

SITE PLAN REVIEW AGENDA

10/20/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR21174

PROJECT TITLE: Riggins Ave Mixed Use Project

DESCRIPTION: A new mixed use project with office, a restaurant and a fast food restaurant with a drive thru. (C-MU)

APPLICANT: Eric McConnaughey

OWNER: CRS FARMING LLC

APN: 078350050

LOCATION: Riggins Ave west of Mooney Blvd.

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR21176

PROJECT TITLE: Wine Buff

DESCRIPTION: Wine Sales, Tastings & Parties (D-MU)

APPLICANT: Eryn Jordan

OWNER: JILANI SHAIQUEL

APN: 094325012

LOCATION: 114 S LOCUST ST

ITEM NO: 3

SITE PLAN NO: SPR21195

PROJECT TITLE: Rumors

DESCRIPTION: Beauty Salon (CR)

APPLICANT: Jovan Gonzalez

OWNER: BROPHY DONALD RICHARD III

APN: 122040040

LOCATION: 1735 W WALNUT AVE UNIT

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

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



This application **MUST** be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum 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: Riggin Ave. mixed use project Date: 10/12/21

Project Description: A new mixed use project with office, a restaurant and a fast food restaurant with a drive thru.

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

Property Owner: Rooted Investments, LLC

Applicant(s) Name: JR Shannon

Project Address/Location: Riggin Ave. West of Mooney Blvd.

Assessor Parcel Number: 078-350-050

Parcel Size (Acreage or Square Feet): 1.96 acres Building or Suite Square Footage: 5,000, 4,500 & 3,290 s.f.

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: 10/12/2021

SPR Agenda: 10/20/2021 Item No. _____

Zone: _____ SPR No. 21-174

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: None

Proposed Building Use: The proposed buildings are a professional office building a restaurant and a fast food with a drive thru.

Proposed Hours of Operation: 8am - 5pm for the office, 6:30am to 2:pm for the restaurant & the fast food is estimated at 6:30am to midnight.

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

Number of Employees Per Day: Existing 0 Proposed 15

Number of Customers Per Day (Estimated): Existing 0 Proposed 100

Predicted Peak Operating Hour: 7-9am & 5-7pm

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

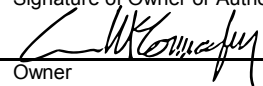
SITE PLAN REQUIREMENTS

- ⇓ 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>10/12/21</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.

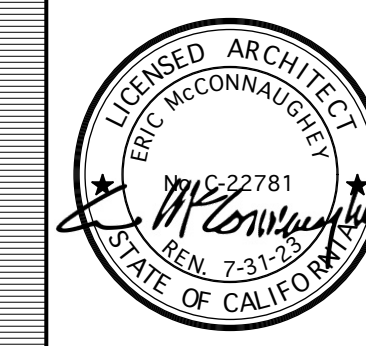
I declare under penalty of perjury the foregoing is true and correct.

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 #: 21-015

A MIXED USE DEVELOPMENT FOR:
ROOTED INVESTMENTS, LLC
VISALIA, CA

DATE: 10-12-21

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

Sheet:

A-1

SITE INFORMATION

APN: 078-350-050
PROPERTY OWNER: ROOTED INVESTMENTS, LLC
1876 AVE. 328
VISALIA CA 93291
PROJECT ADDRESS: RIGGIN AVE. WEST OF MOONEY BLVD.
VISALIA, CA 93291
PARCEL: 1.96 ACRES
ZONE: MIXED USE COMMERCIAL
OCCUPANCY: B, A-2
USE: OFFICE & RESTAURANT
CONSTRUCTION: V-B

