

# SITE PLAN REVIEW AGENDA

11/10/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

## ITEM NO: 1 Resubmit

SITE PLAN NO: SPR21138

PROJECT TITLE: Panda Express Restaurant with Drive-thru

DESCRIPTION: Construction of a new 2500 sf Panda Express restaurant (CR)

APPLICANT: Lupe Sandoval

OWNER: VISCA INVESTMENT CO

APN: 126960001

LOCATION: 4607 S MOONEY BLVD  
4425 S MOONEY BLVD

## ITEM NO: 2 Resubmit

SITE PLAN NO: SPR21201

PROJECT TITLE: 2524 N. Linwood St.

DESCRIPTION: Split parcel and build a new home.

APPLICANT: Hialys Sousa

OWNER: PATEL ANILKUMAR K

APN: 077190016

LOCATION: 2524 N LINWOOD ST

## ITEM NO: 3

SITE PLAN NO: SPR21202

PROJECT TITLE: Senior Center

DESCRIPTION: Re-use of 17,228 SF building for a senior center providing medical and social services

APPLICANT: Charles Smyth

OWNER: OUZOUNIAN INVESTMENTS I

APN: 122030020

LOCATION: 2240 S MOONEY BLVD

## ITEM NO: 4

SITE PLAN NO: SPR21203

PROJECT TITLE: Ice House Lot Split

DESCRIPTION: Division of existing lot into two parcels, one for The Creative Center, one for Ice House Theater

APPLICANT: Karl Schoettler

OWNER: VISALIA CITY OF

APN: 094095001

LOCATION: 606 N BRIDGE ST  
410 E RACE AVE

## ITEM NO: 5

SITE PLAN NO: SPR21204

PROJECT TITLE: Visalia Homeless Center

DESCRIPTION: Temporary low barrier warming center

APPLICANT: Suzy Ward

OWNER: CH-EVANGEL ASSEMBLY OF GOD OF VISAL

APN: 126450036

LOCATION: 1625 E WALNUT 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.

# 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: Panda Express Restaurant with Drive-Thru Date: 2/23/2021

Project Description: Construction of a new 2,500 S.F. Panda Express Restaurant with Drive-Thru

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: CUP: Site Plan Review #2019-055  
TPM: Site Plan Review #2019-158

Property Owner: Visalia Parkway Partners, LLC

Applicant(s) Name: Lupe Sandoval - CRM Architects & Planners

Project Address/Location: Parcel in New Development at the Southwest Corner of Mooney & Visalia Intersection

Assessor Parcel Number: Not provided yet

Parcel Size (Acreage or Square Feet): 33,976 sq. ft Building or Suite Square Footage: 2,500 sq. ft.

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ Not applicable

Describe All Proposed Building Modifications: Not applicable

--- 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: Not existing building on site, land is currently vacant for new development

Proposed Building Use: Gourmet Chinese Food Restaurant with Drive-Thru, please see included Project Narrative

Proposed Hours of Operation: 10am to 10pm

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

Number of Employees Per Day: Existing 0 Proposed 3

Number of Customers Per Day (Estimated): Existing 0 Proposed 250

Predicted Peak Operating Hour: 12pm & again at 6pm

Describe Any Truck Delivery Schedule & Operations: Truck delivery of foods and supplies twice a week during non-operational hours.

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees  
 (Provide Separate Attachment if Necessary): Please see included project narrative for additional details

Describe Any Special Events Planned for the Facility: Please see included project narrative for additional details

SITE PLAN REQUIREMENTS

**SITE PLAN MINIMUM 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)

**Lupe Sandoval -**

Name: CRM Architects & Planners  
 Address: 5800 Stanford Ranch Rd Ste 720  
 City, State, Zip Rocklin, CA 95765  
 Phone: (559) 903-0336  
 Email: LupeS@CRMArchitects.com

Signature of Owner or Authorized Agent\*

James Sheehaney, Manager  
owner

6/29/2021  
Date

Authorized Agent\*

7/29/2021  
Date

\* 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:

James Sheehaney, Manager - Visalia Parkway Partners, LLC declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

126 - 960 - 001

AGENT:

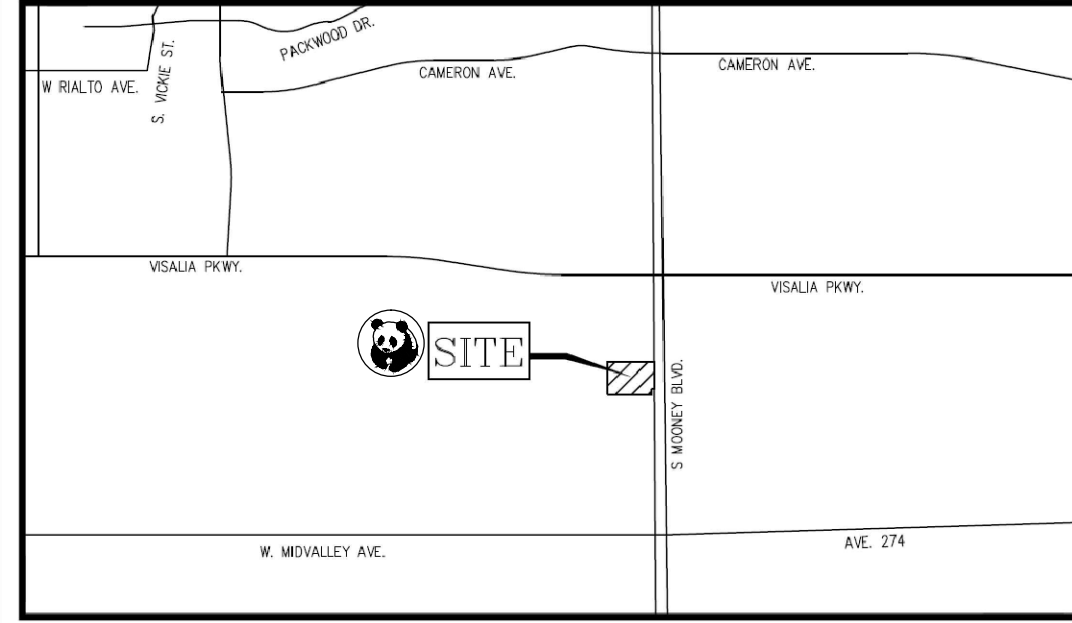
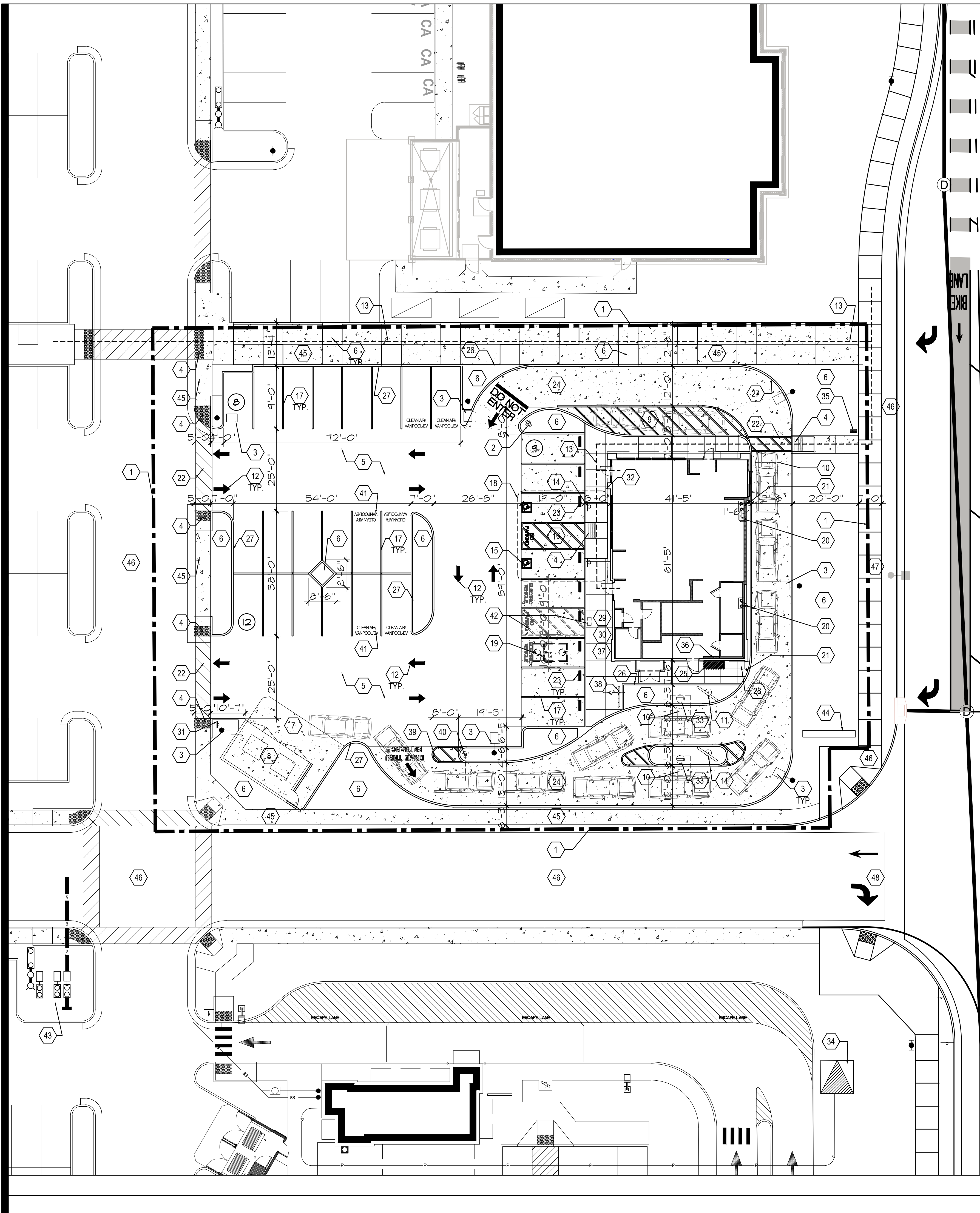
I designate Lupe Sandoval, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Construct a Panda Express Restaurant with Drive-Thru relative to the property mentioned herein.

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

Executed this 29<sup>th</sup> day of June, 2021.

OWNER	AGENT
Signatures	Signatures
<u>James Sheehaney</u> Signature of Owner	<u>Lupe Sandoval</u> Signature of Agent
<u>405 N. Palm Avenue</u> Owner Mailing Address	<u>5800 Stanford Ranch Rd, Ste 720</u> Agent Mailing Address
<u>Fresno, CA 93701</u>	<u>Rocklin, C 95765</u>
<u>(559) 266-5055</u> Owner Phone Number	<u>(559) 903-0336</u> Agent Phone Number





VICINITY MAP 2  
N.T.S. A-0.1

Project Name	Panda Express Restaurant SWC Mooney Blvd. & Visalia Pkwy Visalia, CA 93277
Proposed APN #	126-960-001-000
Zoning	C-R Regional Commercial
Land Use	Restaurant w/ Drive-thru
Parking Required	15 1/2 ADA Stalls
Parking Provided	32 2 ADA Stalls
<b>SITE PLAN REQUIREMENTS</b>	
Total Parcel Area	31,177 S.F. 0.76 Acre 100
Building Coverage	2,500 S.F. 7
Asphalt Conc. Coverage	26,235 S.F. 77
Landscaping	5,02 S.F. 16
Owner:	CFT NV Developments, LLC 1683 Walnut Grove Ave. Rosemead, CA 91770 Ph: (626) 372.8122 Fa: (626) 372.8527
Civil Engineer:	Lars Andersen & Associates, Inc. 169 West Jackson Ave. Fresno CA 93722 Ph: (559) 276.2790 Fa: (559) 276.0850

CITY OF VISALIA  
PLANNING & DEVELOPMENT DEPARTMENT  
CUP APPLICATION NO. 2019-31  
REGIONAL RETAIL DEVELOPMENT

SOUTH MOONEY BLVD.

ARCHITECTURAL SITE PLAN 1  
Scale: 1/16"=1'-0" A-100

- GENERAL NOTES:**
- G.C. TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUIT (INSTALLED BY LOCAL UTILITY COMPANY) FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR DRIVE THRU MENU BOARD, BY G.C. VERIFY WITH PANDA PM.
  - WATER METER FOR IRRIGATION SHALL BE A SEPARATE METER THAN MAIN WATER METER. G.C. TO COORDINATE WITH LANDSCAPE/IRRIGATION CONTRACTOR TO INSTALL A SEPARATE METER.
  - PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA. GORILLA CAGE, MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-705-9701). PROVIDE INSULATED COVER, AQUA SHIELD MODEL # BFP1-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM. REFER TO DETAIL 11A-407.
  - FOR HORIZONTAL CONTROL PLAN REFER TO CIVIL DRAWINGS.
- PROPERTY LINE
  - PARCEL LINE PER LLA 2018-27 PER RECORDED DOCUMENT 2018-0135987
  - LIMITS OF CONSTRUCTION - PANDA SCOPE OF WORK AREA
  - DIRECTIONAL SIGN REFER TO SIGN VENDOR FOR ACTUAL LOCATIONS AND LAYOUT (NO ELEC. POWER) "DO NOT ENTER", "EXIT ONLY"
  - PARKING LOT LIGHT 32'-6" HIGH TYPICAL AND LIGHTING SCHEDULE ON E-105 (REFER TO PHOTOMETRICS PLAN SHEET E-106 FOR LIGHT POLE LOCATIONS. (LIGHT POLE FIXTURES BY GENERAL CONTRACTOR)
  - TRUNCATED DOMES 3" MIN. DEPTH. FLUSH TRANSITION. SEE CIVIL DETAILS.
  - ASPHALT PAVING - SEE CIVIL PLAN PER CITY STANDARDS.
  - IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
  - CONCRETE APRON AT TRASH ENCLOSURE AREA PER CITY STANDARDS
  - TRASH ENCLOSURE, 7'-4" HIGH WALLS, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (TYP. 6 YARD BIN)
  - PAINTED DRIVE-THRU WAITING AREA WITH 4" WIDE STRIPES AT 3'-0" O.C., PAINT USED FOR STALL STRIPING
  - DRIVE THRU LANE SENSOR LOOP SEE DETAIL
  - DRIVE THROUGH MENU BOARD-INSTALLED BY GC. VERIFY WITH PANDA PM (SEE GENERAL NOTE BELOW)
  - DIRECTIONAL ARROW
  - ACCESSIBLE PATH OF TRAVEL
  - ACCESSIBLE PARKING POLE SIGN
  - INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
  - ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W/ 4" WIDE STRIPES @ 3'-0" O.C.
  - PAINT 4" WIDE SOLID PARKING STRIPING W/ TWO (2) COATS HIGHWAY WHITE PAINT PER CITY STANDARDS.
  - DESIGNATED ACCESSIBLE PARKING SPACE. SEE ACCESSIBLE PARKING
  - UNDERGROUND GREASE INTERCEPTOR 1,500 GALLON. SEE PLUMBING DWGS.
  - ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF UNDER CONCRETE FLOW TO FACE OF CURB
  - STEEL PIPE GUARD BOLLARD TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LPOE SLEEVE. INSTALL BEHIND CURB
  - PEDESTRIAN ACCESSIBLE ROUTE. PAINT 4" WIDE STRIPES AT 3'-0" O.C. W/ 4" WIDE BORDER STRIPES TO BE PAINTED PERPENDICULAR TO THE ROUTE (MIN 2 COATS BLUE REFLECTED)
  - WHEEL STOP
  - CONC. DRIVEWAY (GRAY COLOR, LIGHT BROOM FINISH)
  - 600 AMPS NEMA 3R ELECTRICAL SWITCHGEAR 120/208V 3PH 4W
  - EDGE OF SIDEWALK AT PLANTER. SEE CIVIL DWGS
  - CURB & GUTTER TO BE CONSTRUCTED PER CITY STANDARDS P-5 SEE CIVIL DWGS.
  - GAS METER COORDINATE W/ LOCAL UTILITY COMPANY.
  - EXPANSION JOINT @ 20'-0" O.C. MAX.
  - TOOLED JOINTS @ 5'-0"x5'-0" O.C.
  - NEW TOW AWAY WARNING SIGN
  - KNOX BOX TO BE PROVIDED WITH TAMPER SWITCH AND SHALL BE MONITORED BY F.D. APPROVED CENTRAL MONITORING DEVICE.
  - ORDER CONFIRMATION BOARD OR PREFABRICATED ORDER CANOPY. VERIFY W/ PX PM. SEE SIGNAGE DWGS.
  - TRANSFORMER TO SERVE PANDA AND OTHER DEVELOPMENT TENANTS. VERIFY EXACT LOCATION WITH ELECTRICAL UTILITY CO. SEE DEVELOPER'S ARCHITECTURAL SITE PLAN SHEET
  - ACCESSIBLE SITE SIGN
  - INTERIOR ELECTRICAL SUBPANELS
  - SEALED CONC SIDEWALK (AQUA MIX SEALER'S CHOICE GOLD), CONCRETE TO BE LIGHT BROOM TEXTURE FINISH. PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.
  - EXTERIOR BICYCLE RACK (MIN. 2 BIKE STORAGE REQUIRED)
  - PAINTED DRIVE-THRU FINGER WITH 4" WIDE STRIPES, PAINT USED FOR STALL STRIPING
  - CLEARANCE BAR INSTALLED BY SIGN VENDOR SEE ELECTRICAL DRAWING FOR ELECTRICAL REQUIREMENT, G.C. TO COORDINATE. SEE SIGNAGE PLANS.
  - PAINT "CLEAN AIR/VANPOOL/EV" WITH PAINT USED FOR STALL STRIPING, THE LAST WORD SHALL ALIGN WITH THE END OF THE STALL STRIPING & VISIBLE BENEATH A PARKED VEHICLE. CAL GREEN AS.106.5.1.3 (4 STALLS REQUIRED)
  - FUTURE ELECTRICAL VEHICLE CHARGING STATION. 1 CHARGING STATION REQUIRED FOR THIS PROJECT PER CALGREEN 5.106.5.3. SEE ELECTRICAL DWGS.
  - WATER METERS (DOMESTIC & IRRIGATION) & BACK FLOW PREVENTERS. SEE CIVIL UTILITY DRAWING FOR CONNECTION
  - MULTI-TENANT PYLON SIGN FOR DEVELOPMENT UNDER SEPARATE PERMIT BY DEVELOPER
  - SIDEWALKS, CURB & GUTTER PER CITY OF VISALIA STANDARDS. SEE CIVIL DWGS
  - CONSTRUCT FULL OFF-SITE IMPROVEMENTS UNDER DEVELOPMENT PERMIT PER CITY OF VISALIA STANDARDS
  - SIDEWALK R.O.W. IMPROVEMENTS UNDER DEVELOPMENT PERMIT PER CITY OF VISALIA STANDARDS
  - DRIVEWAY APPROACH UNDER DEVELOPMENT PERMIT PER CITY OF VISALIA STANDARDS

