

SITE PLAN REVIEW AGENDA

4/6/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR21110

PROJECT TITLE: New Medical Clinic

DESCRIPTION: Proposed Medical Tenant (I)

APPLICANT: Mario Celillo

OWNER: DC2 PROPERTIES LLC

APN: 081100014

LOCATION: 1329 N PLAZA DR

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR22012

PROJECT TITLE: Pinnacle Pre Mix LLC

DESCRIPTION: Addition of 17500 sf Warehouse (IL)

APPLICANT: Danny S. Freitas

OWNER: FREITAS RENTALS 3 LP

APN: 077200035

LOCATION: 7019 W SUNNYVIEW AVE

ITEM NO: 3 Resubmit

SITE PLAN NO: SPR22033

PROJECT TITLE: Singh 8 Unit Complex

DESCRIPTION: New Development of Max Allowed 8 Unit Apartments (R-M-2)

APPLICANT: Martin Rojas

OWNER: SIEBERT BENJAMINE J& MARILYN L(TR FAM

APN: 119040021

LOCATION: Corner of Linwood St & Walnut Ave.

ITEM NO: 4

SITE PLAN NO: SPR22052

PROJECT TITLE: Visalia Senior Village

DESCRIPTION: 140 Unit Affordable Senior Housing Complex, Consist of Single Story and Two Story Units. (R-M-2)

APPLICANT: Justo Padron

OWNER: SER-JOBS FOR PROGRESS INC

APN: 098050069

LOCATION: Douglas Ave & Tracy St

ITEM NO: 5

SITE PLAN NO: SPR22053

PROJECT TITLE: Adam & Eve Visalia

DESCRIPTION: Retail - Lingerie & Boutique Store

APPLICANT: LM Capital LLC

OWNER: CHEN FENG YU (TR)

APN: 096321009

LOCATION: 1312 S MOONEY BLVD

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

SITE PLAN REVIEW AGENDA

4/6/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 6

SITE PLAN NO: SPR22054

PROJECT TITLE: Steers Towing

DESCRIPTION: Store Towed Cars (CS)

APPLICANT: Robert Steers

OWNER: T S T R PROPERTIES LP

APN: 098150003

LOCATION:

ITEM NO: 7

SITE PLAN NO: SPR22055

PROJECT TITLE: Bryant's Complete Automotive

DESCRIPTION: Compliance of Site Plan Review (D-MU)

APPLICANT: Charles Bryant

OWNER: K M K ENTERPRISES

APN: 094305003

LOCATION: 421 E WILLOW AVE

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) 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: Kaweah Health Medical Clinic Date: 3-28-2022
 Project Description: New walk-in and industrial medicine clinic.
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR 2021-110
 Property Owner: DC2 Properties LLC Bldg Permit B210229
 Applicant(s) Name: Mario Celillo
 Project Address/Location: 1329 N Plaza Dr, Visalia CA
 Assessor Parcel Number: 081 - 100 - 014
 Parcel Size (Acreage or Square Feet): 0.57 acres Building or Suite Square Footage: 5,280 sf

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ _____
 Describe All Proposed Building Modifications: _____
New approximate 5,280 sf building and site improvements.

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

Date Received: 03/28/2022
 SPR Agenda: 04/06/2022 Item No. _____
 Zone: _____ SPR No. 21-110
 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: Vacant Lot
 Proposed Building Use: Medical Clinic
 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: DC2 PROPERTIES LLC Signature of Owner or Authorized Agent* 

Address: PO BOX 648 Date: 3-28-22

City, State, Zip: VISALIA, CA 93279 Owner: MARIO CELLO

Phone: 559-553-2861 Authorized Agent* _____ Date _____

Email: MCELLO@DCECOINC.COM

* 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): _____

~~AGENT:~~
I designate _____, to act as my duly authorized agent for all purposes necessary to fill an application for, and obtain a permit to _____ relative to the property mentioned herein.

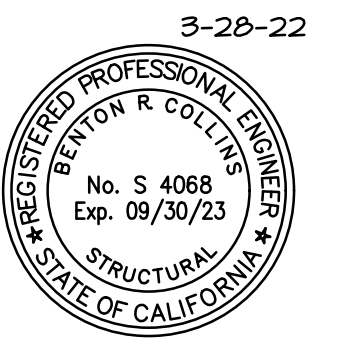
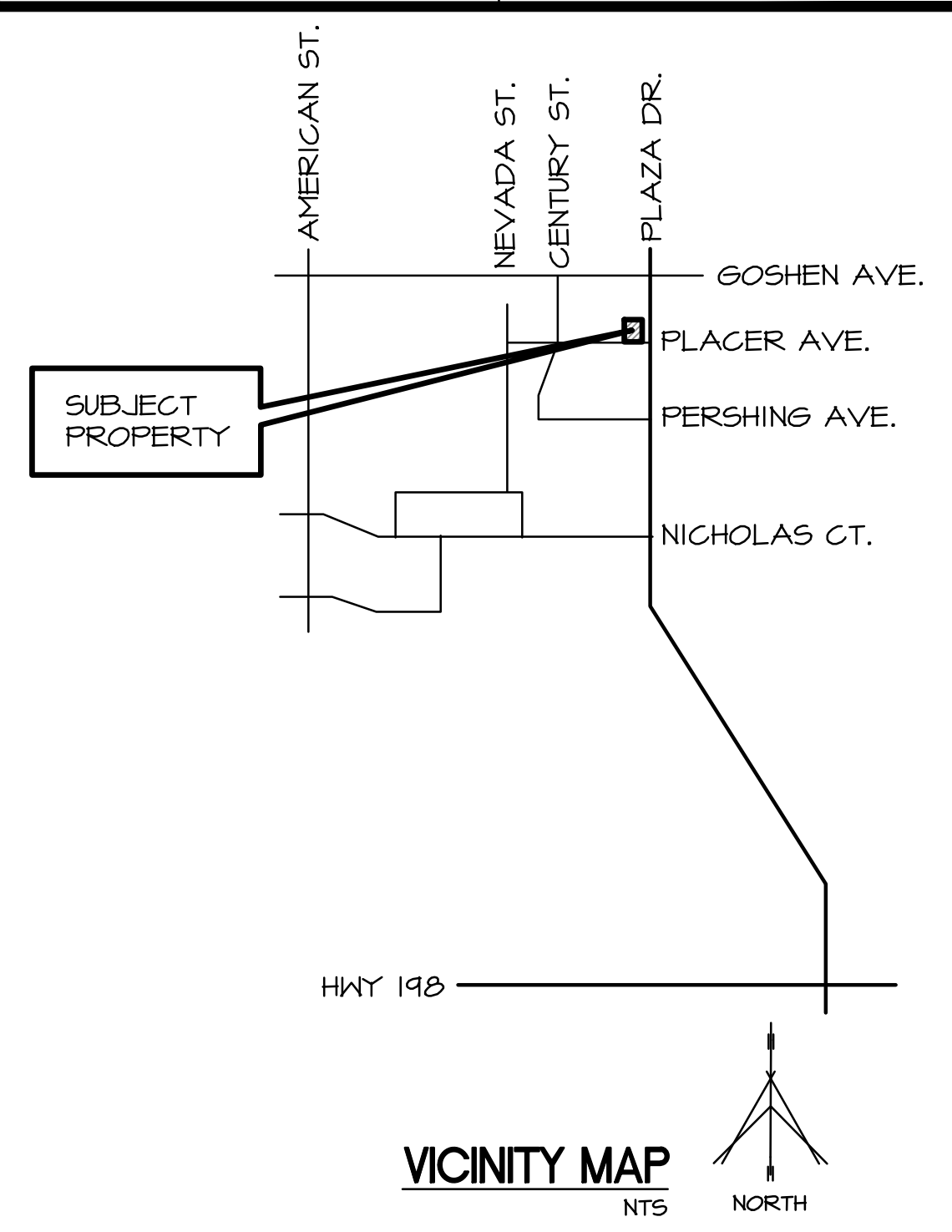
~~I declare under penalty of perjury the foregoing is true and correct.~~

~~Executed this _____ day of _____, 20____~~

<u>OWNER</u>	<u>AGENT</u>
Signatures	
Signature of Owner (Notary Required) _____	Signature of Agent _____
Owner Mailing Address _____	Agent Mailing Address _____
Owner Phone Number _____	Agent Phone Number _____

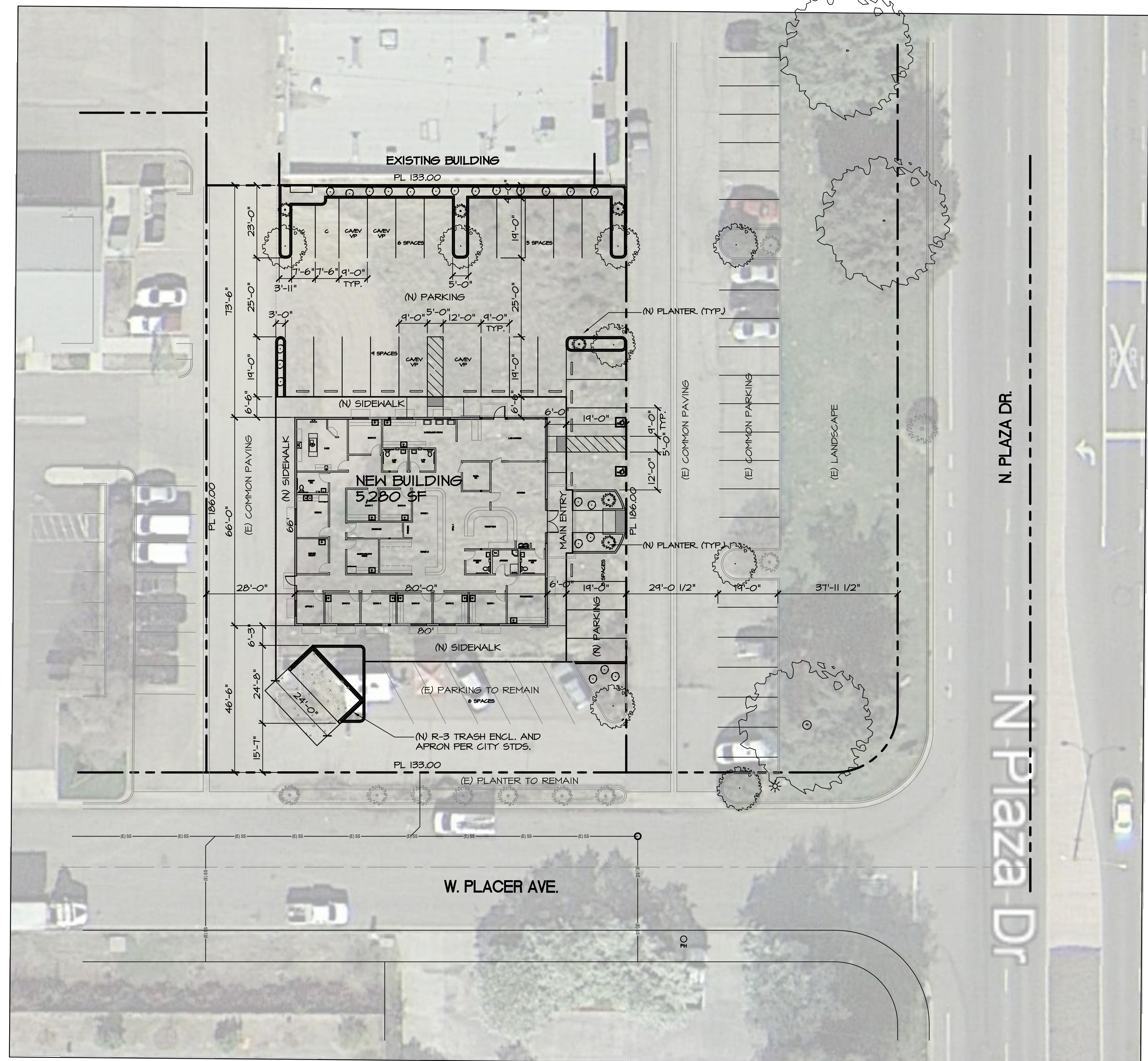
Approved by City of Visalia: _____ Date: _____

A B C D E F G H I J K

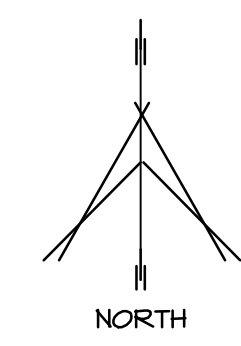


SPR SUBMITTAL
NOT FOR
CONSTRUCTION.