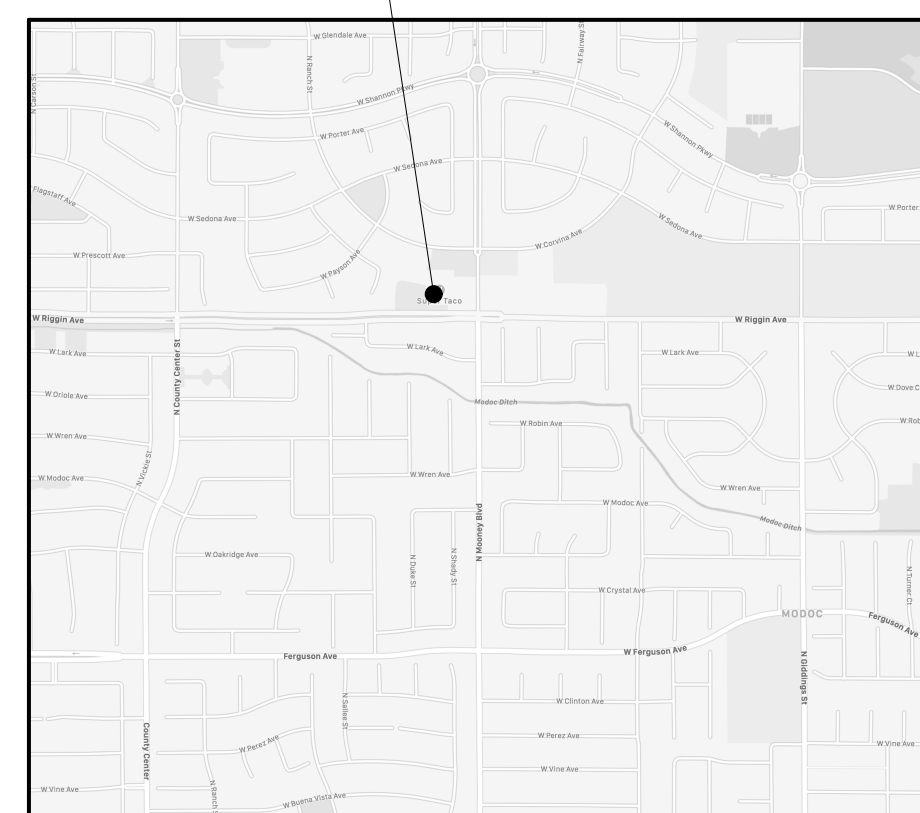
PROJECT NARRATIVE

THIS PROJECT IS A NEW MIXED USE DEVELOPMENT. IT CONTAINS A PROPOSED 4,750 S.F. PROFESSIONAL OFFICE BUILDING, A 4,500 S.F. RESTAURANT AND A 3,280 S.F. FAST FOOD RESTAURANT WITH A DRIVE THRU. UPON SITE PLAN REVIEW APPROVAL WE WILL PROCESS A CUP FOR THE DRIVE THRU. THERE IS A SHARED TRASH ENCLOSURE PROVIDED FOR THE PROJECT AS WELL AS A SHARED PARKING AGREEMENT WILL BE PROVIDED.