KEY NOTES A  
A-100



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770  
Telephone: 626.799.9898  
Facsimile: 626.372.8288

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REVISIONS:


ISSUE DATE:


DRAWN BY: CRM Architects & Planners, Inc.

PANDA PROJECT #: S8-22-D8284  
ARCH PROJECT #: CRM 2101



5800 Stanford Ranch Road Suite 720  
Rocklin, CA 95765  
phone: (916) 451-1500



VISALIA PARKWAY  
SHOPPING CENTER  
SWC MOONEY BLVD. & VISALIA PKWY  
VISALIA, CA 93277

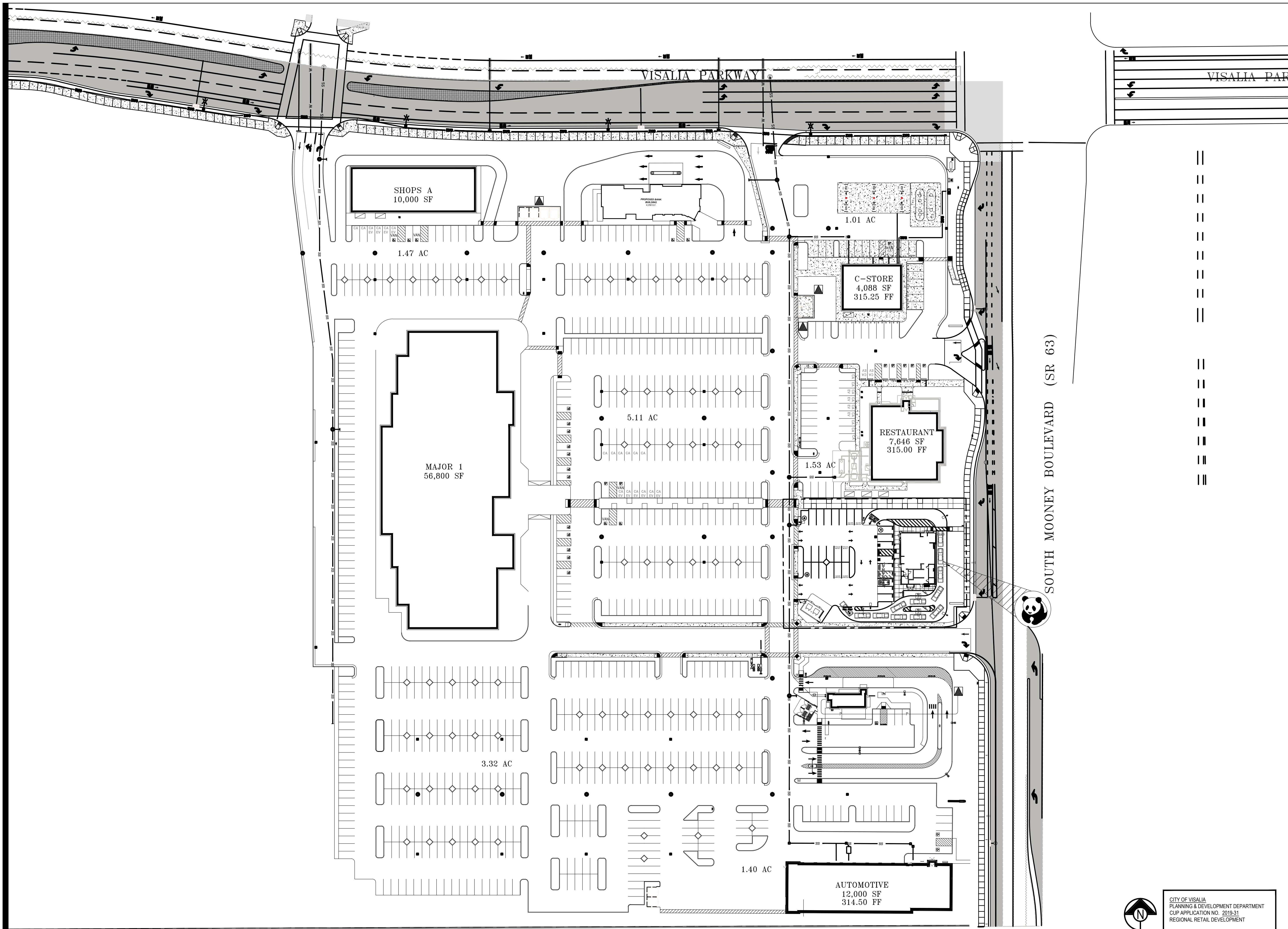
2500 Plan

A-100

SITE PLAN  
ARCHITECTURAL

SPR SUBMITTAL DWGS





"FOR REFERENCE ONLY"

OVERALL SHOPPING CENTER ARCHITECTURAL SITE PLAN 1

Scale: 1"=50'-0" A-100.A



CITY OF VISALIA  
PLANNING & DEVELOPMENT DEPARTMENT  
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**VISALIA PARKWAY  
SHOPPING CENTER**  
SWC MOONEY BLVD. & VISALIA PKWY  
VISALIA, CA 93277

2500 Plan

**A-100.A**

OVERALL S.C. SITE PLAN  
ARCHITECTURAL

SPR SUBMITTAL DWGS





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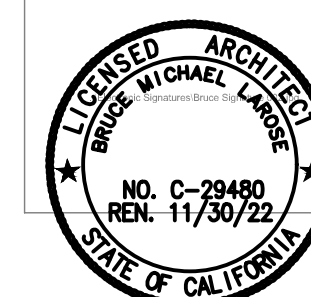

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VISALIA PARKWAY SHOPPING CENTER

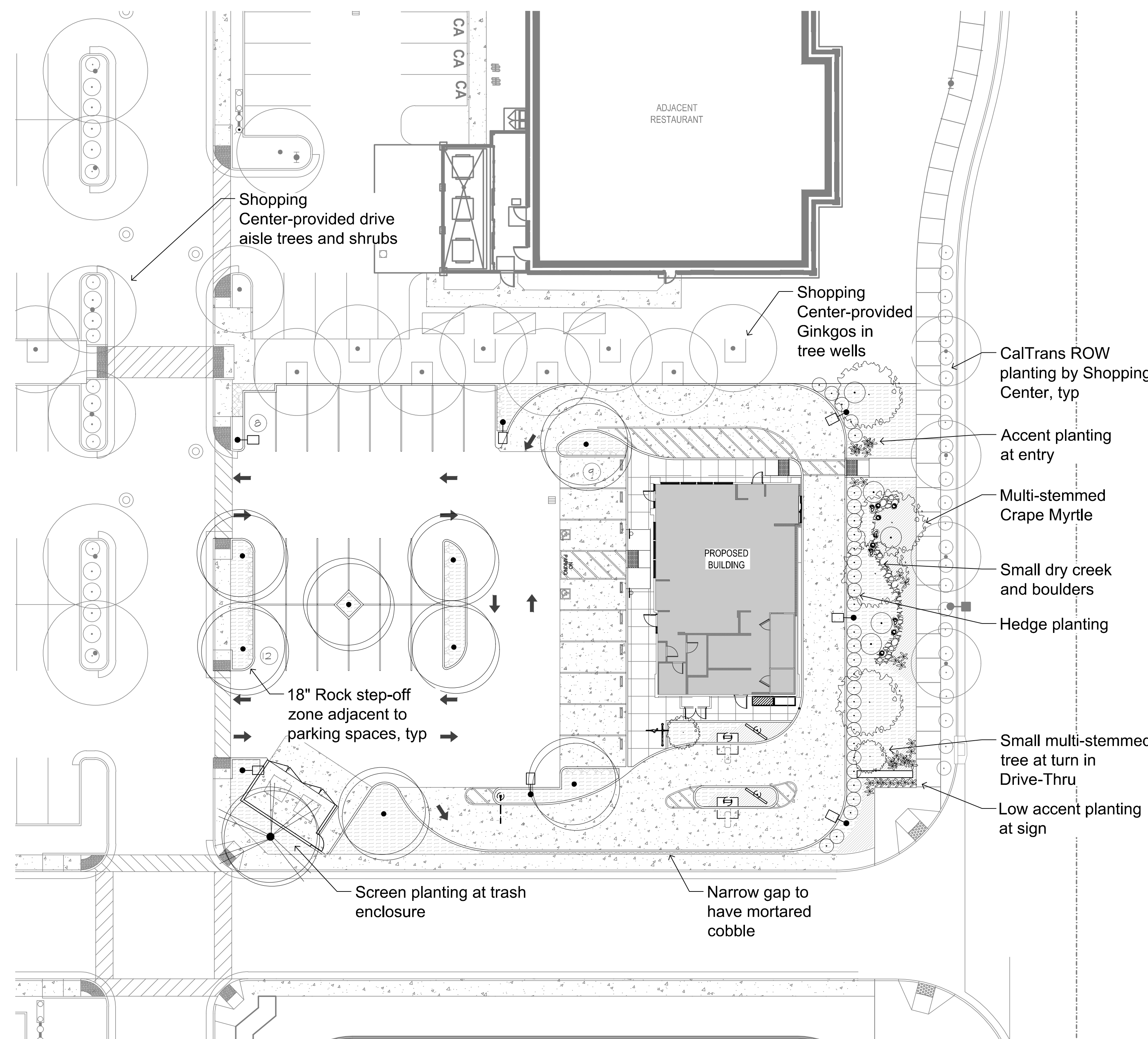
SWC MOONEY BLVD. & VISALIA PKWY  
VISALIA, CA 93277

2500 Plan

CONCEPTUAL  
LANDSCAPE PLAN

**L1.0**

SPR SUBMITTAL DWGS



MOONEY BOULEVARD

KEY TO SYMBOLS AND HATCHES

- PARKING LOT TREES**  
TO PROVIDE SHADE AND VISUAL RELIEF IN PARKING AREA. DECIDUOUS, CLEAN, DEEP ROOTED AND WATER EFFICIENT. PROPOSED: CHINESE PISTACHE. TREES WITH THIS SYMBOL CONTRIBUTE TO SHADE CALCULATION
- LOW WATER USE TREE**  
TO MATCH PLANTING SCHEME OF SHOPPING CENTER AND PROVIDE SCREENING FOR TRASH ENCLOSURE. DOES NOT CONTRIBUTE TO SHADE CALCULATION. EVERGREEN OR DECIDUOUS, EXAMPLES INCLUDE GELERA, CHINESE PISTACHE, OAK OR SIMILAR.
- ORNAMENTAL AND ACCENT TREES**  
TREES TO REINFORCE ARCHITECTURAL/CORPORATE THEME WHILE STILL APPROPRIATE TO SUNSET AND WUCOLS ZONES. FRONTAGE TREES MUSKOGEE GRAPE MYRTLE. OTHER ACCENT TREES TED BASED ON SPACE AVAILABLE.
- HEDGE PLANTING**  
36" TALL AND EVERGREEN, WATER EFFICIENT.
- ACCENT PLANTING AT SIGN AND ENTRIES**  
MEDIUM AND LOW-WATER USE PLANTS SELECTED FOR FLOWERS AND FOLIAGE AND REINFORCEMENT OF ARCHITECTURAL THEME.
- AREA OF LOW WATER USE SHRUBS AND GROUND COVER**  
WATER-EFFICIENT SHRUBS SPACED AT MATURE WIDTH. EXAMPLES INCLUDE: NANDINA, LITTLE JOHN BOTTLEBRUSH, MYRTLE, LANTANA, KANGAROO PAW, SAGE, DWARF OLIVE, ROCKROSE, FORTNIGHT LILY.
- AREAS OF MIXED MEDIUM AND LOW WATER USE SHRUBS AND GROUND COVERS**  
WATER-EFFICIENT PLANTINGS OF SHRUBS AND GROUND COVERS CLOSE TO BUILDING AND PEDESTRIAN AREAS. DENSER PLANTING AND MOST ORNAMENTAL AT BUILDING ENTRANCE. EXAMPLES INCLUDE: ICEBERG ROSES, LOROPETALUM, AGAPANTHUS, STAR JASMINE, DAYLILY.
- COBBLE**  
USED IN 8" GAP IN CONCRETE AND FOR PARKING LOT STEP-OFF AREAS.
- DRY CREEK AREA**  
3/4" TO 4" ROCK WITH BOULDER ACCENTS.
- MULCH**  
TO BE CRUSHED 3/4" TAN DG

BASIS OF DESIGN

**SIGHT LINES**  
NO PLANTS OR OTHER OBSTRUCTIONS BETWEEN 30" AND 46" ON THE SHOPPING CENTER SIDE OF SIGHT LINES FROM THE PARKING LOT.

**WATER CONSERVATION**  
IT IS THE INTENT OF THIS PLAN TO EXCEED WELO REQUIREMENTS. SEE PRELIMINARY WELO CALCULATIONS AT LEFT.

**IRRIGATION:**

- IRRIGATION WILL BE PROVIDED TO ALL PLANTING BY WAY OF IN-LINE DRIP IRRIGATION.
- TREES WILL HAVE OWN BUBBLERS ON SEPARATE VALVE.
- THE SYSTEM WILL BE FULLY AUTOMATIC AND MEET WELO CRITERIA.