Collins Engineering
Structural & Civil Engineering
P.O. Box 6065 • Visalia, CA 93290
(559) 734-4060
License S-4068



SITE KEY PLAN
1" = 20'



FIRE DEPARTMENT NOTES

1. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT PERMITTED ON ANY YARD, VACANT LOT, OR OPEN SPACE. COMBUSTIBLE DEBRIS, RUBBISH, OR WASTE MATERIAL SHALL BE REMOVED AS OFTEN AS PRACTICAL. (CFG 3304)
2. COMBUSTIBLE OR FLAMMABLE WASTE MATERIAL OR RUBBISH OF ANY KIND SHALL NOT BE PERMITTED ON ANY YARD, VACANT LOT, OR OPEN SPACE. COMBUSTIBLE DEBRIS, RUBBISH, OR WASTE MATERIAL SHALL BE REMOVED AS OFTEN AS PRACTICAL. (CFG 3304)
3. FIRE EXTINGUISHERS - PER CFG 906, PROVIDE PORTABLE FIRE EXTINGUISHERS, CLASS 2A:10B:C MINIMUM. ONE FOR EACH 3000 SQUARE FEET OR PORTION THEREOF OF FLOOR SPACE AND MAXIMUM TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING TO AN EXTINGUISHER NOT TO EXCEED 75 FEET. WHEN POSSIBLE, THE FIRE EXTINGUISHERS SHOULD BE MOUNTED NEAR EXITS OR IN NORMAL EXIT PATHWAYS. IF NECESSARY, A SIGN SHALL BE POSTED TO CLEARLY INDICATE THE LOCATION OF THE EXTINGUISHER.
4. PLANS ARE NOT APPROVED FOR HIGH PILED COMBUSTIBLE STORAGE. STORAGE OF COMBUSTIBLE MATERIALS IN CLOSELY PACKED PILES OR COMBUSTIBLE MATERIALS ON PALLETS, IN RACKS, OR ON SHELVES WHERE THE TOP OF STORAGE IS GREATER THAN 12 FEET IN HEIGHT SHALL NOT BE ALLOWED.
5. ADDRESS - APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE FLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL BE AT LEAST 6" HIGH AND SHALL BE OF A COLOR TO CONTRAST WITH THEIR BACKGROUND. (CFG 505)
6. ALL REQUIRED EXITS SHALL BE CLEAR OF OBSTRUCTIONS FOR THE DURATION OF THE CONSTRUCTION PROJECT.
7. DOOR HARDWARE - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. ALL HARDWARE SHALL COMPLY WITH CHAPTER 10 OF THE CALIFORNIA BUILDING CODE (CBC).
8. MEANS OF EGRESS ILLUMINATION - AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL.
9. EXIT SIGNS - THE PATH OF TRAVEL TO AND WITHIN EXITS IN A BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF CBC CHAPTER 10. EXIT SIGNS SHALL BE READILY VISIBLE FROM THE DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
10. AMOUNTS OF FLAMMABLE AND COMBUSTIBLE MATERIAL STORED IN THE BUILDING SHALL NOT EXCEED THE EXEMPT AMOUNTS QUANTIFIED IN CBC 307 AND CFG 5104.
11. WHEN FIRE FACILITIES SUCH AS, BUT NOT LIMITED TO, FIRE HYDRANTS AND ACCESS ROADS ARE TO BE INSTALLED BY THE DEVELOPER, THEY SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. (CFG 901)
12. ALL WORK SHALL COMPLY WITH NFPA STANDARDS, CBC AND CFG.
13. SUBMIT PLANS TO AND OBTAIN PERMITS FROM THE JURISDICTION FIRE DEPARTMENT FOR ALL FIRE ALARM INSTALLATIONS AND/OR MODIFICATIONS.
14. A SET OF PLANS SHOWING THE WORK TO BE DONE SHALL ALSO BE FORWARDED TO THE JURISDICTION BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
15. FINAL APPROVAL IS SUBJECT TO ACCEPTANCE AFTER A FIELD INSPECTION.
16. A KNOX BOX LOCK SYSTEM IS REQUIRED FOR THE BUILDING. APPLICATION IS AVAILABLE AT THE VISALIA BUILDING DEPARTMENT, 315 E. ACEQUIA. RETURN THE COMPLETED APPLICATION, ALONG WITH YOUR CHECK MADE PAYABLE TO "THE KNOX COMPANY" TO THE VISALIA BUILDING DEPARTMENT FOR SIGN OFF AND MAILING PRIOR TO FINAL INSPECTION FOR OCCUPANCY. (CFG 902)
17. ANY FENCE GATE ACROSS THE ENTRY TO THE PROPERTY SHALL REQUIRE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.

GOVERNING AGENCY AND CODES

CITY OF VISALIA
CALIFORNIA BUILDING STANDARDS CODE (CGR TITLE 24)
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ENERGY CODE (T-24), ENERGY COMPLIANCE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
2019 CALIFORNIA FIRE CODE (CFG)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
NFPA 15, 2019 EDITION
NFPA 24, 2019 EDITION
ADA ACCESSIBLE GUIDELINES (ADAAGS)

SITE NOTES

1. EXISTING UNDERGROUND UTILITIES, PIPING, CONDUITS, IMPROVEMENTS OR OTHER UNDERGROUND ENCUMBRANCES FOR THIS EXISTING SITE ARE NOT SHOWN ON THESE PLANS. NO ATTEMPT HAS BEEN MADE BY COLLINS ENGINEERING TO LOCATE, VERIFY OR SHOW ANY NEW OR EXISTING UNDERGROUND UTILITIES, PIPING, CONDUITS, TANKS, IMPROVEMENTS OR OTHER UNDERGROUND ENCUMBRANCES FOR THIS EXISTING SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES, PIPING, CONDUITS, TANKS, IMPROVEMENTS AND SIMILAR UNDERGROUND ENCUMBRANCES AND TAKE ALL NECESSARY PRECAUTIONS AND PREVENTATIVE MEASURES TO INSURE THAT SUCH EXISTING UTILITIES ARE NOT DAMAGED OR DISRUPTED DURING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY UTILITIES, PIPING, ETC. THAT IS UNCOVERED PRIOR TO OR DURING CONSTRUCTION WHICH MAY INTERFERE WITH OR BE AFFECTED BY THE PROPOSED CONSTRUCTION SO CONDITIONS AND ALTERNATIVES CAN BE REVIEWED PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. ALL PROPERTY LINE DIMENSIONS, LOCATIONS, DETAILS, EASEMENTS, ETC. ARE BASED ON AVAILABLE COUNTY ASSESSOR'S MAP INFORMATION AND SHALL BE VERIFIED AND SURVEYED BY A CALIF. LICENSED LAND SURVEYOR.
3. SEE DESIGNS AND DRAWINGS BY OTHERS FOR SITE UTILITIES, PAVING AND PATCHING.
4. FIELD VERIFY EXISTING CONDITIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED.

PROJECT INFO.

SITE PLAN REVIEW NO.:	SFR21110
OWNER:	DC2 PROPERTIES, LLC PO BOX 648 VISALIA, CA 93219
CONTACT:	MARIO CELILLO : 559-553-2861
LOCATION:	1329 N. PLAZA DR. VISALIA, CA
APN:	081-100-014
SITE AREA:	0.57 ACRES
FLOOD ZONE:	X02
ZONE:	I (INDUSTRIAL)
USE:	WALK-IN MEDICAL CLINIC (NOT AN OSHPD 3 CLINIC)
TYPE OF CONSTRUCTION:	V-B-N5 (NON-SPRINKLERED)
OCCUPANCY:	B
NUMBER OF STORIES:	1
BUILDING FLOOR AREA:	5,280 SF
ALLOWABLE FLOOR AREA:	9,000 SF (BASIC FOR OCC. B, TYPE V-B-N5) F = 288' P = 288' W = 25' If = (288/288 - 0.25)/25/30 = 0.62 Aa = 9,000 + 0.62(9,000) = 14,580 SF
REQUIRED PARKING:	REQUIRED: 5,280/200 = 27 SPACES PROVIDED: 34 SPACES

**NEW MEDICAL CLINIC FOR:
DC2 PROPERTIES, LLC
KAWEAH HEALTH
1329 N. PLAZA DR.
VISALIA, CA
APN: 081-100-014**

DATE:	3/28/22
DRAWN BY:	BC
PROJECT NO.:	21-1455

SHEET TITLE	PROJECT INFO AND SITE KEY PLAN
SHEET	G100
SHEET	OF

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: Pinnacle Premix, LLC Date: 3-28-2022
 Project Description: Addition of 17,500 sq ft Warehouse
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Freitas Rentals 3, LP
 Applicant(s) Name: Danny S Freitas
 Project Address/Location: 2223 N. Shirk / 7019 W. Sunny View,
 Assessor Parcel Number: 077-200-035 Visalia, CA
 Parcel Size (Acreage or Square Feet): 7.51 Acres Building or Suite Square Footage: 94,890[#] Total

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ _____
 Describe All Proposed Building Modifications: Addition of
17,500 sq ft warehouse
space

--- THIS AREA FOR CITY STAFF USE ONLY ---
 Date Received: 03/28/2022
 SPR Agenda: 04/06/2022 Item No. _____
 Zone: _____ SPR No. 22-012
 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: See operational statement on plan.
 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

- ⇨ 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: Danny S Freitas Signature of Owner or Authorized Agent*

Address: 983 E. Levin Ave Danny S Freitas Date

City, State, Zip: Tulare, CA 93274 3-28-2022

Phone: (559) 686-9572 Date

Email: dfreitas@danfreitaselectronic.com 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):

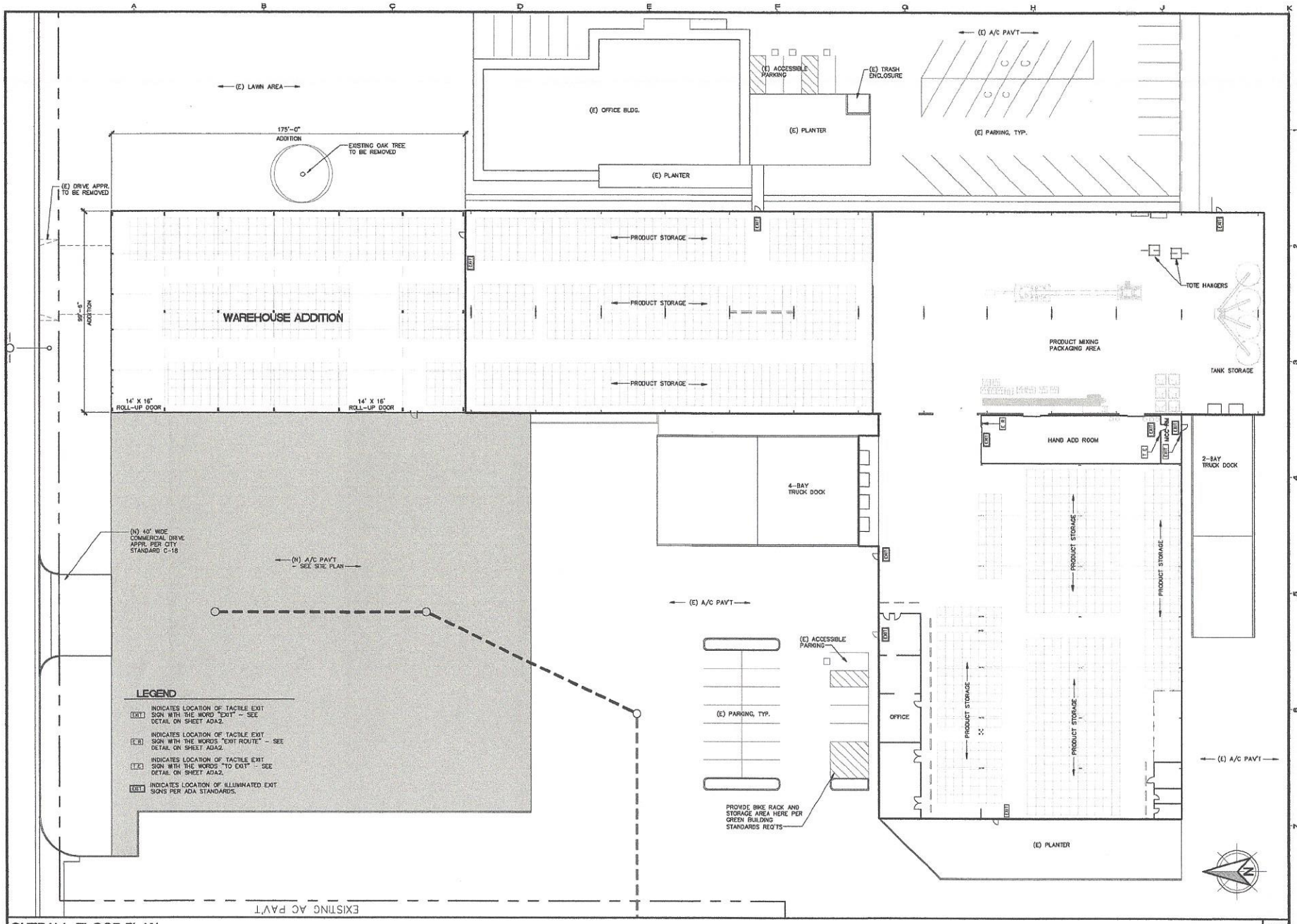
AGENT:

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>
<u>Danny S Freitas</u>		
Signature of Owner		Signature of Agent
<u>983 E. Levin Avenue</u>		
Owner Mailing Address		Agent Mailing Address
<u>Tulare, CA 93274</u>		
Owner Phone Number		Agent Phone Number
<u>(559) 686-9572</u>		
<u>(559) 280-0478 cell</u>		



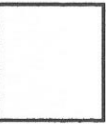
LEGEND

- [EXIT] INDICATES LOCATION OF TACTILE EXIT SIGN WITH THE WORDS "EXIT" - SEE DETAIL ON SHEET ADA2.
- [EXIT ROUTE] INDICATES LOCATION OF TACTILE EXIT SIGN WITH THE WORDS "EXIT ROUTE" - SEE DETAIL ON SHEET ADA2.
- [TO EXIT] INDICATES LOCATION OF TACTILE EXIT SIGN WITH THE WORDS "TO EXIT" - SEE DETAIL ON SHEET ADA2.
- [ILLUMINATED EXIT] INDICATES LOCATION OF ILLUMINATED EXIT SIGNS PER ADA STANDARDS.