PARKING REQUIREMENTS

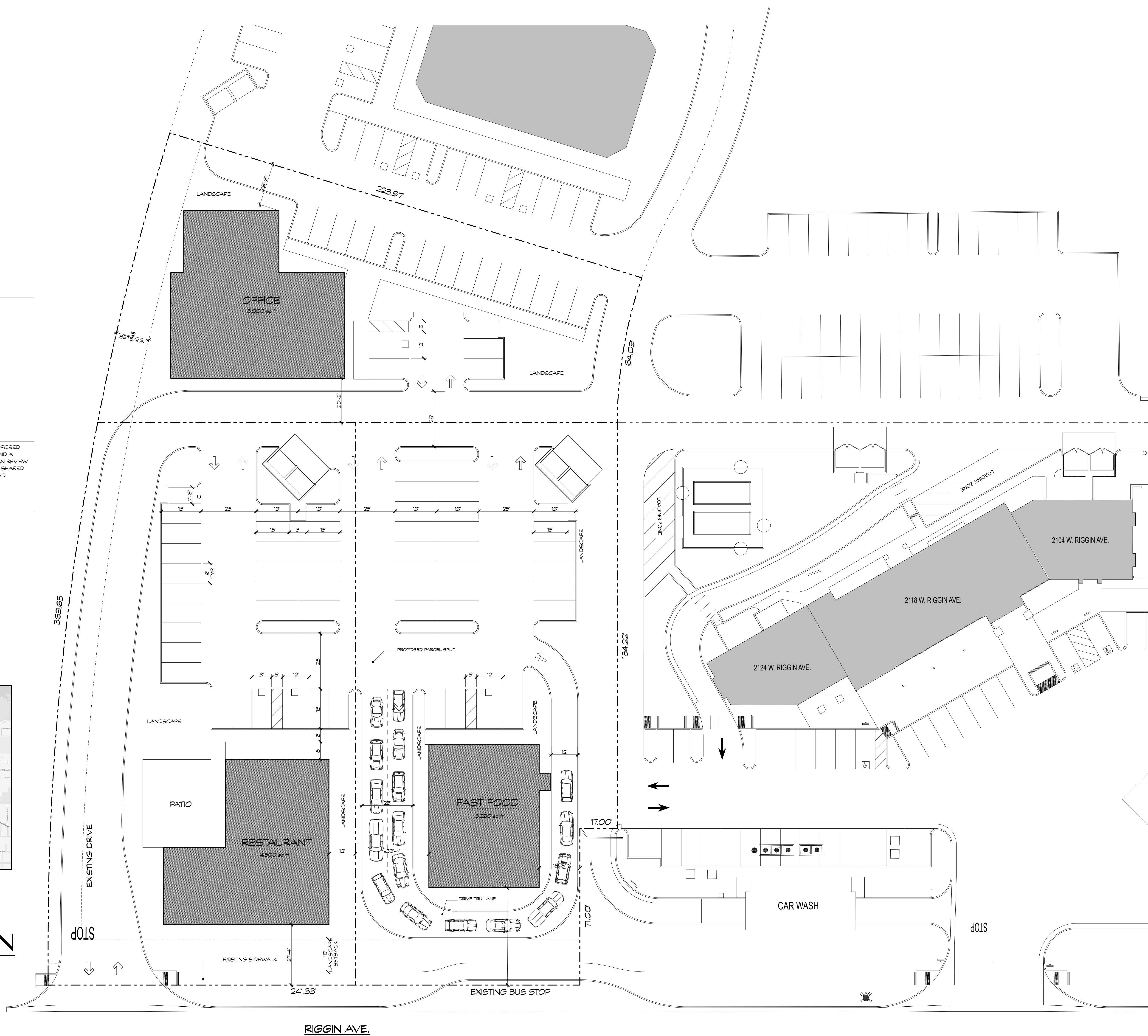
PARKING REQUIRED		
OFFICE:		
(1,250 S.F.) = (5,000)/(250)	=	20
RESTAURANT:		
(1,150 S.F.) = (4,500)/(150)	=	30
FAST FOOD RESTAURANT:		
(1,150 S.F.) = (3,280)/(150)	=	22
TOTAL PARKING REQUIRED	=	72
ACCESSIBLE PARKING REQUIRED		
GENERAL = 71 = (76 TO 100)	=	4
VAN ACCESSIBLE: 1 PER 6 GENERAL	=	1
TOTAL ACCESSIBLE REQUIRED	=	5
PARKING PROVIDED		
STANDARD:	=	66
COMPACT:	=	4
ACCESSIBLE (STANDARD):	=	1
ACCESSIBLE (VAN):	=	3
TOTAL PARKING PROVIDED	=	74

PROJECT LOCATION



VICINITY MAP
SCALE: N.T.S.

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



RIGGIN AVE.