**PLANTING:**

- PLANT PALETTE WILL BE 100% SUITABLE TO THE VISALIA MICROCLIMATE.
- PLANT PALETTE WILL REFLECT THE CORPORATE "AGIAN" THEME. SEE TYPICAL PLANTS IN CHART AT LEFT.
- PLANTS WILL BE PRIMARILY WUCOLS "LOW" WATER USE PLANTS, WILL SOME "MEDIUM" SELECTIONS IN LIMITED LOCATIONS. OVERALL THE PLANT PALETTE WILL MEET WELO REQUIREMENTS.
- NO TURF IS ANTICIPATED.
- ROCK MULCH WITH WEED FABRIC TO BE USED THROUGHOUT.
- SMALL BOULDER AND DRY CREEK TO BE INCORPORATED TO BLEND WITH ADJACENT LANDSCAPES.
- A HEDGE-TYPE PLANTING WILL BE INSTALLED BETWEEN THE DRIVE-THRU LANE AND MOONEY BLVD.

PLANNING CALCULATIONS

**PARKING LOT SHADE:**  
TOTAL SF OF PARKING LOT, INCLUDING DRIVE THRU: 16589 SF

**SHADE TREES:**

7 @ 963 SF x 100%	6734 SF
4 @ 462 SF x 50%	1924 SF
<b>TOTAL</b>	<b>8658 SF</b>

SHADE PROVIDED: 52.2%

PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET

Project: Panda Express, Visalia Parkway Shopping Center Date: 10.30.21  
Reference Evapotranspiration 50.7 Visalia  
MAWA Allowance 0.45  
(.45 for Commercial, .55 for Residential, .65 DSA)

Hydrozone # and Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency*	ETAF (PF/IE)	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>REGULAR LANDSCAPE AREAS</b>							
HZ #1 - Low Water Use Plants	0.3	drip	0.81	0.37	3178	1177.04	36998.98
HZ #2 - Med Water Use Plants	0.5	drip	0.81	0.62	695	429.01	13485.57
HZ #3 - Cobble Areas	0	none	1.00	0.00	325	0.00	0.00
HZ #4 - Trees	0.5	bubbler	0.81	0.62	300	185.19	5821.11
					1 Totals	1791.23	
						ETWU Total	56305.67
						Maximum Allowed Water Allowance (MAWA)	63625.56

ETWU < MAWA, therefore project is compliant with WELO requirements



Sierra Designs, Inc

113 N. Church Street, Suite 310  
Visalia, California 93291  
Tele: 559.733.3690 SDI Job #21-069  
Issued: 10.29.2021









FINISH SCHEDULE				
ROOM NAME	FLOOR	BASE	WALL	CEILING
100 DINING ROOM	T200 24" X 24" TILE	T109 6" X 36" TILE	P101, P104 T109 W102 PAINT TILE WALL COVERING	C1 2' X 2' ARMSTRONG, SEPIA #PN91311 C3 GYP BOARD W/ PAINT P103
101 SERVING AREA	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	T109 TILE	C3 GYP BOARD W/ SMOOTH WASHABLE PAINT
102 DRIVE-THRU STATION	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
103 KITCHEN	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP3 S.S. BEHIND COOK LINE WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
104 KITCHEN PREP.	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S1 6" H CONT. (KITCHEN EQUIPMENT ON 6" NSF APPROVED LEGS)	WP1 FRP PANEL	C2 2' X 4' SUSPENDED GRID WASHABLE VINYL COATED GYP BOARD PANELS
105 WALK-IN COOLER	S1 PLAIN S2 ABRASIVE IN HIGH TRAFFIC AREAS	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
105A WALK-IN FREEZER	GALVANIZED STAINLESS STEEL SILKAL UNDER W/F SUBFLOOR	S.S. / ALUMINUM WITH 3/8" RADIUS	EXT S.S. INT ALUMINUM GALVANIZED S.S.	ALUMINUM GALVANIZED STAINLESS STEEL
106 UNISEX RESTROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT
107 UNISEX RESTROOM	T200 24" X 24" TILE	SCHLUTER	T108 TILE	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT
108 VESTIBULE	T200 24" X 24" TILE	T109 6" X 36" TILE	P104 PAINT GYP BOARD T109 TILE	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT
109 STORAGE ROOM	T200 24" X 24" TILE	T109 6" X 36" TILE	WP1 FRP PANEL	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT
110 EXTERIOR STORAGE	SEALED CONCRETE, SMOOTH FINISH	-	WP1 FRP PANEL	C3 GYP BOARD W/ P101 SMOOTH WASHABLE PAINT

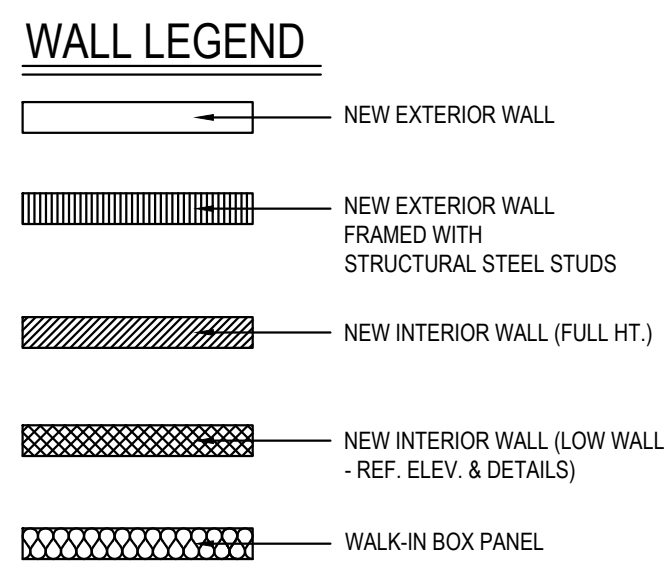
DOOR & HARDWARE SCHEDULE										
INSTALLED AND FINISHED BY: G.C. UNLESS NOTED OTHERWISE										
NO.	DOOR MATERIAL	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	RATE	HARDWARE	REMARKS
01	ALUMINUM STOREFRONT	3'-0" X 7'-0"	ALUM.	DARK BRONZE ANOD. ALUM.	1 3/4"	HOLLOW	GLASS	-	●	●
02	ALUMINUM STOREFRONT	3'-6" X 7'-0"	ALUM.	DARK BRONZE ANOD. ALUM.	1 3/4"	HOLLOW	GLASS	-	●	●
03	S.C. WOOD	3'-0" X 7'-0"	H. MTL.	PLASTIC LAM. PRE-FINISHED	1 3/4"	SOLID	-	-	●	●
04	S.C. WOOD	2'-0" X 7'-0"	H. MTL.	PLASTIC LAM. PRE-FINISHED	1 3/4"	SOLID	-	-	●	●
05	HOLLOW METAL	3'-6" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-	●	●
06	HOLLOW METAL	2'-0" X 7'-0"	H. MTL.	PAINTED	1 3/4"	INSUL.	-	-	●	●
07	ALUMINUM STOREFRONT	3'-0" X 7'-0"	ALUM.	DARK BRONZE ANOD. ALUM.	1 3/4"	HOLLOW	GLASS	-	●	●

WALL SCHEDULE									
INSTALLED AND FINISHED BY: G.C. UNLESS NOTED OTHERWISE									
NO.	DESCRIPTION	REMARKS							
01	3-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)								
02	3-5/8" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)								
03	(2) 3-5/8" 20GA. METAL STUD WALLS W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)								
04	3-5/8" 20GA. METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.								
05	6" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES (SEE ARCHITECTURAL DETAILS & ELEVATIONS)								
06	6" 20GA. METAL STUD WALL W/ 1/2" TYPE "X" GYP. BOARD ONE SIDE (SEE ARCHITECTURAL DETAILS & ELEVATIONS)								
07	6" 20GA. METAL STUD LOW WALL W/ 1/2" TYPE "X" GYP. BOARD BOTH SIDES. PROVIDE 3 1/2" KNEE-WALL BRACE/POST @ CORNERS AND @ 48" O.C.								
08	2 1/2" 20GA. METAL STUD FURRING W/ 1/2" TYPE "X" GYP. BOARD ON ONE SIDE. REFER DETAILS FOR FURRING DISTANCE								

WALL PANEL SCHEDULE				
INSTALLED AND FINISHED BY: G.C. UNLESS NOTED OTHERWISE				
NO.	MANUFACTURER	DESCRIPTION	MFG #	REMARK
WP1	CRANE COMPOSITES INC.	FRP THICKNESS: .075	LBCS.14	#336 (GRAY), SM/SM CONTACT: LINDA RUSE 310.857.9036
WP2	-	S.S. PANEL (22 GA)	-	BRUSHED FINISH FURNISHED BY PX, INSTALLED BY G.C.
WP3	-	S.S. PANEL (22 GA)	-	DIAMOND PATTERN FINISH FURNISHED BY PX, INSTALLED BY G.C.
WP4	NOT USED	-	-	-
WP5	NOT USED	-	-	-
WP6	NOT USED	-	-	-
W102	WOLF GORDON	RED BAMBOO	-	CONTACT: CATHY DY 310.770.1165 cathy.dy@wolfgordon.com
W103	WOLF GORDON	CLOUD WALLCOVERING	-	CONTACT: CATHY DY 310.770.1165 cathy.dy@wolfgordon.com

SPECIAL SURFACE SCHEDULE				
INSTALLED AND FINISHED BY: G.C. UNLESS NOTED OTHERWISE				
NO.	MANUFACTURER	PRODUCT	MFG #	REMARK
QZ-5	NOT USED	-	-	-
QZ-6	NOT USED	-	-	-
QZ-7	CORIAN	ARTIFICIAL QUARTZ	-	LONDON SKY POLISHED
QZ-8	DALTILE	ARTIFICIAL QUARTZ	-	BROADWAY BLACK POLISHED SERVICE COUNTER & DRINK STATION PROVIDED BY PX, INSTALLED BY G.C.

INTERIOR PAINT SCHEDULE				
INSTALLED AND FINISHED BY: G.C. UNLESS NOTED OTHERWISE				
NO.	MANUFACTURER	PRODUCT	MFG #	REMARK
P101	SHERWIN-WILLIAMS	SW 7065	ARGOS	PROMAR 200, ZERO VOC, LATEX SEMI-GLOSS REAR SERVICE DOOR
P102	NOT USED	-	-	-
P103	SHERWIN-WILLIAMS	SW 6252	ICE CUBE	PROMAR 200, ZERO VOC, LATEX EGG-SHELL RESTROOM & RESTROOM VESTIBULE CEILING, FRONT & UNDERSIDE OF SERVICE LINE SOFFIT/BULKHEAD AND DINING RM. SOFFIT
P104	NOT USED	-	-	-
P105	SHERWIN-WILLIAMS	SW 2850	CHELSEA GRAY	PROMAR 200, ZERO VOC, LATEX EGG-SHELL DINING RM. WALLS, RESTROOM VESTIBULE WALLS
P106	NOT USED	-	-	-
P107	SHERWIN-WILLIAMS	SW 7020	BLACK FOX	DTM ACRYLIC GLOSS, LOW VOC RESTROOM DOOR FRAMES & LCD NICHE (BACK WALL)
P108	SHERWIN-WILLIAMS	SW 7675	SEALSKIN	PROMAR 200, ZERO VOC, LATEX EGG-SHELL FRONT & BACK & UNDERSIDE FACES OF MENU BOARD

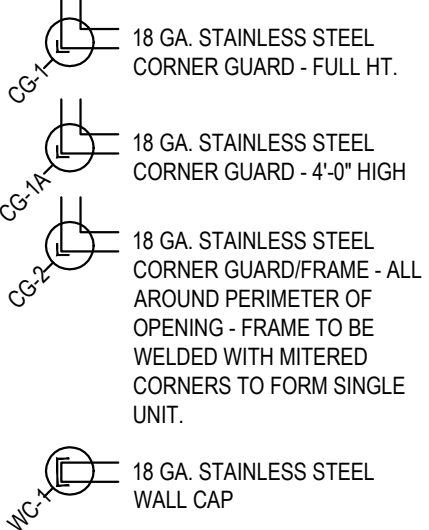


NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY PX-INSTALLED BY G.C.:

- PANEL DIVIDERS AT WP3
- INSIDE CORNER AT WP3 TO WP2
- FLASHING AT TOP OF BASE WP3
- WP2 PIECE AT LENGTH OF WALL

NOTE: THE FOLLOWING STAINLESS STEEL PROVIDED BY G.C.-INSTALLED BY G.C.:

- INSTALL 18 GA STAINLESS STEEL CORNER GUARD & WALL CAP INSIDE KITCHEN



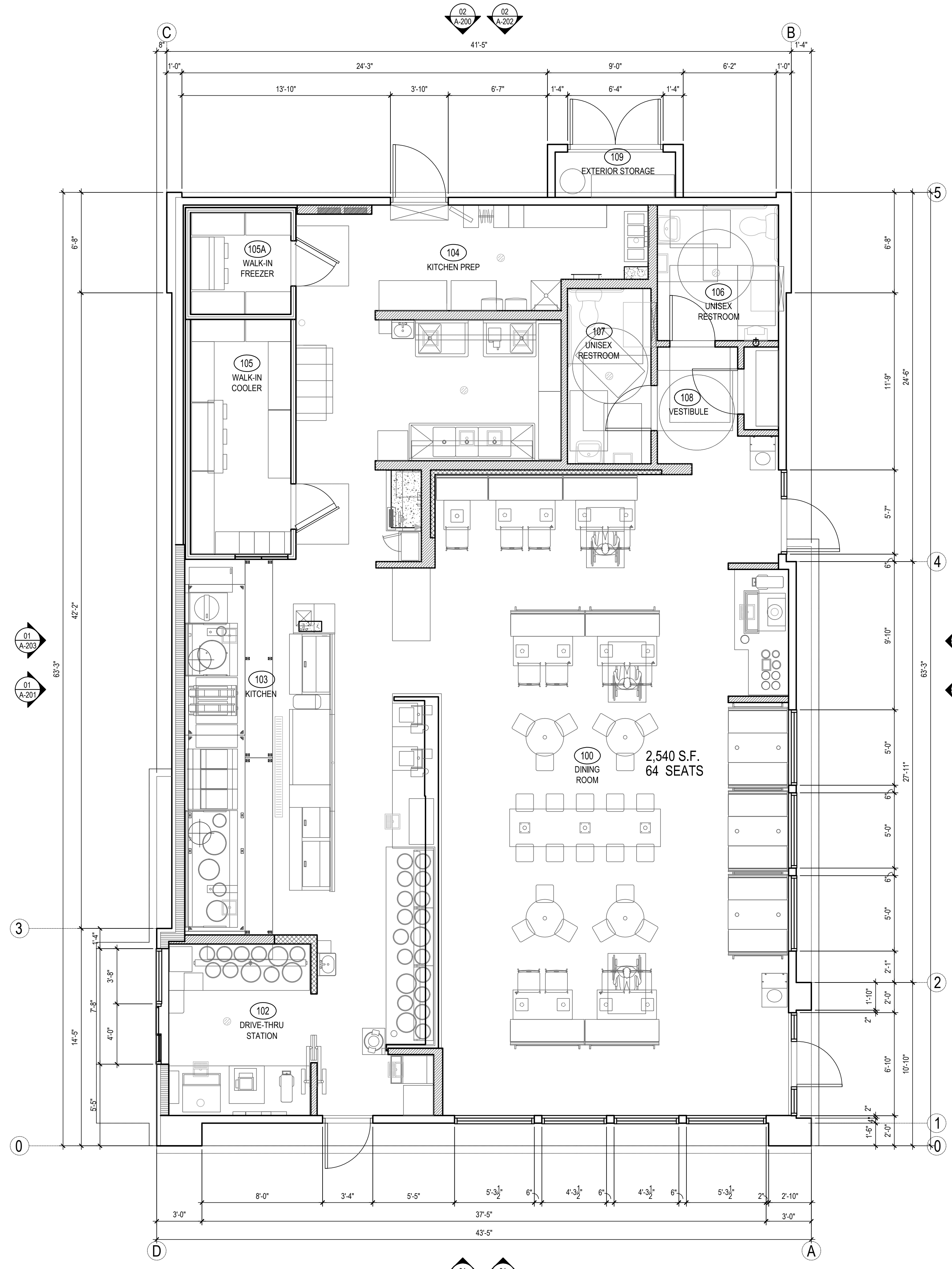
ALL OTHER STAINLESS STEEL BY G.C.