NO.	DATE	REVISIONS	BY	CHKD.
1				
2				
3				
4				

**A NEW WAREHOUSE EXPANSION FOR:
PINNACLE PREMIX, LLC
VISALIA, CALIFORNIA**

DOWD Engineering
Structural - Civil - Drafting
123 East Kern Ave
Tulare, California 93274
(559) 684-0318
newdow@aol.com



SCALE:
1" = 20'

DESIGNED BY:
BRETT DOWD

DATE:
DEC 2021

SHEET NO.
A200
OVERALL
FLOOR PLAN

DOWD DRAFTING, JOB NO. 3115

OVERALL FLOOR PLAN

1" = 20' 8K

2B

APPLICANT: PINNACLE PREMIX, LLC
7018 W. SUNNYSIDE AVE
VISALIA, CA. 93291
559-302-5950

PROPERTY OWNER: FREITAS RENTALS
983 E. LEVIN AVE
TULARE, CA. 93274
559-686-9572

PLAN PREPARED BY:
LEW DOWD
DOWD ENGINEERING
P.O. BOX 178
TULARE, CA 93275
559-684-9318

PROJECT ADDRESS: 7018 W. SUNNYSIDE AVE
VISALIA, CA. 93291

PARCEL INFORMATION:

A.P.N.	ACRES	ZONING
077-020-035	7.51	I-H

(E) PARKING	STANDARD STALLS	COMPACT STALLS	HANDICAP	TOTAL
	67	4	4	75

UTILITIES:
ELECT. & GAS: SOUTHERN CALIF EDISON
SEWER: CITY OF VISALIA
WATER: CAL-WATER

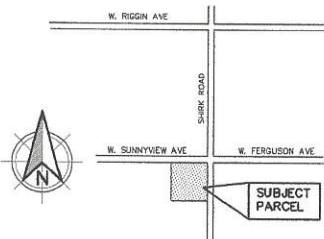
FLOOD ZONE DESIGNATION: X
OCCUPANCY GROUP: F-2
TYPE OF CONSTRUCTION: VB

BUILDING AREA:

OFFICE:	7,190 SQ. FT. (EXIST)
PLANT:	70,200 SQ. FT. (EXIST)
	17,500 SQ. FT. (PROPOSED)
NEW PLANT TOTAL:	87,700 SQ. FT.
TOTAL ON SITE WITH ADDITION:	94,890 SQ. FT.

PROJECT DATA

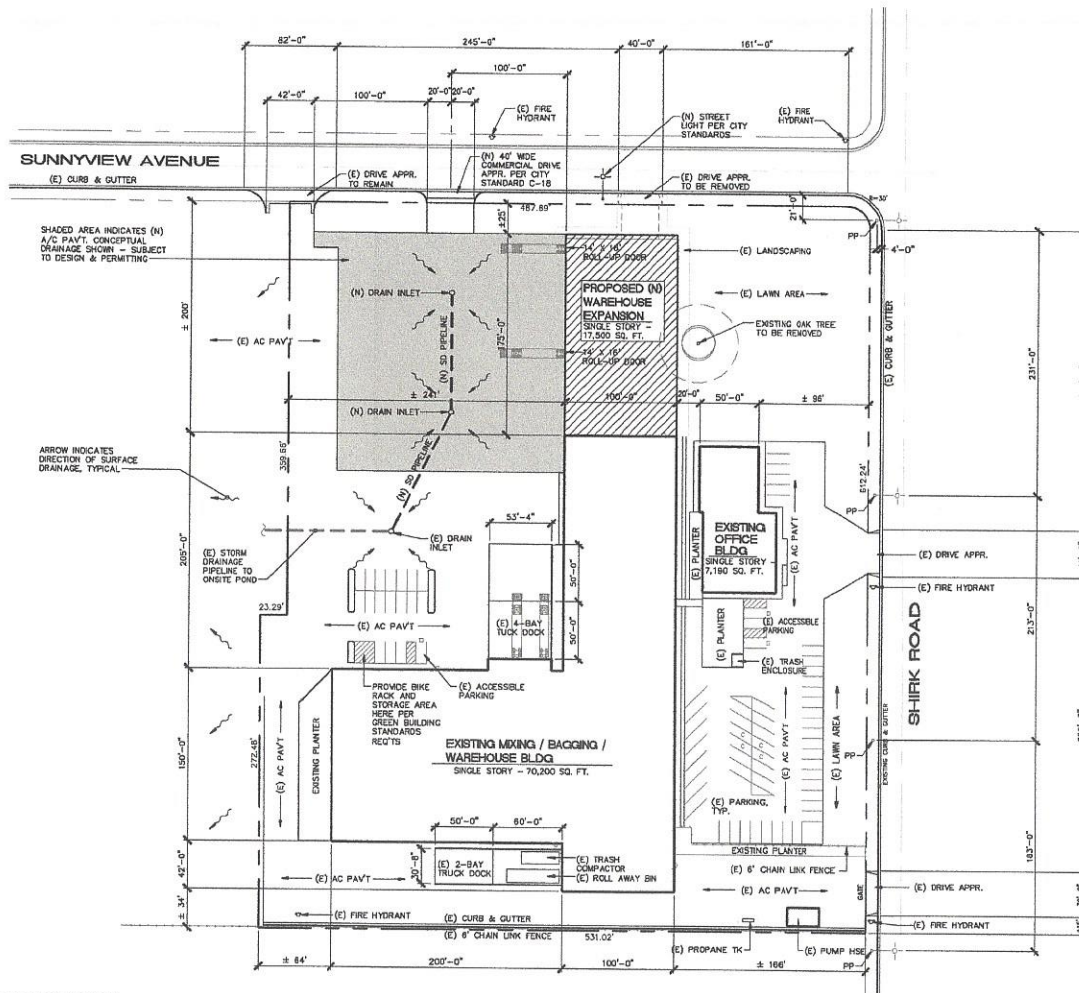
6B



VICINITY MAP

N.T.S.

8B SITE PLAN



OPERATIONAL STATEMENT

PINNACLE PREMIX PURCHASES VARIOUS MICRO INGREDIENTS USED IN LIVESTOCK AND PET FOOD. SUCH MICRO INGREDIENTS INCLUDE VITAMINS, TRACE MINERALS, AND NUTRACEUTICALS. EACH OF THESE MICRO INGREDIENTS ARE PREMIXED (BLENDED IN A MIXER) TO EXACTING SPECIFICATIONS PRESCRIBED BY ANIMAL NUTRITIONIST AND VETERINARIANS. ONCE BLENDED AND PACKAGED, THE FINAL PREMIX IS SHIPPED AND SOLD TO COMPANIES THAT USE IT TO MANUFACTURE THE COMPLETE DIET AN ANIMAL WILL INGEST. OPERATIONALLY PINNACLE PREMIX WILL HANDLE IMPORT AND DOMESTIC MICRO INGREDIENTS RECEIVED IN BAGS, SUPER SACKS, AND BULK FORMS. ALL MATERIAL IS WEIGHED ACCORDING TO PRESCRIBED SPECIFICATIONS IN BATCH QUANTITIES, MIXED IN OUR MIXER, PACKAGED IN BAGS OR SUPER SACKS, AND PALLETIZED FOR SHIPMENT. GIVEN WHAT WE MANUFACTURE IN USED IN SMALL AMOUNTS IN THE TOTAL DIES AN ANIMAL INGESTS, OUR GOAL IS TO IMPLEMENT VARIOUS TYPES OF AUTOMATION, LOT TRACKING TECHNOLOGIES, AND PROFESSIONAL STAFF. OUR CURRENT BUSINESS PLAN ALLOWS FOR 10 TOTAL EMPLOYEES, FOUR PROFESSIONAL AND SIX PLANT OPERATORS, WITH ALL COMPONENTS OF EFFICIENCY IN PLACE. OUR PLANT AND OFFICE ARE OPEN FIVE DAYS A WEEK FROM 8:00AM TO 6:00PM.

NO.	DATE	REVISIONS	COMMENTS
1	03-14-22	SPR	COMMENTS
2			
3			
4			

A NEW WAREHOUSE EXPANSION FOR:
PINNACLE PREMIX, LLC
VISALIA, CALIFORNIA

DOWD Engineering
Structural - Civil - Drafting
132 East Kern Ave
Tulare, California 93274
(559) 684-9318
lew@dowd.com

SCALE: 1" = 50'

DRAWN BY: BRETT DOWD

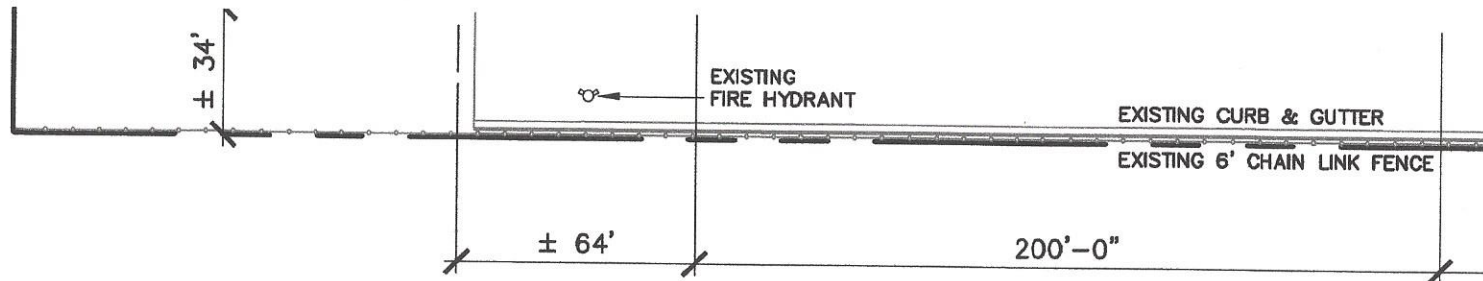
DATE: DEC 2021

SHEET NO. **A100**

SITE PLAN

DOWD ENGINEERING JOB NO. 3115

1" = 50' 8K



OPERATIONAL STATEMENT

PINNACLE PREMIX PURCHASES VARIOUS MICRO INGREDIENTS USED IN LIVESTOCK AND PET FOOD. SUCH MICRO INGREDIENTS INCLUDE VITAMINS, TRACE MINERALS, AND NUTRACEUTICALS. EACH OF THESE MICRO INGREDIENTS ARE PREMIXED (BLENDED IN A MIXER) TO EXACTING SPECIFICATIONS PRESCRIBED BY ANIMAL NUTRITIONIST AND VETERINARIANS. ONCE BLENDED AND PACKAGED, THE FINAL PREMIX IS SHIPPED AND SOLD TO COMPANIES THAT USE IT TO MANUFACTURE THE COMPLETE DIET AN ANIMAL WILL INGEST. OPERATIONALLY PINNACLE PREMIX WILL HANDLE IMPORT AND DOMESTIC MICRO INGREDIENTS RECEIVED IN BAGS, SUPER SACKS, AND BULK FORMS. ALL MATERIAL IS WEIGHED ACCORDING TO PRESCRIBED SPECIFICATIONS IN BATCH QUANTITIES, MIXED IN OUR MIXER, PACKAGED IN BAGS OR SUPER SACKS, AND PALLETIZED FOR SHIPMENT. GIVEN WHAT WE MANUFACTURE IN USED IN SMALL AMOUNTS IN THE TOTAL DIES AN ANIMAL INGESTS, OUR GOAL IS TO IMPLEMENT VARIOUS TYPES OF AUTOMATION, LOT TRACKING TECHNOLOGIES, AND PROFESSIONAL STAFF. OUR CURRENT BUSINESS PLAN ALLOWS FOR 10 TOTAL EMPLOYEES, FOUR PROFESSIONAL AND SIX PLANT OPERATORS, WITH ALL COMPONENTS OF EFFICIENCY IN PLACE, OUR PLANT AND OFFICE ARE OPEN FIVE DAYS A WEEK FROM 6:00AM TO 6:00PM.



Designer Name and Contact Information:

M. Rojas Jr.
 Builder
 Designer
 (559) 305-8814
 rojasdesigned@yahoo.com
 Rojas Designed

Drawn and Revised By: *M. Rojas Jr.*
Martin Rojas Junior

SITE PLAN

Client Review: Bidding:
 Plan Check: Construction:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE OF ROJASDESIGNED AND COMPANY SERVICES AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT CONTAINED HEREIN. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROJASDESIGNED AND COMPANY.