10/13/21

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

GENERAL PROJECT INFORMATION

Project/Business Name: Wine Buff Date: 10/14/2021

Project Description: Wine sales, tastings + parties

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 21-176

Property Owner: Shaiquol Jilani

Applicant(s) Name: Eryn Jordan

Project Address/Location: 114 S Locust St. Visalia, CA 93291

Assessor Parcel Number: 094-325-012

Parcel Size (Acreage or Square Feet): 10,519 Square Feet Building or Suite Square Footage: 1,450 Square Feet (Suite 114)

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: 10/14/2021

SPR Agenda: 10/20/2021 Item No. ---

Zone: D-MU SPR No. 21-176

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: Retail

Proposed Building Use: Wine sales + tastings

Proposed Hours of Operation: Su 10am - 3pm M+T - closed WED 3pm - 9pm, Th 3pm - 9pm Fr - 3pm - 9pm SAT 12pm - 9pm

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

Number of Employees Per Day: Existing 2 Proposed 4

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

Predicted Peak Operating Hour: 6pm

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): parking lot in the rear for customers + employees

Describe Any Special Events Planned for the Facility: Grand openings, food truck

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: Eryn Jordan Signature of Owner or Authorized Agent*

Address: 201 E. Chestnut Ct.

City, State, Zip: Visalia CA 93277 Owner _____ Date _____

Phone: (559) 281-6438 Authorized Agent* [Signature] Date 09/14/21

Email: MS_watney@yahoo

* 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 Patrick Monreal, 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____.

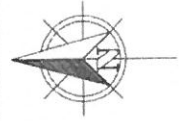
OWNER	AGENT
Signatures	Signatures
_____ Signature of Owner	<u>[Signature]</u> Signature of Agent
_____ Owner Mailing Address	<u>7511 N. Remington St. 103 Fresno, CA 93711</u> Agent Mailing Address
_____ Owner Phone Number	<u>(559) 284-9028</u> Agent Phone Number

Wine Buff
Operational Statement

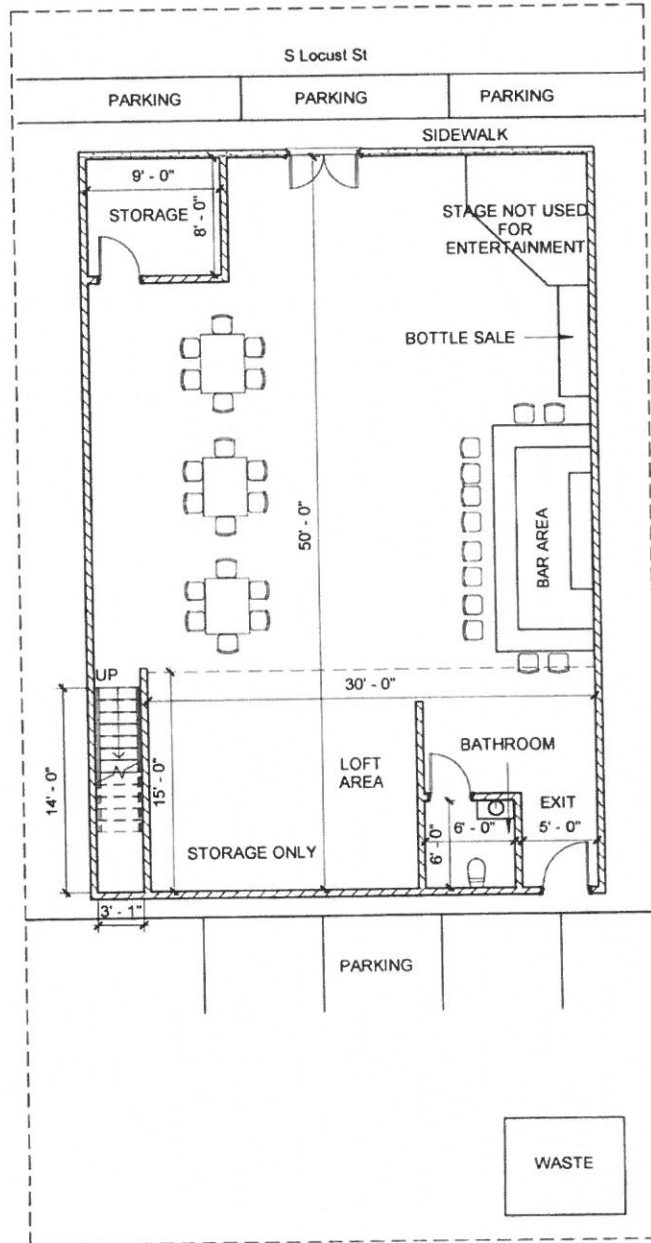
1. Nature of operation- to provide wine tastings and beer tastings at a price in order to purchase a bottle of wine or beer. To provide wine parties and to educate you on the wine making process. There is a stage in the location that will not be used for live entertainment purposes and will be used to showcase the wine and beer of the month.
2. What products will be sold or produced by the operation?- wine and beer from a variety of wine and beer vendors will be for tastings and sold. We will occasionally team up with a local restaurant to bring food to the location to pair with wines and beers but Wine Buff will not prepare food at this location.
3. Existing use of the site- prior tattoo parlor and has a loft with stairs in the building which will be used as storage. Location also has a stage that will not be used for any live entertainment and will be used for special tastings and wine and beer of the month.
4. Monday and Tuesday closed. Wednesday, Thursday 3pm-9pm Friday 3pm-10pm Saturday 12-10pm Sunday 10am-3pm
5. Months of operation - yearly January- December 12 months. Will be closed for major holidays and some days after major holidays.
6. Anticipated clientele or customers at once- 25-30 at a time. Tables and chairs and also bar stools will be provided for patrons. Loft area will be for storage use only. Underneath loft will be for storage and the bathroom.
7. No. Of employees- 2 employees 4 -6 employees in the future
8. Employees living on site- No employees will be allowed to live on the site.
9. Number and type of service or delivery vehicles- Will not offer any delivery service and will not have any delivery vehicles. Will work with local restaurants for food and wine pairings but no food to be prepared at site.
10. Equipment used- Refrigeration will be used to chill some wines and beers.
11. Hazardous waste produced- No hazardous waste shall be produced. Waste bin in the back by the exit.
12. Wine Buff will be a business that will focus on the education and tasting of wine and beer and the varietals that both share. 21 and over during operation hours are allowed and employees MUST check every person's identification prior to tastings.



