

SITE PLAN REVIEW AGENDA

6/22/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR22098

PROJECT TITLE: Rancho Colegio

DESCRIPTION: New Affordable Rental Community Comprised of One, Two and Three-bedroom Units, with 80 Total Unit on-site. Project Includes a Community Center and Outdoor Shared Community Amenities.

APPLICANT: Jamie Steinmetz

OWNER: COLEGIO DE LA TIERRA

APN: 079071030

LOCATION: Parcel on the Southeast Corner of Court St & Esquivel Ave.

ITEM NO: 2

SITE PLAN NO: SPR22101

PROJECT TITLE: East Campus Drive Extension

DESCRIPTION: Extend East Campus Drive Road to Hurley Ave (BRP)

APPLICANT: Nate Strable

OWNER: M & B BRUNO FAMILY LP

APN: 081160020

LOCATION: East Campus Drive Between Plaza Dr. & Hurley Ave.

ITEM NO: 3

SITE PLAN NO: SPR22102

PROJECT TITLE: Pearl Woods Parcel Map

DESCRIPTION: Proposal to Create Two Parcels, One for Tentative Map Proposed Under SPR 2021-224. (X)

APPLICANT: Matt Barnes

OWNER: CLEMENTS KEVIN

APN: 127030038

LOCATION: Southwest Corner of Cherry Ave & McAuliff Str.

ITEM NO: 4

SITE PLAN NO: SPR22103

PROJECT TITLE: Zane Spa

DESCRIPTION: Foot & Body Massage (C-MU)

APPLICANT: Ling Ling Burros

OWNER: KIM JAY KYONG

APN: 095010068

LOCATION: 3537 W NOBLE AVE

ITEM NO: 5

SITE PLAN NO: SPR22104

PROJECT TITLE: Sedona Residential

DESCRIPTION: 415 Unit High Density Residential Project

APPLICANT: Matt Ainley

OWNER: SECTION 15 PARTNERS LLC

APN: 077100105

LOCATION:

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

6/22/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 6

SITE PLAN NO: SPR22105

PROJECT TITLE: Valley Tire & Brake

DESCRIPTION: Open Wood Structure (C-MU)

APPLICANT: Jose Morales

OWNER: MORALES JOSE

APN: 094240039

LOCATION: 810 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) 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: Rancho Colegio Date: 06-16-2022
 Project Description: New affordable rental community comprised of one, two, and three-bedroom units, with 80 total units on-site. Project includes a community center and outdoor shared community amenities.
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2022-098
 Property Owner: Self-Help Enterprises
 Applicant(s) Name: Jamie Steinmetz - Paul Halajian Architects
 Project Address/Location: Parcel on the Southeast corner of Court St. and Glendale Ave.
 Assessor Parcel Number: 079 - 071 - 030
 Parcel Size (Acreage or Square Feet): 3.47 acres Building or Suite Square Footage: 83,828 sf total

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ N/A - New Construction
 Describe All Proposed Building Modifications: New Construction

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

Date Received: _____
 SPR Agenda: _____ Item No. _____
 Zone: _____ SPR No. 22-098
 Historic District: Yes No
 Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: None existing; vacant site
 Proposed Building Use: Multifamily Housing
 Proposed Hours of Operation: 24 hours
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing _____ Proposed 1 FTE and 1 PTE
 Number of Customers Per Day (Estimated): Existing _____ Proposed 2.5 / unit (200 max)
 Predicted Peak Operating Hour: N/A - Housing to be operational 24 / 7
 Describe Any Truck Delivery Schedule & Operations: Standard for multi-family housing (parcel deliveries)
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): No unique or specific traffic patterns requiring accommodations anticipated
 Describe Any Special Events Planned for the Facility: No special events anticipated


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>Jamie Steinmetz</u>	Signature of Owner or Authorized Agent*	
Address: <u>389 Clovis Ave., Suite 100</u>		
City, State, Zip <u>Clovis, CA 93612</u>	Owner _____	Date _____
Phone: <u>559-297-7900</u>		<u>06-16-2022</u>
Email: <u>jamies@halajianarch.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:

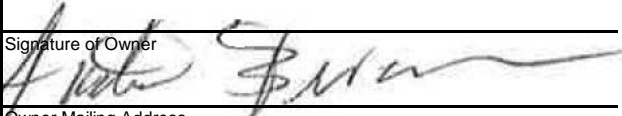

I, Anita Bivian, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): 079-071-030

AGENT:

I designate Jamie Steinmetz, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to construct proposed multi-family project relative to the property mentioned herein.