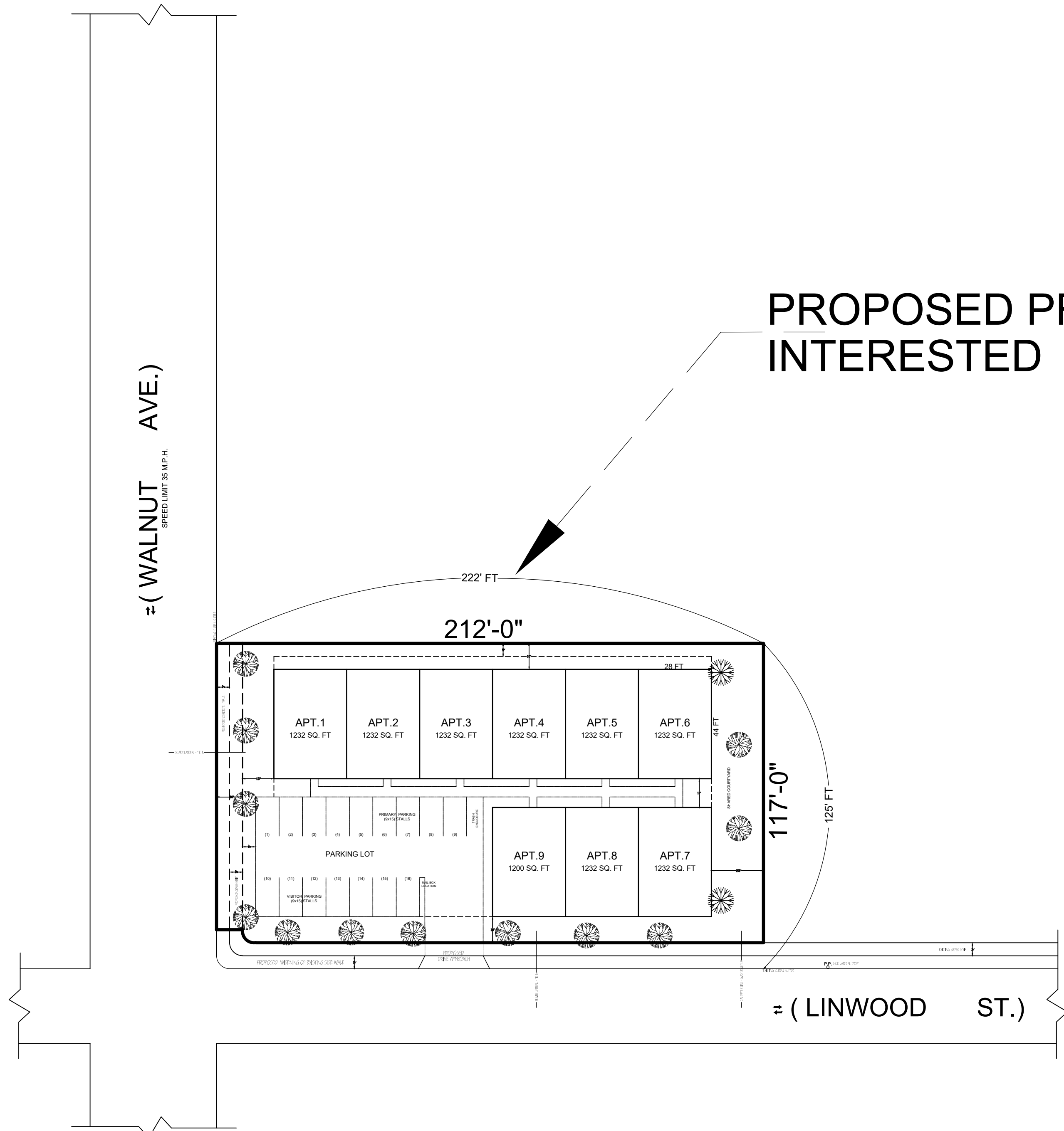
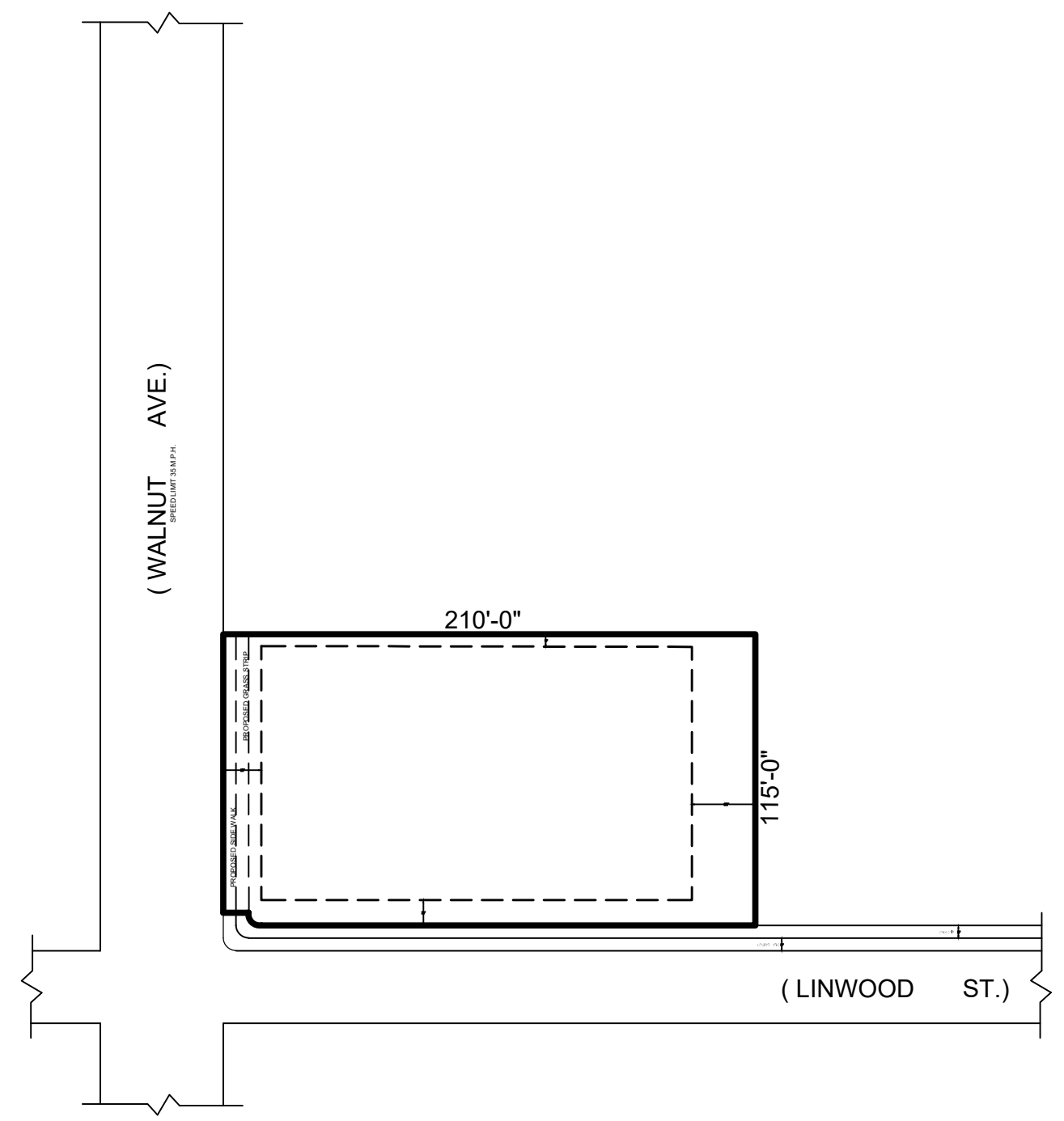
IF THE CONTRACTOR OR SUB-CONTRACTOR SHOULD FIND ANY LACK OF INFORMATION, DISCREPANCY IN AND/OR OMISSIONS FROM THESE DRAWINGS OR IF THE CONTRACTOR SHOULD BE IN QUESTION AS TO THEIR MEANING OR INTENT, THE CONTRACTOR SHOULD CONTACT DESIGNER AT ONCE FOR INTERPRETATION OR CLARIFICATION BEFORE PROCEEDING WITH THAT PORTION OF WORK.

Owner/Builder Name and Information:

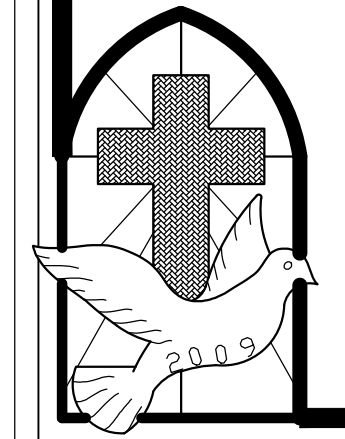


Project: Tulare County
 Date: MAR 16, 2022
 Scale: 3/16" = 1'-0"
 Sheet: 1 OF 2

A.P.N.# : 119 - 040 - 021
 LOT SIZE : 26,053 SQ. FT.
 BUILDABLE SPACE : 17,554 SQ. FT.
 PROPOSED BUILDING SPACE : 11,056 SQ. FT.



PROPOSED SITE PLAN REVIEW
 MULTI-FAMILY RESIDENTIAL
 MAXIMUM MARKET RATE



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: Singh 8 Unit Complex Date: 02/09/22

Project Description: New Developmet of Max allowed 8 unit Apartment's

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

Property Owner: Manpreet Singh

Applicant(s) Name: Manpreet Singh

Project Address/Location: Corner of Linwood st and Walnut Ave.

Assessor Parcel Number: 119-040-021

Parcel Size (Acreage or Square Feet): 26,053 ± Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ Undetermined

Describe All Proposed Building Modifications: New Construction of 8 Unit Apartment Complex

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

Date Received: _____

SPR Agenda: 04/06/2022 Item No. _____

Zone: _____ SPR No. 22-033

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: Vacant

Proposed Building Use: Multi-Family 8 unit Apartment

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): Standard

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

Page 1 of 2 - Application continues on back of this page

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440


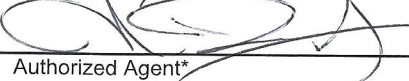

SITE PLAN MINIMUM REQUIREMENTS

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: Manpreet Singh Signature of Owner or Authorized Agent* 
 Address: 2347 N. Divisadero St  Date 02/09/22
 City, State, Zip Visalia Ca 93201 Owner
 Phone: (559) 305-8814 Authorized Agent*  Date 02/09/22
 Email: royasdesigned@yahoo.com

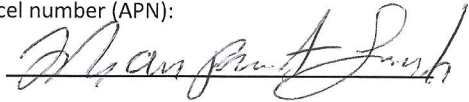
* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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





AGENT:

I designate Martin Rojas, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to 119 - 040 - 021 relative to the property mentioned herein.

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

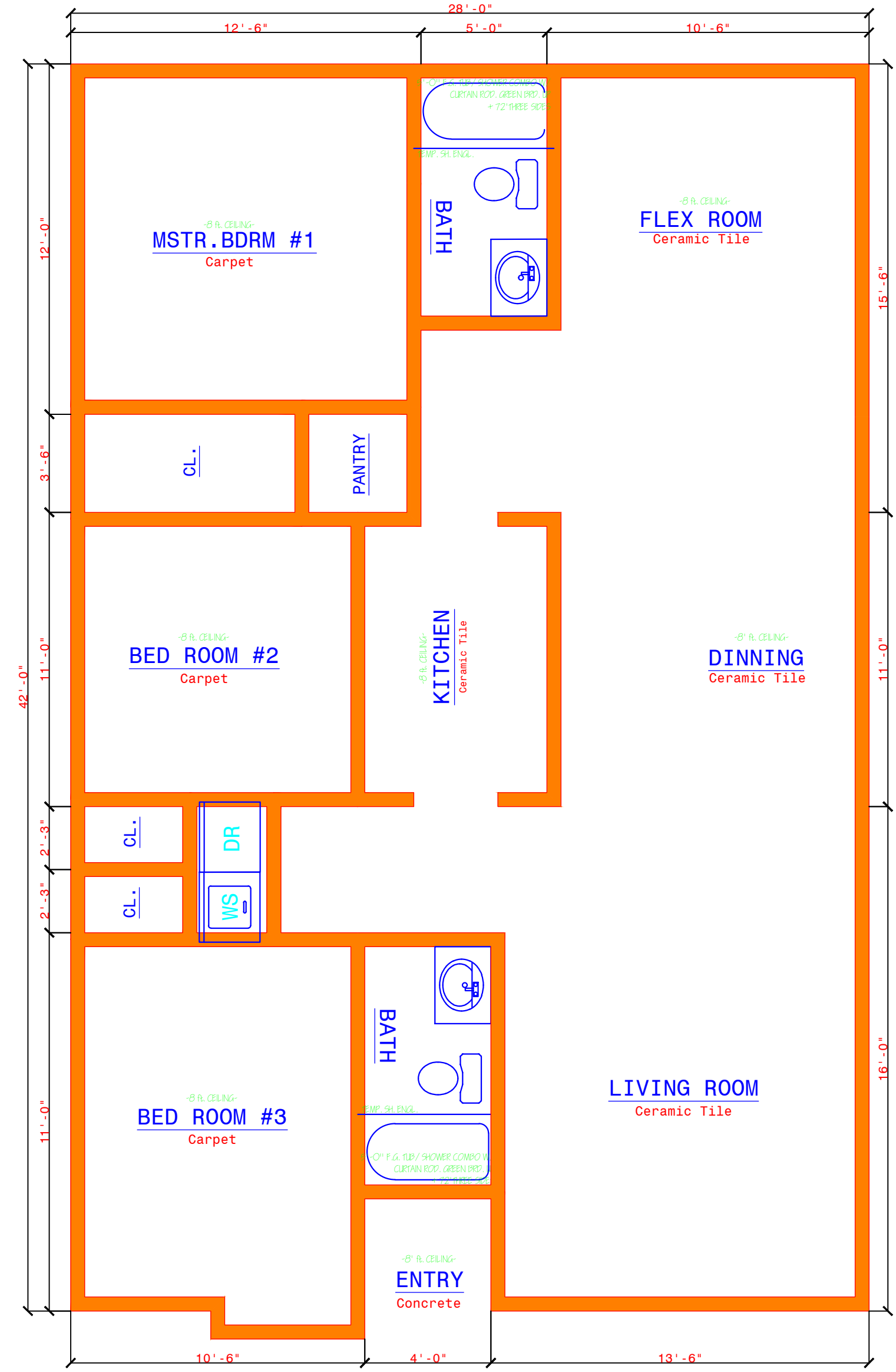
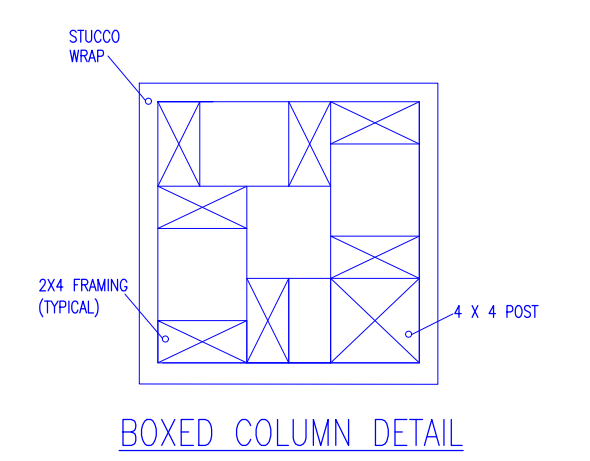
Executed this 02 day of 09, 2022

OWNER	Signatures	AGENT
<u></u>		<u></u>
Signature of Owner		Signature of Agent
Owner Mailing Address		<u>2347 N. Divisadero St</u>
Owner Phone Number		Agent Mailing Address <u>Visalia Ca 93201</u>
		Agent Phone Number <u>(559) 305-8814</u>



GENERAL NOTES

- ALL WORK PERFORMED ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THESE PLANS.
- THE STANDARDS OF THE CITY OR CO. AND THE CURRENTLY ADOPTED EDITION OF THE U.B.C. & C.B.C.
- NO DEVIATION FROM THESE DRAWINGS SHALL BE MADE WITHOUT PRIOR DOCUMENTED CONSENT OF THE BUILDER. REPORT ANY PLAN DISCREPANCIES TO THE BUILDER.
- ALL DIMENSIONS SHALL BE VERIFIED ON PLANS AND BUILDING LOCATION SHALL BE VERIFIED ON PROJECT SITE PRIOR TO COMMENCEMENT OF WORK. DO NOT RELY ON SCALING PLANS FOR CRITICAL DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF SLIP OR CONCRETE UNLESS NOTED OTHERWISE.
- FRAMING LUMBER ARE AS FOLLOWS:
FRAMING LUMBER 2X OR LESS SHALL BE D.F. #2 OR BETTER.
FRAMING LUMBER 4X OR MORE SHALL BE D.F. #1 OR BETTER.
FRAMING LUMBER #1 OR BETTER TO BE GRADE STAMPED. THIS NOTE APPLIES TO ALL LUMBER UNLESS NOTED OTHERWISE WITHIN THIS DRAWING.
- EXTERIOR WALLS:
2X4 D.F. STUDS @ 16" O.C. W/ DR1 TOP PLATES AND SINGLE BOTTOM PLATES. TYPICAL JUNGLO BOTTOM PLATES ANCHORING PER FOUNDATION DETAILS. WALL EXTERIOR COVERED PER SIDING AND STUCCO SPECIFICATIONS SHOWN ON ELEVATIONS.
- INTERIOR WALLS:
2X4 D.F. STUDS @ 16" O.C. W/ DR1 TOP PLATES AND SINGLE BOTTOM PLATES. WALL INTERIORS COVERED BY 1/2" GYPSUM BOARD (TYP.)
- BLOCKING:
2X4 D.F. BLOCKING SHALL BE USED WHERE REQUIRED BY CODE FOR FIRE BLOCKING, CABINET INSTALLATION AND GYPSUM BOARD NAILING. CONTRACTOR SHALL DETERMINE ALL BLOCKING LOCATIONS PRIOR TO INSTALLING GYPSUM BOARD.
- OCCUPANCY SEPERATION BETWEEN LIVING SPACE AND GARAGE SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
ONE HOUR FIRE-RESISTIVE CONSTRUCTION ON THE GARAGE SIDE, INCLUDING HORIZONTAL SEPERATION.
1 3/8" SOLID WOOD SELF-CLOSING TIGHT-FITTING DOOR OR 20 MINUTE FIRE RELATED DOOR.
MINIMUM 26 GAUGE IN THICKNESS FOR AIR DUCT PASSING THROUGH THE WALL AND NO OPENING IN THE GARAGE. DOORS NOT NEED FIRE DAMPERS.
- ALL WINDOWS SHALL BE DUAL AND GLAZED. ALL GLAZING IN A HAZARDOUS LOCATION SHALL BE DONE WITH SAFETY MATERIALS. DOORS SHALL BE WEATHER STRIPPED. ALL TEMPERED GLASS TO BE LABELLED BY MANUFACTURER.
- ALL EXTERIOR OPENINGS AND OPENINGS BETWEEN HEATED AND UNHEATED AREAS SHALL BE WEATHER STRIPPED.
- ALL GLASS IN HAZARDOUS AREAS (INCLUDING TUBS AND SHOWERS), ALL GLASS WITHIN 18" OF FLOOR AND ALL GLASS WITHIN 24" OF AN OPERABLE DOOR SHALL BE SAFETY GLASS & BE PERMANENTLY LABEL AS SUCH.
- ALL BEDROOM WINDOWS SHALL HAVE A SILL AT OR BELOW 44" HAVE A 20" MIN. WIDE OPENING, A 24" MIN. HIGH OPENING AND A TOTAL NET OPENING OF 5.7 SF. MIN.
- ALL HABITABLE ROOM SHALL HAVE NATURAL VENTILATION (9% OF FLOOR AREA) WITH A MIN. OF 5 SF (1.5 SF MIN. IN BATHROOMS AND LAUNDRY ROOMS, OR AN EXHAUST FAN THAT PROVIDES 5 AIR CHANGES PER HOUR).
- PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE AND ACCESSORIES.
- BATH AND SHOWER WALLS SHALL BE FINISHED WITH A SMOOTH HED NON-ABSORBENT SURFACE TO THE CEILING. FINISH WATER RESISTANT GIP. 80 W/ COOLER VALS AT 6" O.C. OR SCREWS AT 12" O.C. SHOWER THRESHOLD TO BE BETWEEN 2" AND 9" HIGH.
- APPLY AT 25 YR. (MIN. PAINTABLE, SILICONE CALKING OR EQUAL TO ALL WINDOW AND DOOR FRAMES AND AT ALL JOINTS BETWEEN DIFFERENT MATERIAL TYPES. ALL FINISH SURFACE TO BE CALKED SHALL BE THOROUGHLY CLEANED OF ALL OIL, DIRT AND EXCESS MORTAR PRIOR TO APPLICATION.
- VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 50" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENTLY MARKING LISTED BY THE UNIT.
- EACH BEDROOM SHALL HAVE ONE EXTERIOR EQUITED COMPLIANT WINDOW OR DOOR THAT IS OPENABLE FROM INTERIOR WITHOUT THE USE OF A KEY OR SPECIAL TOOL, KNOWLEDGE, OR EFFORT.
- EXTERIOR OPERABLE WINDOWS AND DOORS WILL BE WEATHER STRIPPED. ALL OPEN VENTS, PENETRATIONS AND OTHER OPENINGS TO THE BUILDING ENVELOPE SHALL BE SEALED CALKED, AND WEATHER STRIPPED TO LIMIT AIR LEAKAGE PER TITLE 24.
- SEE ATTACHED TITLE 24 FORMS AND / OR CALCULATIONS FOR PROJECT ENERGY EFFICIENCY REQUIREMENTS.
- ATIC VENTILATION SHALL BE PROVIDED THROUGH 3 ea. 2" HOLE AT EACH FREEZE BLOCK AND 4" CONTINUOUS SOFFIT LEAVE VENT AND 4 ea. BROW VENTS LOCATED ON REAR ROOF PLANE @ 1/16" MIN.
- R-19 FIBERGLASS ROLLED OR MATS IN PERIMETER WALLS WHERE EXPOSED FROM CONSTRUCTION.
- R-19 FIBERGLASS ROLLED OR MATS IN FLOORING SPACE. R-30 FIBERGLASS ROLLED OR MATS IN ATIC SPACE.
- INSULATION SHALL BE INSTALLED SO AS TO MAINTAIN HIGH CLEARANCE BETWEEN INSULATION AND ROOF SHEATHING.
- THE EQUIPMENT AND ITEMS TO BE CERTIFIED BY THE C.E.C. ARE AS FOLLOWS:
1. WATER HEATERS AND INFLATION PLANKETS (IF APPLICABLE)
2. SHOWER HEADS AND FAUCETS
3. SPACE CONDITIONING EQUIPMENT
- SEE DETAIL AT BACK PAGES FOR SLIP NOTCHING AND BORING CHART.



Designer Name and Contact Information:
M. Rojas Jr.
Builder
Designer
Rojas Designed
@yahoo.com

Drawn and Revised By:
M. Rojas Jr.
Martin Rojas Jr.

FLOOR PLAN

Client Review: Bidding:
Plan Check: Construction:

ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE OF ROJASDESIGNED AND COMPANY SERVICES AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT CONTAINED HEREIN. NONE OF SUCH IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF ROJASDESIGNED AND COMPANY.

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DESIGN ZONE
Rojas Designed Co.
Rojas Designed Co.
Rojas Designed Co.

Project: Tulare County
Date: FEB. 24. 2022
Scale: 1/4" = 1'-0"
Sheet: **A-1**
2 OF 2

= METROSCAN PROPERTY PROFILE =
Tulare (CA)

OWNERSHIP INFORMATION

Parcel Number : 119 040 021 000
Owner : Siebert Benjamine J & Marilyn L
CoOwner :
Site Address : Linwood St Visalia 93277
Mail Address : 117 N Sunnyside Ave Clovis Ca 93611

SALES AND LOAN INFORMATION

<i>Transferred</i>	: 12/13/2006	<i>Loan Amount</i>	:
<i>Document #</i>	: 128415	<i>Lender</i>	:
<i>Sale Price</i>	:	<i>Loan Type</i>	:
<i>Deed Type</i>	: Quit Claim	<i>Interest Rate</i>	:
<i>% Owned</i>	: 100	<i>Vesting Type</i>	: Trust\trustee

ASSESSMENT AND TAX INFORMATION

<i>Assessed Land</i>	: \$195,000	<i>Tax Rate Area</i>	: 006043
<i>Assessed Struct</i>	:	<i>20-21 Taxes</i>	: \$3,413.88
<i>Assessed Other</i>	:	<i>Exempt Type</i>	:
<i>Assessed Total</i>	: \$195,000	<i>Exempt Amount</i>	:
<i>% Improved</i>	:		

PROPERTY DESCRIPTION

Census : *Tract:* 20.03 *Block:*
Land Use : 1000 Res,Miscellaneous
Williamson Act : No
Site Description : TRACT 86 POR LT 1
:
:
Zoning : RM2 Res,Mfr (3,000) Sqft

Profile-Page 1 of 2

= METROSCAN PROPERTY PROFILE =
Tulare (CA)

Parcel Number : 119 040 021 000

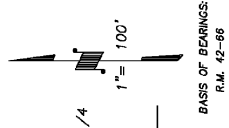
PROPERTY CHARACTERISTICS

<i>Total Rooms</i> :	<i>Bldg SF</i> :	<i>Lot Acres</i> :.60
<i>Bedrooms</i> :	<i>Stories</i> :	<i>Lot Sq Ft</i> :26,053
<i>Bath Total</i> :	<i>Year Built</i> :	<i>Lot Dimen</i> :
<i>Dining Rm</i> :	<i>Garage</i> :	<i>Style</i> :
<i>Family Rm</i> :	<i>Garage Spcs</i> :	<i>Constructn</i> :
<i>Fireplaces</i> :	<i>Garage SF</i> :	<i>Improvemnt</i> :
<i>Heat/Cool</i> :	<i>Carport SF</i> :	<i>Roof Type</i> :
<i>Pool</i> :	<i>Patio/Deck</i> :	<i>Wall Mat'l</i> :
<i>Water Src</i> :	<i>Pat/Deck SF</i> :	
<i>Sewer Type</i> :	<i>Rental SF</i> :	
<i>Sprinklers</i> :	<i>Office SF</i> :	
	<i>Parking SF</i> :	

N1/2 OF NW1/4 OF NE1/4 SEC.2, T.19S. R.24E., M.D.B.&M. Tax Area Codes 119-04
 006-006
 006-043

DISCLAIMER
 THIS MAP WAS PREPARED FOR LOCAL USE ONLY. THE INFORMATION HEREON MAY NOT COMPLY WITH STATE AND LOCAL REQUIREMENTS. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON.

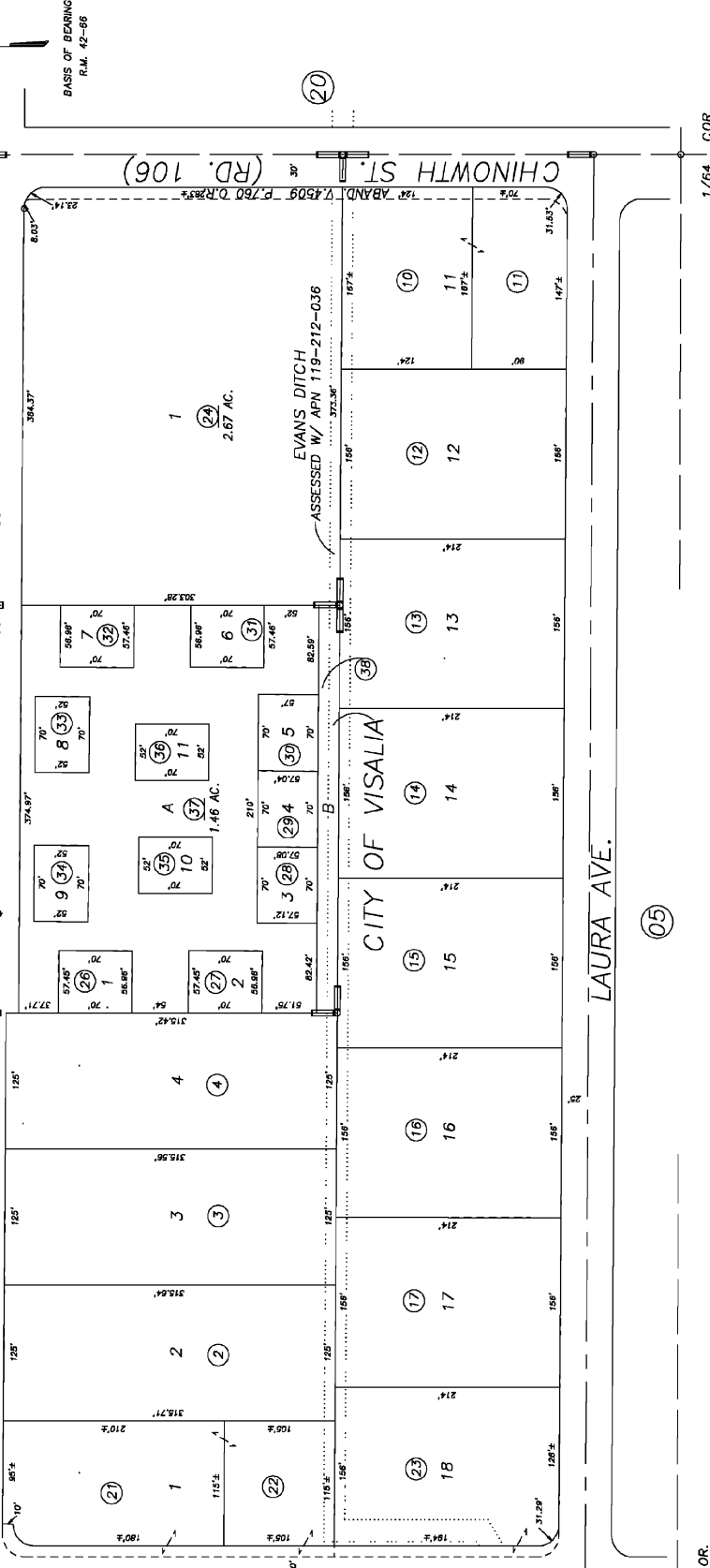
Bk.
 087



WALNUT AVE. (AVE. 288)

N 1/4 COR. NE 1/4

I. 18 S.
 T. 19 S.
 R.M. 42-66 P.M. 35-38



POR. TRACT NO. 86, R.M. 19-116
 PARCEL MAP NO. 3436, P.M. 35-38
 WALNUT VILLAGE, R.M. 42-66

CITY OF VISALIA
 ASSESSOR'S MAPS BK.119 , PG.04
 COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles
 Assessor's Block Numbers Shown in Ellipses

DITCH UPDATE	LLB	TECH
07/11/2013	123	
REVISION	DATE	TECH

*** No Comparables Found For: ***

Subject Parcel :119 040 021 000
Subject Address :LINWOOD ST
Subject Owner :SIEBERT BENJAMINE J;MARILYN L

*** Comp Parameters Used ***

PROXIMITY, 0.500
TRANSFERDATE, 6
LANDUSE

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: Visalia Senior Village Date: 3/24/22

Project Description: 140 Unit Affordable Senior Housing Complex, consist of single story and two story units

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

Property Owner: SER, Jobs for Progress, Inc

Applicant(s) Name: Justo Padron

Project Address/Location: Douglas Avenue / Tracy Street

Assessor Parcel Number: 098 - 050 - 069

Parcel Size (Acreage or Square Feet): 248,801 Building or Suite Square Footage: Residential Units: 90,120 Club House: 3,051

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: New Construction

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

Date Received: 03/28/2022

SPR Agenda: 04/06/2022 Item No. _____

Zone: R-M-2 SPR No. 22-052

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: N/A

Proposed Building Use: Residential Housing Units and Commercial Building

Proposed Hours of Operation: 8Am - 5 PM

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

Number of Employees Per Day: Existing _____ Proposed 3

Number of Customers Per Day (Estimated): Existing _____ Proposed Varies

Predicted Peak Operating Hour: 10 AM - 2 PM

Describe Any Truck Delivery Schedule & Operations: Twice Daily

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

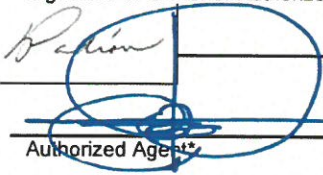
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- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
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 - 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: Justo Padron
 Address: 1533 Laverne Ave
 City, State, Zip Clovis, CA 93611
 Phone: 559-974-0313
 Email: jpgadron@s5architects.com

Signature of Owner or Authorized Agent*


 Date 3/23/22

 Date 3/23/22

 Authorized Agent*

* 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, Jesus Padron, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
098 050 069

AGENT:

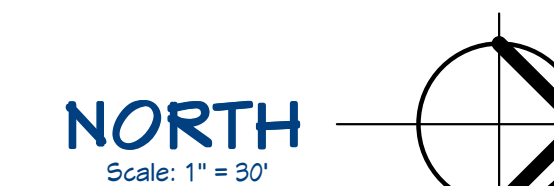
I designate Justo Padron, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to New Construction for the Visalia Senior Village relative to the property mentioned herein.

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

Executed this 23 day of March, 2022.

	<u>OWNER</u>	Signatures		<u>AGENT</u>
Signature of Owner			Signature of Agent	
<u>255 N. Fulon Street</u>			<u>1533 Laverne Ave.</u>	
Owner Mailing Address			Agent Mailing Address	
<u>Fresno, CA 93701</u>			<u>Clovis, CA 93611</u>	
Owner Phone Number			Agent Phone Number	
<u>559-452-0881</u>			<u>559-974-0313</u>	

SITE PLAN - GENERAL PLAN



Legend

- 2 STORY UNIT
- 1 STORY UNIT
- CARPORT
- CONCRETE WALK
- FIRE SPRINKLER RISER LOCATION
- FIRE HYDRANT
- DENOTES ADDRESS
114 (FIRST FLOOR)
214 (2ND FLOOR)
- KEYNOTE SYMBOLS

Code Notes

1. ALL OF THE GROUND FLOOR UNITS MUST BE ADAPTABLE AND HAVE AN ACCESSIBLE ROUTE.
2. EV = ELECTRIC VEHICLE CHARGING SPACE REQUIRED EV CHARGING SPACES PER 4.106.40
TOTAL PARKING SPACES = 168
EV SPACES @ 3%
TOTAL EV SPACES REQ'D = 5
TOTAL EV PROVIDED: 6 SPACES

Plan Exhibit Notes

DATE OF PREPARATION: March 12/2022
PROJECT ADDRESS: 4436 E. Douglas Avenue
Visalia, CA 93292
PLANNED LAND USE DESIGNATION:
EXISTING: Multi-Family
ZONE DISTRICT: R-M-2
APN (s): 098-050-064

Legal Description

Parcel 1 of Parcel Map No. 4823, recorded April 2, 2007 in Book 49, Page 24 of Parcel Maps, in the County of Tulare, State of California.

APN: 098-050-064

Notes

- PRIVATE FIRE HYDRANTS MUST BE INSTALLED AND ALL WEATHER ACCESS FOR FIRE APPARATUS PROVIDE BEFORE DELIVERY OF COMBUSTIBLE MATERIAL TO THE SITE
- *PRIOR TO PERMIT ISSUANCE, SUBMIT FORMS FOR APPROVAL ADDRESSING REQUIREMENTS OF CAL GREEN AND THE CITY OF VISALIA WASTE MANAGEMENT PLAN FOR CONSTRUCTION AND DEMOLITION DEBRIS. FORMS ARE AVAILABLE AT THE FRONT COUNTER.

Site Plan Key Notes

1. PROPOSED 6'-0" HIGH (SEE PLAN) CONCRETE BLOCK WALL PER PUBLIC WORKS STANDARD F-4 (WALL NOT SHOWN FOR CLARITY)
2. PROPOSED 5 FEET WIDE PEDESTRIAN CONCRETE WALKWAY, SEE DETAIL 11/A-5
3. "EV" POWER STATION
4. PROPOSED TRASH ENCLOSURE PER PUBLIC WORKS STANDARD R4, R6, R7, R3 AND 1/A-5
5. PROPOSED TRASH ENCLOSURE GATES PER PUBLIC WORKS STANDARD R5
6. PROPOSED COVERED METAL CARPORT, REFERENCED D-1
7. ALL GATED RESIDENT DEVELOPMENTS REQUIRE A "CLICK TO ENTER" SYSTEM WHEN REQUIRED PROVIDE AN APPROVED VISUAL RECOGNITION / FEATURE SIGN AT THE "CLICK TO ENTER" GATE LOCATIONS.
8. PROPOSED 6" HIGH WROUGHT IRON FENCE, SEE DETAIL 1/A-4
9. PROPOSED 6" HIGH X 16" WIDE WROUGHT IRON ELECTRICALLY OPERATED ROLLING GATE SEE DETAIL 1/A-4
10. FIRE SPRINKLER RISER AND FDC LOCATIONS, PROVIDE A MIN. 18" X 24" ACCESS PANEL FOR THE FIRE SPRINKLER RISERS IN ALL APARTMENT BUILDING.
11. PROPOSED 6" HIGH X 3" WIDE WROUGHT IRON PERSON SWING GATE, 4/A-4
12. PROPOSED 12"x24" LEVEL LANDING ON EACH SIDE OF GATE, SEE DETAIL 15/A-5
13. POOL UNDER SEPARATE PERMIT
14. PROPOSED MONUMENT SIGN UNDER A SEPARATE PERMIT NOT TO BE WITHIN 12' VISIBILITY TRIANGLE
15. VAN / CAR ACCESSIBLE PARKING SIGN PER DETAIL 1/A-3
16. PROPOSED (10) BIKE PERKING DETAIL 16/A-4. SEE ALSO CLUB HOUSE FLOOR PLAN SHEET A-7
17. CONSTRUCT 6" CONCRETE CURB TYPICAL, SEE DETAIL 8/A-5
18. DASH LINE INDICATES EXTENT OF PROPOSED 6" CONCRETE CURB PAINTED RED "FIRE LANE NO PARKING IN 3" WHITE LETTERS EVERY 50 FEET TYPICAL
19. PROPOSED 200 AMP ELECTRICAL SERVICE PANEL
20. PROPOSED GUEST PARKING SIGN PAINTED
21. PROPOSED ACCESSIBLE RAMP - SEE DETAIL 11B-406.3.2/A2
22. PROPOSED PAINTED DIRECTIONAL ARROWS TYPICAL, SEE DETAIL 16/A-4
23. 2" WIDE PAINTED PARKING STALL STRIPE (WHITE)
24. PROPOSED LANDSCAPE AREA - SEE PLANTING AND IRRIGATION DRAWINGS
25. PROPOSED FIRE HYDRANT PER CITY STANDARDS 1/A-1
26. PROPOSED COVERED MAIL BOXES CENTER
27. PROPOSED LOADING ZONES, 12" HIGH PAINTED SIGN
28. PROPOSED ACCESSIBLE RAMP - SEE DETAIL 11B-406.2.2/A3
29. PROPOSED CORNER ACCESSIBLE RAMP - SEE DETAIL 11B-406.5/A3
30. PROPOSED CAR AND VAN ACCESSIBLE PARKING STALLS PER DETAIL 8/A3
31. PROPOSED ACCESSIBLE PATH TO TRASH ENCLOSURE DEFINED WITH 4" WIDE PAINTED STRIPS
32. PAINTED ACCESSIBLE SYMBOL, SEE DETAIL 1/A3
33. 1"-0" HIGH FILASTER, SEE DETAIL 8/A4
34. 12" HIGH LETTERS "EMERGENCY ACCESS ONLY"
35. PROPOSED 4" THICK CONCRETE WALK-LIGHT BROOM FINISH
36. PROPOSED EV PARKING SIGN
37. PROPOSED EV CHARGING STATION

Construction Notes

1. INSTALL NEW CONCRETE CURB AND GUTTER PER CITY OF VISALIA PUBLIC WORKS STANDARDS C-4
2. NOT USED
3. INSTALL NEW CONCRETE SIDEWALK PER PUBLIC STANDARD C-2
4. INSTALL DRIVE ENTRANCE PER PUBLIC WORKS STANDARD C-24
5. INSTALL RADIUS CONCRETE CURB, GUTTER AND SIDEWALK PER PUBLIC WORKS C-23
6. TRASH ENCLOSURE PER PUBLIC WORKS STANDARDS NO OBSTRUCTIONS WITHIN THE 3' VEHICLE OVERHANG INCLUDING BUT NOT LIMITED TO LIGHTING AND DISABILITY SIGNAGE
7. CONSTRUCT 18 FEET AC PAVING, TO PUBLIC WORKS STANDARD R-50
8. INSTALL DETECTABLE WARNING (TRUNCATED DOME) PER PUBLIC WORKS STANDARD C-33
9. INSTALL NEW STEEL TUBE DRAIN PER CITY OF VISALIA STANDARD DRAWING D-20
10. NEW CONCRETE BLOCK WALL PER PUBLIC WORKS STANDARD F-4

Construction Notes

1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
3. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444
4. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT IF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
5. DEED ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER / DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH THE VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
6. UNDERGROUND ALL EXISTING OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICATION AS PER FRESNO MUNICIPAL CODE SECTION 15-2017 AND PUBLIC WORKS POLICY NO. 260.01
7. SUBMIT STREET CONSTRUCTION PLANS TO THE PUBLIC WORKS DEPARTMENT
8. SUBMIT STREET LIGHTING PLANS TO THE PUBLIC WORKS DEPARTMENT
9. PROVIDE A 4' MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, TO MEET CURRENT ACCESSIBILITY REGULATIONS. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET
10. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-713-4444, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
11. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM GROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS
12. ALL DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY AND COUNTY, LAWS AND REGULATIONS PRIOR TO PERMIT ISSUANCE, SUBMIT FORMS FOR APPROVAL ADDRESSING REQUIREMENTS OF CALGREEN AND CITY OF VISALIA WASTE MANAGEMENT PLAN FOR CONSTRUCTION AND DEMOLITION DEBRIS. FORMS ARE AVAILABLE AT THE FRONT COUNTER.
14. AT ALL PEDESTRIAN GATE, PROVIDE A LEVEL LANDING WITH A SLOPE NOT TO EXCEED 1:48 (2.083%) AT ALL SITE PEDESTRIAN GATES, PER CBC 11B-404.2.4.4, WITH MANEUVERING CLEARANCE EXTENDING 24" MIN. PAST THE STRIKE EDGE FOR A DISTANCE OF 60" MIN. ON THE FULL SIDE OF THE GATE.

Vicinity Map



City of Visalia Stamp

REVISION TABLE	DESCRIPTION
NUMBER	DATE

STUDIO 5 LLP
ARCHITECTURE • PLANNING • PROJECT MANAGEMENT
1535 Lavene Ave., Clovis CA 93611
P: 559-914-0313
E-mail: jpadron@5architects.com

GENERAL SITE PLAN
Visalia Senior Village
Tracy Street / Douglas Avenue
Visalia, California

STAMPS:



DATE:
3/22/2022

JOB NO.:

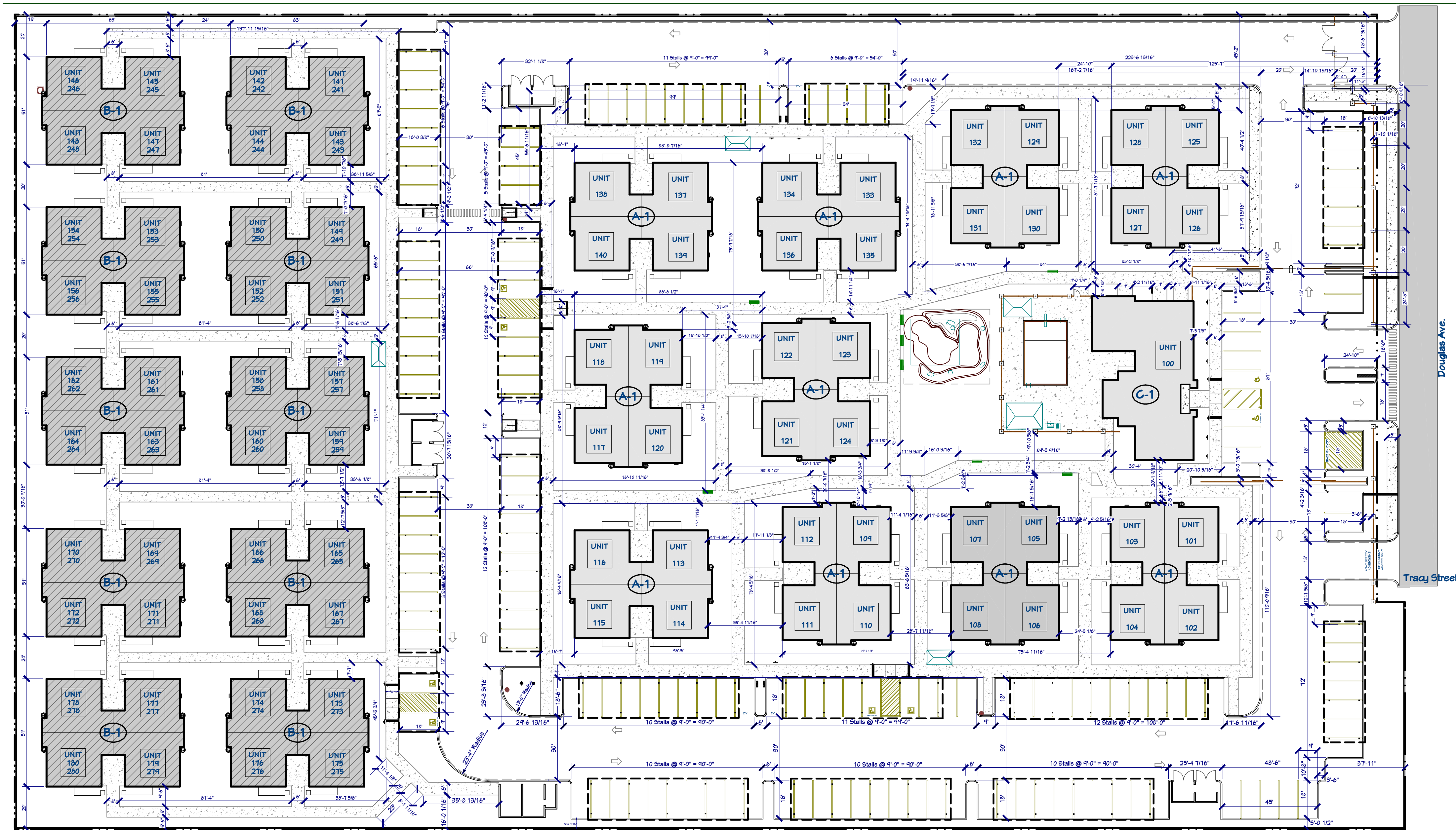
22-001

SHEET NO.:

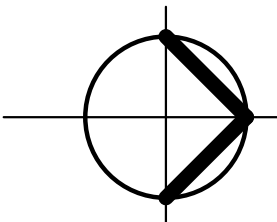
SP-1

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SITE PLAN - DIMENSION PLAN



NORTH
Scale: 1" = 30'



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NUMBER	DATE	REVISION	DESCRIPTION

STUDIO 5 LLP
 ARCHITECTURE • PLANNING • PROJECT MANAGEMENT
 1533 Laveme Ave., Clovis CA 93611
 P: 551-914-0313
 Email: jpadron@s5architects.com

DIMENSION SITE PLAN
 Visalia Senior Village
 Tracy Street / Douglas Avenue
 Visalia, California

STAMPS:



DATE:	3/12/2022
JOB NO.:	22-001
SHEET NO.:	SP-2



VISALIA SENIOR VILLAGE

VISALIA, CALIFORNIA

STUDIO 5 LLP. ARCHITECTURE • PLANNING • PROJECT MANAGEMENT 356 West Bedford Ave. Suite 104, Fresno CA 93711 Email: jpadron@studio5architects.com Phone: 559.974.0313 Website: www.s5architects.com	
Site Plan Visalia Senior Village Tracy Street / Douglas Avenue Visalia, California	Project Name & Address: Visalia Senior Village Tracy Street / Douglas Avenue Visalia, California
Issue Date: Date: Designer: DR: FC:	Agency Approval:
Sheet Title: Consultant: Stamp(s): Job No.: Sheet No.: Release Date:	LICENSED ARCHITECT JUSTO PADRON No. C 28190 REG. 1-31-20 STATE OF CALIFORNIA SP-3

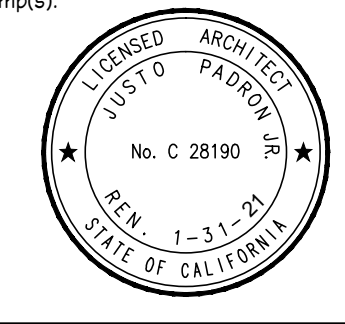
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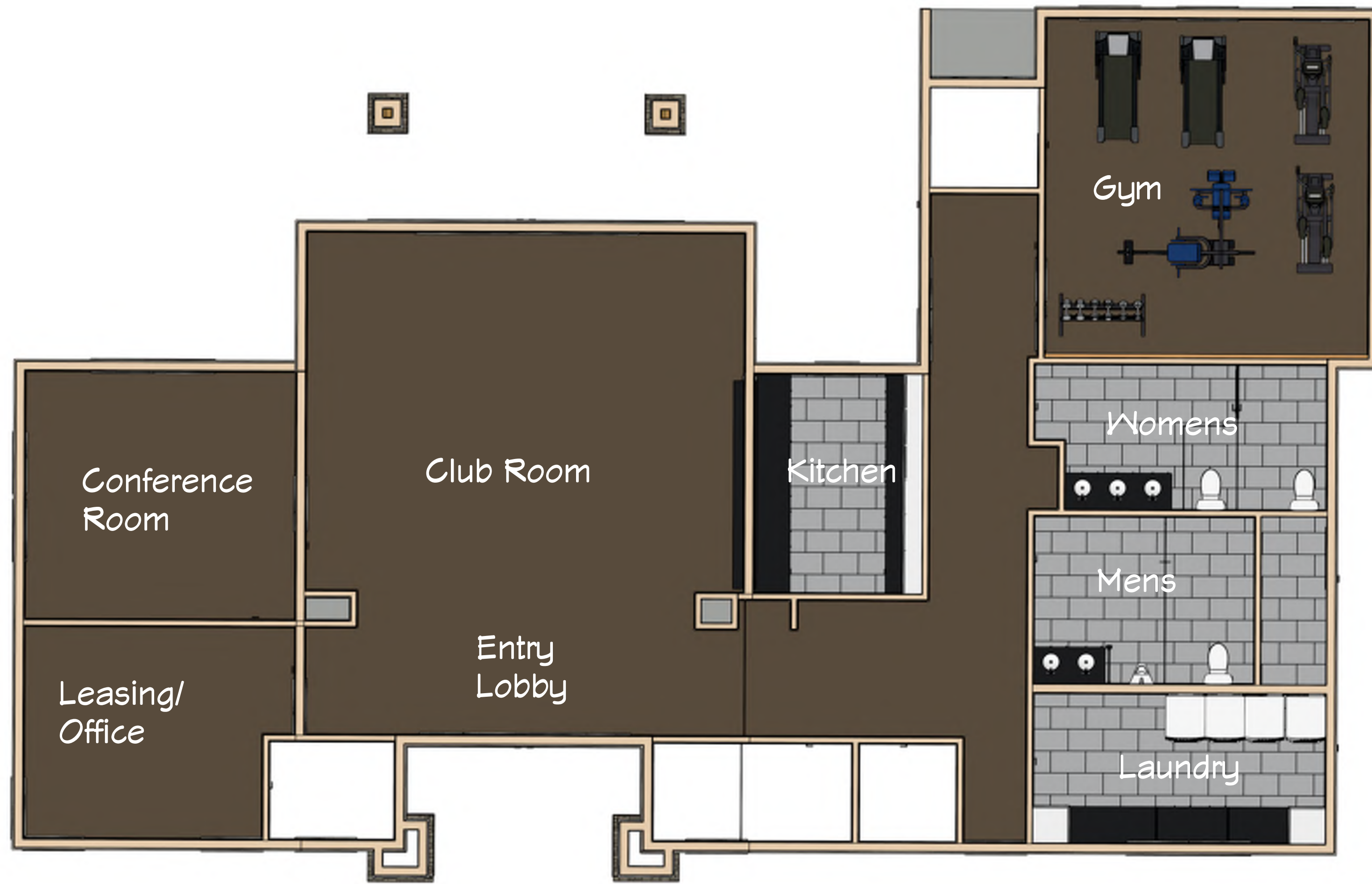
1 Bedroom Unit

VISALIA SENIOR VILLAGE

VISALIA, CALIFORNIA

Issue Date: _____ Date: _____ Designer: _____ DR: _____ FC: _____	
STUDIO 5 L.L.P. ARCHITECTURE • PLANNING • PROJECT MANAGEMENT 356 West Bedford Ave. Suite 104, Fresno CA 93711 Email: jpadron@s5architects.com Phone: 559.974.0313 Website: www.s5architects.com	
1 Bedroom Unit: Floor Plan / Elevations Project Name & Address: Visalia Senior Village Tracy Street / Douglas Avenue Visalia, California	
Consultant: _____ Stamp(s): 	
Job No.: _____ Sheet No.: SP-4 Release Date: _____	

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Club House / Leasing Office

VISALIA SENIOR VILLAGE

VISALIA, CALIFORNIA

STUDIO 5 L.L.P. ARCHITECTURE • PLANNING • PROJECT MANAGEMENT
 356 West Bedford Ave. Suite 104, Fresno, CA 93711
 Email: jpadron@5architects.com Phone: 559.974.0313 Website: www.5architects.com

Project Name & Address:
Visalia Senior Village
 Tracy Street / Douglas Avenue
 Visalia, California

Sheet Title:
Club House: Floor Plan / Elevations

Issue Date: _____ Date: _____ Designer: _____
 Rev. Date: _____ Number: _____ Revision Description: _____
 Agency Approval: _____

Consultant: _____

Stamp(s):

Job No.: _____

Sheet No.: **SP-5**

Release Date: _____

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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: Adam & Eve Visalia Date: 3/30/22

Project Description: Retail lingerie & boutique store

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

Property Owner: Lm Capital, LLC

Applicant(s) Name: Progressive management Group LB Inc dba Adam & Eve

Project Address/Location: 1312 S Mooney Blvd, Visalia CA 93277

Assessor Parcel Number: 096-321-009

Parcel Size (Acreage or Square Feet): ~~11,550~~ 11,000 Square Ft Building or Suite Square Footage: 1,550 ft²

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ n/a

Describe All Proposed Building Modifications:

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

Date Received: 03/30/2022

SPR Agenda: 04/06/2022 Item No. _____

Zone: C-MU SPR No. 22-053

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Retail

Proposed Building Use: Retail

Proposed Hours of Operation: 11:00 AM - 10:00 PM

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

Number of Employees Per Day: Existing 1-2 Proposed 2

Number of Customers Per Day (Estimated): Existing 10 Proposed 10

Predicted Peak Operating Hour: 6-7pm

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

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

REQUIRED SIGNATURE

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

Name: <u>LM Capital, LLC</u> Address: <u>9461 Charleville Blvd, #500</u> City, State, Zip: <u>Beverly Hills CA 90212</u> Phone: <u>(310) 405-9778</u> Email: <u>michael@pmgar.com</u>	Signature of Owner or Authorized Agent* _____ Owner	_____ Date <u>3/29/22</u>
Authorized Agent* _____ Date _____		

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

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

Executed this _____ day of _____, 20____.

