
**SITE PLAN MINIMUM REQUIREMENTS**

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: Sami Saddik Signature of Owner or Authorized Agent\* 

Address: 7427 W. Sunnyview Ave CGA 4-22-21

City, State, Zip Visalia, CA 93291 Owner Date

Phone: (925) 487-5481

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

AGENT:

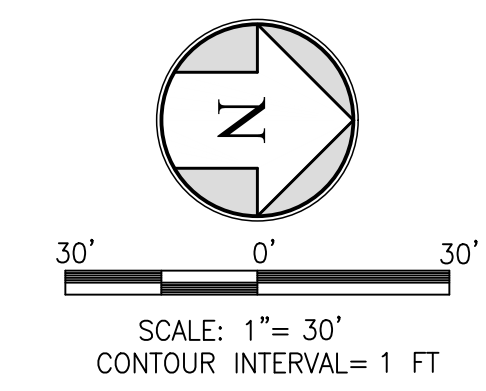
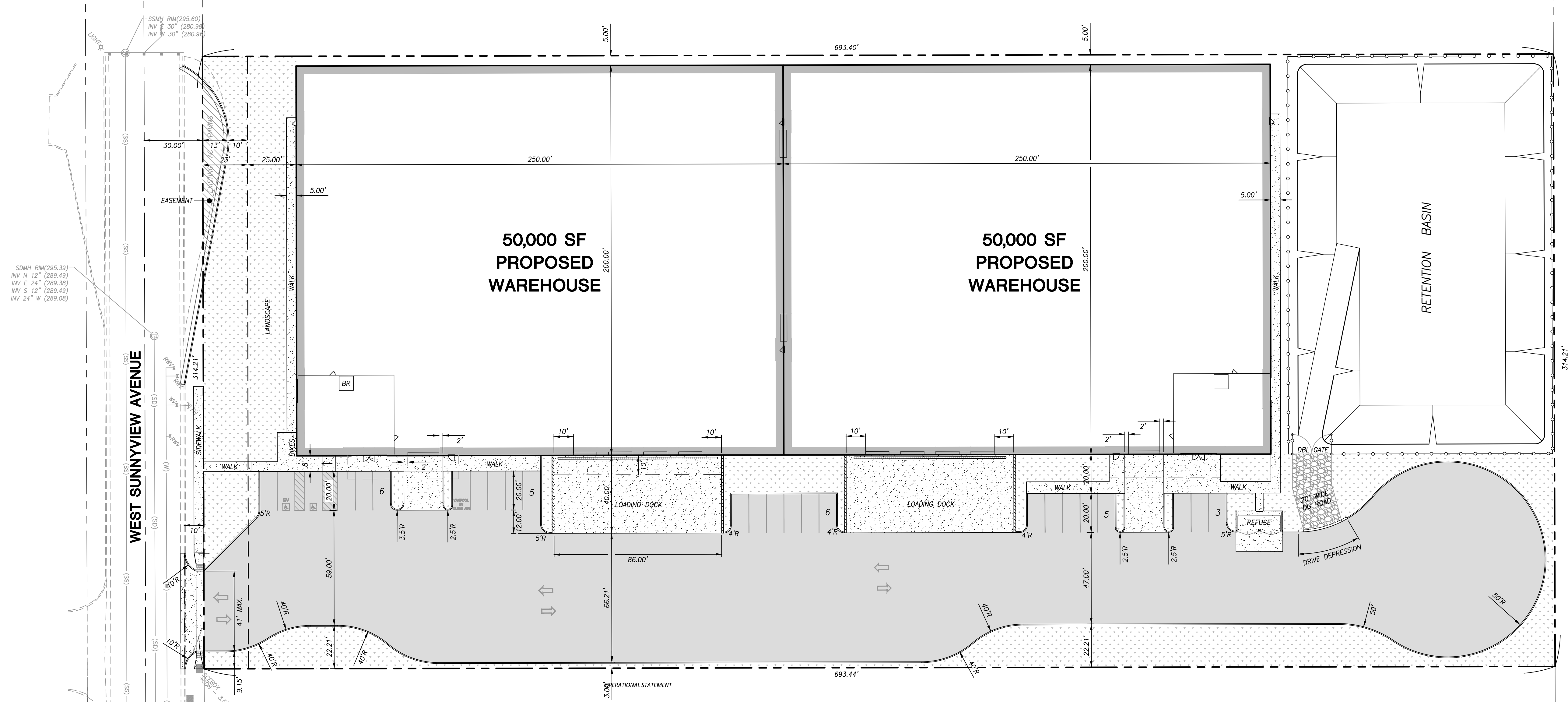
I designate \_\_\_\_\_, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to \_\_\_\_\_ relative to the property mentioned herein.