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

Executed this 16th day of June, 2022.

OWNER	AGENT
Signatures	
Signature of Owner 	Signature of Agent 
Owner Mailing Address <u>8445 W. Elowin Court P.O. Box 6520</u>	Agent Mailing Address <u>389 Clovis Ave., Suite100</u>
<u>Visalia, CA 93290</u>	<u>Clovis, CA 93612</u>
Owner Phone Number <u>559-802-1653</u>	Agent Phone Number <u>559-297-7900</u>



A Nonprofit Housing and Community Development Organization

June 15, 2022

Brandon Smith, Senior Planner
City of Visalia
315 E. Acequia Ave
Visalia, CA 93291

RE: Rancho Colegio Request for Development Concessions under Density Bonus Law, Government Code Section 65915-65918

Dear Mr. Smith,

Self-Help Enterprises (SHE), in conjunction with the Site Plan Review (SPR) application for the Rancho Colegio project, formally requests the application of State law and development concessions pursuant to California Government Code Section 65915-65918.

Summary of Project

Rancho Colegio is a new affordable rental community being developed by Self-Help Enterprises (SHE) in Visalia. Located at the southeast corner of Court and Glendale, Rancho Colegio offers one, two and three-bedroom units to serve working families, seniors, individuals and families experiencing homelessness and farmworker households. The project includes a fully integrated community offering multi-generational housing where seniors and young professionals live together in a service enriched environment. The project includes a 3,000 square foot community center which will provide office space for the full-time on-site manager and resident services staff. The community center will be available for family gatherings and community workshops and will also provide space for the after-school program and a variety of resident services, including STEM programs for youth, computer lab and classes, financial literacy and budgeting, and various health and wellness activities such as Zumba, health screenings and obesity prevention. Rancho Colegio will serve residents earning 30-60% of area median income and rents will range from \$300-\$900 per month. This project will provide multifamily housing units targeted to low-, very low-, and extremely low-income households. The project will be funded through the low-income housing tax credit program, which will require a 55-year affordability covenant.

Density Bonus Request

SHE is developing all units in this project for households below 80% of the county median income. Therefore, the development will meet the threshold income requirements of state Density Bonus Law (Government Code Section 65915). The referenced Density Bonus Law section entitles Self-Help Enterprises to development concessions to ensure project feasibility. In preparing for final approval, SHE respectfully requests your consideration and approval of the development concessions detailed below. Pursuant to Government code, the project is eligible for four (4) development concessions because 100% of the non-manager units will be restricted for lower income households.

Rationale for Development Concessions

These development concessions are being requested to allow for the financial feasibility of the Rancho Colegio project. The concessions allow for increased density, which supports economies of scale and the financial feasibility of the project. Further, this request supports affordability for future low-income residents as it helps to decrease costs and allow for fixed affordable rents. Therefore, this request is crucial for the feasibility of the project and affordability for future low-income residents.



Development Concession Requests

1. **Setbacks:** SHE requests a development concession for the setbacks as follows:
 - a. 7' along the north property line; and
 - b. 10' from the corner.

2. **Other Concessions:** SHE reserves the right to request additional concessions as the project progresses through design and permitting.

In addition to the aforementioned development concessions, SHE also requests to utilize the allowed parking ratios in State Law:

“...upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:

- (A) Zero to one bedroom: one onsite parking space.

- (B) Two to three bedrooms: one and one-half onsite parking spaces.

- (C) