

# SITE PLAN REVIEW AGENDA

11/24/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

## ITEM NO: 1 Resubmit

SITE PLAN NO: SPR21141

PROJECT TITLE: Belissa Multi-Family CUP

DESCRIPTION: Proposing 168 multi-family units on an approximately 7.15+ acre site. (X)

APPLICANT: David Duda

OWNER: O & B CRANDELL LLC

APN: 077050006

LOCATION:

## ITEM NO: 2

SITE PLAN NO: SPR21208

PROJECT TITLE: Belissa (Crandell) Tentative Subdivision Map

DESCRIPTION: Proposing to Divide a 58.78-Acre Site into 318 Single Family Residential Parcels. Phase 1 (17.35 Acres) and the Remainder of Phase 2 (25.75 Acres) for Residential Development within a Tier 2 Boundary. Phase 3 (13.68 Acres) for NC and HDR.

APPLICANT: Molly Baumeister

OWNER: JPA INVESTMENTS LLC

APN: 077050006

077050004

LOCATION: 31769 RD 108

## ITEM NO: 3

SITE PLAN NO: SPR21209

PROJECT TITLE: Don Groppetti

DESCRIPTION: Modifications and Addition to Existing Hangar Building. (AP/ QP)

APPLICANT: Don Groppetti

OWNER: VISALIA CITY OF

APN: 081080028

LOCATION: 9518 W AIRPORT DR

## ITEM NO: 4

SITE PLAN NO: SPR21210

PROJECT TITLE: Visalia Hyundai

DESCRIPTION: Exterior & Interior Renovations (C-S)

APPLICANT: Don Groppetti

OWNER: BLAM-JADE LP

APN: 098300034

LOCATION: 220 S BEN MADDOX WAY

## ITEM NO: 5

SITE PLAN NO: SPR21211

PROJECT TITLE: The Darling Hotel

DESCRIPTION: Phase 2 expansion/remodel of existing 12, 000 sf building to provide additional hotel rooms, hotel facilities kitchen, and conference space. (D-MU)

APPLICANT: Matt Ainley

OWNER: COURTHOUSE SQUARE VENTURES LLC

APN: 094287001

LOCATION: 100 E CENTER 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](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 requirement details below). 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: Oak Place (Belissa Multi-Family CUP) Date: 11/16/21

Project Description: Proposing 168 multi-family units on an approximately 7.15 ± acre site. The apartment complex will be un gated. The recreational space will include a clubhouse (which will include a leasing office) a pool, and a play area with amenities TBD

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 2021-141

Property Owner: JPA Investments, LLC

Applicant(s) Name: 4Creeks, Inc.

Project Address/Location: NW CORNER OF DEMAREE ST. AND RIVERWAY DRIVE

Assessor Parcel Number: 0 7 7 - 0 5 0 - 0 0 6

Parcel Size (Acreage or Square Feet): 7.15 AC Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No

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

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

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

Date Received: 11/16/2021

SPR Agenda: 11/24/2021 Item No. \_\_\_\_\_

Zone: \_\_\_\_\_ SPR No. 2021-141

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: Agriculture

Proposed Building Use: \_\_\_\_\_

Proposed Hours of Operation: \_\_\_\_\_

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

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

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

Predicted Peak Operating Hour: \_\_\_\_\_

Describe Any Truck Delivery Schedule & Operations: \_\_\_\_\_  
 \_\_\_\_\_

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): \_\_\_\_\_  
 \_\_\_\_\_

Describe Any Special Events Planned for the Facility: \_\_\_\_\_  
 \_\_\_\_\_


**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - Existing & proposed structures
  - Loading/unloading areas
  - All existing & proposed site features
  - Adjacent street names
  - Accessible path of travel from right of way
  - Site dimensions, including building
  - Refuse enclosures & containers
  - Accessible path of travel from ADA stall
  - Existing and proposed fencing at site
  - Valley oak trees (show drip line)
  - Location and width of drive approaches to site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed landscaping
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
  - Parking stalls (include ADA)
- ⇒ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

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

Name: <u>David Duda, 4Creeks, Inc</u>	Signature of Owner or Authorized Agent*	
Address: <u>324 S Santa Fe St A</u>	Owner	Date
City, State, Zip <u>Visalia, CA 93292</u>		9/9/21
Phone: <u>(559)-802-3052</u>	Authorized Agent*	Date
Email: <u>david.duda@4-creeks.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, \_\_\_\_\_, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
077-050-006

AGENT:

I designate David Duda, 4Creeks, Inc., to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to PROCESS SITE PLAN REVIEW AND ASSOCIATED ENTITLEMENTS 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		
Owner Mailing Address		<u>David Duda, 4Creeks, Inc.</u>
Owner Phone Number		Agent Mailing Address <u>324 S. Santa Fe St., Ste A, Visalia, CA 93292</u>
		<u>(559)-802-3052</u>
		Agent Phone Number

# OAK PLACE MULTI-FAMILY CONDITIONAL USE PERMIT

A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA



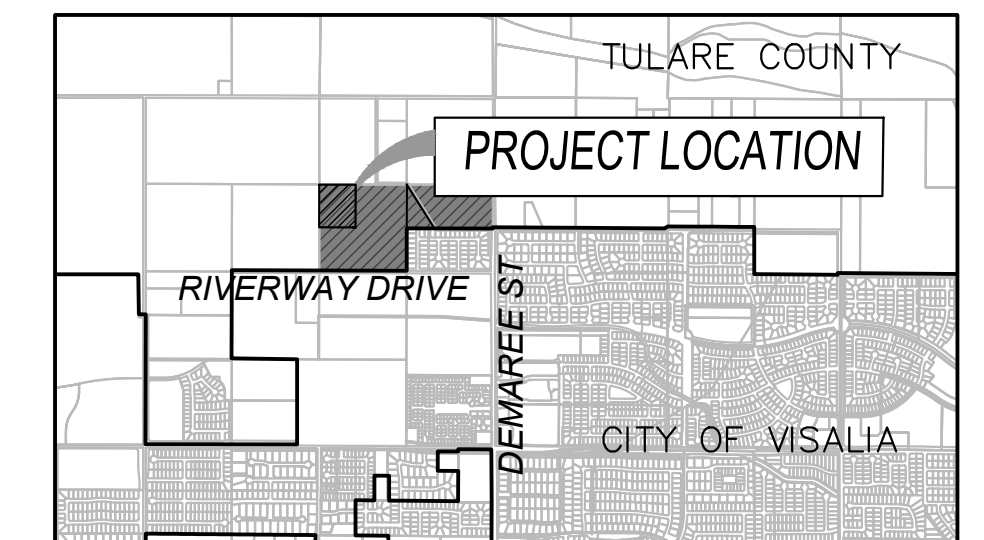
**SITE DATA:**

APN:	077-050-006
TOTAL AREA:	7.15 (GROSS) ±
EXISTING ZONING:	AE-40 (COUNTY)
PROPOSED ZONING:	RM-3
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL
GENERAL PLAN DESIGNATION:	HIGH DENSITY RESIDENTIAL
FLOOD ZONE:	X02
JURISDICTION:	TULARE COUNTY - TO BE ANNEXED
VISALIA UDB TIER:	TIER 2
TOTAL BUILDINGS:	14 (4 VAN ACCESSIBLE)
TOTAL UNITS:	168
REQUIRED PARKING:	252 (1.5 SPACES PER DU)
PROPOSED PARKING:	284 (168 GARAGE)
DENSITY:	23.5 DU/AC

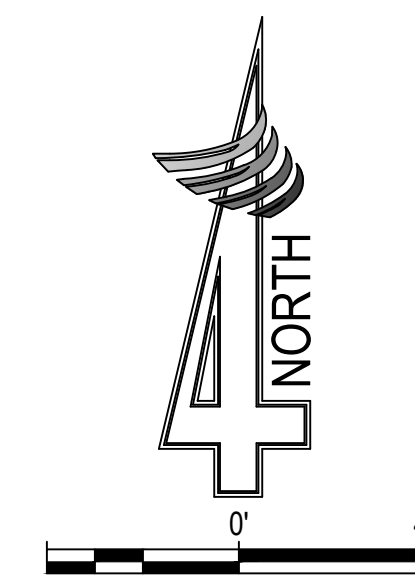
OPEN SPACE: 28,000 SF (8% OF PARCEL)

NOT A GATED COMMUNITY

SANITARY SEWER AND WATER UTILITIES TO TIE INTO FUTURE LINES ALONG LINWOOD



VICINITY MAP



PREPARED BY:



**4CREEKS**

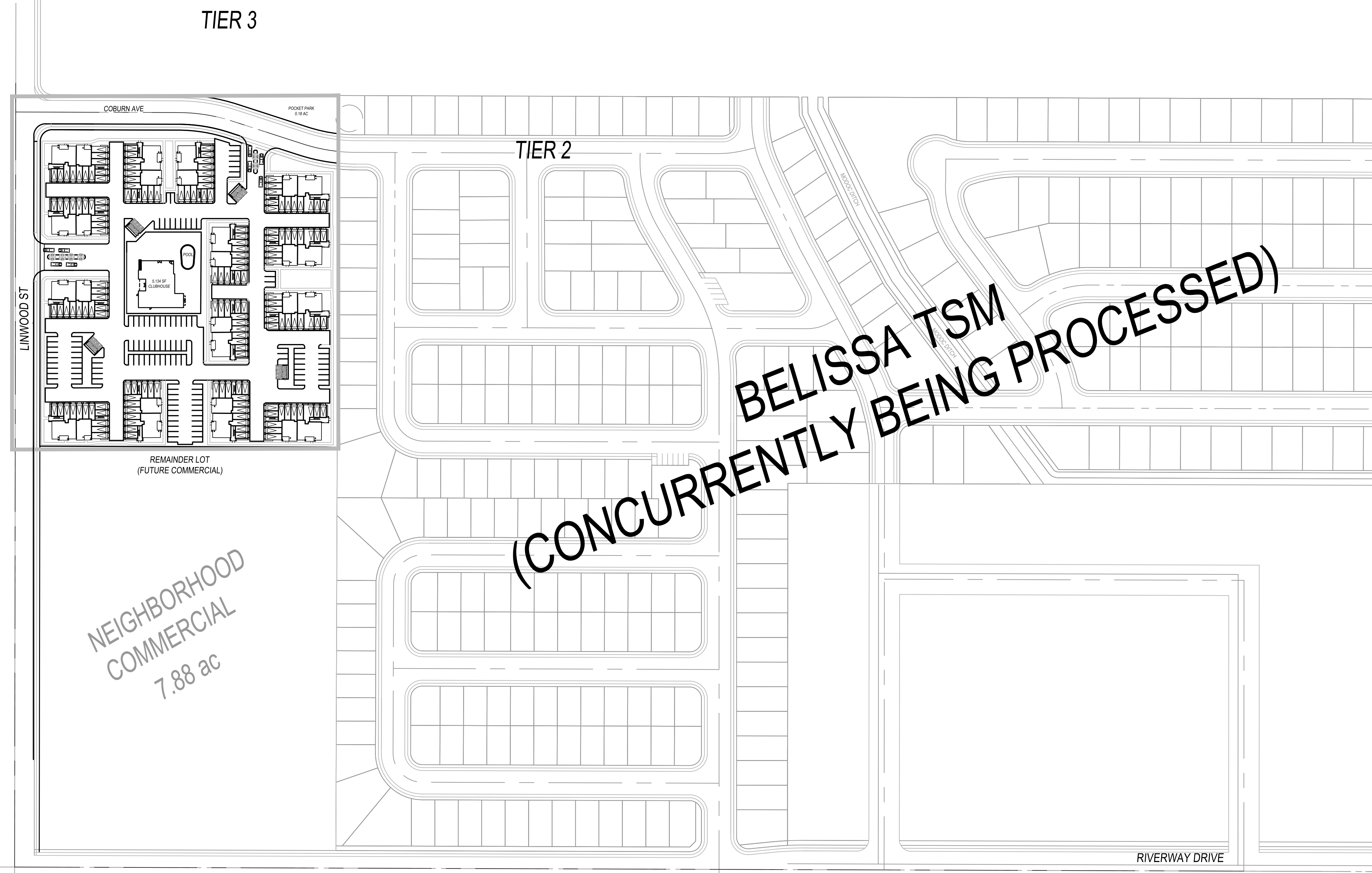
324 S. SANTA FE ST., STE. A  
P.O. BOX 7593  
VISALIA, CA 93292  
TEL: 559.802.3052  
FAX: 559.802.3215



# OAK PLACE - DEMAREE ST & RIVERWAY DRIVE MASTER SITE PLAN

A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

REQUESTING CUP FOR DENSITY SPREAD AND LOT SIZES THAT DO NOT MEET THE R-1 AND RM ZONING STANDARDS.



**SITE DATA:**

APN:	077-050-004
	077-050-006
TOTAL AREA:	58.78 AC. (GROSS) ±
EXISTING ZONING:	AE-40 (COUNTY)
PROPOSED ZONING:	R-1-5 (PD)
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL
GENERAL PLAN DESIGNATION:	LOW RESIDENTIAL MED DENSITY HIGH DENSITY NEIGHBORHOOD COMMERCIAL
FLOOD ZONE:	AE and X
JURISDICTION:	TULARE COUNTY - TO BE ANNEXED
VISALIA UDB TIER:	TIER 2

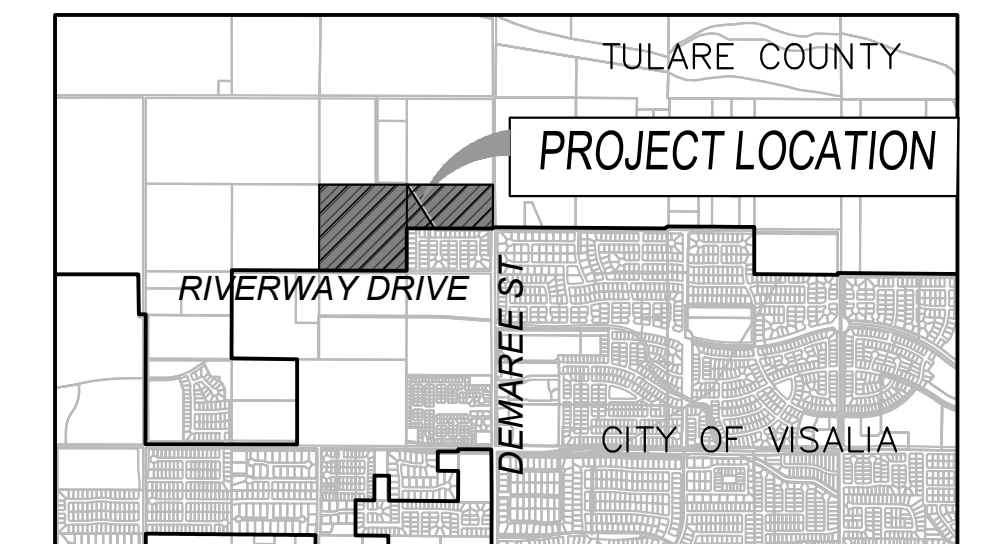
  

<b>LAND USE TOTALS:</b>	<b>AREA</b>	<b>LOTS</b>
LOW DENSITY RESIDENTIAL:	26.54 AC	168
PARK/OPEN SPACE:	1.31 AC	
MEDIUM DENSITY RESIDENTIAL:	14.87 AC	150
HIGH DENSITY RESIDENTIAL:	7.15 AC	
NEIGHBORHOOD COMMERCIAL:	6.88 AC	
STORM DRAINAGE BASIN	1.00 AC	
<b>TOTAL</b>		<b>318</b>

MEDIUM DENSITY RESIDENTIAL: ~10% TO BE ONE-GARAGE PRODUCT

PHASE 1 (LDR):	17.64 AC	106	6.01 DU/AC
PHASE 1 (MDR):	14.87 AC	150	10.0 DU/AC
PHASE 1 (LDR):	9.12 AC	62	6.80 DU/AC
PHASE 2 TBD:	7.15 AC	168 UNITS	23 DU/AC