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

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

OWNER	AGENT
Signatures	
Signature of Owner _____	Signature of Agent _____
Owner Mailing Address _____	Agent Mailing Address _____
Owner Phone Number _____	Agent Phone Number _____

L:\PROJECTS\2021\120218\ACAD\IMPROVEMENTS\210218-SITE PLAN.DWG 8/2/2021 11:28 AM



**LEGEND**

BRCD	---	BARRICADE
C	---	CONCRETE
CBOX	⊠	CHRISTY BOX
CON	---	CONDUIT, AS DESCRIBED
CR	---	CROWN OF ROAD
ELECPAN	⊠	ELECTRIC PANEL
EP	---	EDGE OF PAVEMENT
FH	---	FIRE HYDRANT
FL	---	FLOW LINE
GCP	⊠	GROUND CONTROL POINT
IP	---	IRON PIPE
LIGHT	⊠	STREET LIGHT
LIP	---	LIP OF CURB
MON	⊠	MONUMENT
OG	---	ORIGINAL GROUND
P	---	PAVEMENT
SCEBOX	⊠	EDISON CHRISTY BOX
	---	STORM DRAIN LINE
SDMH	⊠	STORM DRAIN MAN HOLE
SSMH	⊠	SANITARY SEWER MAN HOLE
	---	SANITARY SEWER LINE
TC	---	TOP OF CURB
WL	---	WATER LINE, UNDERGROUND
WV	⊠	WATER VALVE
RWV	⊠	WATER VALVE WITH RED LID
	---	PROPOSED AC PAVING
	---	PROPOSED CONCRETE
	---	LANDSCAPE AREA

**OPERATIONAL STATEMENT**

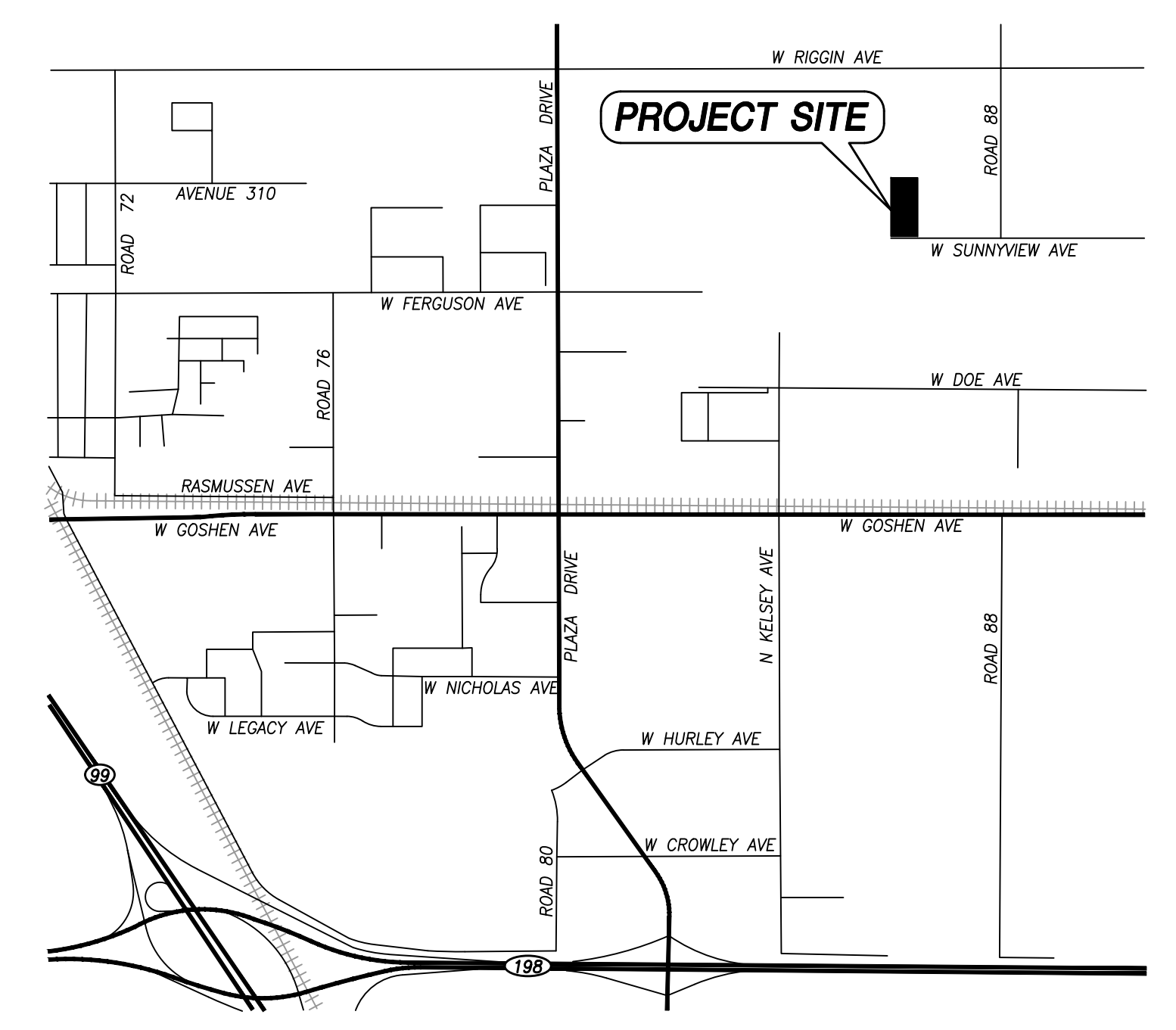
PROPOSED FACILITY IS A WHOLESALE FLOORING DISTRIBUTION WAREHOUSE. TYPICAL PRODUCTS STORED AND DISTRIBUTED ARE CARPET, HARD SURFACE FLOORING, LAMINATE AND LUXURY VINYL TILE. THERE IS NO PRODUCTION AT THIS FACILITY. STORING AND DISTRIBUTION ONLY. A MAXIMUM OF 12 EMPLOYEES ARE ANTICIPATED WITH 3 EMPLOYEES PER DISTRIBUTION WAREHOUSE TYPICAL. THIS FACILITY IS NOT OPEN TO THE PUBLIC AND THERE ARE NO PUBLIC SALES. A TOTAL OF 25 PARKING SPACES IS PROVIDED BASED ON THE MAXIMUM NUMBER OF EMPLOYEES AND INTERMITTENT OUTSIDE VENDOR OR SUPPLIER VISITS. FACILITY HOURS ARE 8AM TO 5PM, MONDAY THROUGH FRIDAY. CLOSED ON SATURDAY, SUNDAY AND HOLIDAYS.

**SITE INFORMATION**

APN: 077-200-036.  
 AREA: 5 ACRES.  
 PARCEL 1 OF PARCEL MAP No. 4452 IN THE CITY OF VISALIA, COUNTY OF TULARE AND STATE OF CALIFORNIA.  
 SANITARY SEWER: CITY OF VISALIA.  
 WATER: CITY OF VISALIA.  
 STORM DRAIN: CITY OF VISALIA STORM DRAIN SYSTEM.  
 EXISTING USE: VACANT.

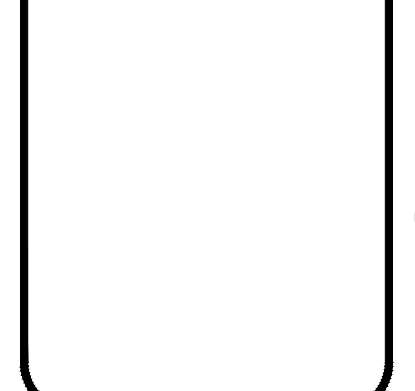
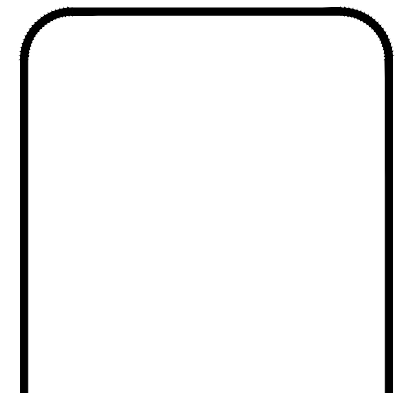
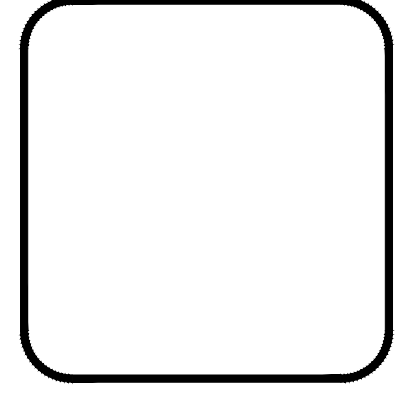
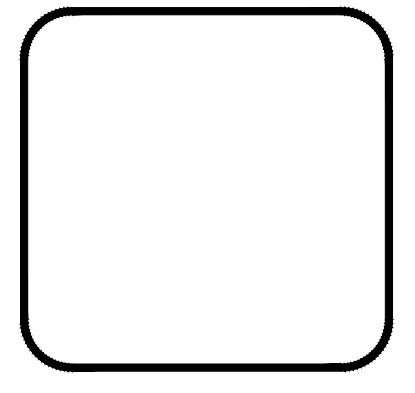
**PROPOSED**

TWO 50,000 SQUARE FOOT WAREHOUSE BUILDINGS  
**PARKING STALLS:**  
 22 STANDARD STALLS (9'x20')  
 1 VAN/ACCESSIBLE STALL (9'x20')  
 1 ELECTRIC VEHICLE/ACCESSIBLE STALL (9'x20')  
 1 ELECTRIC VEHICLE/VAN POOL/CLEAN AIR STALL (9'x20')  
 25 TOTAL STALLS  
**TRUCK LOADING DOCK:**  
 8 LARGE VEHICLE LOADING PLATFORMS  
 2 SMALL VEHICLE LOADING  
 LANDSCAPE AREA: 22,822 SQUARE FEET.  
 SANITARY SEWER: CITY OF VISALIA.  
 WATER: CITY OF VISALIA  
 STORM DRAIN: ON SITE RETENTION BASIN WITH OVERFLOW TO CITY OF VISALIA SYSTEM.



**AREA MAP**  
NO SCALE

REVISIONS	ID	DATE	BY	DESCRIPTION



**NAMMOURS INC.**  
 7427 WEST SUNNYSIDE AVENUE  
 VISALIA, CALIFORNIA 93291  
 (559) 625-0581  
 WWW.QKINC.COM

**SUNNYSIDE AVENUE WAREHOUSE  
 SITE PLAN**

PROJECT NO.: 210218  
 DRAWN BY: LRH  
 QA/QC BY: BAL  
 SCALE: AS SHOWN  
 SHEET NO.: 1 of 1

PROGRESS SET - NOT FOR CONSTRUCTION

# 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 remodel of an existing commercial building Date: 8/19/21

Project Description: A remodel of an existing commercial building

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 21-136

Property Owner: Ming Lu Jin

Applicant(s) Name: Eric McConnaughey

Project Address/Location: 914 S. Mooney Blvd.