**NOTE!!!!!!!!!!!!!!:**

**\*ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD**

**NOTE:**

**CONTRACTOR TO NOTIFY 3rd PARTY VENDOR, PER THE VENDOR LIST, FOR WALL PRE-TREAT BEFORE CLOSING WALLS**



TILE SCHEDULE (SEE SHEET A-104)

PRELIMINARY FLOOR PLAN 1

Scale= 1/4" = 1'-0" A-103



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91770  
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NO.	DATE	DESCRIPTION

ISSUE DATE:

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DRAWN BY: CRM Architects & Planners, Inc.

PANDA PROJECT #: S8-22-D8284  
ARCH PROJECT #: CRM 2101



5800 Stanford Ranch Road Suite 720  
Rocklin, CA 95765  
phone: (916) 451-1500



VISALIA PARKWAY SHOPPING CENTER  
SWC MOONEY BLVD. & VISALIA PKWY  
VISALIA, CA 93277

2500 Plan

A-103.P

PRELIMINARY FLOOR PLAN

SPR SUBMITTAL DWGS

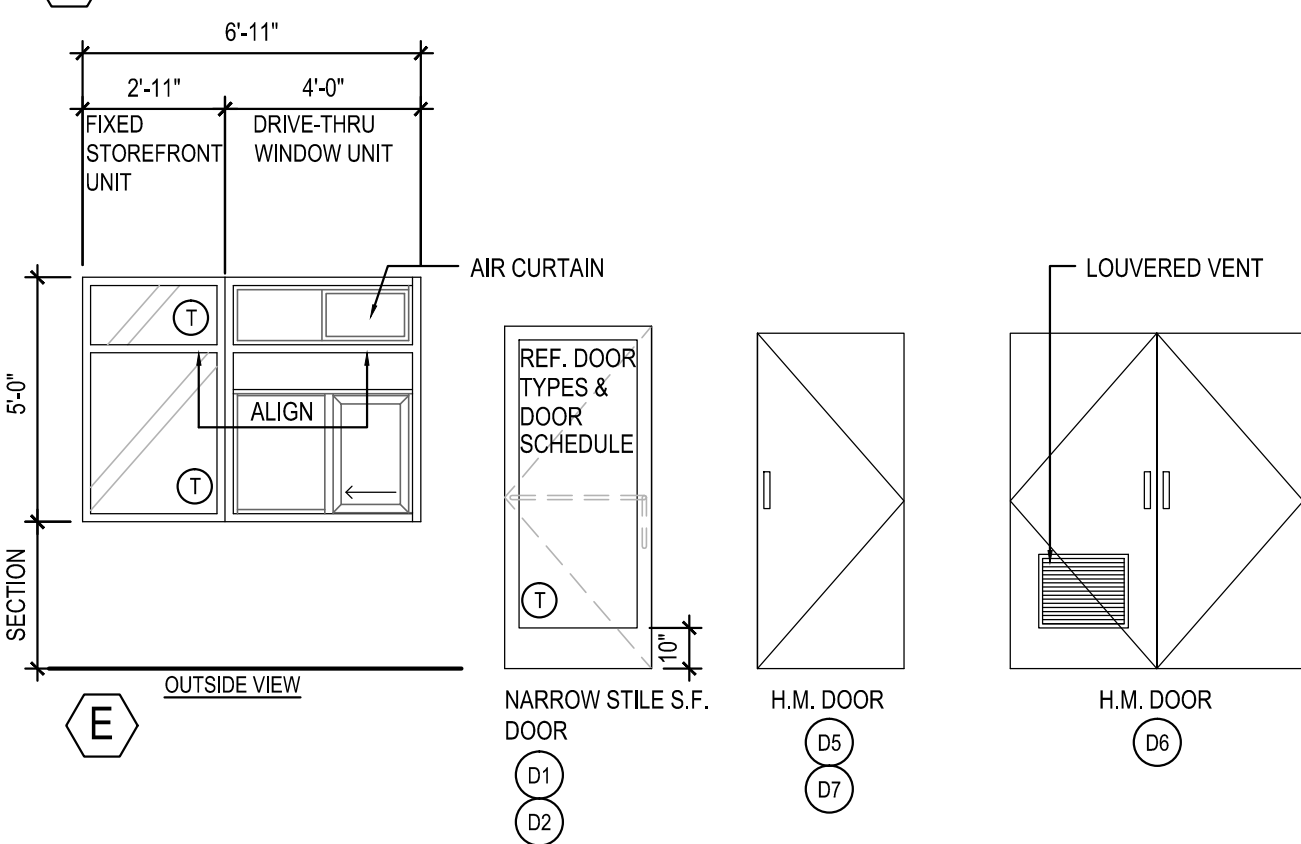
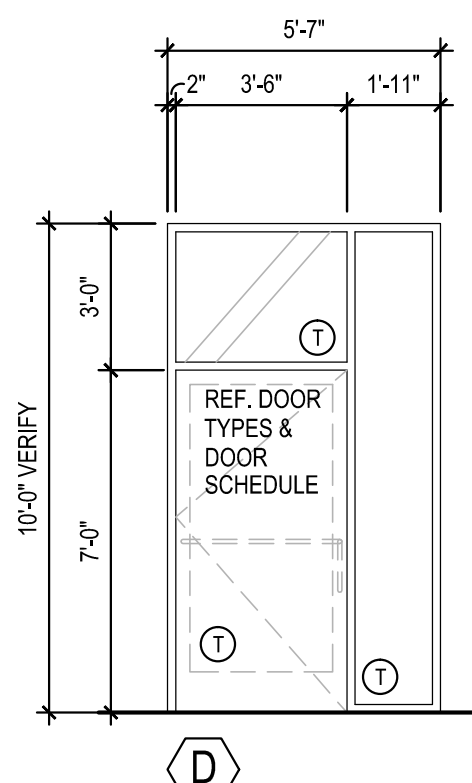
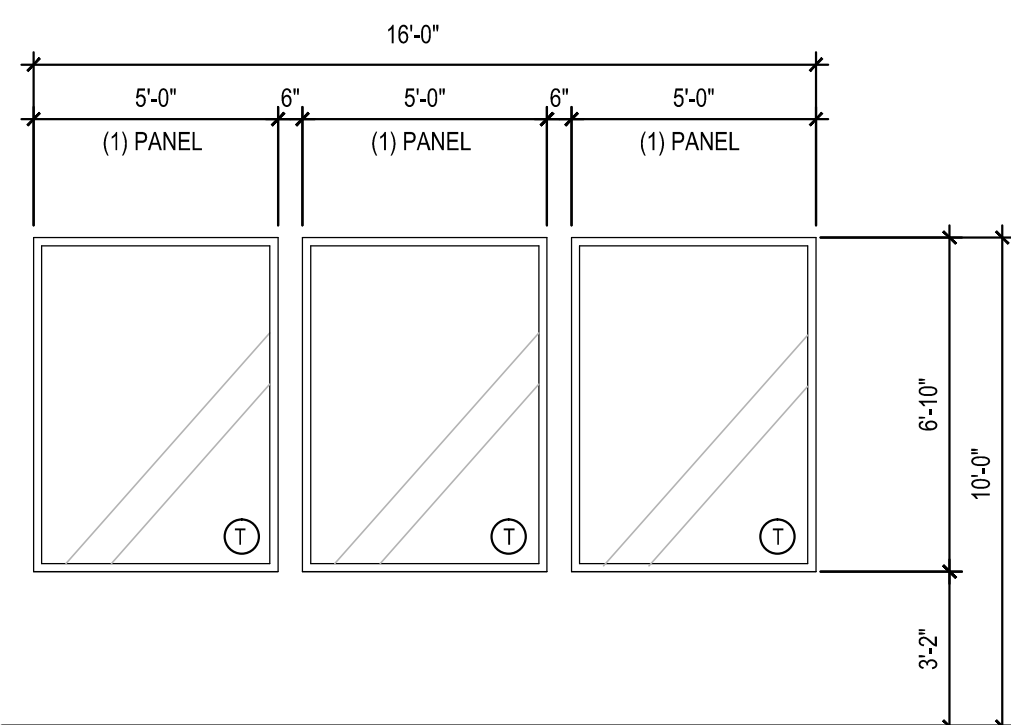
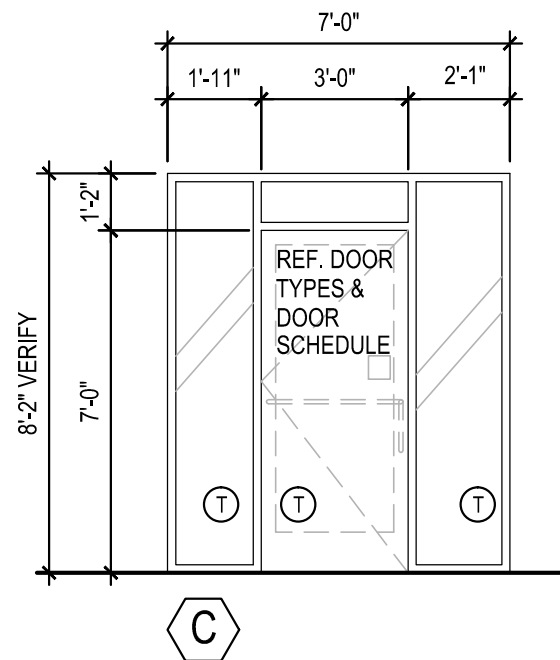
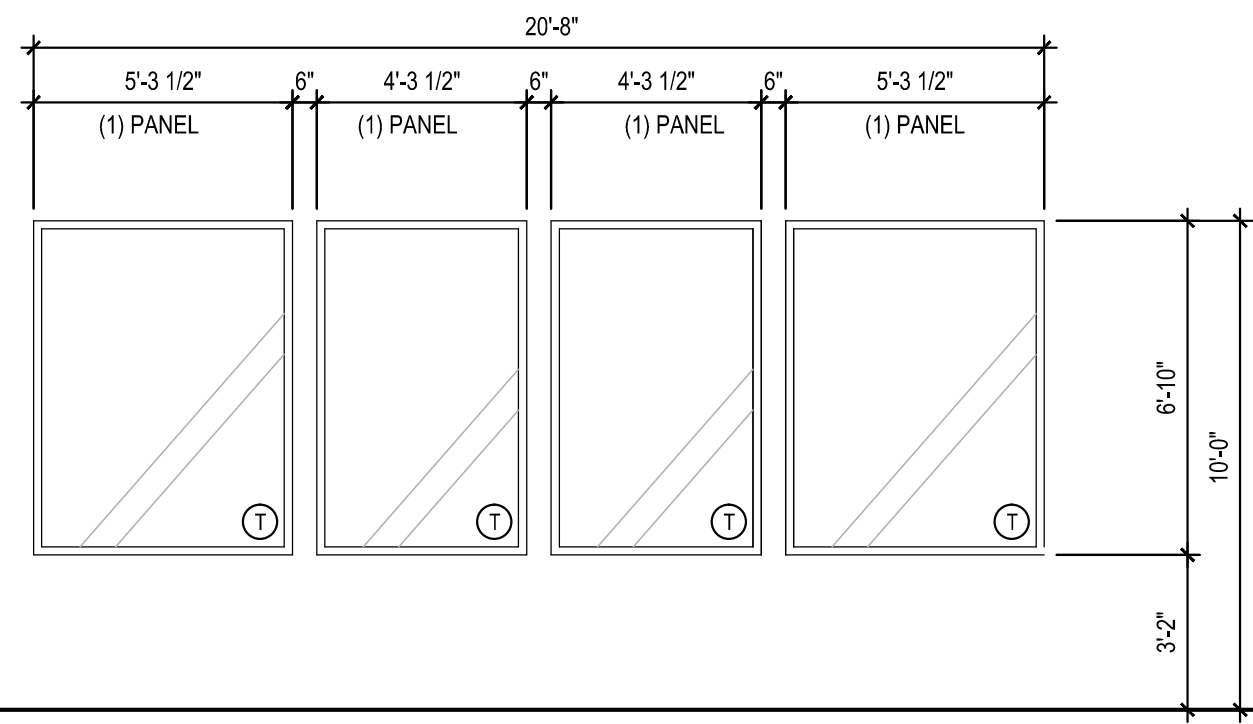


**EXTERIOR FINISH SCHEDULE** INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE 01-15-18

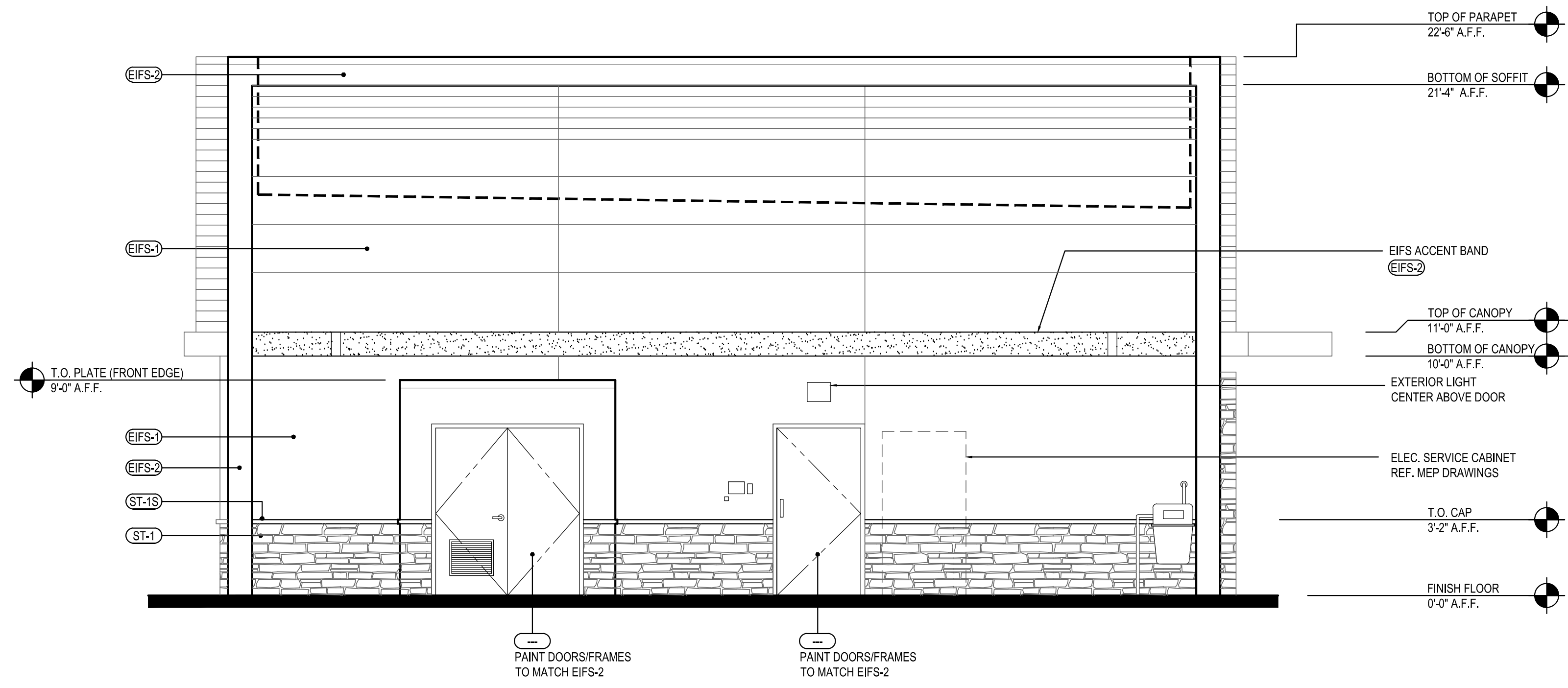
NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(EIFS-2)	STO	STOTHERM ESSENCE SYSTEM	SW 6252 ICE CUBE	FINE	BUILDING BODY
(EIFS-2)	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
(ST-1S)	CORONADO STONE PRODUCTS	CHISELED STONE SILL	CHARCOAL	-	STONE CAP (3/8" VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
(ST-1)	CORONADO STONE PRODUCTS	STRIP STONE	BLACK FOREST	-	ENTRY PORTAL & WAINSCOT CONTACT: LISA KILGORE: 864-962-1221 PROVIDE 3/8" MORTAR JOINTS. MFG.: ARGOS, COLOR: PUTTY
(CD-1)	FIBERON	WILDWOOD	MULGA	60% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: Eric.Atkins@fiberondecking.com
(CD-2)	FIBERON	WILDWOOD	SUMAC	40% MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: ERIC ATKINS @ 770-910-0930 EMAIL: Eric.Atkins@fiberondecking.com
(MTL-1)	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"	-	CAP FLASHING

**WINDOW SCHEDULE** INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE

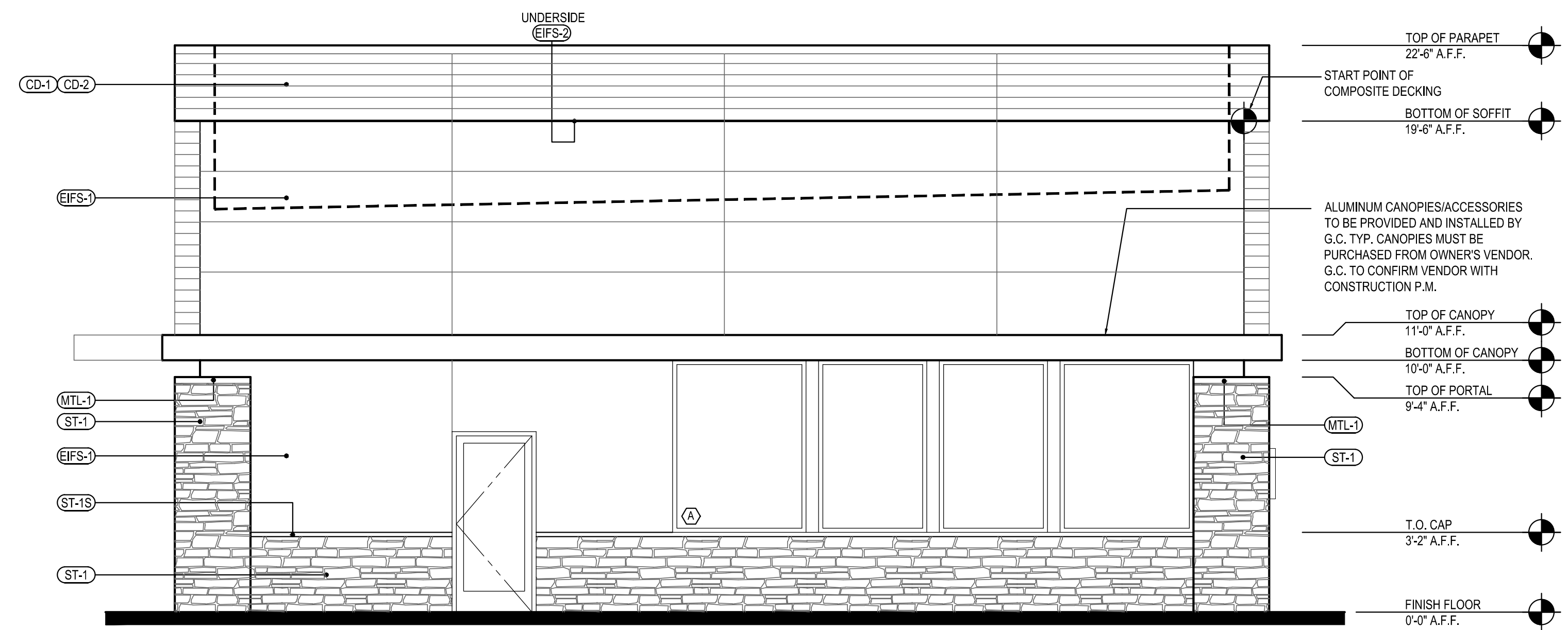
SYM	WIDTH	HEIGHT	GLASS	FRAME	REMARKS	NOTES
(A)	20'-8" LIN. FEET	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES	1. INSULATING GLASS VITRO ARCHITECTURAL GLAZING SOLARBAN 60 LOW E: WINTER U=0.29 SHGC: 0.25 VIS TRANS: 35% 2. DOORS: FULL GLAZED DOORS W/10" KICK BASE, ANODIZED ALUM FINISH. REFER HARDWARE SCHEDULE. 3. WINDOW DIMENSIONS ARE FOR BIDDING PURPOSES ONLY. G.C. TO VERIFY ACTUAL WINDOW DIMENSIONS PRIOR TO FABRICATION INSTALLATION. GLASS FACADE AND ENTRY DOORS TO BE DESIGNED, DETAILED, FACTORY FABRICATED AND SITE ASSEMBLED AND ERECTED. 4. MANUFACTURER: QUIK-SERV, MODEL SST-486E WITH THRU-BEAM PHOTO-ELECTRIC BAR, REGIONAL APPLICATION WITH OF-25 NON HEATED AIR CURTAIN OR CHF-25 HEATED AIR CURTAIN. TYPE OF AIR CURTAIN LISTED ON WINDOW SCHEDULE. 5. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE. 6. WINDOW SYSTEM SHALL COMPLY WITH APPLICABLE SECTION AND CHAPTER OF BUILDING CODE. ① TEMPERED GLASS
(B)	16'-0" LIN. FEET	6'-10"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES	
(C)	7'-0"	8'-2"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES	
(D)	5'-11"	10'-0"	1" INSULATED GLASS	DARK BRONZE ALUMINUM STOREFRONT	1" INSULATED GLAZING, IN 4.5" X 2" IN ANODIZED ALUMINUM FRAME REFER WINDOW TYPES FOR INDIVIDUAL SIZES	
(E)	6'-11"	59.5"	TEMPERED GLASS	DARK BRONZE ANODIZED ALUMINUM	QUIK-SERV (NON-HEATED AIR CURTAIN), ROUGH OPENING 83" X 80" SEE ADDITIONAL NOTE # 5. CONTACT: WADE ARNOLD, 800-388-8307	



**WINDOW AND DOOR ELEVATIONS** 3  
Scale= NTS A-200



**SOUTH ELEVATION** 2  
Scale= 1/4" = 1'-0" A-200



**NORTH ELEVATION** 1  
Scale= 1/4" = 1'-0" A-200



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

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DRAWN BY: CRM Architects & Planners, Inc.

PANDA PROJECT #: S8-22-D8284  
ARCH PROJECT #: CRM 2101



5800 Stanford Ranch Road Suite 720  
Rocklin, CA 95765  
phone: (916) 451-1500



**VISALIA PARKWAY SHOPPING CENTER**  
SWC MOONEY BLVD. & VISALIA PKWY  
VISALIA, CA 93277

2500 Plan

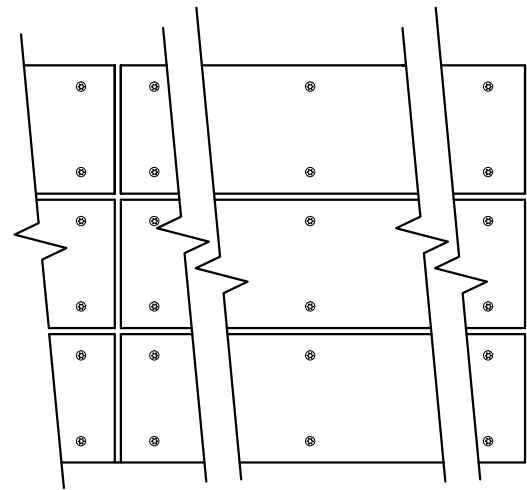
**A-200**

EXTERIOR ELEVATIONS



3/8" JOINT BETWEEN FINISHED BOARDS - TYPICAL

**SCREW/FASTENING DTL.**



CENTERLINE OF BUTT-JOINT - REF. ELEVATIONS.  
CENTERLINE OF EACH INTERMEDIATE STUD BETWEEN ENDS/BUTT JOINTS OF FIBERON - TYP.  
LINE OF OUTSIDE CORNER - REF. ELEVATIONS.

STAINLESS STEEL FINISH SCREWS REFER TO ISOMETRIC DETAIL BELOW FOR SPECIFICATIONS

**WATER/AIR BARRIER**

**PRIMARY LAYER:**  
FLUID APPLIED WATER PROOFING AS SPECIFIED OVER ENTIRE SURFACE OF EXTERIOR SHEATHING AS SCHEDULED TO RECEIVE COMPOSITE DECKING.

**SECONDARY LAYER:**  
15 POUND BUILDING FELT OVER ENTIRE SURFACE OF EXTERIOR SHEATHING AS SCHEDULED TO RECEIVE COMPOSITE DECKING.

**WATER PROOF FLASHING:**  
4" TITE-SEAL SELF ADHESIVE RUBBERIZED ASPHALT ROLL FLASHING BEHIND EACH BATTEN (PAINT FLAT BLACK)

**MECHANICAL PATCH:**  
MASTIC OVER ALL MECHANICAL FASTENERS

**CONSTRUCTION**

EXTERIOR SHEATHING - REF. ARCHITECTURAL AND STRUCTURAL DETAILS  
WALL STUD - REFER STRUCTURAL

SOLID PVC 1X8 SLEEPER/BATTEN WHERE BUTT-JOINT FALLS BETWEEN STUDS **AND/OR** AT END OF RUN (PAINT FLAT BLACK)

SOLID PVC 1X2 SLEEPER/BATTEN OVER EACH STUD. (PAINT FLAT BLACK)

STAINLESS STEEL FINISH SCREWS REFER SPECIFICATIONS BELOW **AT WOOD STUDS:**  
PROVIDE 2 1/2" GRIP-RITE (OR EQUAL) DECK SCREWS - STAINLESS STEEL, STAR DRIVE

**AT METAL STUDS:**  
PROVIDE 2 1/2" SIMPSON BUGLE HEAD SELF-DRILLING STAINLESS STEEL - #2 SQUARE DRIVE SCREWS WITH #3 DRILL POINT (TYPE 410 STAINLESS STEEL)

3/8" JOINT BETWEEN FINISHED BOARDS @ ENDS & @ BUTT JOINTS - TYPICAL

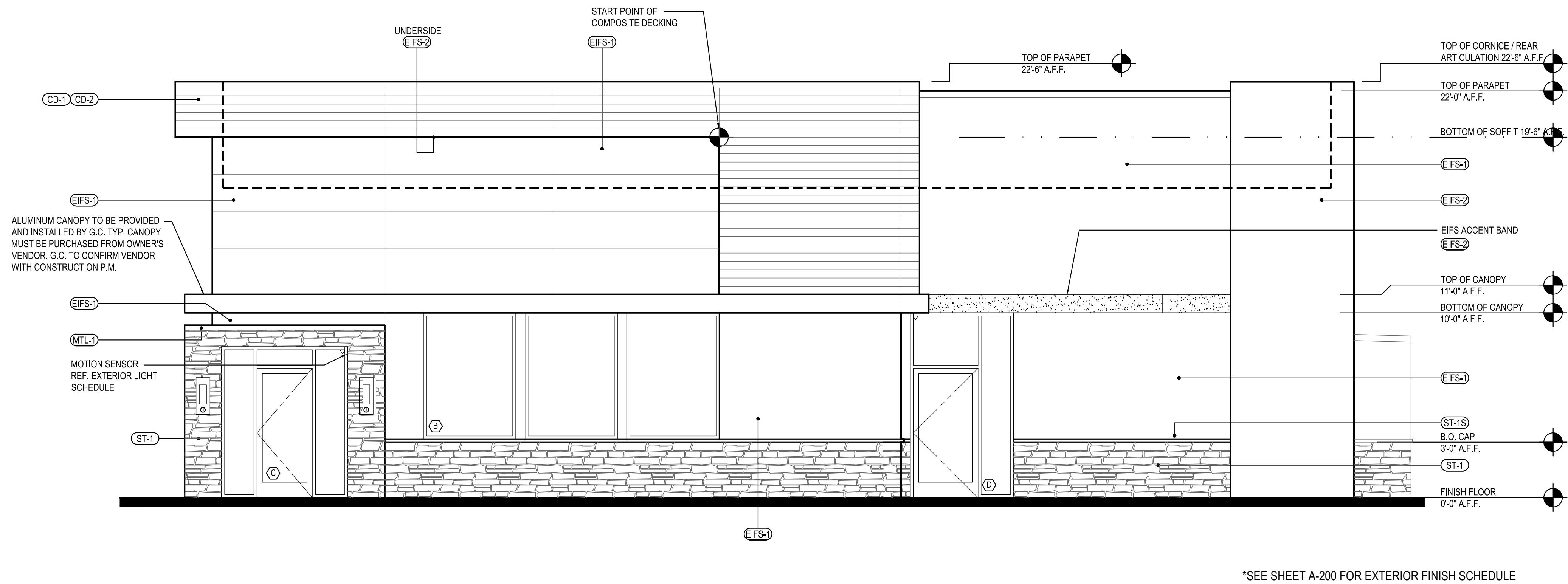
CONTINUOUS COMPOSITE INSULATING WALL SHEATHING WHERE REQUIRED, REF. TO ARCHITECTURAL WALL SECTIONS  
SCREW FASTEN BATTENS @ 16" O.C. VERTICALLY