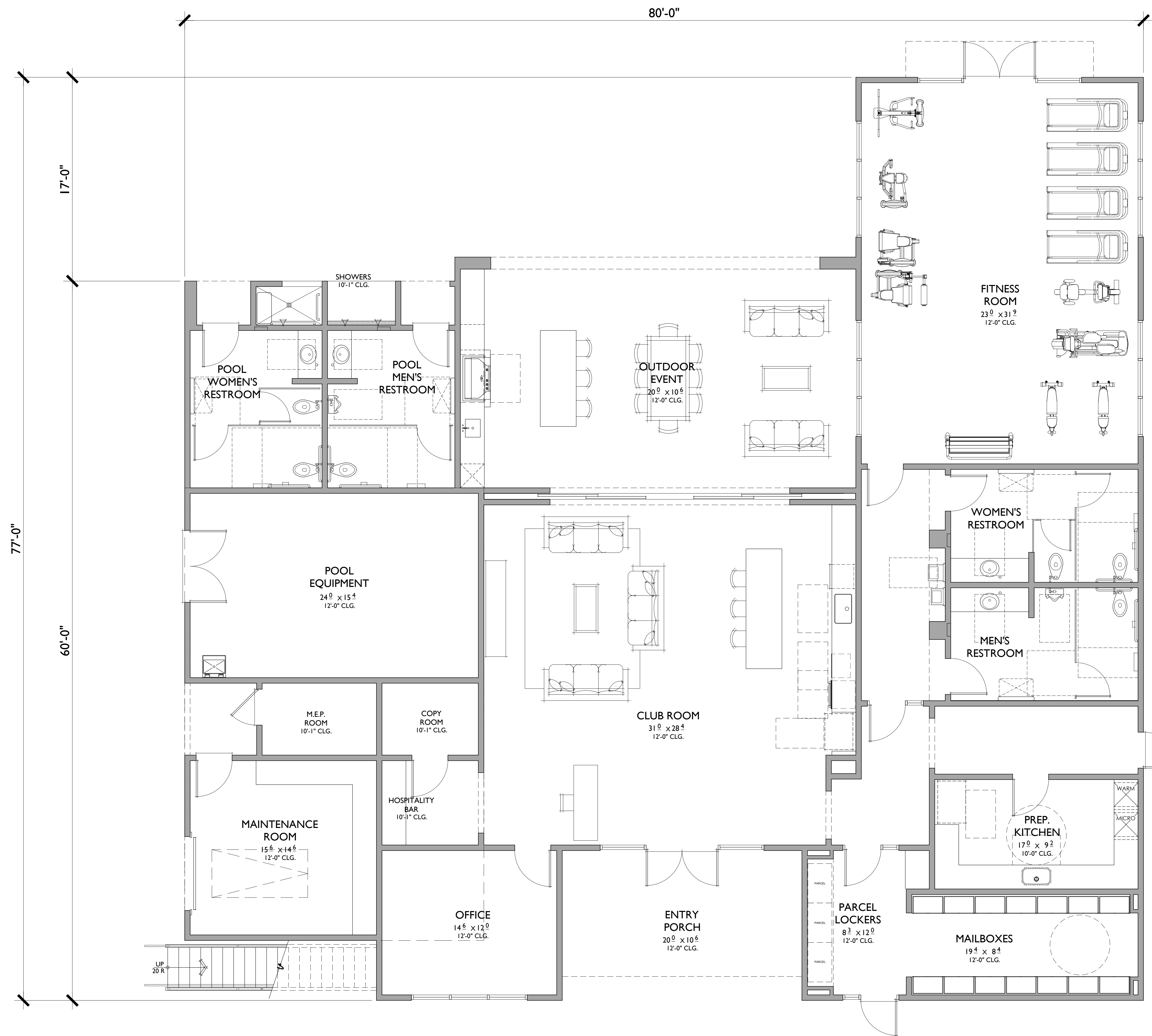
LOTS A - E TO BE DEDICATED TO CITY OF VISALIA  
SANITARY SEWER AND WATER UTILITIES TO TIE INTO EXISTING LINES ALONG RIVERWAY DRIVE AND DEMAREE STREET



VICINITY MAP

PREPARED BY:

324 S. SANTA FE ST., STE. A  
P.O. BOX 7593  
VISALIA, CA 93292  
TEL: 559.802.3052  
FAX: 559.802.3215



FLOOR AREA TABLE	
ENTRY & CLUBROOM	1008 SQ. FT.
FITNESS	785 SQ. FT.
PREP. KITCHEN	179 SQ. FT.
RESTROOMS	327 SQ. FT.
OFFICE	260 SQ. FT.
MAILBOXES	294 SQ. FT.
MAINTENANCE ROOM	243 SQ. FT.
POOL RESTROOMS	389 SQ. FT.
POOL EQUIPMENT	388 SQ. FT.
MANAGER'S UNIT	929 SQ. FT.
HALLWAY	319 SQ. FT.
<b>TOTAL INDOOR AREA</b>	<b>5,122 SQ. FT.</b>
OUTDOOR EVENT	683 SQ. FT.
ENTRY PORCH	210 SQ. FT.
CIRCULATION	73 SQ. FT.
<b>TOTAL</b>	<b>6,088 SQ. FT.</b>

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



FLOOR AREA TABLE	
ENTRY & CLUBROOM	1008 SQ. FT.
FITNESS	785 SQ. FT.
PREP. KITCHEN	179 SQ. FT.
RESTROOMS	327 SQ. FT.
OFFICE	260 SQ. FT.
MAILBOXES	294 SQ. FT.
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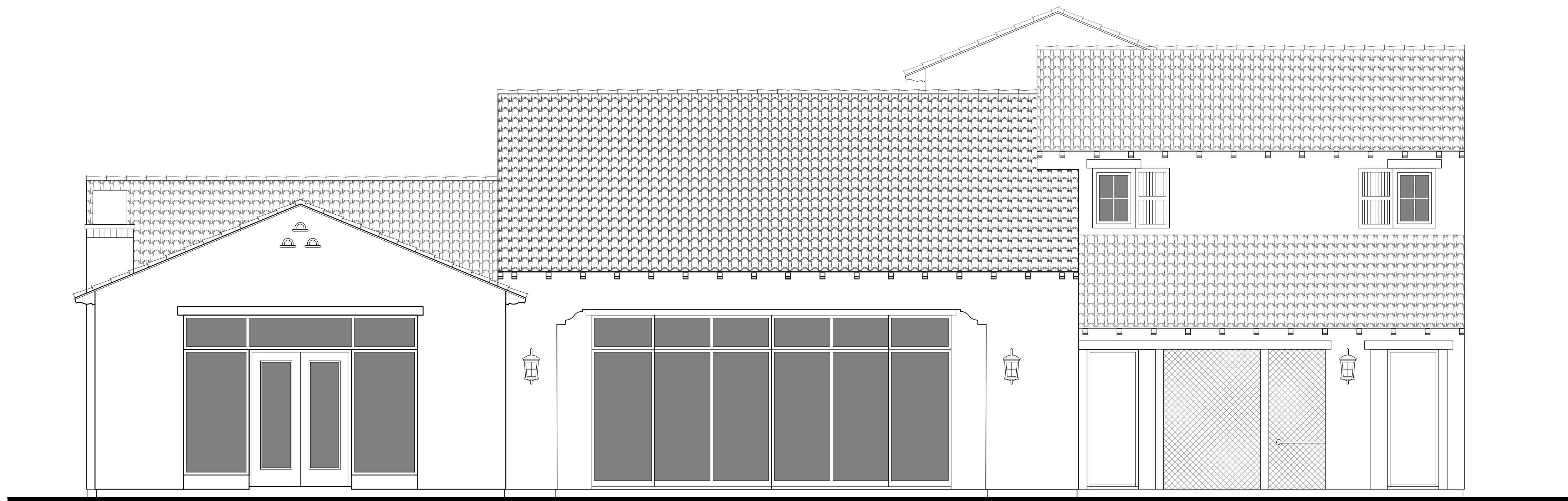
**TOTAL 6,088 SQ. FT.**  
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



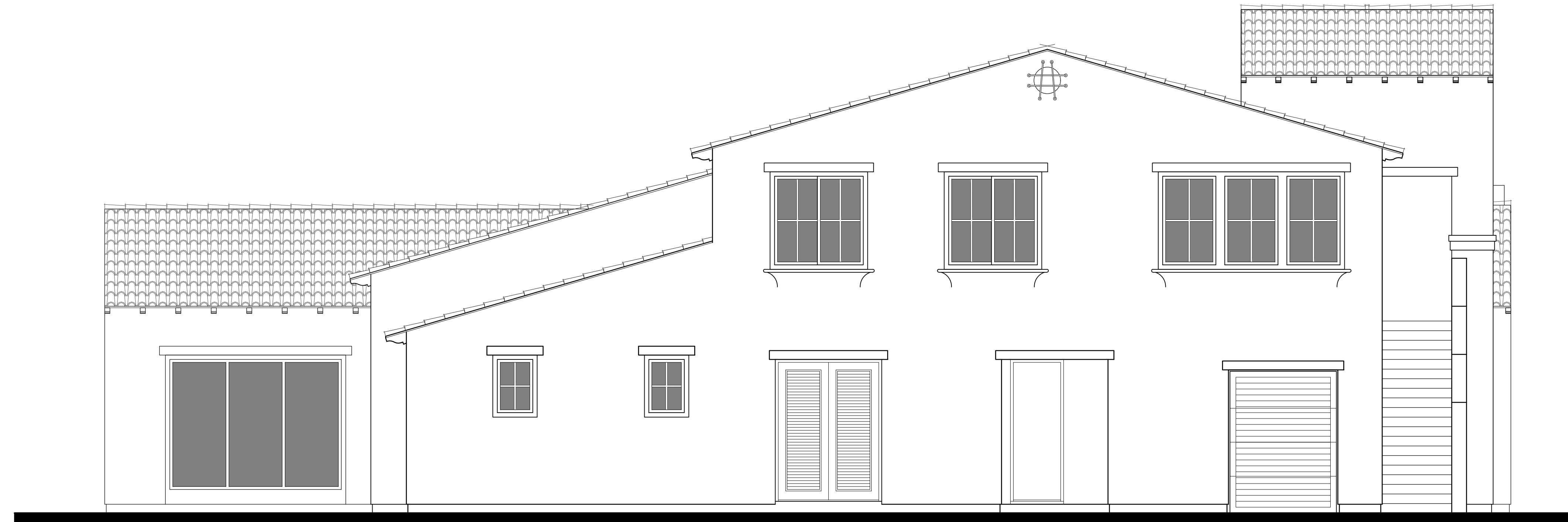


FRONT

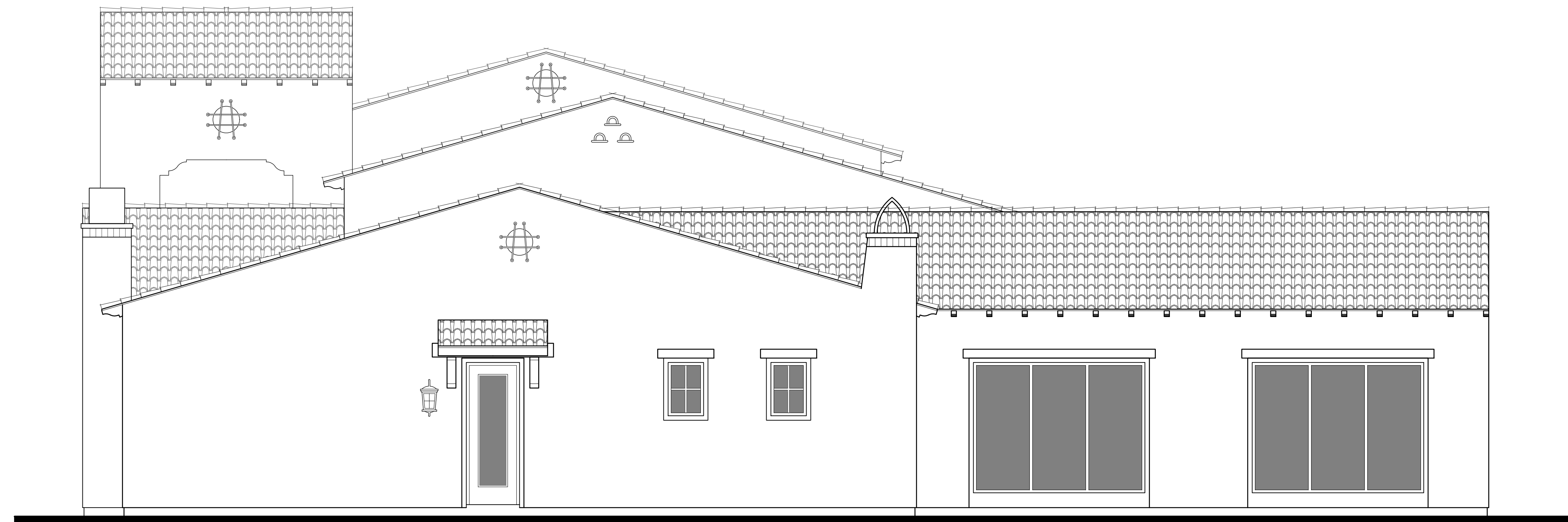
A  
1/4"=1'-0"



REAR



LEFT



RIGHT

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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- 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: BELISSA (CRANDELL) TENTATIVE SUBDIVISION MAP Date: 11/16/21

Project Description: PROPOSING TO DIVIDE A 58.78-ACRE SITE INTO 318 SINGLE FAMILY RESIDENTIAL PARCELS  
FOR PHASE 1 (17.35 AC) AND THE REMAINDER OF PHASE 2 (25.75 AC) FOR RESIDENTIAL DEVELOPMENT WITHIN A TIER 2 BOUNDARY. PHASE 3 (13.68 AC) FOR NC AND HDR

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 20076

Property Owner: JPA Investments, LLC

Applicant(s) Name: 4Creeks, Inc.

Project Address/Location: NW CORNER OF DEMAREE ST. AND RIVERWAY DRIVE

Assessor Parcel Number: 0 7 7 - 0 5 0 - 0 0 4 & 006

Parcel Size (Acreage or Square Feet): 58.78 AC Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No

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

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

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

Date Received: 11/16/2021

SPR Agenda: 11/24/2021 Item No. \_\_\_\_\_

Zone: X SPR No. 21-208

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: Agriculture

Proposed Building Use: \_\_\_\_\_

Proposed Hours of Operation: \_\_\_\_\_

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

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

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

Predicted Peak Operating Hour: \_\_\_\_\_

Describe Any Truck Delivery Schedule & Operations: \_\_\_\_\_  
 \_\_\_\_\_

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees  
 (Provide Separate Attachment if Necessary): \_\_\_\_\_  
 \_\_\_\_\_

Describe Any Special Events Planned for the Facility: \_\_\_\_\_  
 \_\_\_\_\_



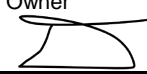

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - Existing & proposed structures
  - Loading/unloading areas
  - All existing & proposed site features
  - Adjacent street names
  - Accessible path of travel from right of way
  - Site dimensions, including building
  - Refuse enclosures & containers
  - Accessible path of travel from ADA stall
  - Existing and proposed fencing at site
  - Valley oak trees (show drip line)
  - Location and width of drive approaches to site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed landscaping
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
  - Parking stalls (include ADA)
- ⇒ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

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

Name: <u>David Duda, 4Creeks, Inc</u>	Signature of Owner or Authorized Agent*	
Address: <u>324 S Santa Fe St A</u>	_____	
City, State, Zip <u>Visalia, CA 93292</u>	Owner	Date
Phone: <u>(559)-802-3052</u>		<u>11.16.21</u>
Email: <u>david.duda@4-creeks.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):

077-050-004                      077-050-006

AGENT:

I designate David Duda, 4Creeks, Inc., to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to PROCESS SITE PLAN REVIEW AND ASSOCIATED ENTITLEMENTS relative to the property mentioned herein.

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

Executed this \_\_\_\_\_ day of \_\_\_\_\_ november, 20 21.

<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner		
Owner Mailing Address		Signature of Agent <u>David Duda, 4Creeks, Inc.</u>
Owner Phone Number		Agent Mailing Address <u>324 S. Santa Fe St., Ste A, Visalia, CA 93292</u>
		<u>(559)-802-3052</u> Agent Phone Number



# BELISSA

## TENTATIVE SUBDIVISION MAP CONDITIONAL USE PERMIT (PUD)

A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

REQUESTING CUP FOR DENSITY SPREAD AND LOT SIZES THAT DO NOT MEET THE R-1 AND RM ZONING STANDARDS.

**SITE DATA:**

APN:	077-050-004
	077-050-006
TOTAL AREA:	58.78 AC. (GROSS) ±
EXISTING ZONING:	AE-40 (COUNTY)
PROPOSED ZONING:	R-1-5 (PD)
EXISTING USE:	VACANT
PROPOSED USE:	RESIDENTIAL
GENERAL PLAN DESIGNATION:	LOW RESIDENTIAL MED DENSITY HIGH DENSITY NEIGHBORHOOD COMMERCIAL
FLOOD ZONE:	AE and X
JURISDICTION:	TULARE COUNTY - TO BE ANNEXED
VISALIA UDB TIER:	TIER 2

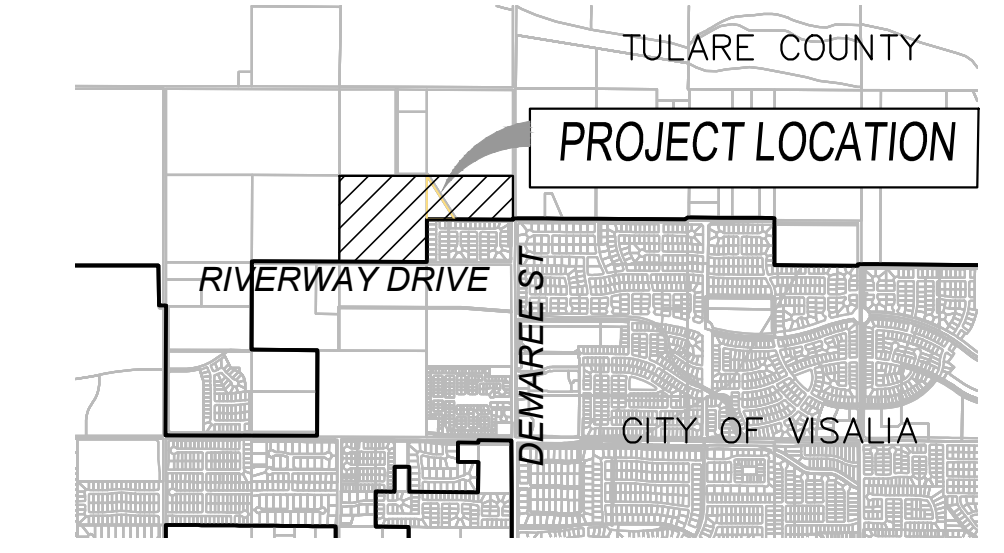
<b>LAND USE TOTALS:</b>	AREA	LOTS
LOW DENSITY RESIDENTIAL:	26.54 AC	164
PARK/OPEN SPACE:	1.73 AC	
	MIN. REQUIRED: (250 SF * 303 LOTS UNDER 5000 SF = 1.73 AC)	
MEDIUM DENSITY RESIDENTIAL:	14.87 AC	150
HIGH DENSITY RESIDENTIAL:	7.15 AC	
NEIGHBORHOOD COMMERCIAL:	7.88 AC	
<b>TOTAL</b>		<b>314</b>