WINF PUFF
Address For Site Plan: 114 S Locust St
City, State, ZIP: Visalia, CA 93291



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



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GENERAL PROJECT INFORMATION

Project/Business Name: Rumors Date: 10/4/21

Project Description: New Beauty Salon

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

Property Owner: _____

Applicant(s) Name: Jovan Gonzalez

Project Address/Location: 1735 W Walnut Ave Suite D, Visalia CA 93277

Assessor Parcel Number: 122 040 040

Parcel Size (Acreage or Square Feet): 2,232 sq ft Building or Suite Square Footage: 1,000 (Suite D)

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 0

Describe All Proposed Building Modifications: _____

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

Date Received: 10/04/2021

SPR Agenda: 10/20/2021 Item No. _____

Zone: CR SPR No. 21-195

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: Office Space

Proposed Building Use: Beauty Salon

Proposed Hours of Operation: 10:00am - 5:00pm

Days of Week In Operation (Circle): Su

Number of Employees Per Day: Existing 2 Proposed 2

Number of Customers Per Day (Estimated): Existing 6 Proposed 6

Predicted Peak Operating Hour: 1-3:00pm

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

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
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 - 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: Jovan Gonzalez Signature of Owner or Authorized Agent*
 Address: 14899 Kailua Ave
 City, State, Zip: Visalia CA 93292 Owner [Signature] Date: 10/13/21
 Phone: (559) 331-1335 Authorized Agent* [Signature] Date: 10/6/21
 Email: Jovan - Gonzalez @ hotmail.com

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:



I, Charlie Ramos, Crown Realty, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
122-040-040-000