**SURFACE MOUNTING FASTENING SYSTEM**

**COMPOSITE DECK FASTENING & WATER PROOFING**

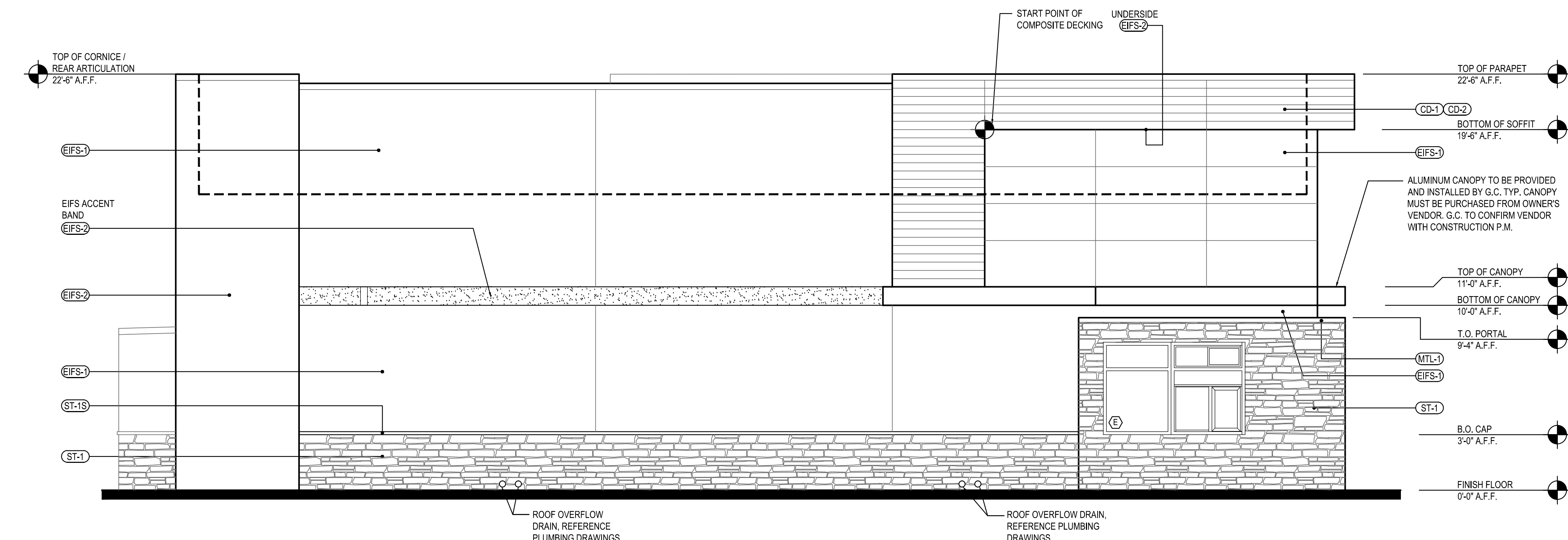
3

Scale= 1 1/2" = 1'-0" A-201



**WEST ELEVATION 2**

Scale= 1/4" = 1'-0" A-201



**DRIVE THROUGH - EAST ELEVATION 1**

Scale= 1/4" = 1'-0" A-201



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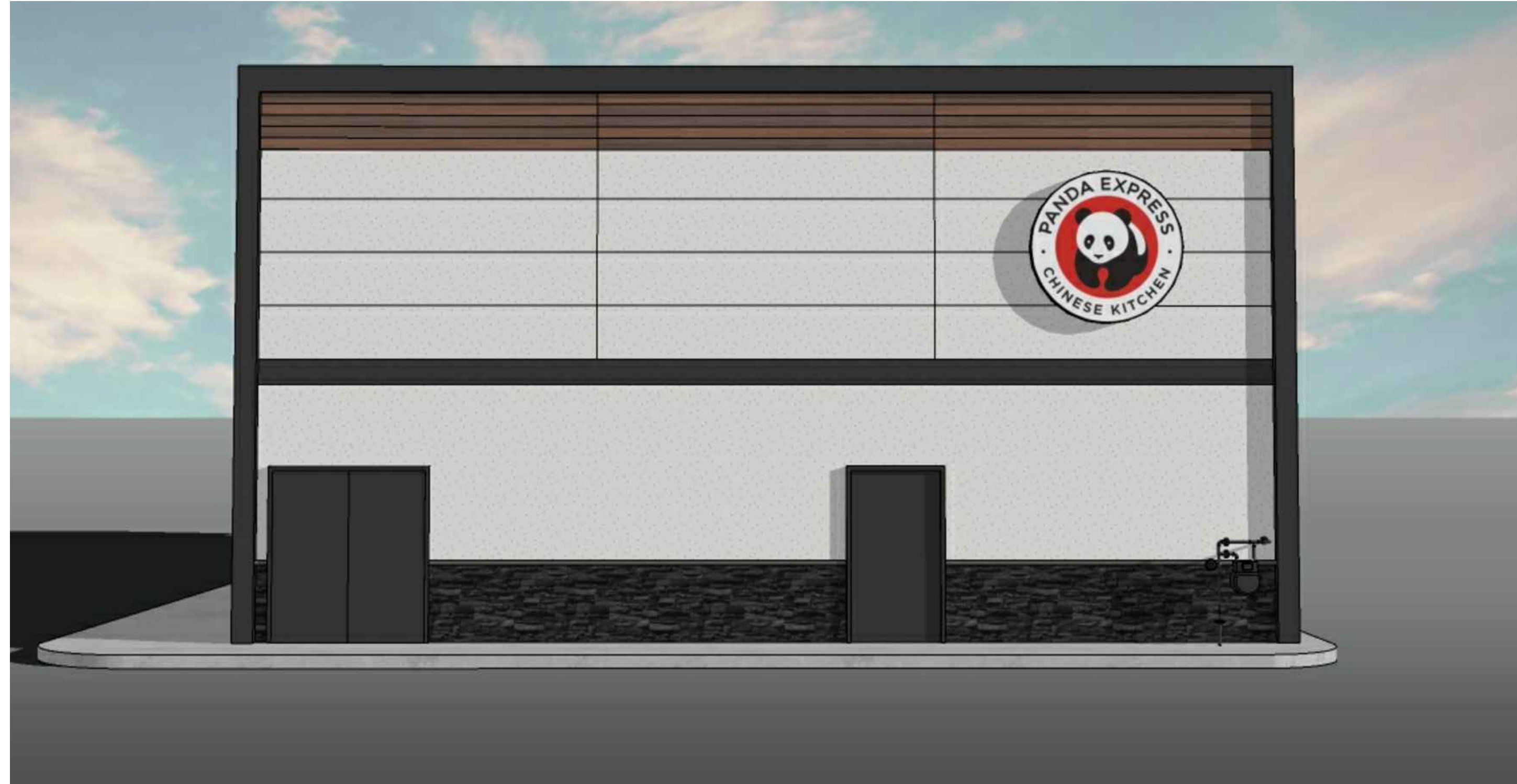
**VISALIA PARKWAY SHOPPING CENTER**  
SWC MOONEY BLVD. & VISALIA PKWY  
VISALIA, CA 93277

2500 Plan

**A-201**

EXTERIOR ELEVATIONS





SOUTH ELEVATION | 2  
Scale= 1/4" = 1'-0" | A-202



NORTH ELEVATION | 1  
Scale= 1/4" = 1'-0" | A-202

PROPOSED SIGNAGE UNDER SEPARATE PERMIT & SUBMITTAL BY SIGNAGE COMPANY

CITY OF VISALIA  
PLANNING & DEVELOPMENT DEPARTMENT  
CUP APPLICATION NO. 2019-31  
REGIONAL RETAIL DEVELOPMENT



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PANDA PROJECT #: S8-22-D8284  
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**CRM** Architects & Planners Inc.

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phone: (916) 431-1500



VISALIA PARKWAY SHOPPING CENTER

SWC MOONEY BLVD. & VISALIA PKWY  
VISALIA, CA 93277

2500 Plan

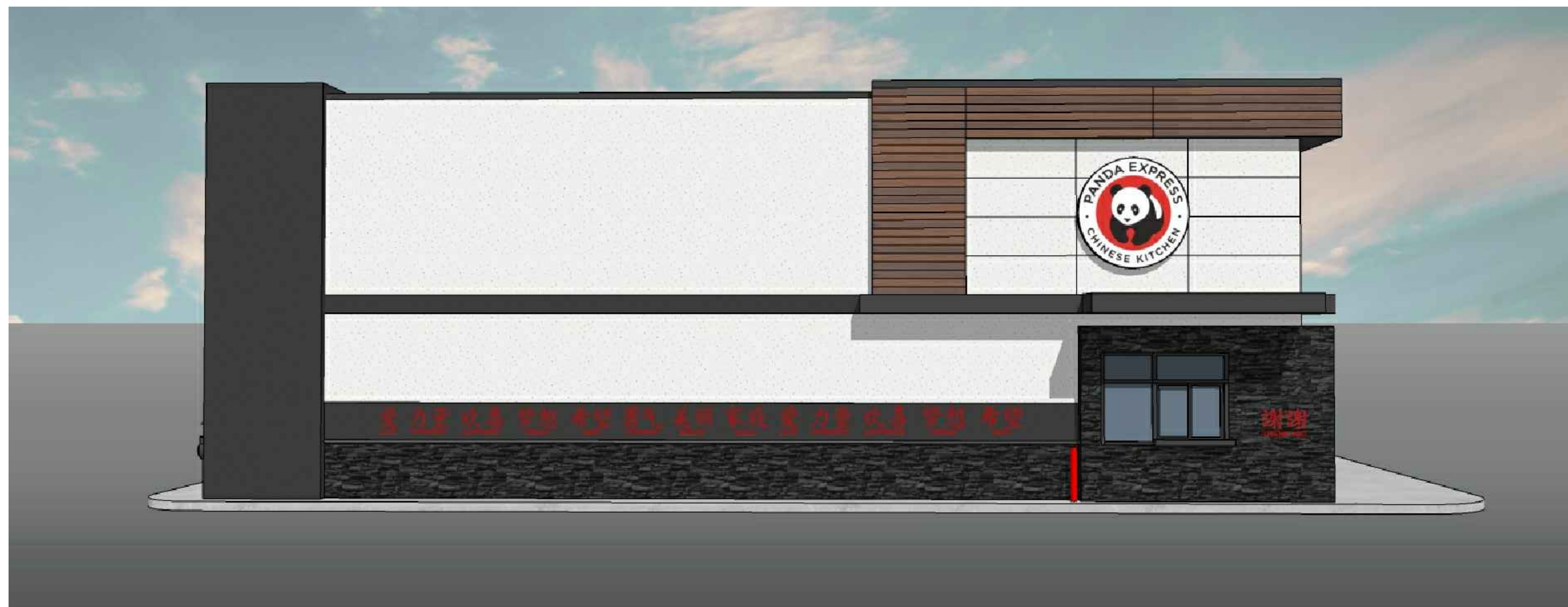
A-202

COLORED EXTERIOR ELEVATIONS





WEST ELEVATION | 2  
Scale= 1/4" = 1'-0" A-203



EAST ELEVATION | 1  
Scale= 1/4" = 1'-0" A-203

PROPOSED SIGNAGE UNDER SEPARATE PERMIT & SUBMITTAL BY SIGNAGE COMPANY

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**VISALIA PARKWAY SHOPPING CENTER**

SWC MOONEY BLVD. & VISALIA PKW  
VISALIA, CA 93277

2500 Plan

**A-203**

COLORED EXTERIOR ELEVATIONS

SPR SUBMITTAL DWGS





November 2, 2021

City of Visalia  
Community Development  
315 E. Acequia Avenue  
Visalia, CA 93291

RE: Proposed New Panda Express Restaurants  
SWC of Mooney Blvd & Visalia Parkway  
Visalia, CA 93277

## **Project Narrative**

The proposed free-standing drive-thru restaurant would be located on an un-developed parcel at the Southeast corner of Mooney Blvd & Visalia Parkway. The proposed restaurant would be a Panda Express. The site is currently undeveloped but is part of a larger development. The subject parcel will be bounded on the North by a proposed Texas Roadhouse Restaurant with Drive-Thru and a proposed Dutch Bros. to the South. The nearest street access is Mooney Blvd, adjacent to the east parcel line. Development of the parcel will require off-site street frontage with curb gutter and sidewalk to be constructed by the overall developer.

The site is undeveloped and at this time there is no vehicular access. There is a proposed intersection to be added to Mooney Blvd by the overall site developer that would provide a driveway approach into the shopping center. This access would be outside the site near the southeast corner. The proposed plan provides 29 parking spaces with two way vehicular circulation aisles throughout the parking area. The drive-thru service lane will allow for queuing of 12 cars. Additional site improvements include off-site and on-site landscaping along the perimeter borders and new planter throughout at the parking area servicing the restaurant.

The restaurant is designed to serve Gourmet Chinese Food. Panda Restaurant Group, Inc. proposes to build a facility that will provide great operations and a casual dining experience. Panda Restaurants are designed with the customer's pleasant experience in mind when visiting the restaurants. The open stainless steel kitchen appeals to good quality and healthy food choices. The proposed restaurant will provide dine-in seating for 72 patrons, subject to current occupant restrictions. The building plan consists of the open kitchen area, two single accommodation restrooms, customer service for dining area and drive-thru station, a manager's area, dry storage and refrigerated storage.

The proposed architecture of the building represents Panda Restaurant Group's sleek understated brand identity utilizing a cool color palette of neutral gray colored plaster finishes and stacked cultured stone veneer wainscot grounding the building firmly in place. The cool color palette is complimented with warm simulated wood cladding in a geometric pattern. Horizontal banding is continuous around the perimeter of the building at window head height described variously with dark bronze metal frieze trim, canopies and plaster reveals. The proposed material and color selections will harmonize with neighboring developments. The modern Asian influenced vernacular is evident in the signage fonts and the colorful logo medallions. The buildings furnishings and decor will continue this theme to the interior to provide patrons with a casual yet elegant dining experience.

The proposed layout of parking and the drive-thru are specific to the site geometrics and provide a prospective design that will enhance and blend with the existing adjacent developments. The proposed design will follow all current design guidelines ordinances and resolutions as set forth by the City of Visalia Planning Department, Building Department, Fire Department, the local Health Department and all other governing authorities.

***Carissimi Rohrer McMullen Architects & Planners, Inc.***

5800 Stanford Ranch Road – Suite720 – Rocklin, CA 95765 PH: 916.451.1500 FAX: 916.451.1600

[www.crmarchitects.com](http://www.crmarchitects.com)



# 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: 2524 N. Linwood St Visalia CA 93291 Date: 10/6/2021  
 Project Description: split parcel and Build a new Home  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 2021-201  
 Property Owner: Hialys Sousa  
 Applicant(s) Name: same  
 Project Address/Location: 2524 N. Linwood St Visalia CA 93291  
 Assessor Parcel Number: 077-190-016-000  
 Parcel Size (Acreage or Square Feet): 2.13 Acres Building or Suite Square Footage: 4,500

Are There Any Proposed Building Modifications: Yes  No   
 Estimated Cost of Modifications to Building: \$ 600,000  
 Describe All Proposed Building Modifications: Brand new Home

--- 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: There is on home on Parcel  
 Proposed Building Use: \_\_\_\_\_  
 Proposed Hours of Operation: M-F Business hours  
 Days of Week In Operation (Circle): Su  M  Tu  We  Th  F  Sa \_\_\_\_\_  
 Number of Employees Per Day: Existing \_\_\_\_\_ Proposed 2-5  
 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): 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: Hialys Sousa Signature of Owner or Authorized Agent\* \_\_\_\_\_

Address: 2539 W. Sweet Ave \_\_\_\_\_ Date: 10/6/2021

City, State, Zip: Visalia CA 93291 Owner \_\_\_\_\_

Phone: 559 802 0348 \_\_\_\_\_

Email: hsousa@kw.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, Hialys Sousa, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

077-190-016-000

AGENT:

I designate Hialys Sousa to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Build 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	Signatures	AGENT
Signature of Owner 		Signature of Agent 
Owner Mailing Address <u>2539 W. Sweet Ave</u>		Agent Mailing Address _____
<u>Visalia CA 93291</u>		Agent Phone Number _____
Owner Phone Number <u>559 802 0348</u>		Agent Phone Number _____

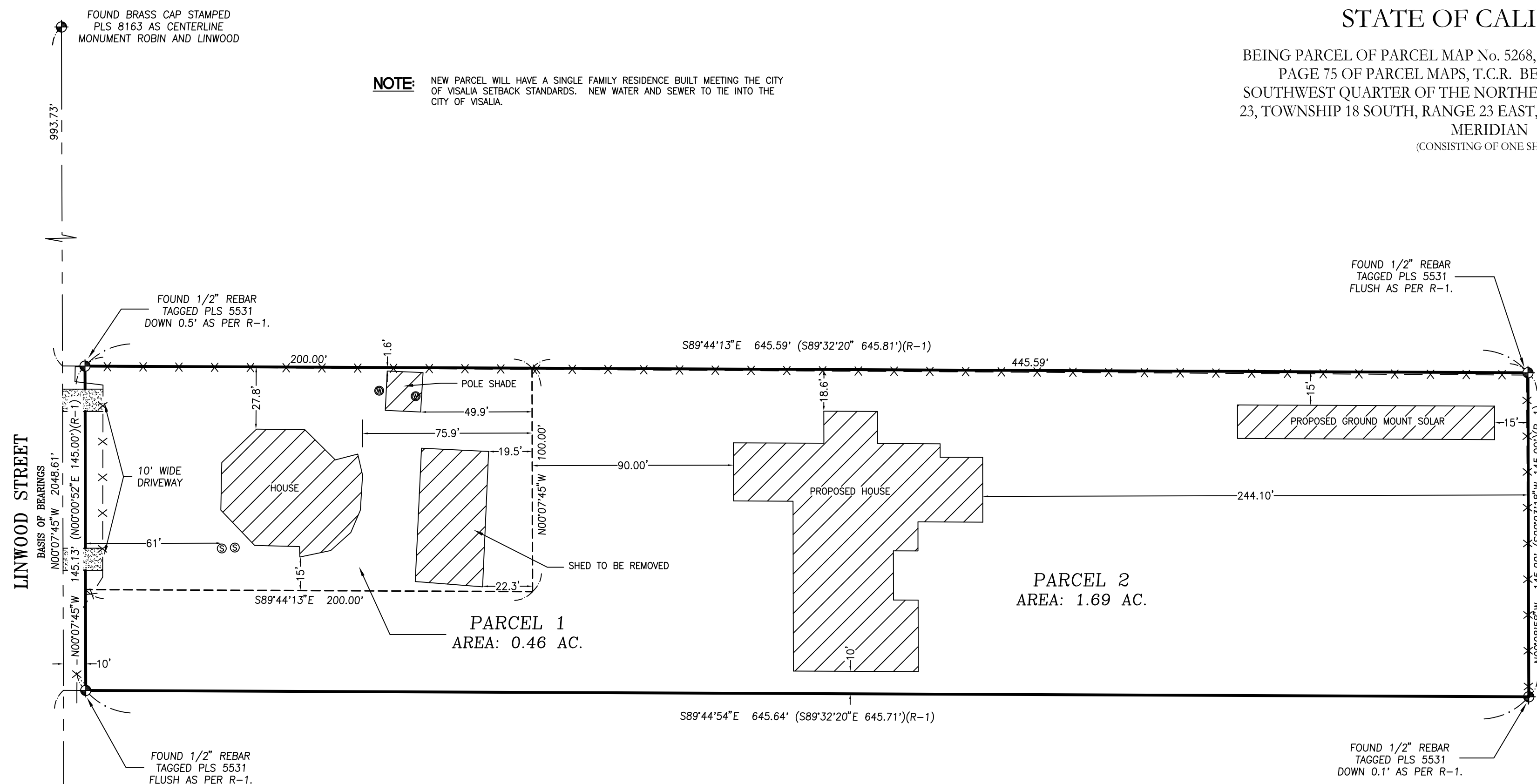


# SITE PLAN

CITY OF VISALIA - COUNTY OF TULARE  
STATE OF CALIFORNIA

BEING PARCEL OF PARCEL MAP No. 5268, RECORDED IN BOOK 53 AT  
PAGE 75 OF PARCEL MAPS, T.C.R. BEING LOCATED IN THE  
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION  
23, TOWNSHIP 18 SOUTH, RANGE 23 EAST, MOUNT DIABLO BASE AND  
MERIDIAN  
(CONSISTING OF ONE SHEET)

**NOTE:** NEW PARCEL WILL HAVE A SINGLE FAMILY RESIDENCE BUILT MEETING THE CITY OF VISALIA SETBACK STANDARDS. NEW WATER AND SEWER TO TIE INTO THE CITY OF VISALIA.