MEDIUM DENSITY RESIDENTIAL: ~10% TO BE ONE-GARAGE PRODUCT

PHASE 1 (LDR):	17.64 AC	104	6.01 DU/AC
PHASE 2 (MDR):	14.87 AC	148	10.0 DU/AC
PHASE 2 (LDR):	9.12 AC	62	6.80 DU/AC
PHASE 3:	15.03 AC	-	

LOTS A - E TO BE DEDICATED TO CITY OF VISALIA

SANITARY SEWER AND WATER UTILITIES TO TIE INTO EXISTING LINES ALONG RIVERWAY DRIVE AND DEMAREE STREET



### VICINITY MAP

PREPARED BY:

324 S. SANTA FE ST., STE. A  
P.O. BOX 7593  
VISALIA, CA 93292  
TEL: 559.802.3052  
FAX: 559.802.3215



TIER 3

TIER 3

TIER 1

TIER 1

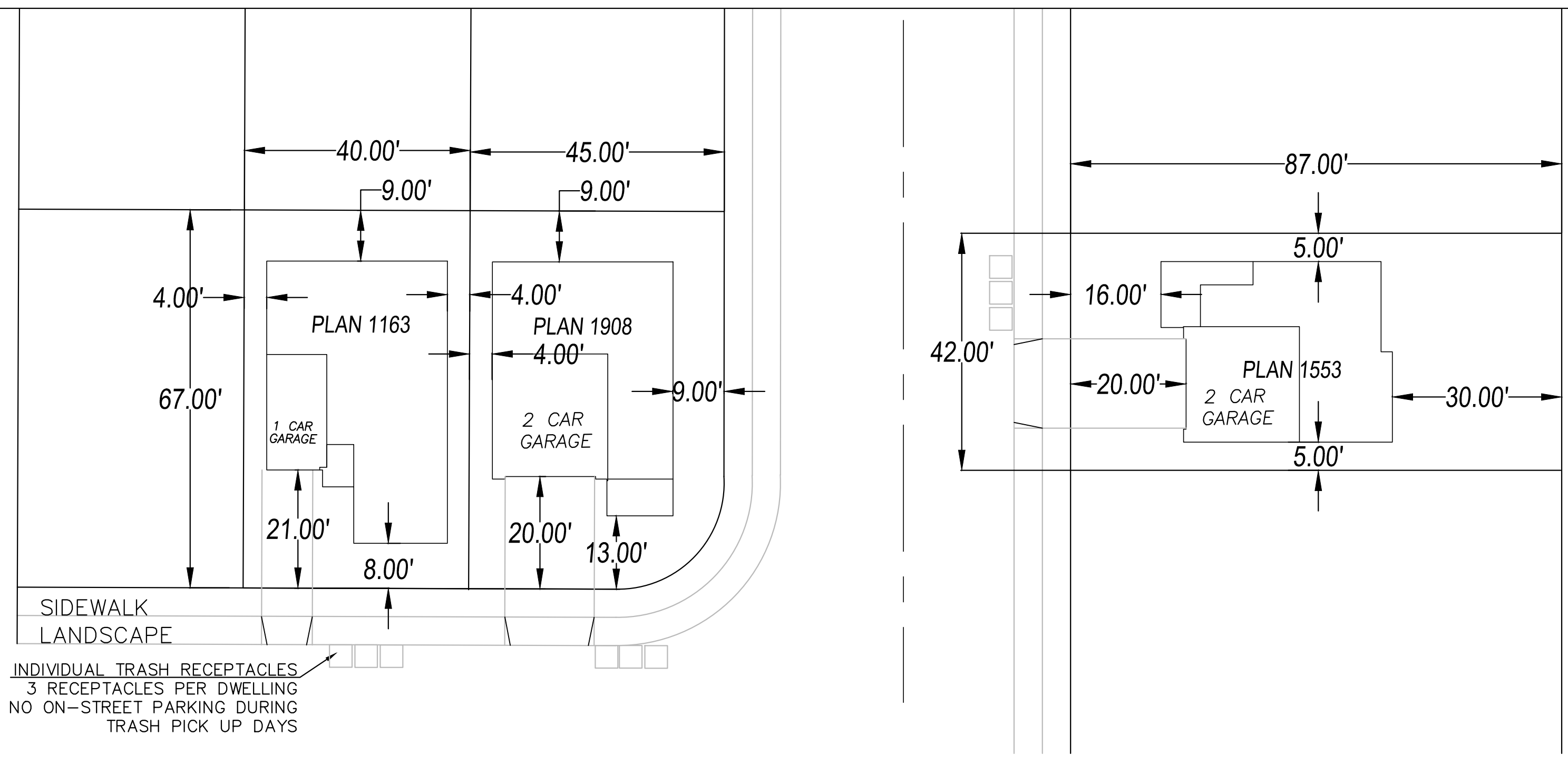
TIER 1

HDR  
7.15 ac  
(SEPARATE CUP SUBMITTAL)

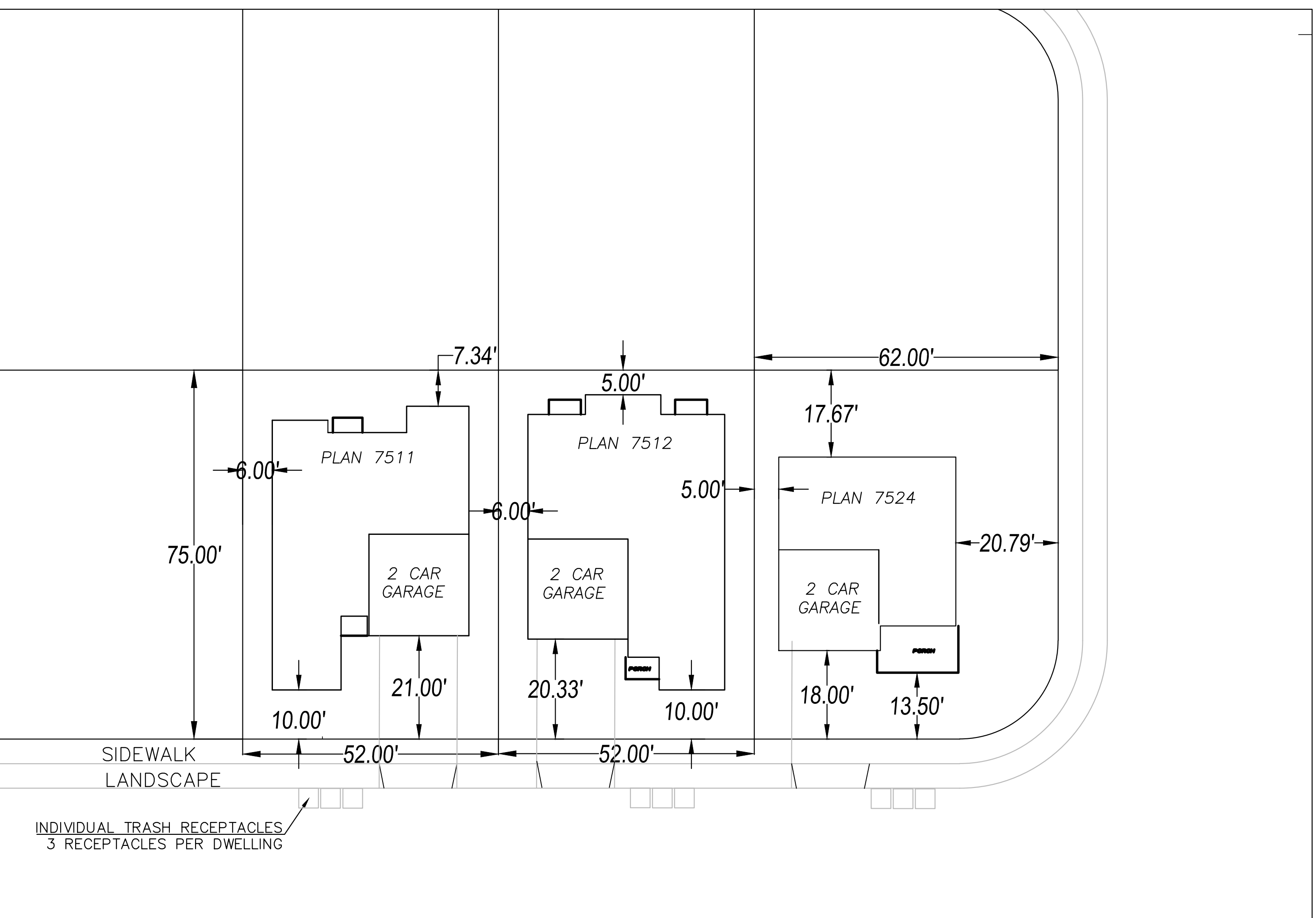
NEIGHBORHOOD  
COMMERCIAL  
7.88 ac

EXISTING WILDHORSE  
SUBDIVISION



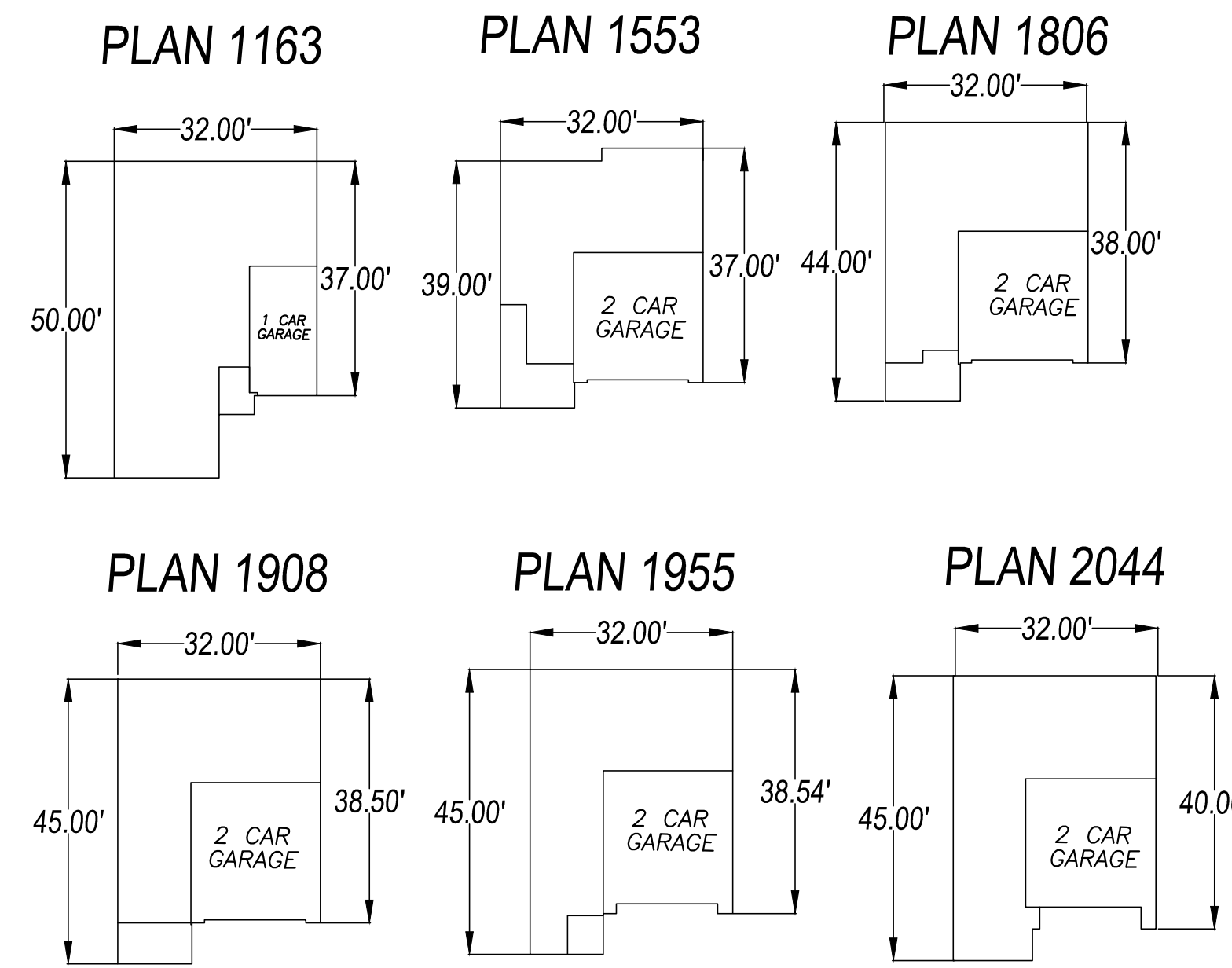


**SINGLE FAMILY HOUSING ARIETTE SETBACKS** NTS

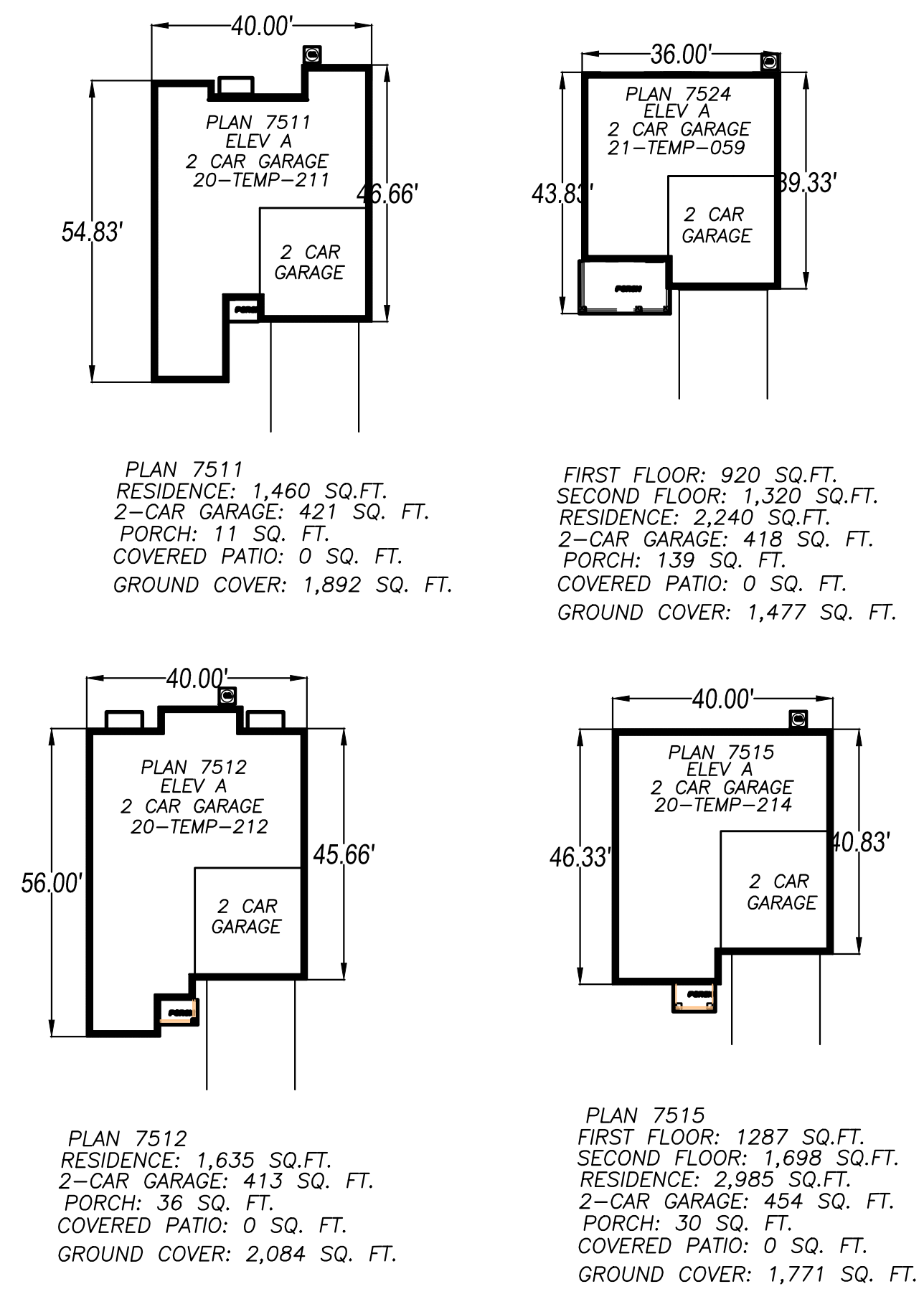


**SINGLE FAMILY HOUSING EMERY SETBACKS** NTS

**ARIETTE PLANS (40'x67' & 42'x87)' LOTS**



**EMERY PLANS (52'x75)' LOTS**



**BELISSA**

**TENTATIVE SUBDIVISION MAP  
CONDITIONAL USE PERMIT**

A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

REQUESTING CUP FOR DENSITY SPREAD AND LOT SIZES THAT DO NOT MEET THE R-1 AND RM ZONING STANDARDS.

**R-1-5 SETBACK REQUIREMENTS (MIN)**  
 FRONT: 12' (20' GARAGE)  
 REAR YARD: 15'  
 INTERIOR: 5' (10' CORNER)

**PROPOSED SETBACKS FOR EMERY LOTS (MIN)**  
 FRONT: 10' (18' GARAGE)  
 REAR YARD: 5'  
 INTERIOR: 5' (10' CORNER)

**PROPOSED SETBACKS FOR ARIETTE LOTS (MIN)**  
 FRONT: 8' (20' GARAGE)  
 REAR YARD: 9'  
 INTERIOR: 4' (8' CORNER)

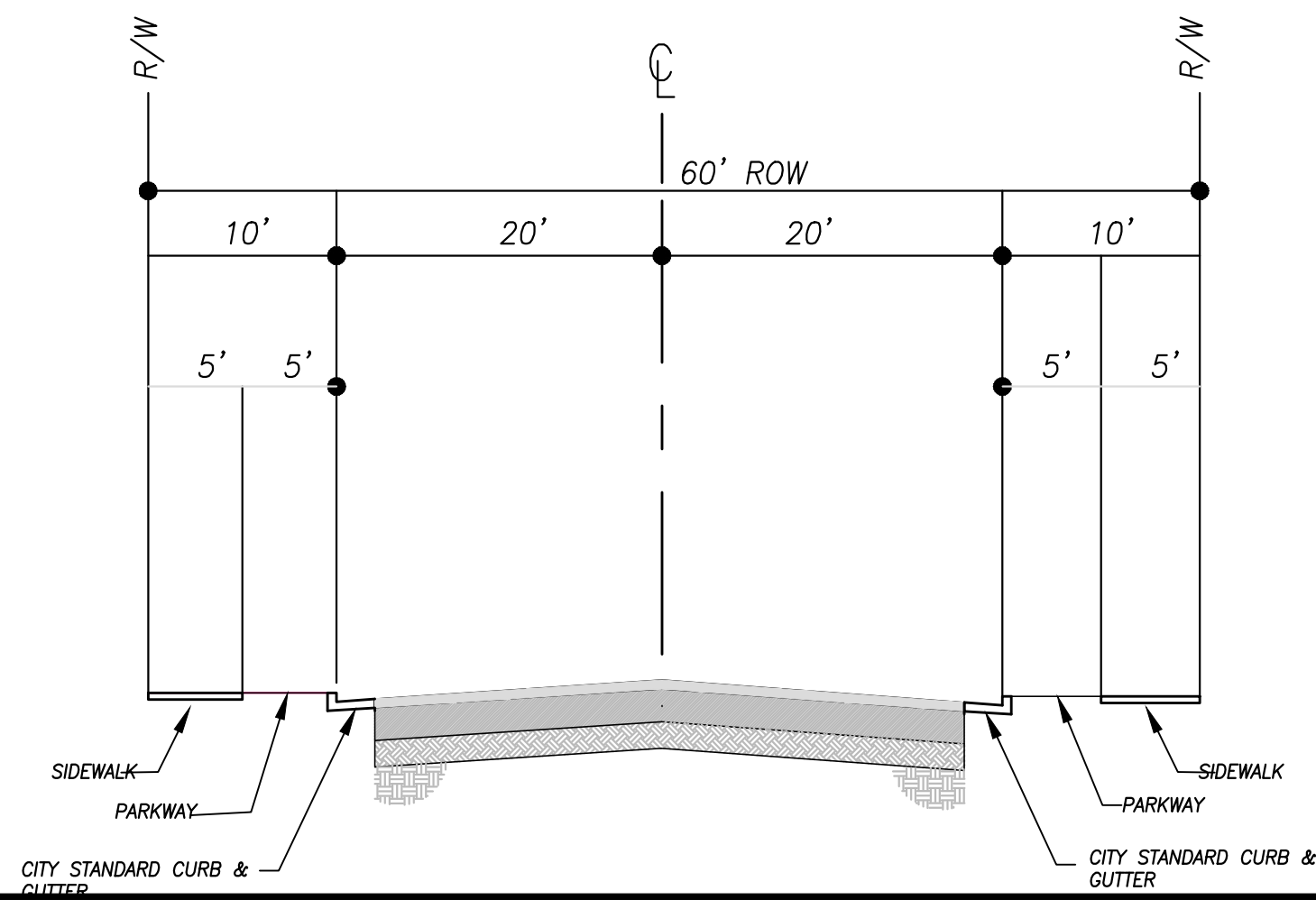
PREPARED BY:  
 324 S. SANTA FE ST., STE. A  
 P.O. BOX 7593  
 VISALIA, CA 93292  
 TEL: 559.802.3052  
 FAX: 559.802.3215

# BELISSA

## TENTATIVE SUBDIVISION MAP CONDITIONAL USE PERMIT

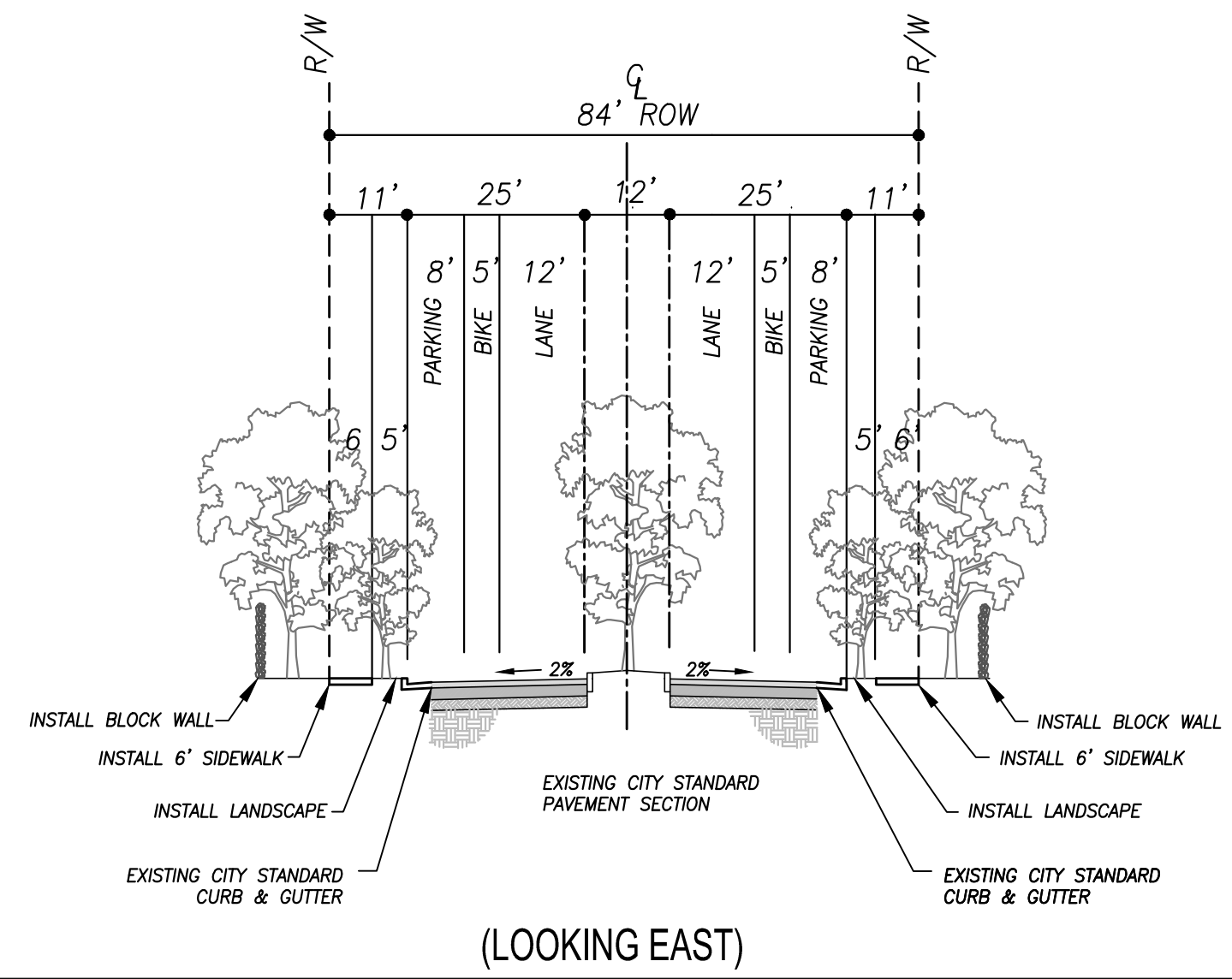
A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

REQUESTING CUP FOR DENSITY SPREAD AND LOT SIZES THAT DO NOT MEET THE R-1 AND RM ZONING STANDARDS.



PROPOSED LOCAL ROAD

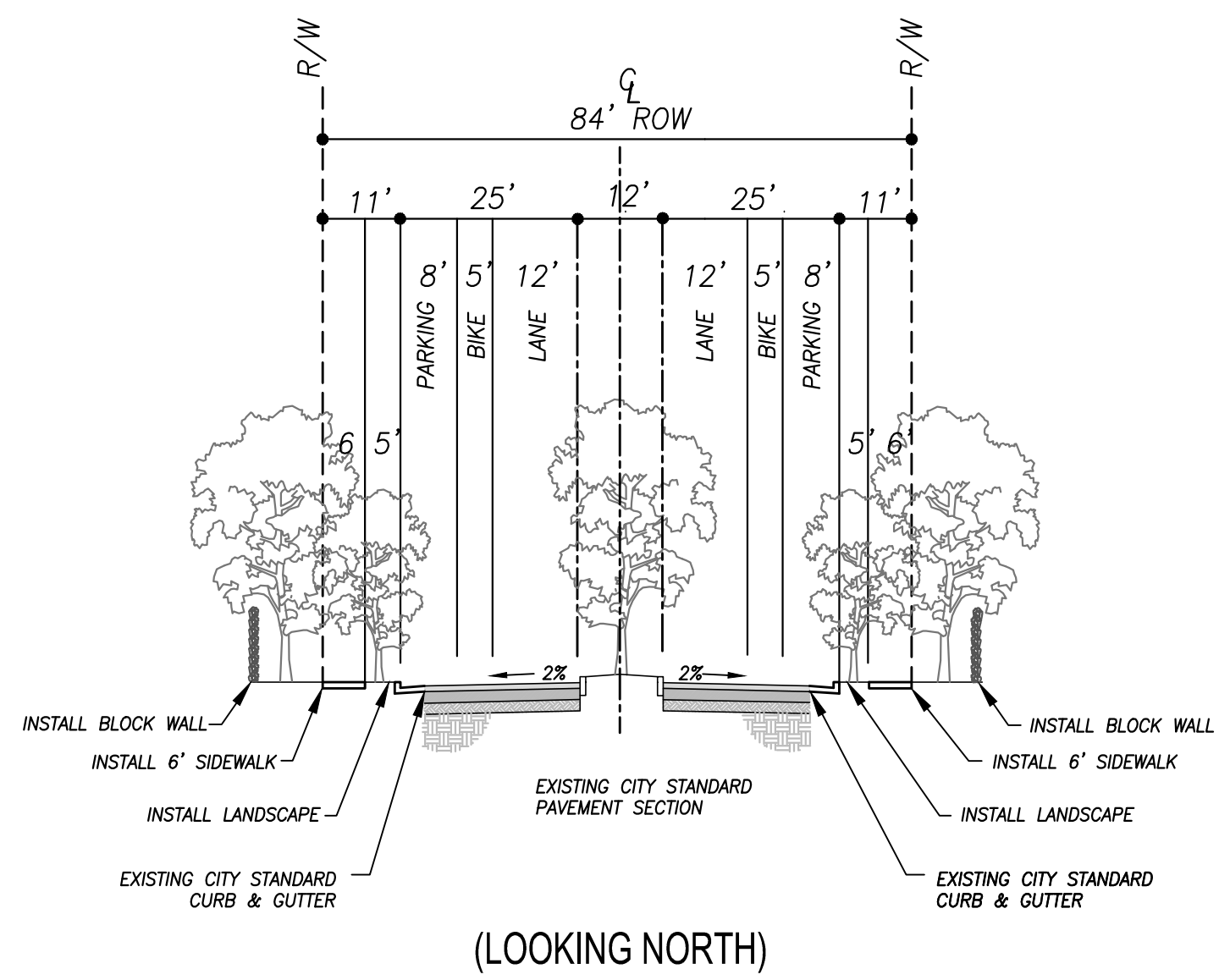
NTS



(LOOKING EAST)

RIVERWAY DRIVE CROSS SECTION

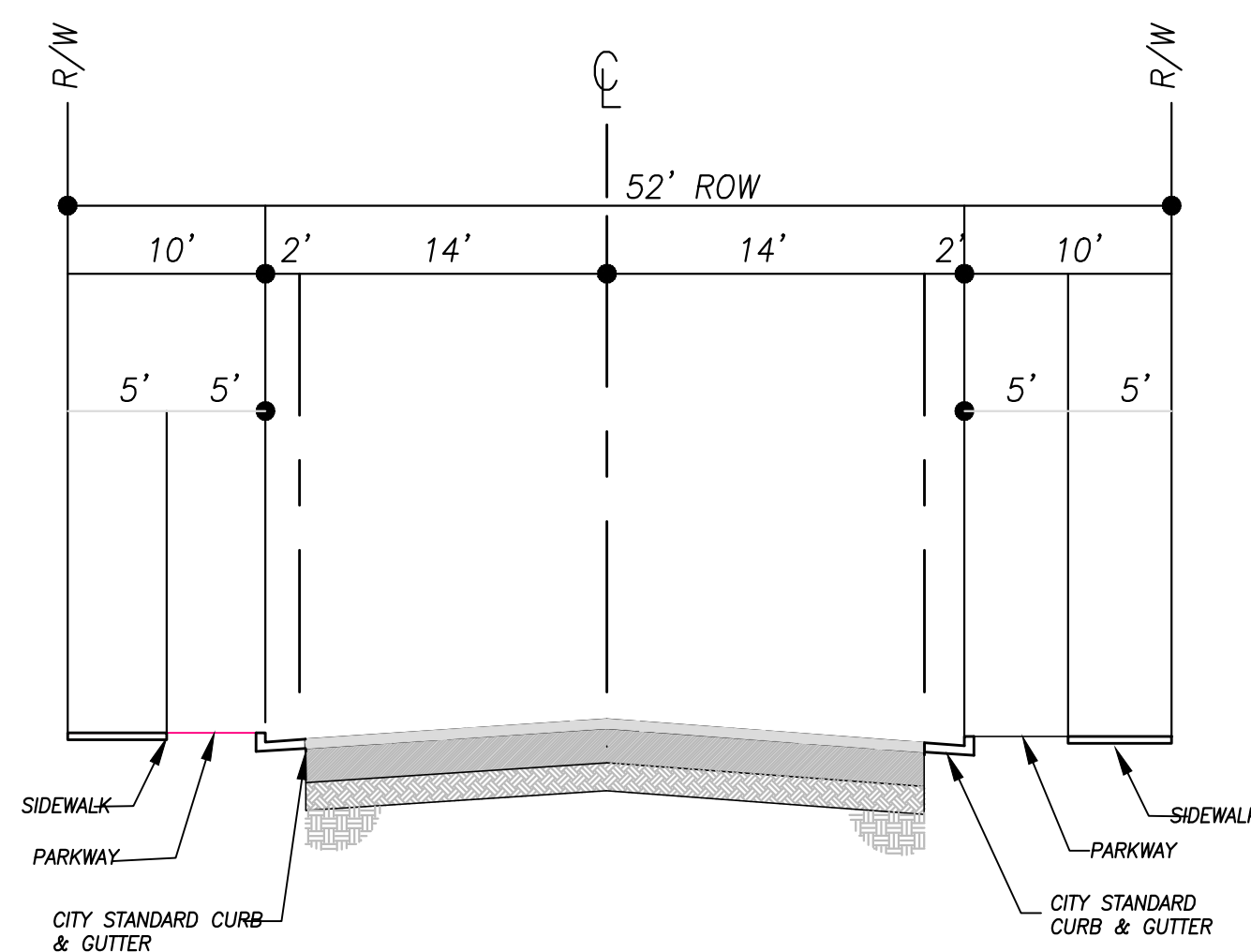
NTS



(LOOKING NORTH)

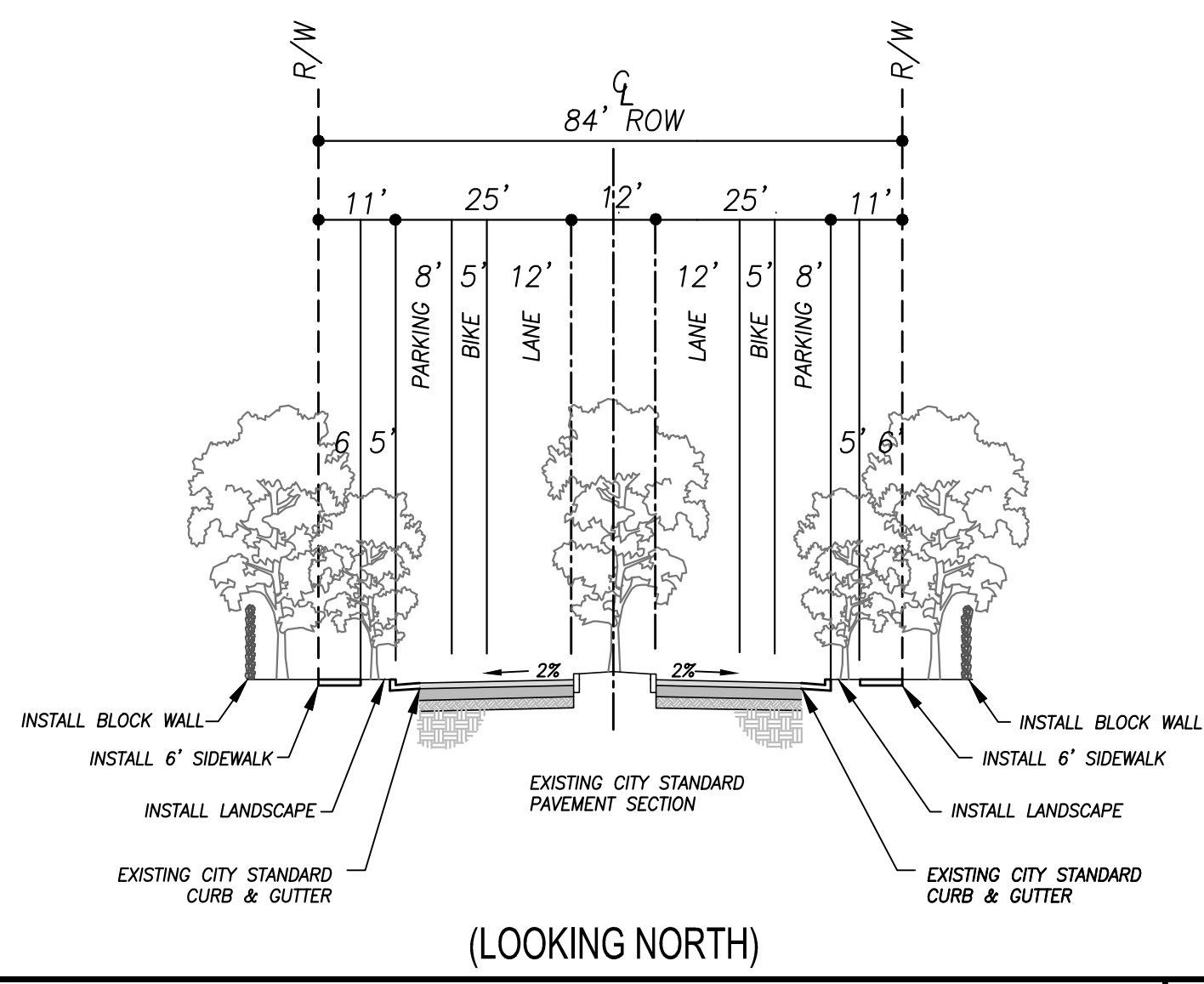
DEMAREE STREET CROSS SECTION

NTS



CHINOWTH LOCAL ROAD STREET DETAIL

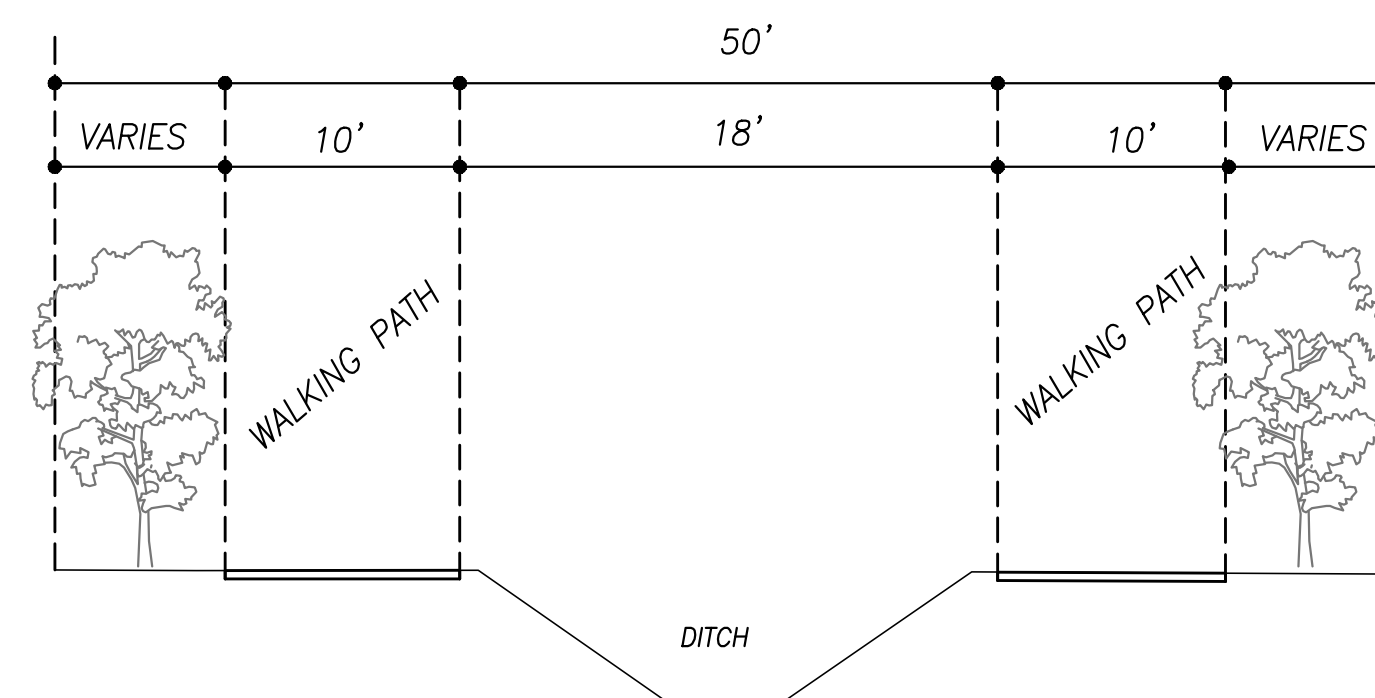
NTS



(LOOKING NORTH)

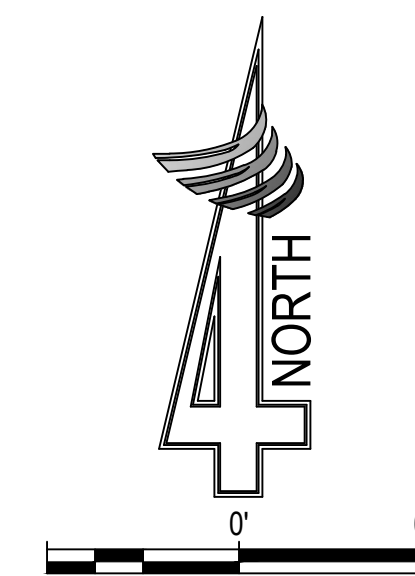
LINWOOD STREET CROSS SECTION

NTS



DITCH CROSS SECTION

NTS



PREPARED BY:



**4CREEKS**

324 S. SANTA FE ST., STE. A  
P.O. BOX 7593  
VISALIA, CA 93292  
TEL: 559.802.3052  
FAX: 559.802.3215



# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and help in filling out this application can be found at the City of Visalia website ([www.ci.visalia.ca.us](http://www.ci.visalia.ca.us)) or by calling (559) 713-4440-



This application **MUST** be filled out in its entirety and submitted with an acceptable site plan (see details below). Failure to provide all requested information may result in your application being rejected for additional information and excluded from the Site Plan Review agenda

- All plans to be considered on the next available agenda must be submitted by 4:00 p.m. on the Thursday prior to the meeting -

- Site plan review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant or representative must be present -

GENERAL PROJECT INFORMATION

Project/Business Name: Don Groppetti Date: 11-15-2021

Project Description: Modifications and addition to existing hangar building.

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: Original SPR 02-102

Property Owner: Don Groppetti - Land Leased from City of Visalia

Applicant(s) Name: Don Groppetti

Project Address/Location: 9518 W Airport Dr , Visalia, CA 93277

Assessor Parcel Number: 081 - 080 - 028

Parcel Size (Acreage or Square Feet): 89.36 acres Building or Suite Square Footage: 13,808 sf

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ tbd

Describe All Proposed Building Modifications: Raise height of existing hangar building and add new approximate 4,000 sf building addition and 1,600 sf canopy addition to existing hangar building.

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

Date Received: 11/15/2021

SPR Agenda: 11/24/2021 Item No.         

Zone:          AP/ QP SPR No. 21-209

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: Airplane hangar

Proposed Building Use: Airplane hangar

Proposed Hours of Operation: 24 hour

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

Number of Employees Per Day: Existing 1 Proposed 2

Number of Customers Per Day (Estimated): Existing 4 Proposed 8

Predicted Peak Operating Hour: 8A and 7P

Describe Any Truck Delivery Schedule & Operations: None

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

(Provide Separate Attachment if Necessary): None

Describe Any Special Events Planned for the Facility: None



**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇨ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇨ Site plan shall provide for and indicate all of the following:
 

- North arrow	- Existing & proposed structures	- Loading/unloading areas
- All existing & proposed site features	- Adjacent street names	- Accessible path of travel from right of way
- Site dimensions, including building	- Refuse enclosures & containers	- Accessible path of travel from ADA stall
- Existing and proposed fencing at site	- Valley oak trees (show drip line)	- Location and width of drive approaches to site
- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)	- Existing & proposed landscaping	- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
	- Parking stalls (Include ADA)	
- ⇨ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

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

Name: <u>Don Groppetti</u>	Signature of Owner or Authorized Agent*	
Address: <u>PO Box 1431</u>	<i>Don Groppetti, Managing Gen. Partner</i>	<u>11-16-2021</u>
City, State, Zip: <u>Visalia, CA 93279</u>	Owner	Date
Phone: <u>559-737-6000</u>		
Email: <u>don@groppettiauto.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 complete

AGENCY AUTHORIZATION FORM

**AGENCY AUTHORIZATION**

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

Additional SPK Zoom invites:  
 bcollins@collinsengineers.com  
 bj@bjpconstruction.com  
 bradfordsteelconst@sbcglobal.net  
 don@groppettiauto.com

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

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

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

OWNER	AGENT
Signatures	
Signature of Owner (Notary Required)	Signature of Agent
Owner Mailing Address	Agent Mailing Address
Owner Phone Number	Agent Phone Number

Approved by City of Visalia: \_\_\_\_\_ Date: \_\_\_\_\_





# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

- Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present -

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

GENERAL PROJECT INFORMATION

Project/Business Name: Visalia Hyundai Date: 11-17-21

Project Description: Exterior + Interior Renovations

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

Property Owner: BLAM-JADE, LP

Applicant(s) Name: Don Goppetti

Project Address/Location: 220 S. Ben Maddox Way, Visalia, CA 93292

Assessor Parcel Number: 098-300-034

Parcel Size (Acreage or Square Feet): 2.23 Building or Suite Square Footage: \_\_\_\_\_

Are There Any Proposed Building Modifications: Yes  No

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

Describe All Proposed Building Modifications: Install new facade glass to front of building. Remove some interior walls, install new drop ceiling throughout

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

Date Received: 11/17/2021

SPR Agenda: 11/24/2021 Item No. \_\_\_\_\_

Zone: C-S SPR No. 21-210

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: New Auto Dealership

Proposed Building Use: New Auto Dealership

Proposed Hours of Operation: 7:30A - 8P

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

Number of Employees Per Day: Existing 15 Proposed 15

Number of Customers Per Day (Estimated): Existing 20 Proposed 20

Predicted Peak Operating Hour: 8A-4P

Describe Any Truck Delivery Schedule & Operations: vehicle + part delivery on a daily basis

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

(Provide Separate Attachment if Necessary): N/A

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

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇓ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇓ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇓ Site plan shall provide for and indicate all of the following:
  - North arrow
  - Existing & proposed structures
  - Loading/unloading areas
  - All existing & proposed site features
  - Adjacent street names
  - Accessible path of travel from right of way
  - Site dimensions, including building
  - Refuse enclosures & containers
  - Accessible path of travel from ADA stall
  - Existing and proposed fencing at site
  - Valley oak trees (show drip line)
  - Location and width of drive approaches to site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed landscaping
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
  - Parking stalls (Include ADA)

REQUIRED SIGNATURE

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

Name: BLAM-JADE, LP Signature of Owner or Authorized Agent\*

Address: P.O. Box 1431 Don J. Proppett, Managing Gen. Partner 10/26/21  
Owner Date

City, State, Zip Visalia, CA 93279

Phone: 559-732-6000 Don J. Proppett, Managing Gen. Partner 10/26/21  
Authorized Agent\* Date

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

\_\_\_\_\_

AGENT:

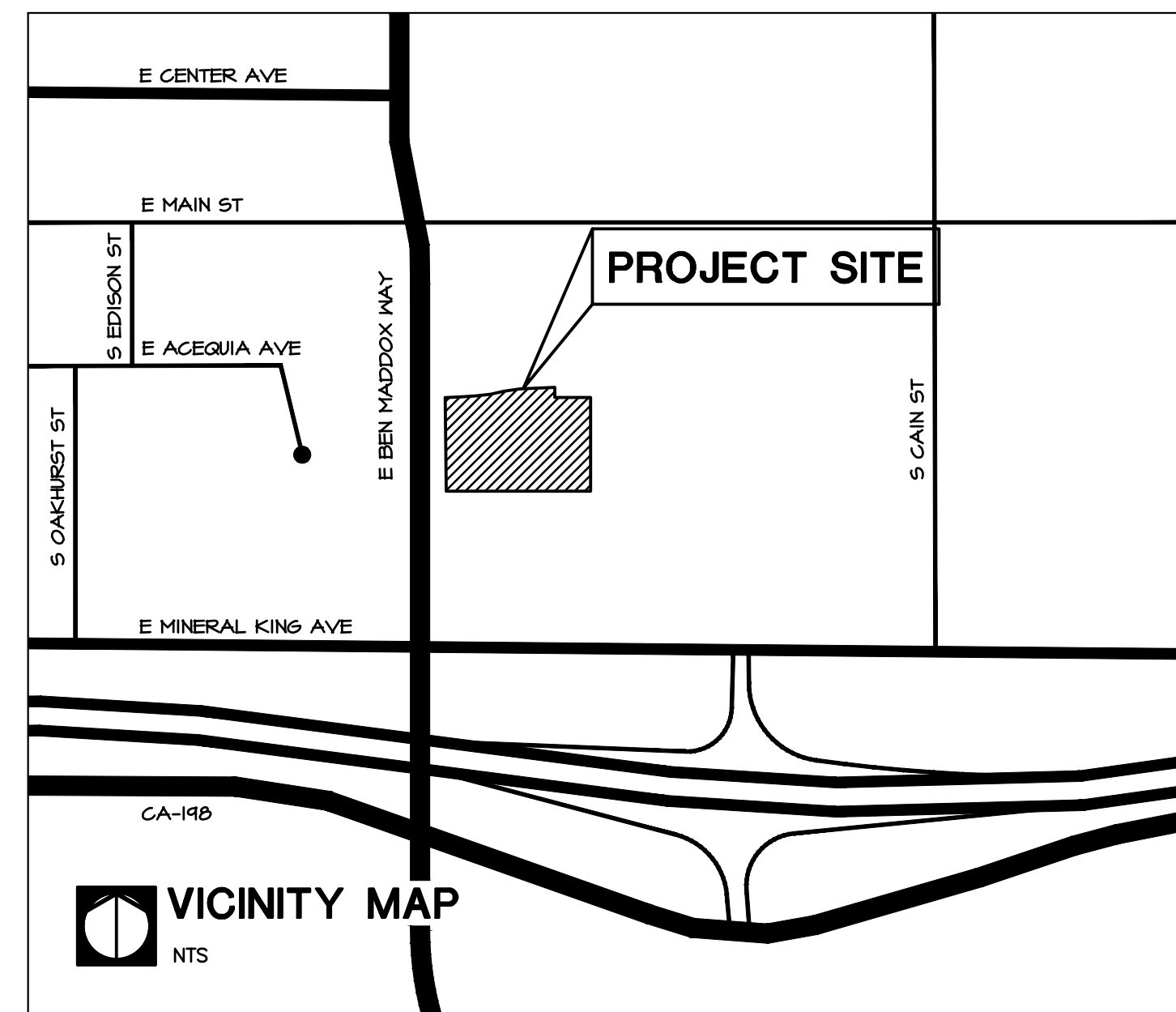
I designate \_\_\_\_\_, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to \_\_\_\_\_ relative to the property mentioned herein.

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

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

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



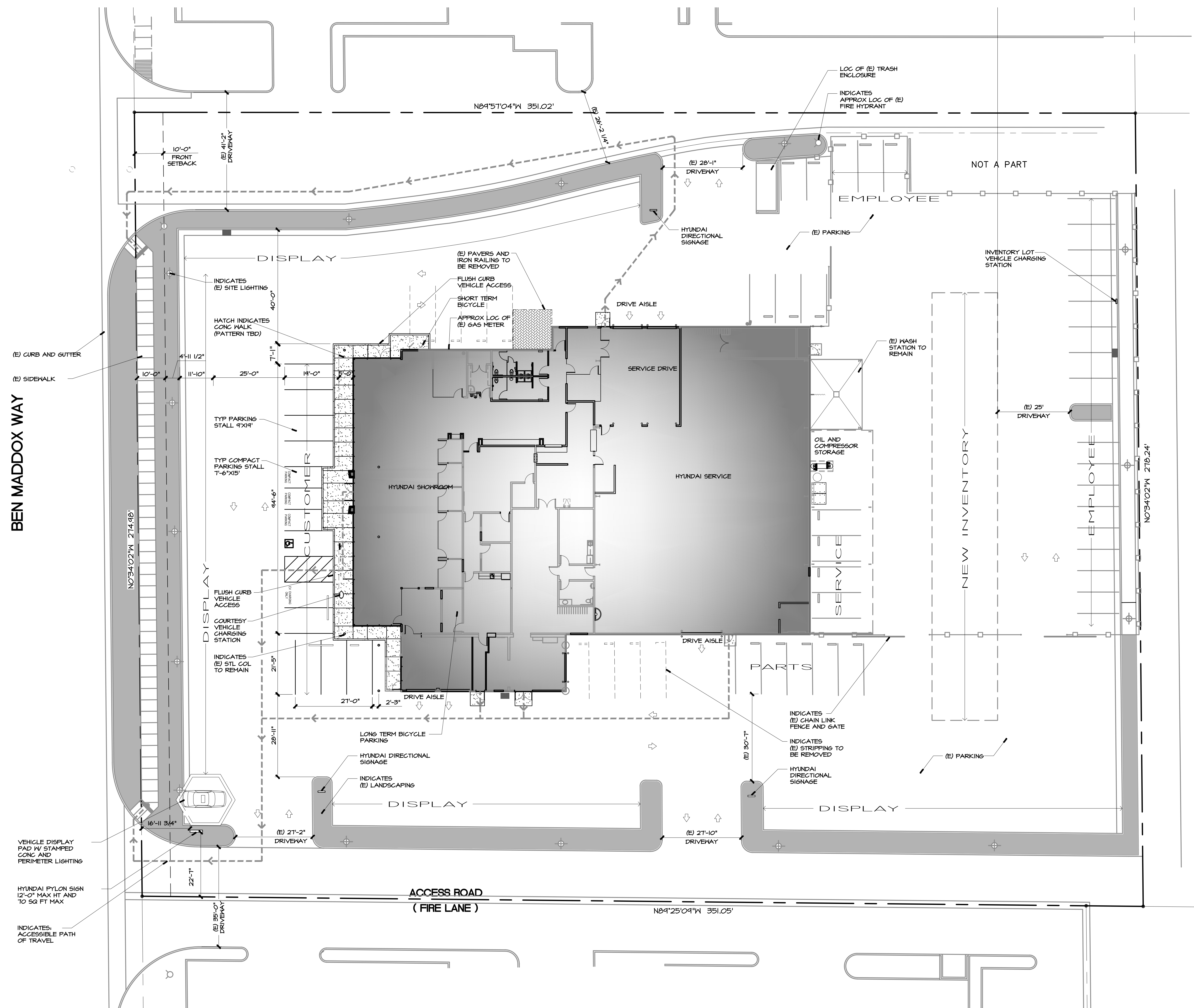


PROJECT: CAR DEALERSHIP OWNER: BLAM-JADE, LP.  
 ADDRESS: 220 S BEN MADDOX WAY VISALIA, CA. PO BOX 1431 VISALIA, CA 93291

BUILDING AREA:  
 (E) BUILDING 17,325 S.F.  
 (N) BUILDING 17,806 S.F.

APN: 300-098-034  
 ZONE: C-S  
 CONSTRUCTION TYPE: VB  
 PREVIOUS OCCUPANCY: B/ H-4  
 PROPOSED OCCUPANCY: B/ S-1  
 FLOOD ZONE: X02

PARKING:  
 CUSTOMER REQUIRED 8  
 CUSTOMER PROVIDED 13  
 W/ ACCESSIBLE STALL 1  
 (N) SHORT TERM BIKE 1  
 (N) LONG TERM BIKE 1 (2) BIKE RACK

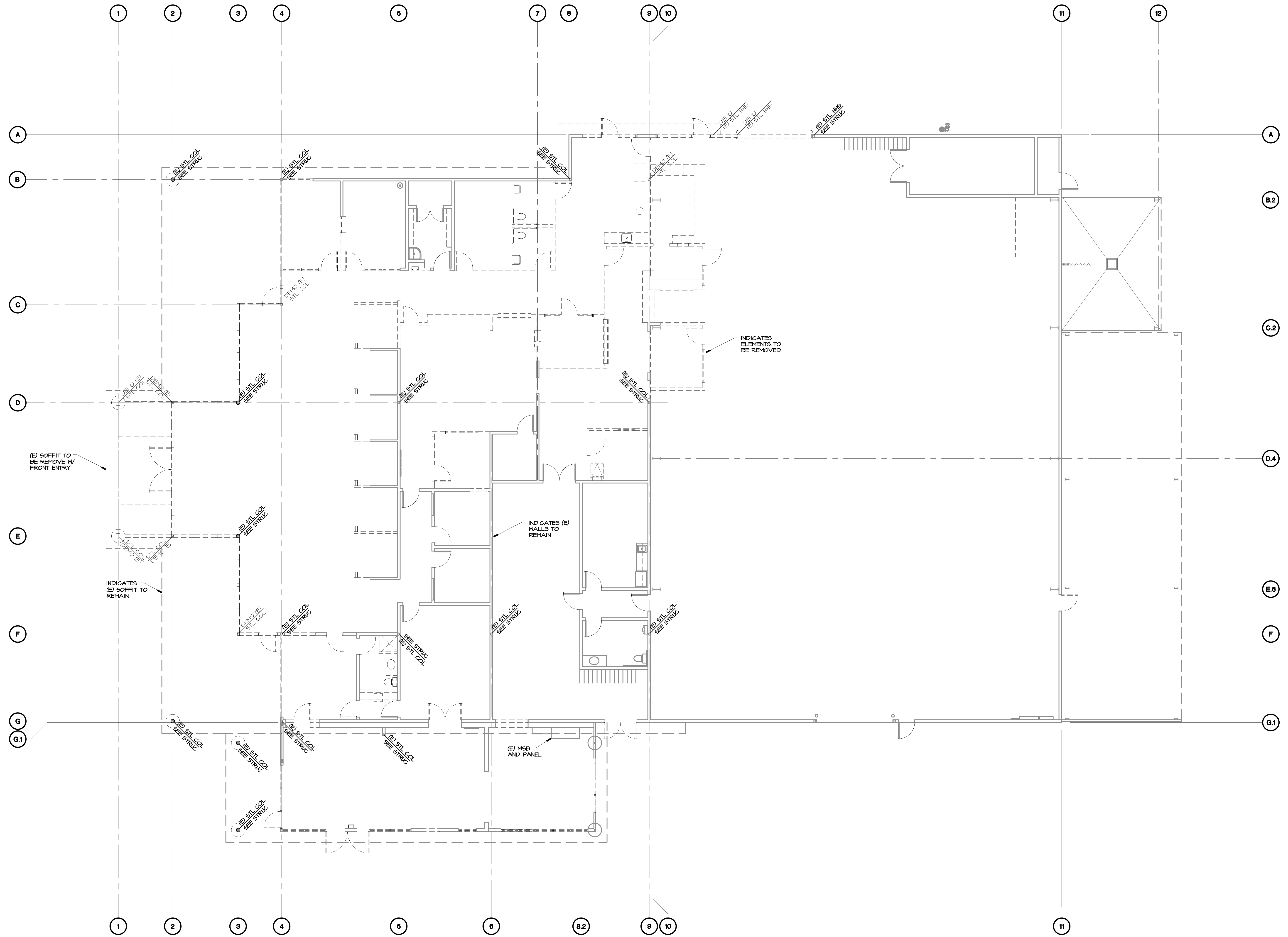


**SITE PLAN**  
 SCALE: 1/16" = 1'-0"

PROPOSED  
**CAR DEALERSHIP**  
 S BEN MADDOX WAY  
 VISALIA, CA.

ARCHITECT:  
**MARLETTE ASSOCIATES**  
 2565 ALLUVIAL AVENUE, SUITE 142  
 CLOVIS, CA 93611  
 TEL: (559) 322-8883  
 11-18-21





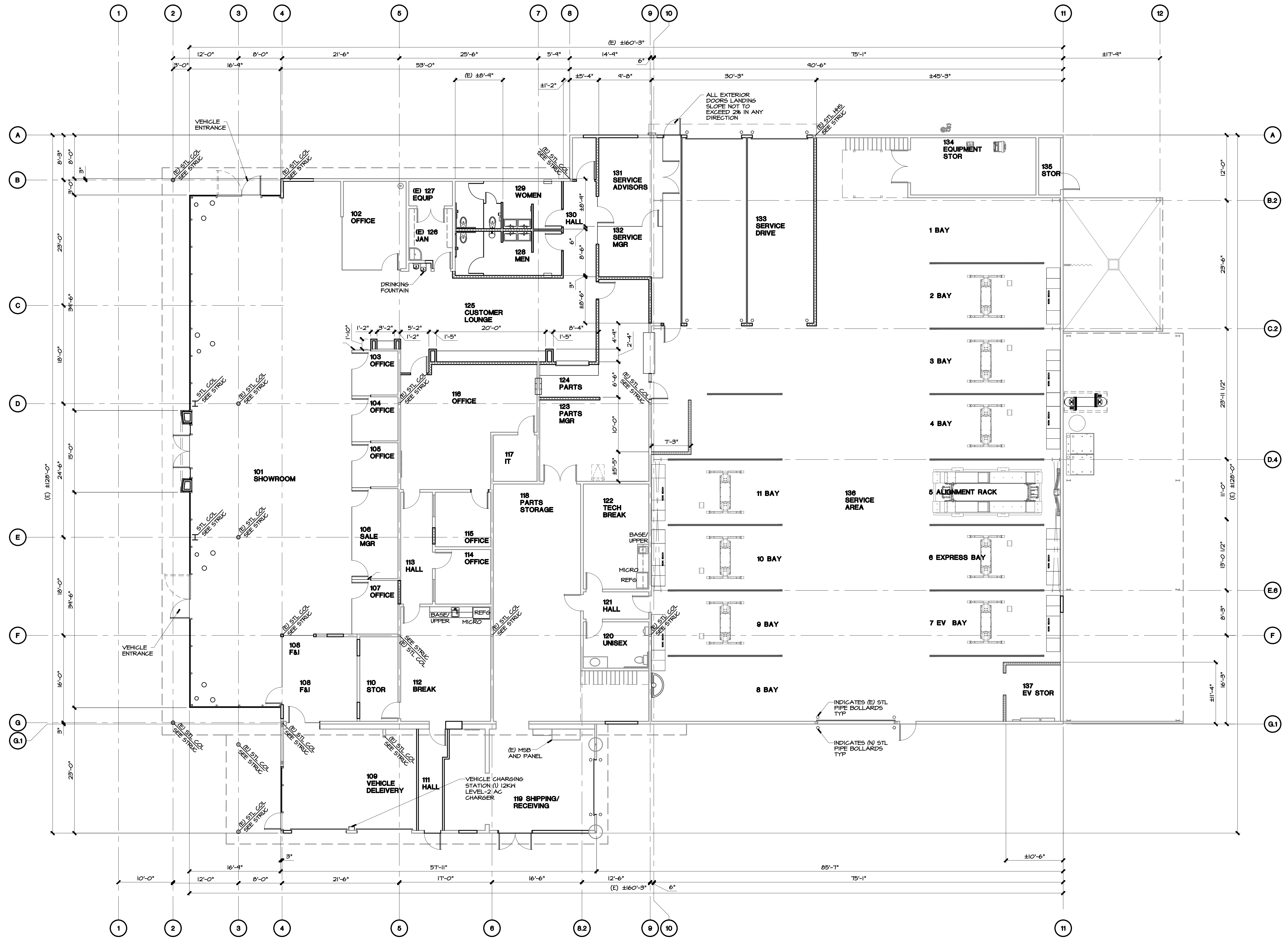
PROPOSED  
**CAR DEALERSHIP**  
S BEN MADDOX WAY  
VISALIA, CA.

ARCHITECT:  
**MARLETTE ASSOCIATES**  
2565 ALLUVIAL AVENUE, SUITE 142  
CLOVIS, CA 93611  
TEL: (559) 322-8883

11-18-21

SHEET NUMBER  
**SPR-3**  
OF



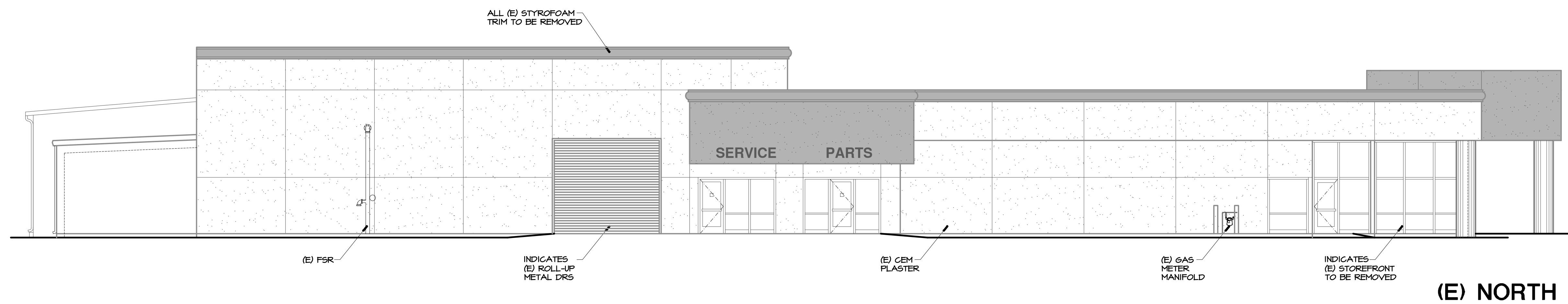
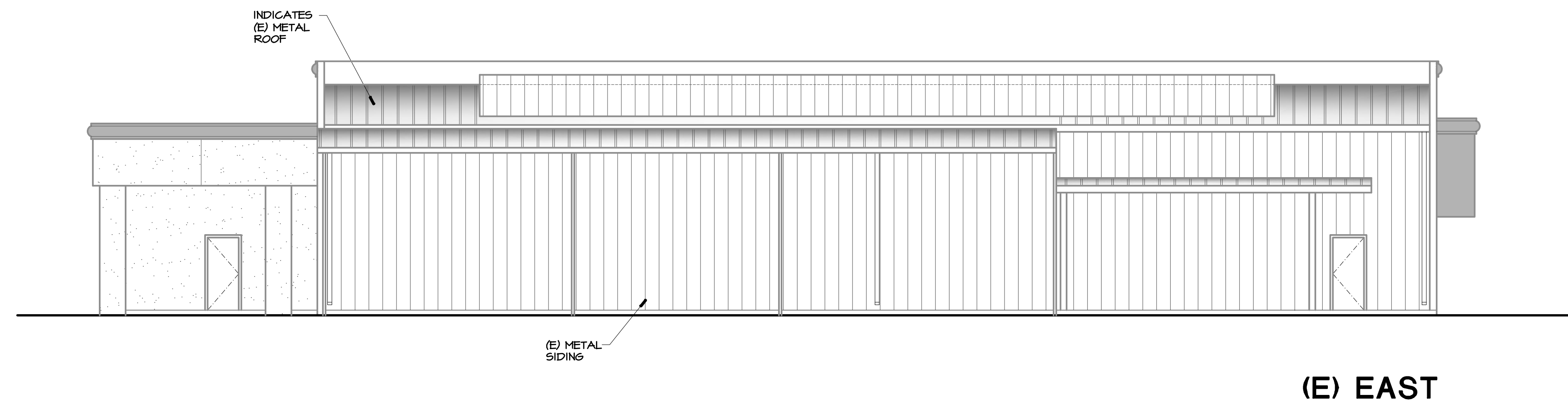
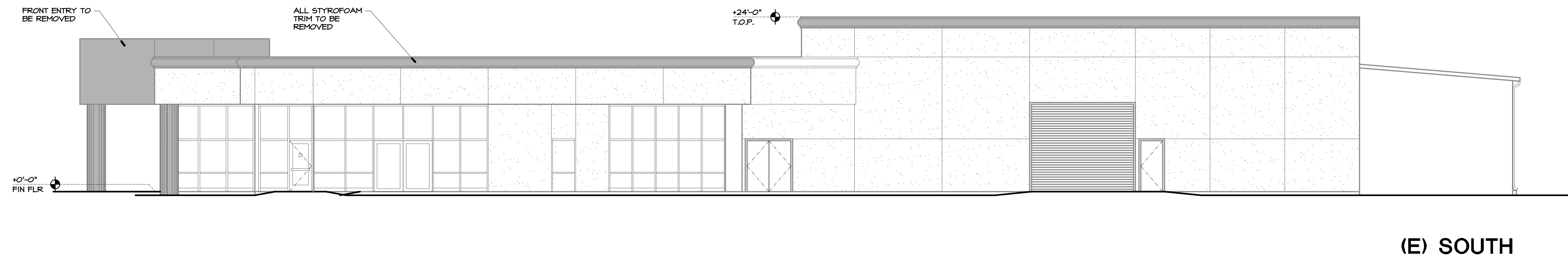
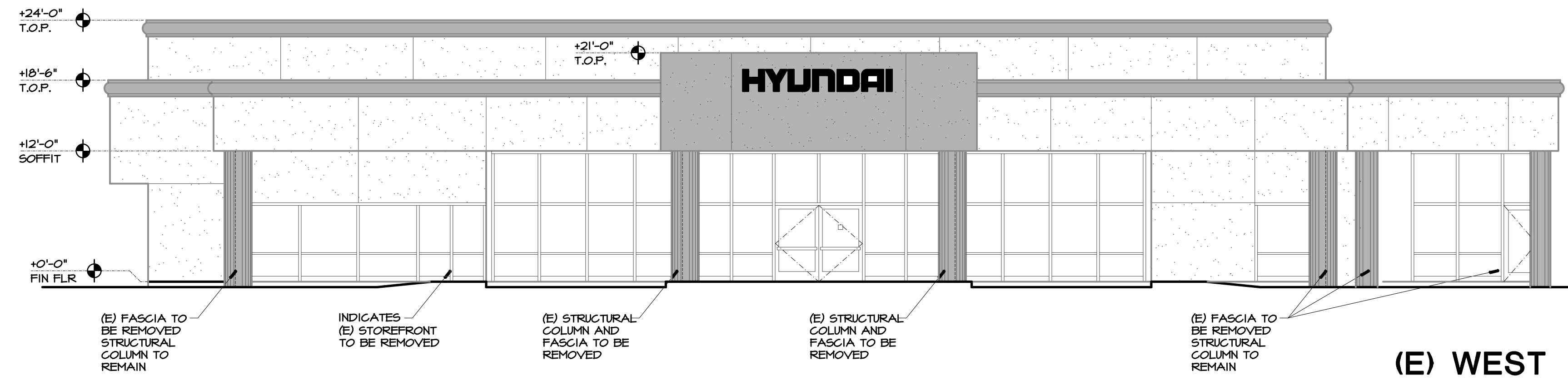


**LEVEL I  
FLOOR PLAN**  
SCALE: 1/8"=1'-0"

PROPOSED  
**CAR DEALERSHIP**  
S BEN MADDOX WAY  
VISALIA, CA.

ARCHITECT:  
**MARLETTE ASSOCIATES**  
2565 ALLUVIAL AVENUE, SUITE 142  
CLOVIS, CA 93611  
TEL: (559) 322-8883

11-18-21



**EXISTING EXTERIOR ELEVATIONS**  
SCALE: 1/8"=1'-0"

PROPOSED  
**CAR DEALERSHIP**  
S BEN MADDOX WAY  
VISALIA, CA.

ARCHITECT:  
**MARLETTE ASSOCIATES**  
2565 ALLUVIAL AVENUE, SUITE 142  
CLOVIS, CA 93611  
TEL: (559) 322-8883

11-18-21

SHEET NUMBER  
**SPR-5**  
OF

(ACM3) SHAPED SKY METAL FASCIA  
COMPLETE RAIN SCREEN ACM SYSTEM, BLACK, W/  
4MM SHAPED SKY PANEL OVERLAY, BRONZE

(ACM3) ENTRY PORTAL  
WRAP IN ACM PANEL AT FRONT DOOR  
COLOR: HYUNDAI NORTH AMERICA BRONZE  
CONTRACTOR TO FRAME OPENING AROUND DOOR,  
PROVIDE CIRCUIT FOR SIGN

(ACM4) EXTERIOR ACM CLADDING  
SERIES ONE RAIN SCREEN ACM CLADDING  
ACM: ALUGOBOND PE  
COLOR: PUEBLO TAN

(B1) INDICATES  
6" PIPE BOLLARD AND FILL W/ CONCRETE  
SHERWIN WILLIAMS-DURATION EXTERIOR ACRYLIC  
COLOR: KAFFEE #SW6104  
EXTERIOR FINISH: SEMI-GLOSS

(D1) VEHICLE DOORS ONLY  
KAWNEER 500 WIDE STILE & RAIL ALUMINUM DOOR  
W/ CLEAR ANODIZED FINISH & 1/4" CLEAR  
TEMPERED GLASS ALUM FRAME  
  
DOOR STYLE AND FINISH TO COORDINATE W/  
EXTERIOR GLAZING SYSTEM

(D2) KAWNEER 500 WIDE STILE & RAIL ALUMINUM DOOR  
W/ CLEAR ANODIZED FINISH & 1/4" CLEAR  
TEMPERED GLASS ALUM FRAME  
  
DOOR STYLE AND FINISH TO COORDINATE W/  
EXTERIOR GLAZING SYSTEM

(D3) 1 3/4" THICK HOLLOW METAL DOOR(S) WITH 2"  
HOLLOW METAL FRAMES  
  
COLOR: ANTLER VELVET #SW9111 SEMI GLOSS

(D4) OVERHEAD METAL COILING DR

(D5) ROLL-UP SECTIONAL OVERHEAD DOOR W/  
TEMPERED GLASS

(GL1) EXTERIOR CURTAIN WALL  
1600 WALL SYSTEM 2 CURTAIN WALL W/ STRUCTURAL  
SILICONE GLAZED (SSG), KAWNEER OR EQUAL  
  
GLASS  
1/4" SOLARBAN T2 ON STARPHIRE (2) /AIR CAVITY 1/2" /  
1-1/4" CLEAR, VITRO ARCHITECTURAL GLASS OR EQUAL

(P1) SHERWIN WILLIAMS-DURATION EXTERIOR ACRYLIC  
COLOR: ANTLER VELVET #SW9111  
EXTERIOR FINISH: SEMI-GLOSS

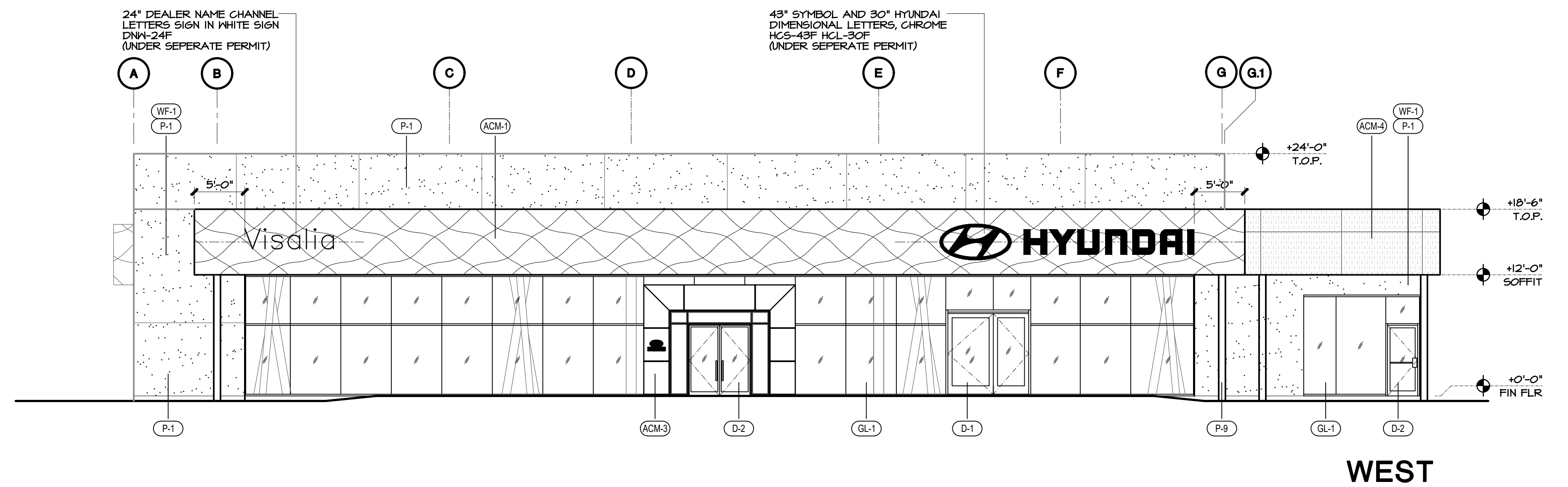
(P2) SHERWIN WILLIAMS-DURATION EXTERIOR ACRYLIC  
COLOR: KAFFEE #SW6104  
EXTERIOR FINISH: SEMI-GLOSS  
4' -0" ABOVE F.F. AT EXTERIOR WALLS WHERE INDICATED

(P9) MODER MASTERS WATER BASED METALLIC PAINT  
COLOR: PEWTER #ME204

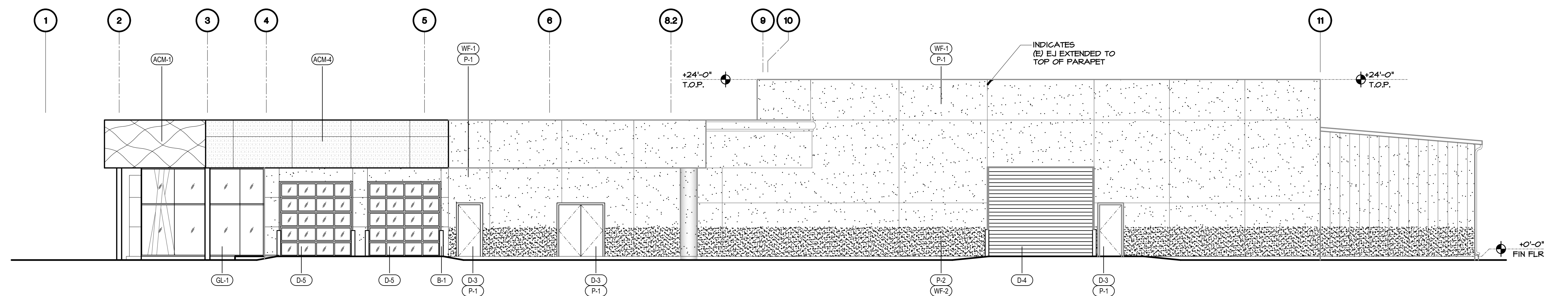
(SLS) SERVICE LANE SIGNALS  
SIGNAL-TECH, TCL SERIES, "X"/DOWN ARROW LED SIGN,  
ITEM #: 5442 (TCLL10BRG-IT5DS), FINISH: DURANDONLC  
BRONZE CABINET W/ 7" SQUARE W/ SINGLE FACE

(WF-1) (E) PLASTER WALL FINISH  
PREP EXISTING WALL SURFACE TO PAINT MANUFACTURE'S  
REQUIREMENTS

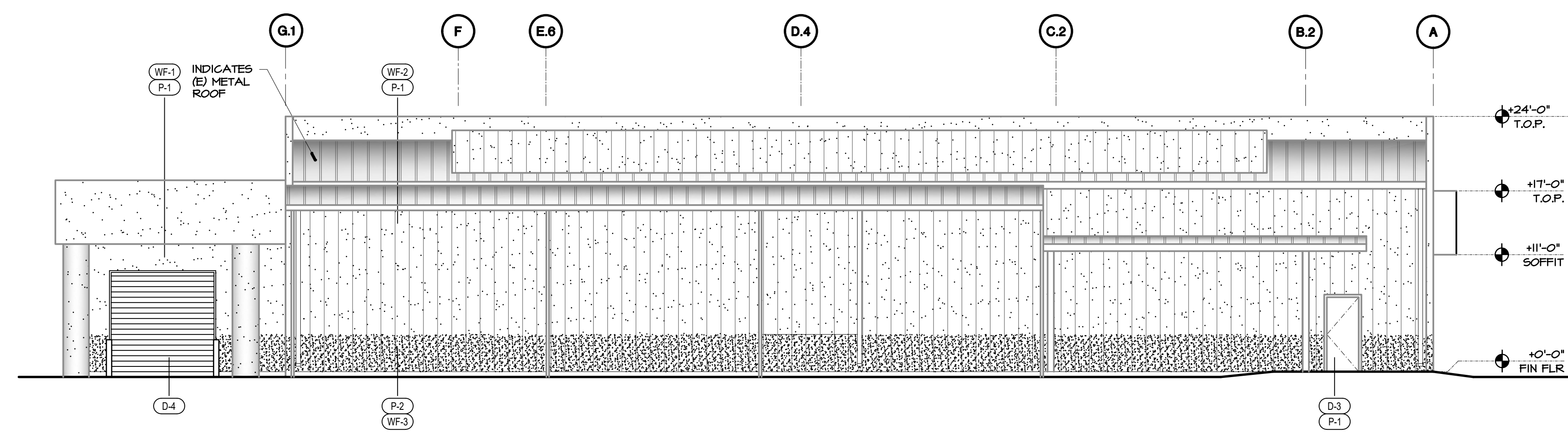
(WF-2) (E) METAL PANEL WALL FINISH  
PREP EXISTING WALL SURFACE TO PAINT MANUFACTURE'S  
REQUIREMENTS



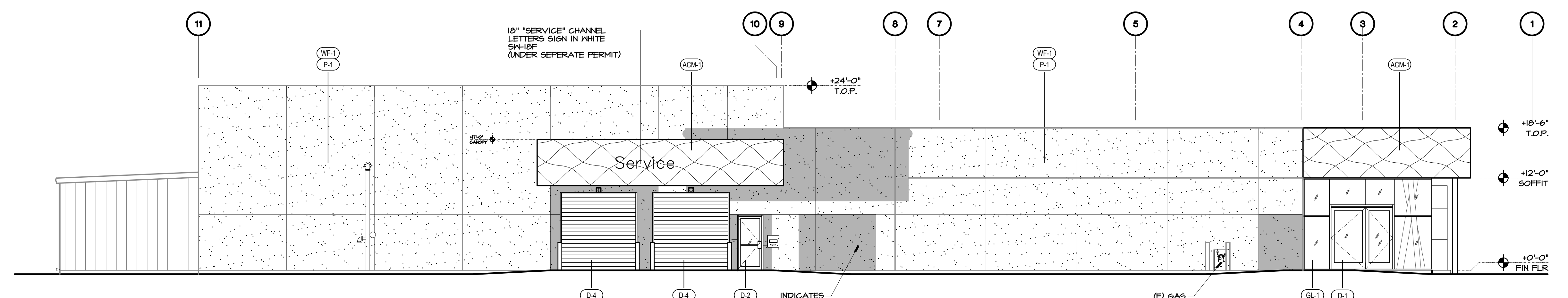
WEST



SOUTH



EAST



NORTH

## EXTERIOR ELEVATIONS

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

PROPOSED  
**CAR DEALERSHIP**  
S BEN MADDOX WAY  
VISALIA, CA.

ARCHITECT:  
**MARLETTE ASSOCIATES**  
2565 ALLUVIAL AVENUE, SUITE 142  
CLOVIS, CA 93611  
TEL: (559) 322-8883

SHEET NUMBER

**SPR-6**

OF

# CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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- **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: The Darling Hotel Date: 11/18/21

Project Description: Phase 2 expansion/remodel of existing 12,000sf building to provide additional hotel rooms, hotel facilities, kitchen, and conference space.

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

Property Owner: Courthouse Square Ventures, LLC

Applicant(s) Name: Matthew Ainley

Project Address/Location: 100 E. Center Ave, Visalia, CA 93292

Assessor Parcel Number: 094-287-001 - \_\_\_\_\_

Parcel Size (Acreage or Square Feet): 1 Acre Building or Suite Square Footage: 12,000sf

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 1,200,000

Describe All Proposed Building Modifications: \_\_\_\_\_  
Interior remodel of space and exterior facade updates

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

Date Received: 11/18/2021

SPR Agenda: 11/24/2021 Item No. \_\_\_\_\_

Zone: D-MU SPR No. 21-211

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: Probation Department for Tulare County

Proposed Building Use: Additional hotel rooms, hotel facilities, and event space

Proposed Hours of Operation: Varies, hotel rooms 24/7

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

Number of Employees Per Day:                      Existing 50                      Proposed 5-8

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

Predicted Peak Operating Hour: \_\_\_\_\_

Describe Any Truck Delivery Schedule & Operations: No additional

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): \_\_\_\_\_

Describe Any Special Events Planned for the Facility: \_\_\_\_\_


**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - All existing & proposed site features
  - Site dimensions, including building
  - Existing and proposed fencing at site
  - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
  - Existing & proposed structures
  - Adjacent street names
  - Refuse enclosures & containers
  - Valley oak trees (show drip line)
  - Existing & proposed landscaping
  - Parking stalls (include ADA)
  - Loading/unloading areas
  - Accessible path of travel from right of way
  - Accessible path of travel from ADA stall
  - Location and width of drive approaches to site
  - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

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

Name: <u>Matthew Ainley</u> Address: <u>324 S. Santa Fe St.</u> City, State, Zip <u>Visalia, CA 93292</u> Phone: <u>559-802-3052</u> Email: <u>matta@4-creeks.com</u>	Signature of Owner or Authorized Agent*  Ow _____ Authorized Agent*	_____ Date <u>11/18/21</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, \_\_\_\_\_, 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





SCHEMATIC DESIGN SET, 11/18/21

# THE DARLING HOTEL EXPANSION

10

102 E. CHURCH AVE  
OFFICE BUILDING





## CONTACTS

### CLIENT

THE DARLING HOTEL  
100 E CENTRAL AVE, VISALIA CA  
CONTACT: MATT AINLEY  
matta@4-creeks.com

### ARCHITECT

TEN OVER STUDIO  
539 MARSH ST., SAN LUIS OBISPO, CA 93401  
805.541.1010  
CONTACT: AISLING BURKE  
aislingb@tenoverstudio.com

## INDEX

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ELEVATIONS	A3.0
MATERIALS BOARD	A3.1
PROJECT IMAGES	A6.0 TO A6.2







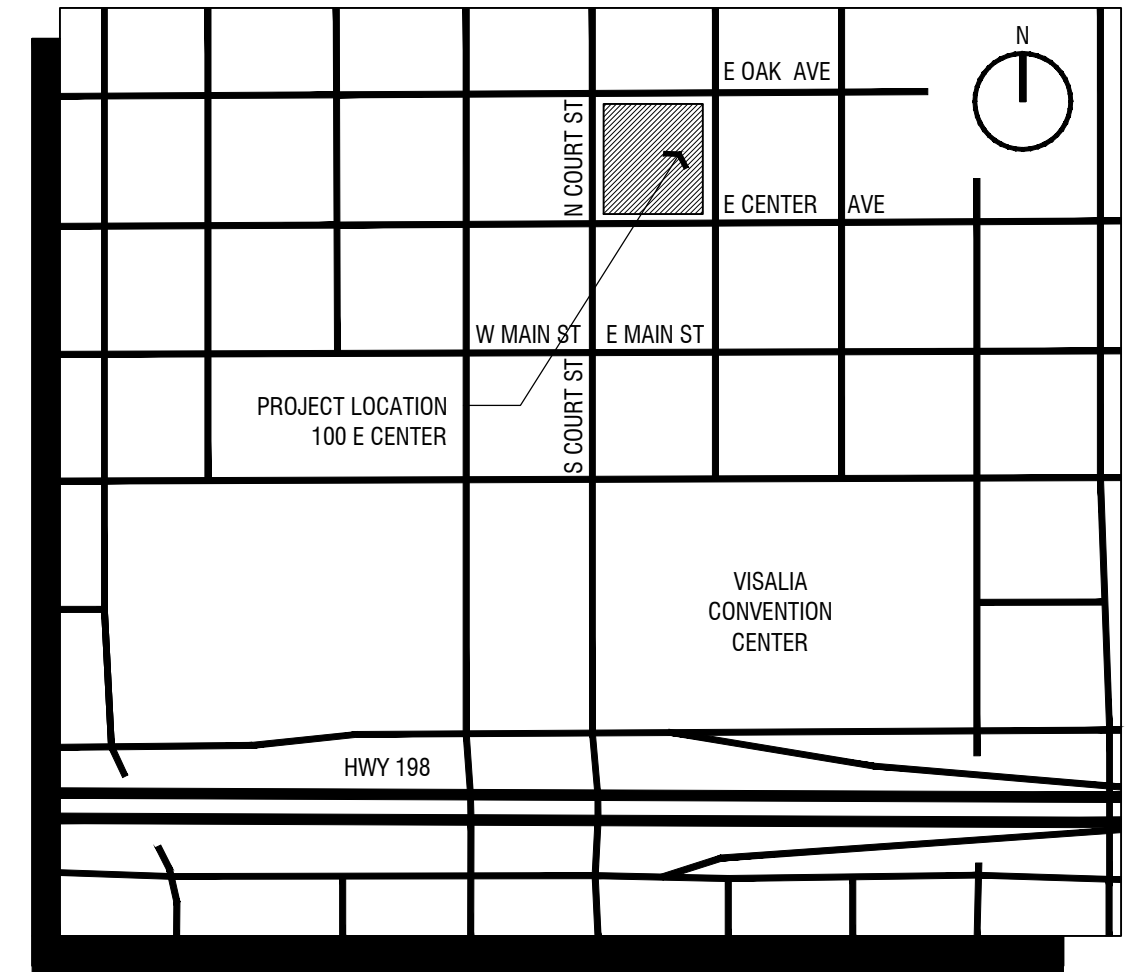
## BUILDING INFO

<b>BUILDING 01</b>	
<b>OCCUPANCY</b>	R-1, A-1, A-2, B, S-2
<b>CONSTRUCTION TYPE</b>	V-B
<b>SPRINKLER SYSTEM</b>	YES
<b>NUMBER OF STORIES</b>	1
<b>FLOOR AREA</b>	12,675 SF

## LAND USE REQUIREMENTS

<b>ADDRESS</b>	100 E CENTER AVE
<b>APN</b>	094-287-001, 092-281-007
<b>ZONING</b>	MIXED USE DOWNTOWN
<b>CURRENT USE</b>	B
<b>PROPOSED USE</b>	B, R1, A1
<b>ALLOWED USE IN ZONE</b>	Y
<b>CONDITIONAL USE PERMIT REQUIRED</b>	YES

## VICINITY MAP



## PROJECT DESCRIPTION

This project includes the expansion of The Darling Hotel with the renovation of the existing adjacent probation building to include (4) additional hotel rooms, an assembly hall, a commercial kitchen, additional laundry facilities, offices, a multi-use room, and additional storage.

Site improvements are limited to the addition of outdoor patios for the new hotel suites and exterior facade improvements include cosmetic adjustments and new glazing for hotel suite egress.





① 2 STORY OFFICE BUILDING



② 1 STORY OFFICE BUILDING



③ 1 STORY OFFICE BUILDING



④ DARLING HOTEL - MAIN BUILDING



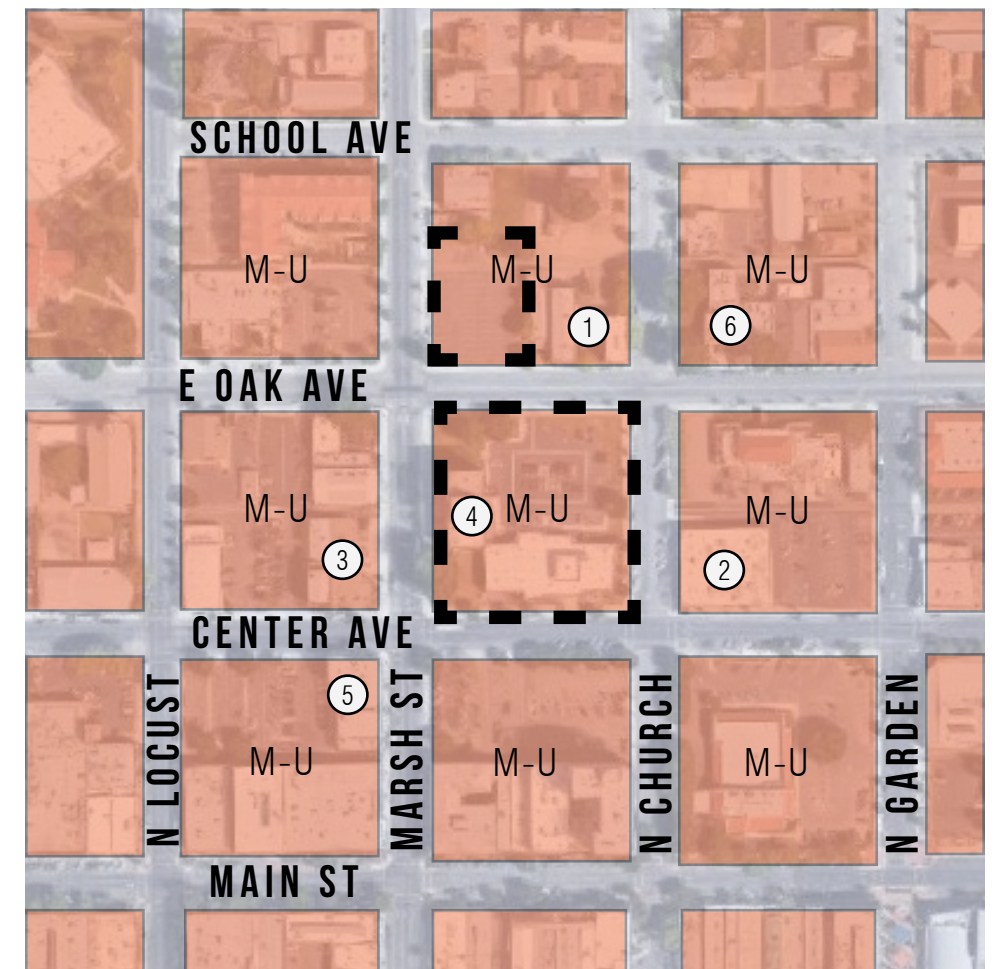
⑤ COMMERCIAL RETAIL



⑥ NEARBY RESTAURANT

## SUMMARY OF CONTEXT

Our site is primarily surrounded by office buildings and commercial retail spaces. Located within the Mixed Use Downtown area.



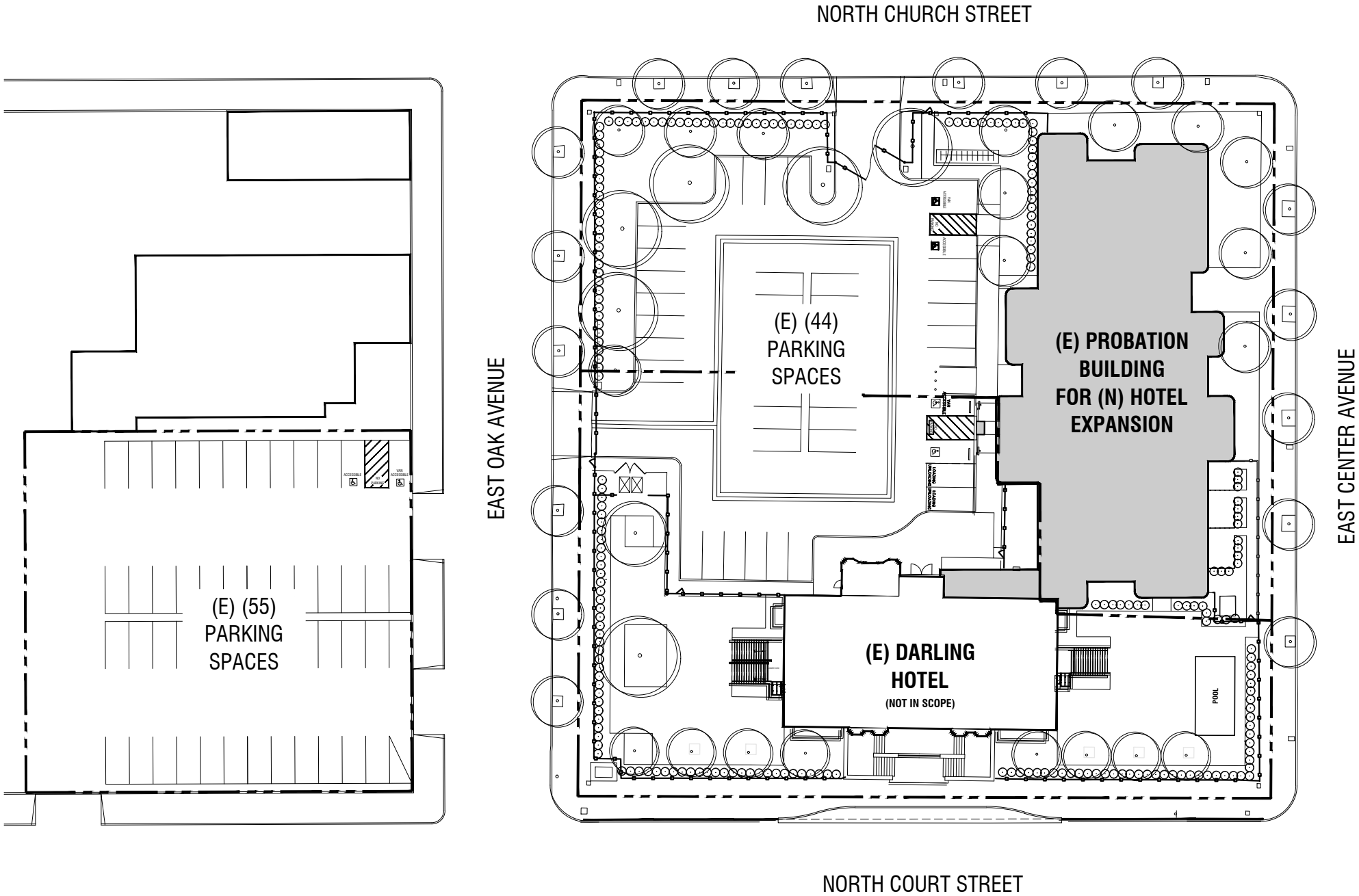
N  
 **CONTEXTUAL SITE PLAN**  
 SCALE: N.T.S.



# SHARED PARKING CALCULATIONS

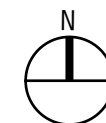
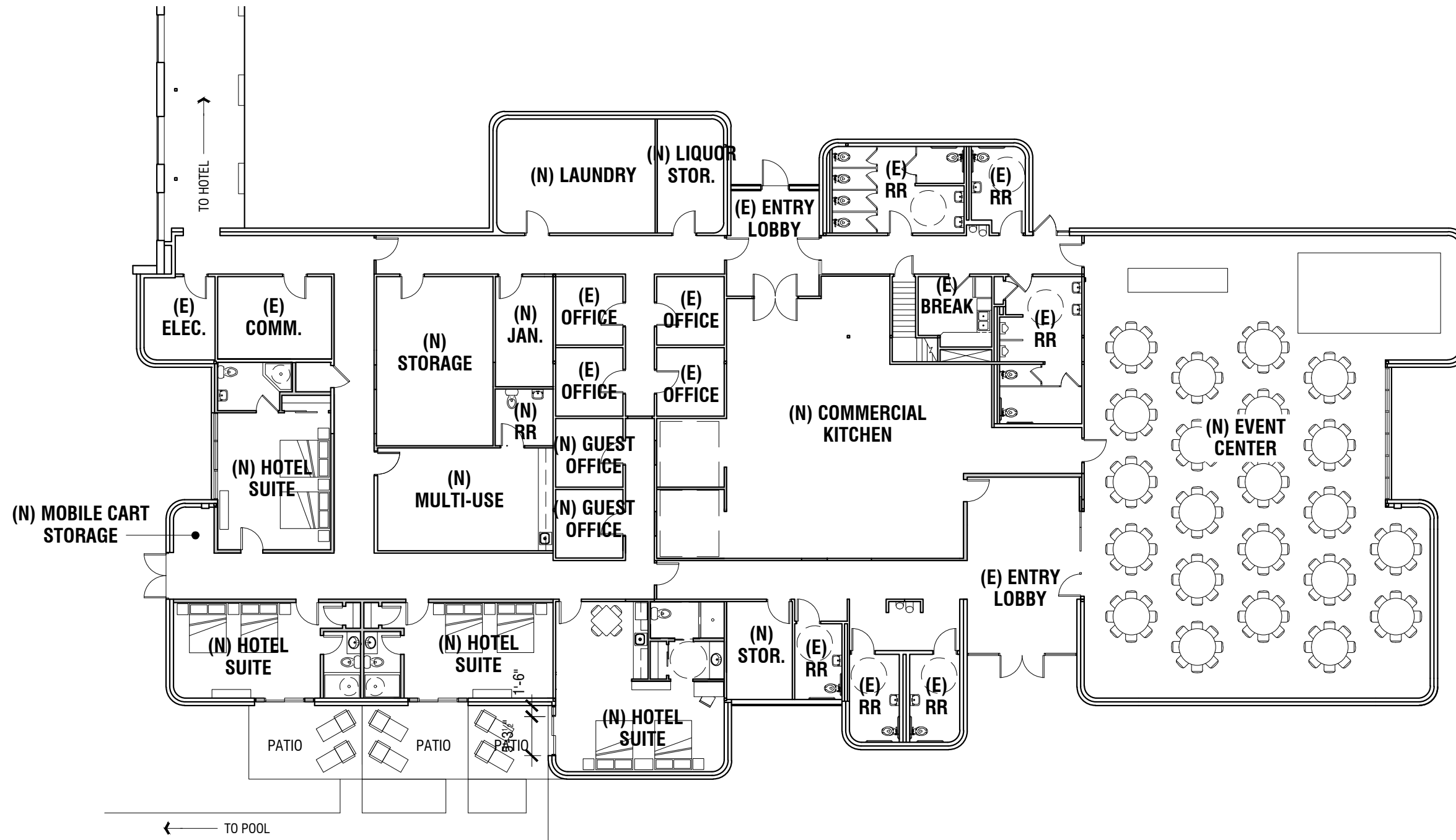
PARKING REQUIRED		PARKING FACTOR		SPACES REQUIRED
HOTEL*	GUEST ROOMS	32 ROOMS	1 / EA. GUEST RM	32
	MEETING/ASSEMBLY	552 SF	1 / 70 SF	8
	FOOD & BEVERAGE	2,020 SF	1 / 200 SF	11
	HOTEL STAFF	8-10 STAFF		5
	<b>TOTAL</b>			<b>56</b>
PROBATION EXPANSION	GUEST ROOMS	4 ROOMS	1 / EA. GUEST RM	4
	MEETING/ASSEMBLY	3,736 SF	1 / 70 SF	53
	HOTEL STAFF	5-6 STAFF		3
	<b>TOTAL</b>			<b>60</b>
<b>COMBINED TOTAL</b>				<b>116</b>
<b>REQ'D COMBINED TOTAL W/30% REDUCTION*</b>				<b>81</b>
<b>TOTAL PROVIDED</b>				<b>99</b>

\* PREVIOUSLY APPROVED PER SPR 2018-28 & CUP 2018-10



 **SITE PLAN**  
SCALE: 1" = 50'-0"





**FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**EAST ELEVATION**  
*SCALE: 1/32" = 1'-0"*



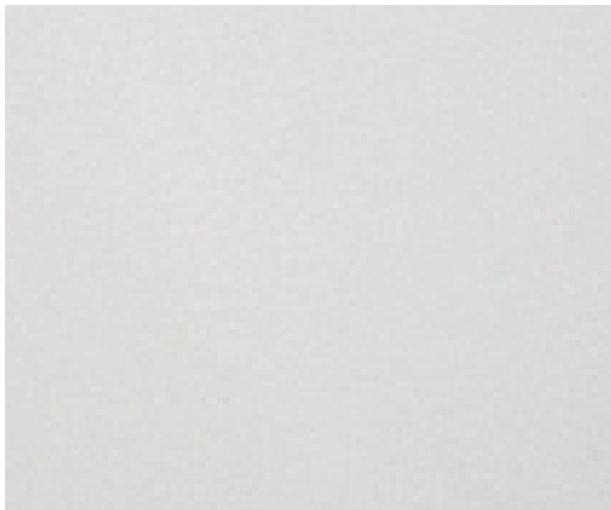
**NORTH ELEVATION**  
*SCALE: 1/32" = 1'-0"*



**WEST ELEVATION**  
*SCALE: 1/32" = 1'-0"*



**SOUTH ELEVATION**  
*SCALE: 1/32" = 1'-0"*



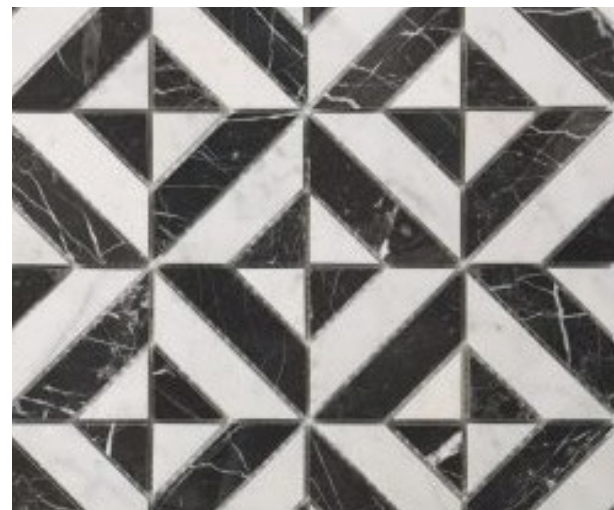
WHITE STUCCO



DARK GRAY TRIM



BLACK METAL FENCING



DECORATIVE TILE



MATERIAL BOARD





VIEW FROM CENTER AVE

**TENOVER**

539 Marsh Street  
San Luis Obispo, CA

805.541.1010  
info@tenoverstudio.com

**DARLING HOTEL - PROBATION EXPANSION**

100 E CENTER AVE. VISALIA CA, 93291  
DATE: 11/18/21

**A6.0**





VIEW FROM CENTER AVENUE

**TENOVER**

539 Marsh Street  
San Luis Obispo, CA

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**DARLING HOTEL - PROBATION EXPANSION**

100 E CENTER AVE. VISALIA CA, 93291  
DATE: 11/18/21

**A6.1**





VIEW FROM NORTH CHURCH ST





**TENOVER**

**TO LEAVE THE WORLD  
BETTER THAN WE  
FOUND IT.**