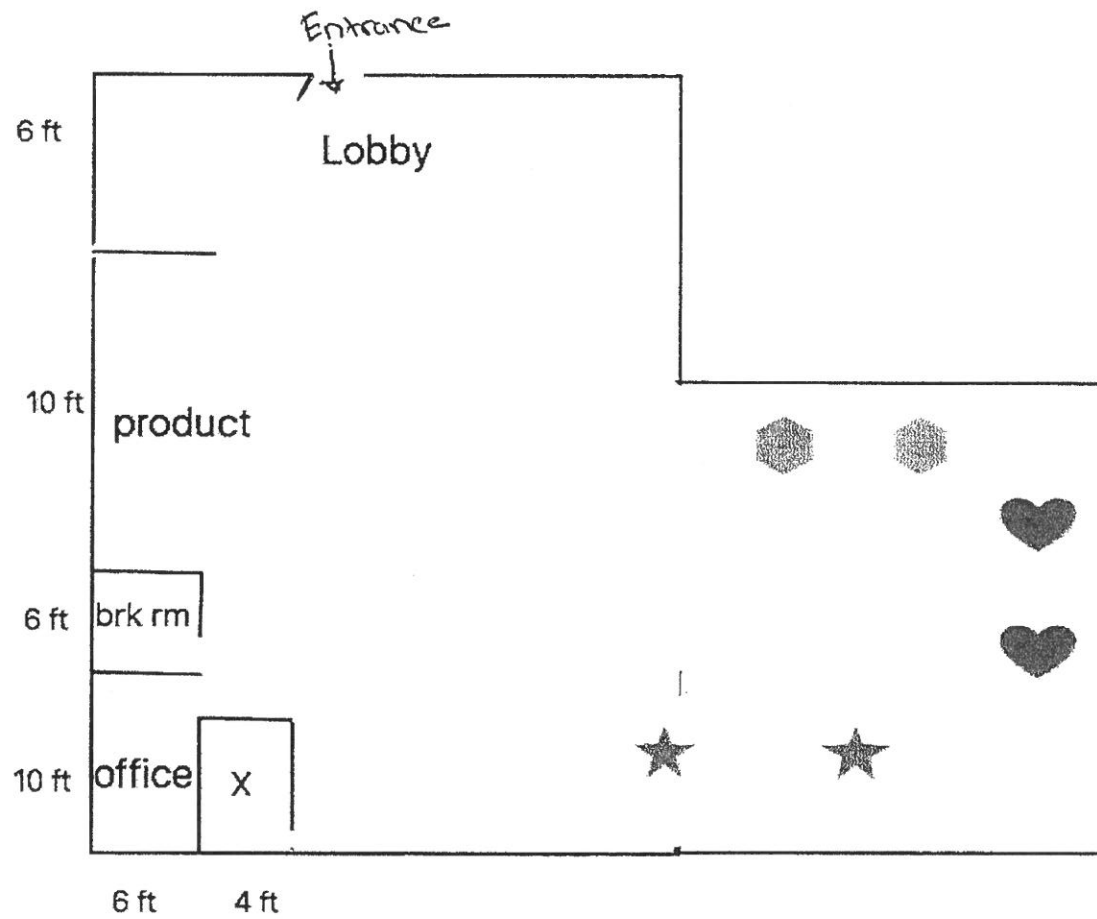
AGENT:

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

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

Executed this 6 day of October, 2021.

OWNER	AGENT
 Signature of Owner	 Signature of Agent
<u>Crown Realty</u> Owner Mailing Address	<u>14899 Kailua Ave</u> Agent Mailing Address
<u>463 E. Cross Ave</u> Tulare, CA 93274	<u>Visalia CA 93292</u>
<u>559-478-9601</u> Owner Phone Number	<u>559-331-1335</u> Agent Phone Number



LEGEND

-  shampoo bowl
-  double sided station
-  hair dryer
-  chemical room



- * 1735 W. Walnut Ave Site C - 1,000 sqft
 - * est. 1.5 million
 - 2 employees
- * 1735 W. Walnut Ave Site A - Taxes 2,000 sqft
 - * Taxes
 - 2 Employees
- * 1731 W. Walnut Ave - 2 employees 1500 sqft
- * 1741 W. Walnut Ave - . 2,000 sqft