**BASIS OF BEARINGS:**  
THE CENTERLINE OF LINWOOD STREET TAKEN TO BE  $N00^{\circ}07'44''W$  AS PER GNSS OBSERVATION.

**LEGEND:**

- MONUMENTS FOUND AND ACCEPTED UNLESS OTHERWISE NOTED.
- (R-1)* RECORD DATA PER PARCEL MAP No. 5268 RECORDED IN BOOK 53 AT PAGE 75 OF PARCEL MAPS, TULARE COUNTY RECORDS.
- T.C.* TIES ON FILE WITH THE TULARE COUNTY SURVEYOR.
- INDICATES SUBJECT PARCEL BOUNDARY.
- DISTANCES NOT MONUMENTED ARE CALCULATED.

**M & L**  
**LAND SURVEYING**  
3949 N. CONDOR CT.  
SANGER, CA 93657  
Tel. (559) 531-9673  
Email: MLWEYANT@ICLOUD.COM

DATE OF SURVEY	10/23/2021
JOB No.	2136 SOUSA PM
DRAWN BY	M.R. WEYANT
DRAWING NAME	2136 SOUSA PM
REVISION DATE	



# 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: Senior Center Date: Oct 26, 2021

Project Description: See attached project description

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

Property Owner: Ouzounian Investments I

Applicant(s) Name: Market Street Development

Project Address/Location: 2240 S. Mooney Blvd

Assessor Parcel Number: 122 - 030 - 020

Parcel Size (Acreage or Square Feet): 1.15 acres Building or Suite Square Footage: 17,228

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 5.5 million

Describe All Proposed Building Modifications: See attached project description

--- 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: Goodwill store

Proposed Building Use: Senior Center

Proposed Hours of Operation: 8am - 5pm Monday - Friday

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

Number of Employees Per Day: Existing \_\_\_\_\_ Proposed 50 (max)

Number of Customers Per Day (Estimated): Existing \_\_\_\_\_ Proposed 175 (all guests are dropped off at facility)

Predicted Peak Operating Hour: 11:30am - 2pm

Describe Any Truck Delivery Schedule & Operations: 9:00am - 1pm typical food/office supplies/medical delivery hrs

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

(Provide Separate Attachment if Necessary): See attached project description

Describe Any Special Events Planned for the Facility: None of significance for purposes of the City review

**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>Market Street Development LLC</u>	Signature of Owner or Authorized Agent*	
Address: <u>5930 Granite Lake Dr, Ste 110</u>		
City, State, Zip <u>Granite Bay CA 95746</u>	Owner	Date
Phone: <u>530-682-2676</u>	<u>signed in counterpart</u>	<u>10/26/21</u>
Email: <u>charles@marketstreetdev.com;</u> <u>katy@katyschardt.com</u>	Authorized Agent* <u>Charles Smyth</u>	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, George Ouzounian, Ouzounian Investments declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
122-030-020

**AGENT:**

I designate Market Street Development LLC to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to renovate/remodel/construct a Senior Center relative to the property mentioned herein.

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

Executed this 27<sup>th</sup> day of October, 2021

OWNER	AGENT
 Signature of Owner	signed in counterpart Signature of Agent
Owner Mailing Address <u>525 W Main St. #120</u>	Agent Mailing Address <u>5930 Granite Lake Dr, Ste 110</u>
<u>Visalia CA 93291</u>	<u>Granite Bay CA 95746</u>
Owner Phone Number <u>559-740-9200</u>	Agent Phone Number <u>530-682-2676</u>



**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).
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- ⇒ Site plan shall provide for and indicate all of the following:
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  - All existing & proposed site features
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  - Location and width of drive approaches to site
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  - 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>Market Street Development LLC</u>	Signature of Owner or Authorized Agent*	
Address: <u>5930 Granite Lake Dr, Ste 110</u>	Owner	Date
City, State, Zip <u>Granite Bay CA 95746</u>		<u>10/26/21</u>
Phone: <u>530-682-2676</u>	Authorized Agent* <u>Charles Smyth</u>	Date
Email: <u>charles@marketstreetdev.com;</u> <u>katy@katyschardt.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, George Ouzounian, Ouzounian Investments I, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
122-030-020

AGENT:

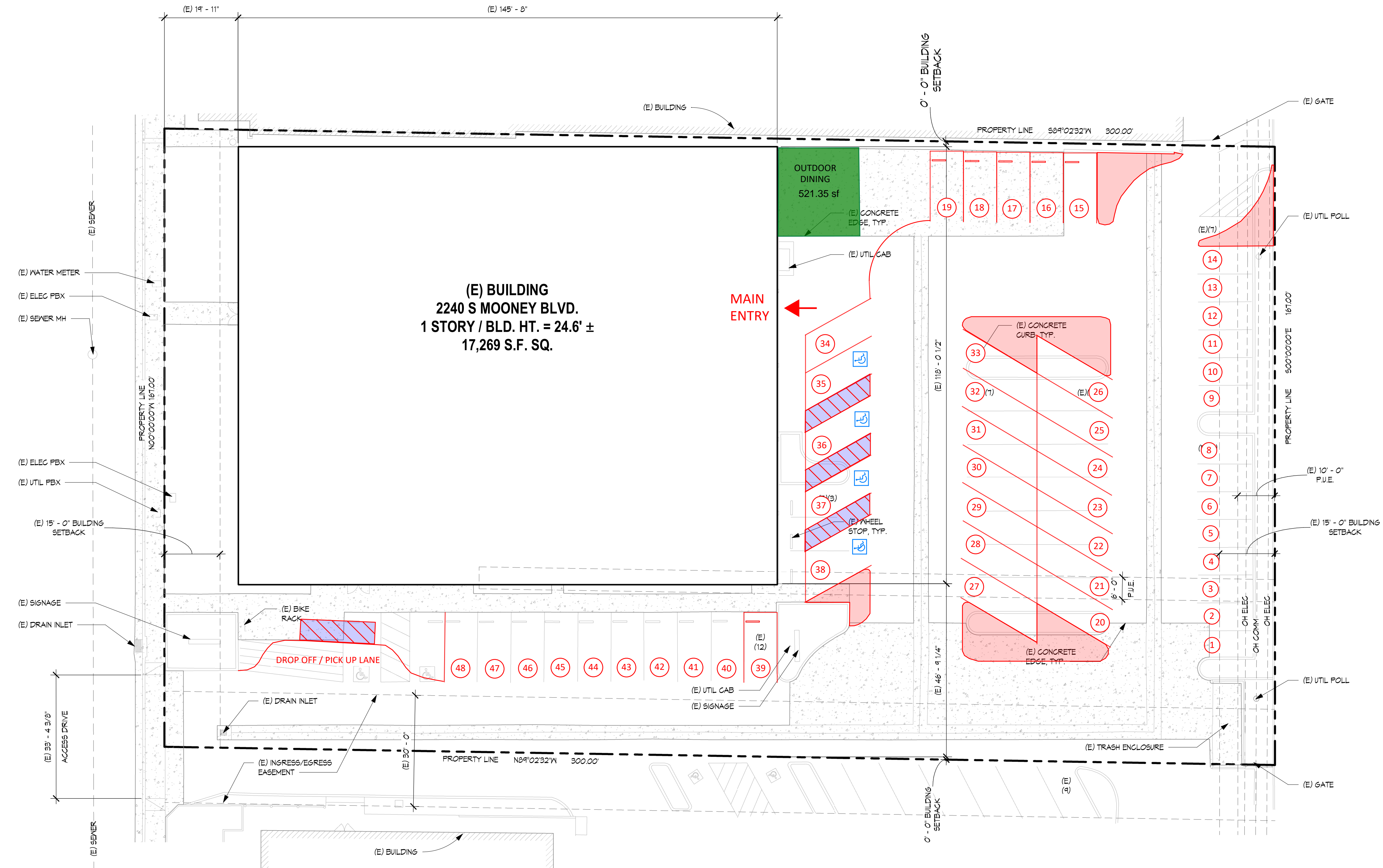
I designate Market Street Development LLC, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to renovate/remodel/construct a Senior Center relative to the property mentioned herein.

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

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

OWNER	Signatures	AGENT
<i>Signed in counterpart</i>		
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
<u>525 W Main St. #B</u>		<u>5930 Granite Lake Dr, Ste 110</u>
<u>Visalia CA 93291</u>		<u>Granite Bay CA 95746</u>
Owner Phone Number		Agent Phone Number
<u>559-740-9200</u>		<u>530-682-2676</u>

STATE HWY 63  
SOUTH MOONEY BOULEVARD



PRELIM SITE LAYOUT  
0' 4' 8' 16' 32 FEET  
1/16" = 1'-0"

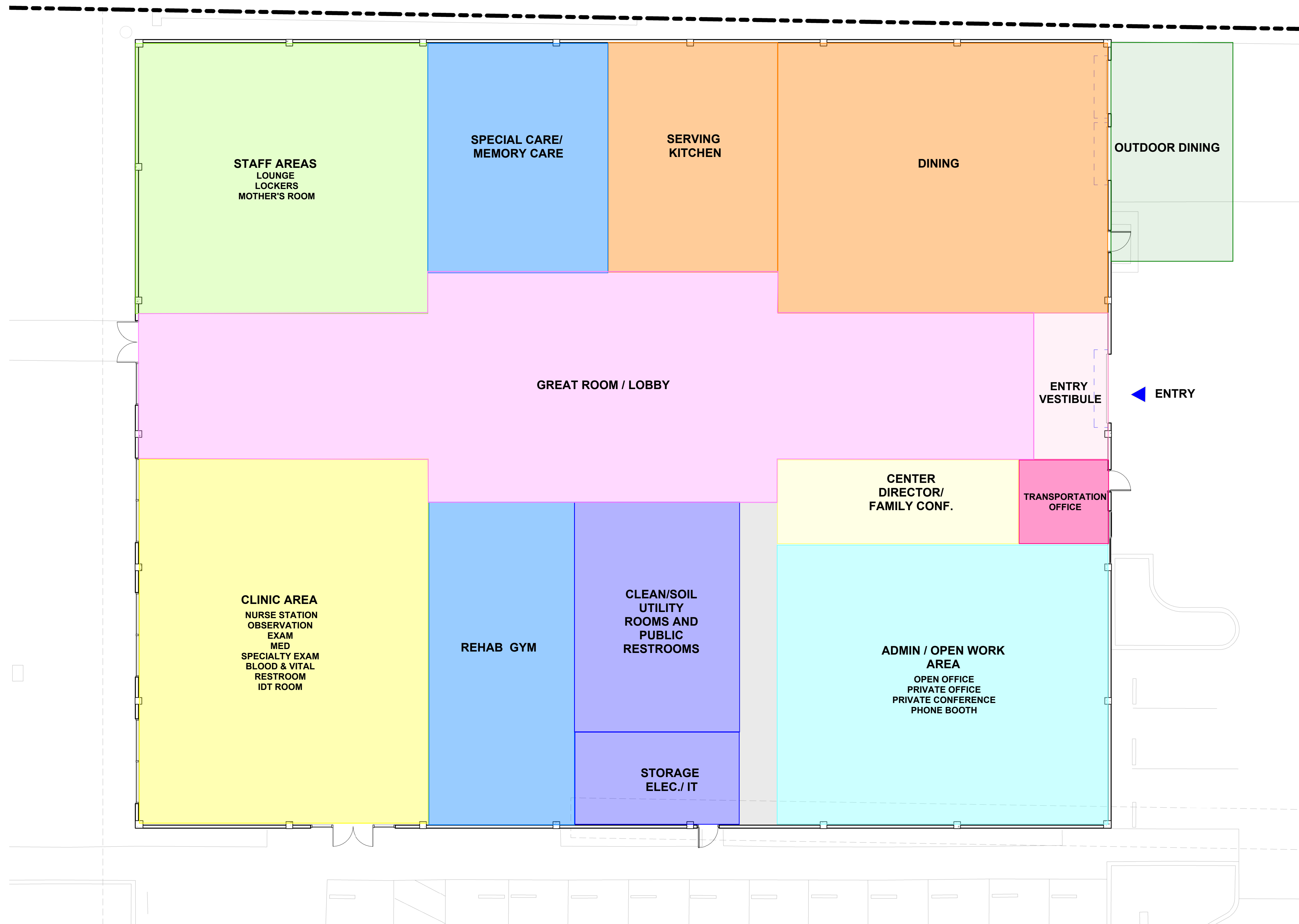
# MSD WelbeHealth Visalia Pace Center

2240 S. Mooney Blvd.  
Visalia, CA. 93291



The information, plans, designs, notes and arrangements shown on this drawing are confidential and may not be reproduced in whole or in part without the expressed written permission of Harriman Kinyon Architects, Inc. Drawings noted as Preliminary, Schematic and/or Conceptual contain information that is conceptual and subject to change. The architect makes no claim as to the accuracy of conceptual information or of information supplied by others.

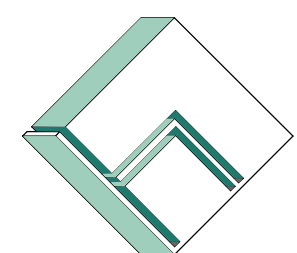




PRELIM FLOOR PLAN  
 0' 2' 4' 8' 16 FEET  
 1/8" = 1'-0"

# MSD WelbeHealth Visalia Pace Center

2240 S. Mooney Blvd.  
 Visalia, CA. 93291



Harriman Kinyon  
 Architects, Inc.



A3  
 11/02/2021

**Project Description**  
Market Street Development Senior Center  
2240 S. Mooney Blvd  
Visalia, CA 93277

**Introduction**

The proposed senior center building will provide a multitude of medical and social services to seniors in the Visalia community. The 17,228 sq ft building will be a re-use of an existing retail building currently occupied by Goodwill.

*The goal of the Pre-Application is to introduce City Staff to the Senior Center program and present details of the operations with the objective to determine the Entitlement and Permitting process that will be required to gain City approval.*

**Program Overview**

The goal of the health provider operating the Senior Center is to improve Seniors' quality of life and help Seniors live independently in their home and community.

The new project will bring a modern PACE (Program of All-Inclusive Care for the Elderly) facility services to Visalia. The health provider (and operator) was founded by mission-driven physicians to bring PACE to communities that are underserved with complete and holistic senior care. The leadership team includes exemplary PACE operators and seasoned healthcare innovators with expertise in senior care and a passion for helping seniors reach their full potential.

PACE is a national program sponsored by the Federal government through Medicare and by the State government through Medicaid. A central goal of the PACE program is to enable individuals who are at risk for moving into a nursing home to continue to live safely in their homes and communities. Members must be 55 years or older, be eligible for nursing home level care based on the State of California, be eligible for Medicaid or Medicare; or be willing to use private insurance, or pay privately, and be able to live safely in the community with PACE services.