OWNER	Signatures	AGENT
Signature of Owner		Signature of Agent
<u>9461 Charleville Blvd, #500</u>		
Owner Mailing Address		Agent Mailing Address
<u>Beverly Hills CA 90212</u>		
Owner Phone Number		Agent Phone Number
<u>(310) 405-9778</u>		

Proposed Location: 1312 S Mooney Blvd, Visalia CA 93277

Proposed Square Footage: 1,550 Square Feet

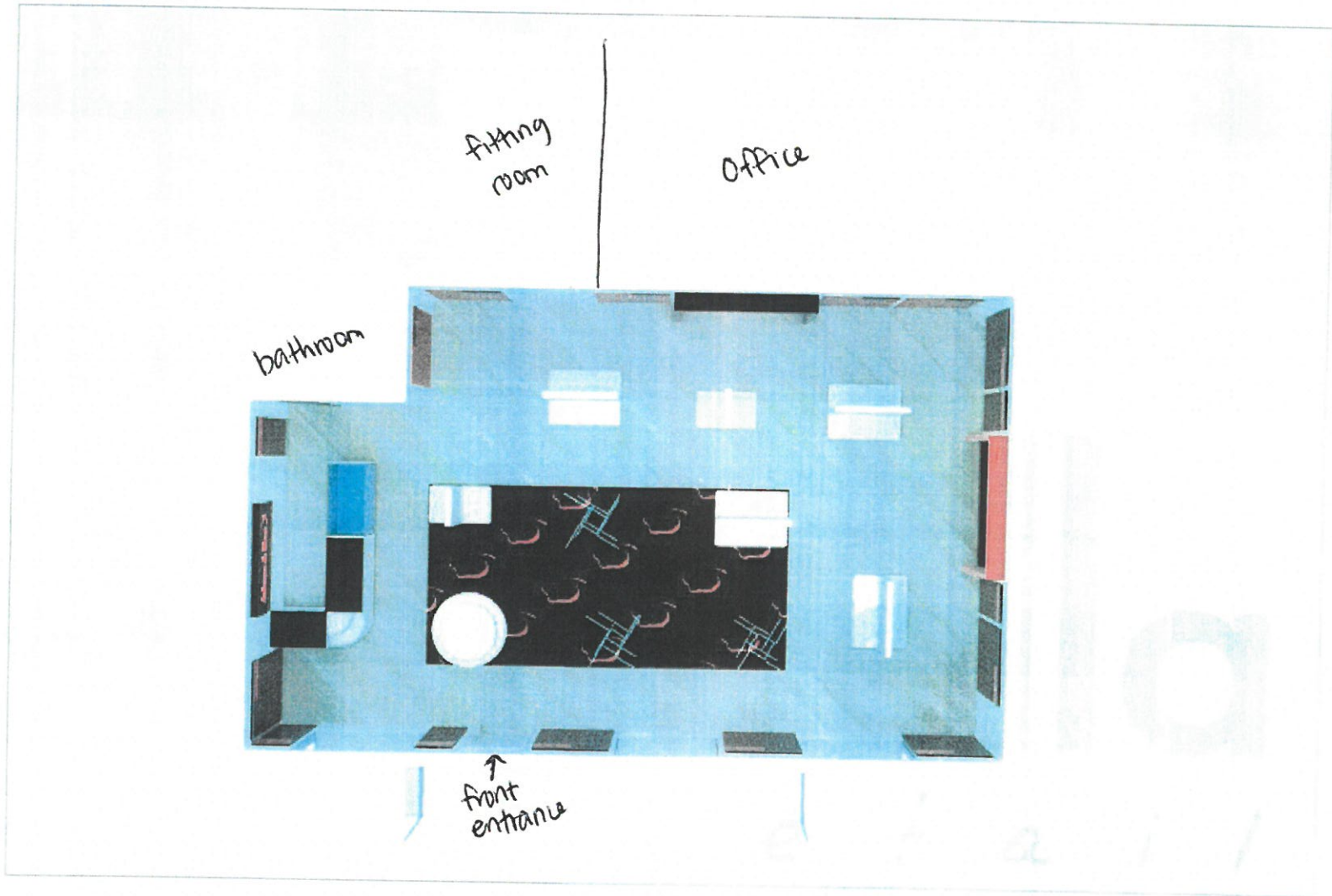
Store Description: We are opening an up-scale retail boutique. Our retail store provides an area for women and couples to come and shop in person versus online. We provide a wide variety of items for all people such as, apparel, lingerie, hosiery, shoes, games, apparel, pleasure products, massage oils, and lotions. We provide customers a comfortable, safe, and friendly retail shopping experience.

Products by Category & Percentage of Display:

- Women's Apparel – 5%
- Lingerie (regular & plus size) – 30%
- Hosiery, Shoes, and Boots – 10%
- Men's Apparel – 5%
- Lotions (edible & non-edible) – 15%
- Oils (edible & non-edible) – 15%
- Candles (edible & non-edible) – 10%
- Pleasure Products (Adult Toys) – 10%

Products by Category & Percentage of Sales:

- Women's Apparel – 7.5%
- Lingerie (regular & plus size) – 40%
- Hosiery, Shoes, and Boots – 10%
- Men's Apparel – 2.5%
- Lotions (edible & non-edible) – 10%
- Oils (edible & non-edible) – 10%
- Candles (edible & non-edible) – 10%
- Pleasure Products (Adult Toys) – 10%



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 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: STEEERS TOWING Date: 3/29/22

Project Description: STORE TOWED CARS

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

Property Owner: J L FAUBEL

Applicant(s) Name: ROBERT STEEERS

Project Address/Location: 1510 EAST GOSHEN # B

Assessor Parcel Number: 098-150-003

Parcel Size (Acreage or Square Feet): 4,170 sq Building or Suite Square Footage: N/A

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 0

Describe All Proposed Building Modifications: NONE

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

Date Received: 03/29/2022

SPR Agenda: 04/06/2022 Item No.

Zone: CS SPR No. 22-054

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: LAND USE STORAGE

Proposed Building Use: LAND USE STORAGE - towed vehicles storage

Proposed Hours of Operation: 8 AM TO 5 PM

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

Number of Employees Per Day: 1 Existing Proposed

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

Predicted Peak Operating Hour: 11 AM

Describe Any Truck Delivery Schedule & Operations: NONE Ford pick-up truck used only.

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
 - 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
- ⇨ 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: ROBERT STEERS Signature of Owner or Authorized Agent*

Address: 33459 RD 204 _____ Date: 3/29/2022

City, State, Zip WOODLAKE 93286 Owner _____

Phone (559) 230-7062 _____ Date: 3/29/2022

Email: bobsteers1952@gmail.com Authorized Agent* _____

* 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, 098-150-003, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

J.L Faubel J.L Faubel

AGENT:

I designate ROBERT STEERS 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 29 day of MAY, 2022.

<u>OWNER</u>	Signatures
<u>J.L Faubel</u>	<u>[Signature]</u>
Signature of Owner	Signature of Agent
<u>PO 535 Farmersville 93223</u>	<u>33459 RD 204 WOODLAKE 93286</u>
Owner Mailing Address	Agent Mailing Address
<u>(559) 594-1128</u>	<u>559-230-7062</u>
Owner Phone Number	Agent Phone Number

Steers Towing

Applicant proposes to conduct storage of vehicles onsite. Use has been in operation for 17 years. The use was operated in the County of Tulare prior to operation in the City.

Vehicles are brought to the site via a Ford pick-up truck solely between the hours of 8am to 5pm, Monday through Saturday. Vehicles are typically picked up as a result of code enforcement issues or sale by owners. Vehicles are stored onsite for a maximum of 30 days, after which they are sold in bulk for scrap. Vehicles are typically sold to recyclers in Tulare, CA (Tulare Recyclers, S&A Recycling).

No other operations are conducted onsite. No vehicle repair or auto dismantling/wrecking/salvage activities are conducted onsite. Only storage of vehicles.



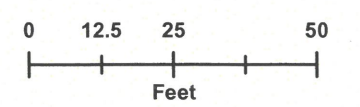
APN:
098-150-003

BLUE LINE
IS 6 FT FENCE

ASPHALT
IS 12 FEET WIDE
4 INCHES THICK



- City Limits
- Streets
- Railroad
- Waterways
- Parcels



GOSHEN AVE — no paved drive way.

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 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: BRYANT'S COMPLETE AUTOMOTIVE Date: 3/31/22

Project Description: COMPLIANCE OF SITE PLAN REVIEW

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

Property Owner: MICHAEL KEENER

Applicant(s) Name: CHARLES BRYANT

Project Address/Location: 421 E. WILLOW, VISALIA, 93291

Assessor Parcel Number: 094-305-003

Parcel Size (Acreage or Square Feet): 15,000 EST Building or Suite Square Footage: 5,000 EST.

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications: N/A

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

Date Received: 03/31/2022

SPR Agenda: 04/06/2022 Item No. _____

Zone: D-MU SPR No. 22-055

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: AUTOMOTIVE REPAIR SHOP

Proposed Building Use: AUTOMOTIVE REPAIR SHOP

Proposed Hours of Operation: 8:00am - 6:00 pm

Days of Week In Operation (Circle): Su Sa

Number of Employees Per Day: Existing 4 Proposed _____

Number of Customers Per Day (Estimated): Existing 5 Proposed _____

Predicted Peak Operating Hour: 8:00 AM

Describe Any Truck Delivery Schedule & Operations: RECEIVE AUTOMOTIVE REPAIR PARTS ON DAILY BASIS.

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: CHARLES BRYANT Signature of Owner or Authorized Agent*
 Address: 421 E. WILLOW
 City, State, Zip: VISALIA, CA 93291 Owner Date: 3-31-22
 Phone: (559) 571-0873 Authorized Agent* Date: 3/31/22
 Email: BRYANTS COMPLETE AUTO@yahoo.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, MICHAEL KEENER, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

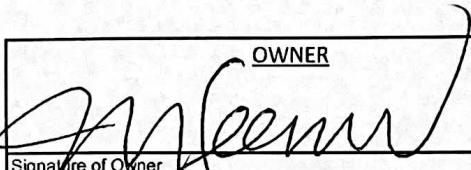
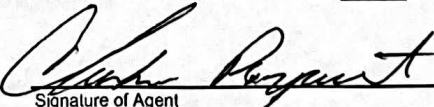
094 305 003

AGENT:

I designate CHARLES BRYANT, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to SITE PLAN REVIEW COMPLIANCE relative to the property mentioned herein.

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

Executed this 31ST day of MARCH, 2022.

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>3750 W. Mill Creek Dr</u>	<u>421 E. WILLOW, VISALIA, 93291</u>
Owner Mailing Address	Agent Mailing Address
<u>VISALIA CA 93291</u>	<u>(559) 571-0873</u>
Owner Phone Number	Agent Phone Number
<u>559-627-3757</u>	

Operational Statement

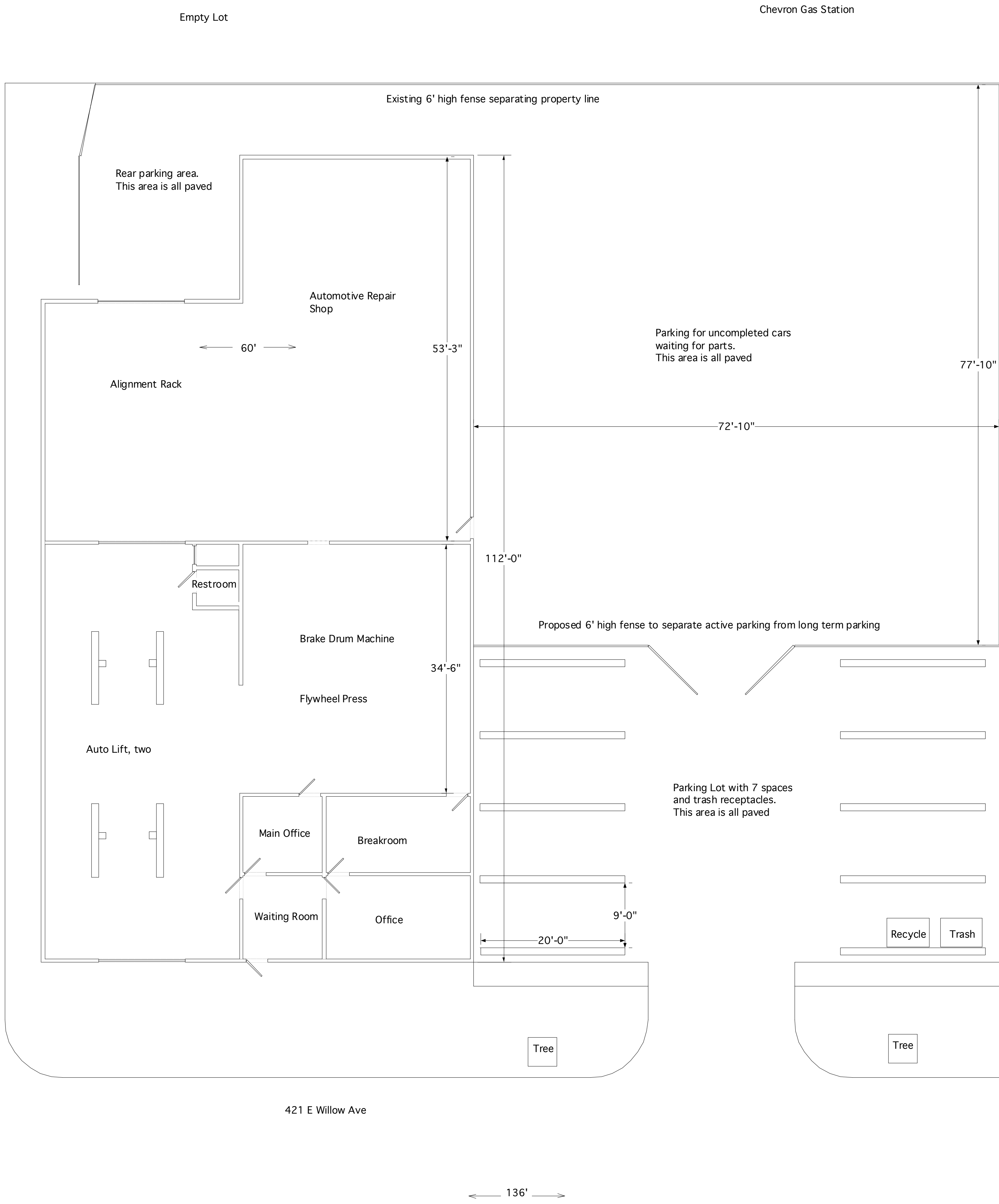
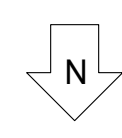
Charles Bryant

Bryant's Complete Automotive

421 E Willow, Visalia, Ca 93291

I own and operate an Automotive Repair shop. I conduct business Monday through Friday 8:00am-6:00pm. I plan to continue to operate and serve customers needing automotive repair. I have been at this current location and operated this business for approximately 17 Years. I plan to facilitate customer parking on the side of the business as outlined in the map.

Santa Fe Ave



421 E Willow Ave

136'

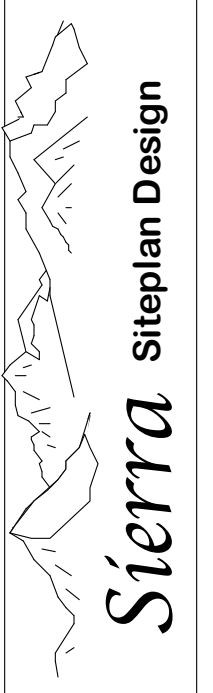
Chevron Gas Station

Empty Lot

Avis Car Rental

Drawn By: Ken Stake
Scale: 1/8" = 1'-0"

P.O. BOX 6395, VISALIA, CA 93290
Phone (559) 303-2206
E-mail RV8TOR2003@aol.com



Bryant's Complete Automotive
421 East Willow
Visalia CA 93292

Layout Revision #1
Dated 3-28-22