Assessor Parcel Number: 096-023-031 and 096-023-023

Parcel Size (Acreage or Square Feet): 0.81 acres Building or Suite Square Footage: 8,128

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \$400,000

Describe All Proposed Building Modifications: Exterior remodel, parking lot and build out of coffee shop

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

Date Received: 08/19/2021

SPR Agenda: 08/25/2021 Item No.       

Zone:        SPR No. 21-136

Historic District: Yes  No

Flood Zone: X  AE  X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: The existing building was used for retail

Proposed Building Use: The remodeled building will have a coffee shop and the remainder will be retail.

Proposed Hours of Operation: Coffee shop 11am - 9pm

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

Number of Employees Per Day: Existing 0 Proposed 2

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

Predicted Peak Operating Hour: 11-2am & 6-8pm

Describe Any Truck Delivery Schedule & Operations: none scheduled, periodic 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**

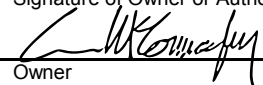
SITE PLAN REQUIREMENTS

- ⇓ 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>8/19/21</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



# 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: A new administrative office building, garage & Storage building Date: 8/19/21

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: 21149

Property Owner: Family Health Care Network

Applicant(s) Name: Family Health Care Network

Project Address/Location: 416 E. School Ave.

Assessor Parcel Number: 093-273-003, 004, 005 & 094,274-006

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: \_\_\_\_\_

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

Zone: \_\_\_\_\_ 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**

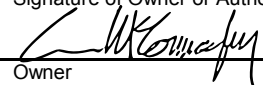
SITE PLAN REQUIREMENTS

- ⇓ 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>8/19/21</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):

\_\_\_\_\_

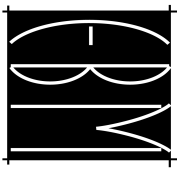
AGENT:

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) 732-8236  
FAX: 732-8838

DATE: 05-20-21  
SCALE: 1" = 20'-0"