**Services Provided**

The PACE model of care is built around an interdisciplinary team (IDT) which includes a primary care physician, nurse, social worker, physical therapist, occupational therapist, recreational therapist, dietician, center director, transportation coordinator, personal care worker and home care coordinator. Each participant is medically assessed upon entry into the program, then twice a year by the team. Based on the assessments, the needs and problems of each participant are identified and integrated into the individual care plan.

Once a Senior has been enrolled as a participant, the PACE provider coordinates all Medicare, Medi-Cal and other payments for the participant's care and coordinates



payments to the service providers. Even though the program services are available 24 hours a day, 7 days a week, 365 days a year, the center only operates Monday through Friday, 8:00 a.m. to 5:00 p.m.

On-site medical benefits include:

- Physician Care
- Nursing
- Dentistry

Off-site medical services are coordinated by the Healthcare provider and may include:

- Optometry
- Audiology
- Medical Specialties (cardiology, pulmonology, nephrology, oncology, etc.)
- Labs, x-ray
- Dialysis
- Hospital Care
- Emergency and Urgent Care
- Short term and Long-term Rehab Care

In-Home Services include:

- Skilled Nursing Care
- Personal Care
- Chore services

On-site/Off-site Community-Based Services include:

- Rehabilitation Therapies
  - Physical Therapy
  - Occupation Therapy
  - Speech Therapy
- Engagement Programs
  - Socializing with others
  - Music, cultural events and games
  - Group exercise activities
- Nutritional Support
  - Nutrition counseling
  - Meals on center days
- Transportation
  - All rides to and from the Center
  - Rides to and from doctor's appointments or other partner services
- Social Services
  - Connections to community resources
  - Benefits support
  - Counseling and psychological services
  - Guidance and support for participants and caregivers

## Project Description

The project will include the remodel of an approximate 17,228 square foot single-story building that is currently occupied by Goodwill. The existing interior improvements will be demolished to allow for construction customized to the Senior Center use. The modifications to the existing space will include, but not be limited to, changes of the interior walls, ceilings and floors to create the interdisciplinary care required of the center. Other components including mechanical, plumbing and electrical systems will be modified to meet current code and meet the requirements of the Senior Center use as well. Some exterior improvements will be updated such as landscaping, exterior facade changes, if required, and roofing to support the new mechanical equipment.

The building will have the following service areas:

- Medical and Dental clinic
- Personal care
- Dining Room
- Kitchen
- Great Room – for congregating and socializing
- Rehab gym
- Special care – for seniors with special needs
- Administrative offices and Staff support

The existing site improvements will remain and be modified to support the Senior Center use. For example, a portion of the parking lot stalls will be re-stripped to accommodate the drop-off and pick-up zone for the Seniors who are brought to the center each day. The exterior building elevations will similarly be modified to support the Senior Center use.

The parking on the site accommodates approximately 46 cars, including the handicapped accessible stalls. PACE is a combination of center-based and home-based care. As such, the participants are provided transportation to and from the center and to any off-site care appointments and to events/appointments in community service programs. ***Participants do not drive themselves to the center.*** The cars parked on site are those of the team members associated with the operation of the facility. Many of the team members also carpool or use public transportation.

## Zoning

The project is located in a desirable commercial corridor with Commercial-Mixed Use zoning. Because of the variety of services offered, the facility may be classified as an Adult Day Care with 13+ adults, which is a Conditional Use. However, Adult Day Care in conjunction with the primary use is a Permitted use. Medical offices are also a Permitted use in the C-MU zone. The proposed Senior Center facility will have at least one medical office. This facility will **NOT** provide residential care or outpatient treatment programs.



## **Summary of Pre-Application Request**

The purpose of this pre-application is to determine the following:

- Confirmation of the Senior Center use as permitted OR, alternatively, confirmation of the process to obtain conditional approval of any and all components of the proposed use
- Process to obtain City approval of exterior renovations
- Process to obtain City approval of minor site plan revisions
- Estimated timeline for obtaining all required discretionary approvals
- Estimated timeline for obtaining all required building and related permits

Thank you for your review of this pre-application for a new PACE Senior Center in Visalia. We look forward to your feedback and working with you to bring this much needed project to your city.

# Pre-Application Senior Center

2240 S. Mooney Blvd, Visalia CA 93277



- Site located across the street from Visalia Mall





# Pre-Application Senior Center

2240 S. Mooney Blvd, Visalia CA 93277



- 17,228 SF Building
- 1.15 Acre Lot, APN #122-030-020
- 46 parking stalls on two sides of the building
- Interior to be completely demolished and rebuilt for a Senior Center use
- Exterior elevations to be modified to support use
- Parking lot to be re-stripped for senior center drop-off and pick-up





# Pre-Application Senior Center

2240 S. Mooney Blvd, Visalia CA 93277





# 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: The Creative Center/Visalia Players Date: 11/4/2021

Project Description: Division of existing lot situated between Santa Fe, Race, Bridge and Grove Street into two parcels  
One parcel will be for The Creative Center and the second lot will be for the Ice House Theatre.

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

Property Owner: City of Visalia

Applicant(s) Name: City of Visalia, The Creative Center and Visalia Players

Project Address/Location: 606 N. Bridge Street and 410 E. Race Ave.

Assessor Parcel Number: 0 9 4 - 0 9 5 - 0 0 1

Parcel Size (Acreage or Square Feet): 3.0 ac/132,000 s.f. Building or Suite Square Footage: Approx 26,175 s.f. (7 bldgs.)

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ NA

Describe All Proposed Building Modifications: No modifications proposed

- - - 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: Day center for developmentally disabled adults/Community theatre

Proposed Building Use: No change

Proposed Hours of Operation: No change (existing hours are 7:30 am to 10 pm)

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

Number of Employees Per Day: Existing 18 Proposed No change

Number of Customers Per Day (Estimated): Existing See note 1 Proposed No change

Predicted Peak Operating Hour: 7:30 to 9 AM and 1:30 to 2:30 PM. M-F

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): Transit pickup for Creative Center clients occurs inside parking lot

Describe Any Special Events Planned for the Facility: Creative Ctr: 1-2 per month; 1-day fundraisers 5 times per year

**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)
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- ⇓ 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: Karl Schoettler  
 Address: 1002 W. Main Street  
 City, State, Zip: Visalia, CA 93291  
 Phone: 559 936-2430  
 Email: karl@weplancities.com

Signature of Owner or Authorized Agent\*

City of Visalia

Owner

KARL SCHOETTLE  
 Authorized Agent\*

11/4/21  
 Date

11/4/21  
 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, Devon Jones, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
094-095-001

AGENT:

I designate Karl Schoettler to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Divide the subject site into two parcels relative to the property mentioned herein.

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

Executed this 4 day of Nov, 2021

OWNER	AGENT
Signatures	Signatures
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Owner	Signature of Agent
<u>220 N Sartz Fe</u>	<u>1002 W. Main Street</u>
Owner Mailing Address	Agent Mailing Address
<u>Visalia, CA 93292</u>	<u>Visalia, CA 93291</u>
<u>713 4190</u>	<u>559 936-2430</u>
Owner Phone Number	Agent Phone Number



## Creative Center/Visalia Players Lot Split - Notes

### Notes

1. The Creative Center serves approximately 80 clients per day (Monday thru Friday). The Ice House Theatre stages a variety of shows throughout the year. The theatre seats 150 persons in the mainstage auditorium and approximately 65 for “lobby shows” in the lobby area.

## **Operating Statement**

### The Creative Center and Visalia Players Lot Split

The project is a proposal to divide the existing 3-acre lot that currently contains The Creative Center and the Visalia Players (Ice House Theatre) into two parcels. The lot is situated between Race Street on the south, Santa Fe Avenue on the east, Grove Avenue on the north, and Bridge Street on the west.

One of the proposed parcels would be to accommodate The Creative Center and associated improvements, including parking lot and most of the landscaped areas of the site. The second smaller parcel would be to contain the Ice House Theatre, operated by the Visalia Players.

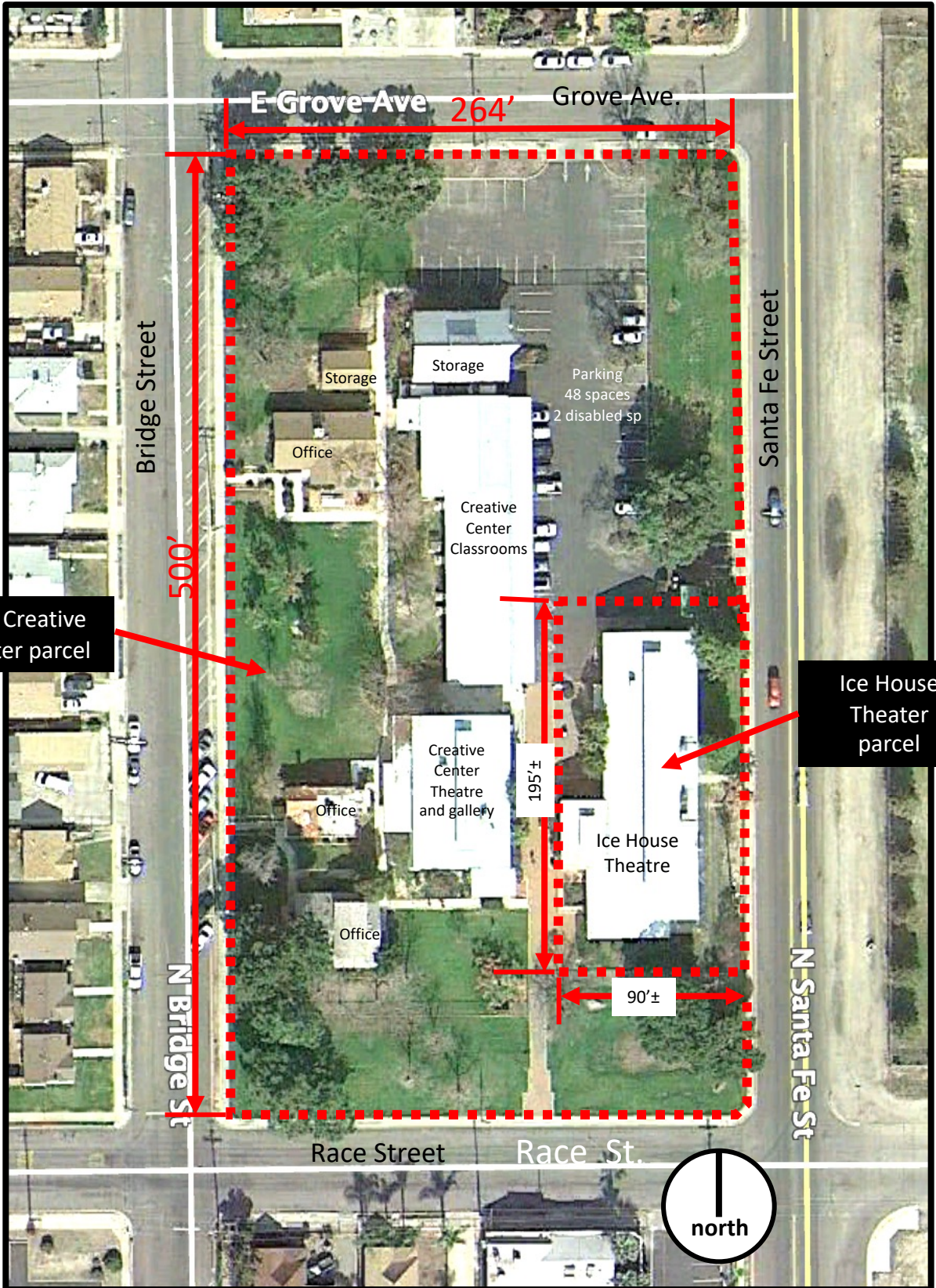
The City of Visalia currently owns the site and is seeking to sell it to The Creative Center and Visalia Players. These two organizations are interested in dividing the property into two parcels. Because both organizations currently utilize common areas of the site they also intend to record a cross-access easement to allow use of common areas, including the parking lot, walkways, trash enclosure area and landscape areas.

We are seeking to use Subdivision Map Act Section 19.61.030.H, which allows the City to divide the property without going through the Parcel Map process – prior to sale of the site to the two organizations. This will save the organization much-needed funding.



# Proposed parcel lines (Creative Center/Visalia Players)

APN 094-095-001 (606 N. Bridge St/410 E. Race 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: Visalia Homeless Center Date: Nov. 4, 2021  
 Project Description: a temporary, low barrier warming center  
 Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_  
 Property Owner: The House at CrossCity (DBA Seven Oaks Church)  
 Applicant(s) Name: Visalia Homeless Center / Rev. Suzy Ward  
 Project Address/Location: 1625 E. Walnut  
 Assessor Parcel Number: 126-450-036  
 Parcel Size (Acreage or Square Feet): 2.06 Building or Suite Square Footage: 3,400 sq ft

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. \_\_\_\_\_  
 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: fellowship / education hall  
 Proposed Building Use: low-barrier warming  
 Proposed Hours of Operation: 7:30PM - 9AM  
 Days of Week In Operation (Circle): (Su) (M) (T) (W) (Th) (F) (Sa)  
 Number of Employees Per Day: Existing 4 Proposed —  
 Number of Customers Per Day (Estimated): Existing 75 Proposed —  
 Predicted Peak Operating Hour: 1 AM  
 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



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REQUIRED SIGNATURE

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

Name: Suzy Ward Signature of Owner or Authorized Agent\*   
 Address: 1934 S. Santa Fe  
 City, State, Zip: Visalia, CA 93292 Owner  
 Phone: 559-967-4065 Authorized Agent\*  
 Email: suzyvisalia@gmail.com Date: November 4<sup>th</sup> 2021  
 Date: Nov 4, 2021

\* 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, JASON LEFAIVE, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
126 450 036

AGENT:

I designate SUZY WARD to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to operate a temporary warming center relative to the property mentioned herein.

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

Executed this 4<sup>th</sup> day of NOVEMBER, 2021

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>1021 S. BURKE ST.</u>	<u>1934 S. Santa Fe</u>
Owner Mailing Address	Agent Mailing Address
<u>VISALIA CA. 93292</u>	<u>Visalia, CA 93292</u>
<u>559-802-3667</u>	<u>559-967-4065</u>
Owner Phone Number	Agent Phone Number



Site Map for 1625 E Walnut

Proposed site for Low Barrier, temporary Warming Center

APN 126-450-36



Walnut Ave

North



Ben Maddox



2021 - 2022 Operational Statement  
For  
Visalia Homeless Center

- Operated from opening date in December until the end of February, 2022.
- The Center will operate overnight from 9 PM to 7 AM
- Individuals will not be allowed to arrive early or to remain after 7 AM (unless meeting with a case manager or health care staff)
- Security will be onsite before opening and after closing.
- Security will be provided during the overnight hours of operation.
- It will be staffed by paid oversight staff that will be on duty all night and assisted by volunteers from community groups.
- Handbook of procedures, including health and safety protocols will be given to volunteers. Training will also be provided. Continuing to work with County agencies update protocols.
- Individuals using the Center will be provided a warm place to stay overnight (no cots provided)
- Individuals will be asked to sign-in and they will be provided a claim check for any bikes or carts.
- There will be covered storage provided for carts and bikes.
- Dogs will be kept in dog kennels and given flea collars. Kennels will be located in one of the side rooms. Owners will stay near their pet, but animals must remain in the kennel.
- Snacks and coffee will be provided during the night
- Restrooms are located in the building.
- No smoking is allowed in the buildings, only in the parking lot until 10:30 PM.
- Individuals will be allowed to check in all during the night. If an individual chooses to leave they will not be allowed to return that night.
- Only one check-in point.
- All individuals will be welcomed as long as they can be compliant with the rules.
  - a. No smoking inside
  - b. Treat everyone with respect
  - c. Quiet after 10:30
- Disruptive individuals will be asked to leave. If an individual becomes a threat to themselves or others, 9-1-1 will be called.
  - An individual who becomes defiant will be asked to leave and may be barred from returning
  - Opportunities will be provided to connect with local agencies including mental health, Street Medicine, senior services, Family Services, and substance abuse agencies.
  - All individuals will be entered into the HMIS.