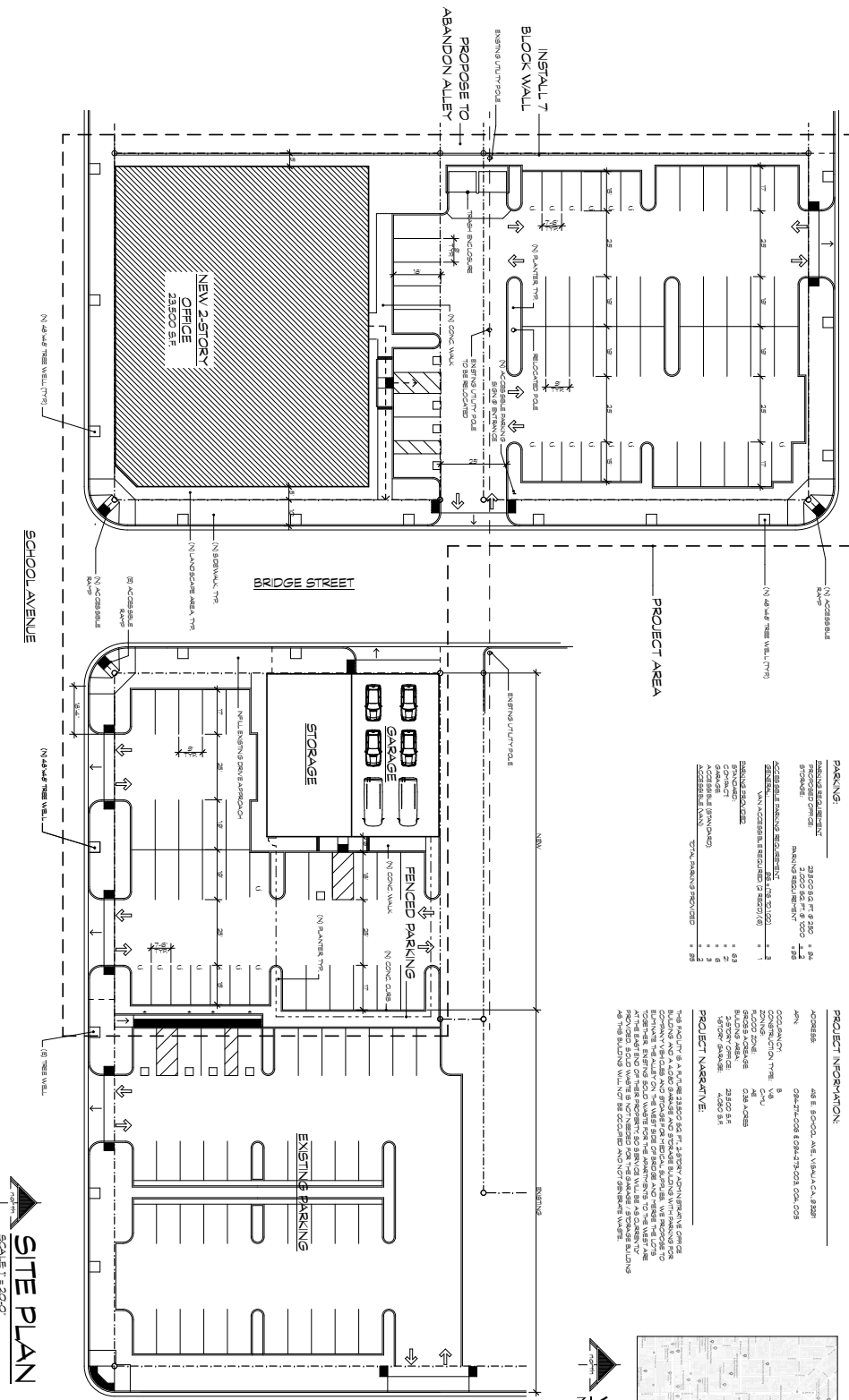
A NEW OFFICE BUILDING, GARAGE & STORAGE FOR:  
**FAMILY HEALTHCARE NETWORK**  
VISALIA, CA

Sheet: **A-1**



**VICINITY MAP**  
NOT TO SCALE

**PROJECT INFORMATION:**  
ADDRESS: 4412 W. FERGUSON, VISALIA, CA 93291  
APN: 021-021-021-001  
SUBDIVISION: 021-021-021-001  
OCCUPANCY: OFFICE  
FLOOR ZONE: 02B-000  
BUILDING AREA: 23,500 SF  
3 STORY OFFICE  
PROJECT NARRATIVE:  
THIS PROJECT IS A 3 STORY OFFICE BUILDING AND A 2 STORY GARAGE AND STORAGE BUILDING WITH PARKING FOR 40 CARS. THE PROJECT IS SCHEDULED FOR CONSTRUCTION IN 2021. THE PROJECT WILL BE A 3 STORY OFFICE BUILDING WITH A 2 STORY GARAGE AND STORAGE BUILDING. THE PROJECT WILL BE A 3 STORY OFFICE BUILDING WITH A 2 STORY GARAGE AND STORAGE BUILDING. THE PROJECT WILL BE A 3 STORY OFFICE BUILDING WITH A 2 STORY GARAGE AND STORAGE BUILDING.



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

**PARKING:**

DESCRIPTION	QUANTITY	STANDARD	TOTAL PARKING PROVIDED
STANDARD	40	1	40
ACCESSIBLE	2	1	2
TOTAL	42		42

# 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: \_\_\_\_\_ Date: \_\_\_\_\_

Project Description: \_\_\_\_\_

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

Property Owner: \_\_\_\_\_

Applicant(s) Name: \_\_\_\_\_

Project Address/Location: \_\_\_\_\_

Assessor Parcel Number: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

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

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

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

OPERATIONS & TRAFFIC INFORMATION

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

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: \_\_\_\_\_

\_\_\_\_\_



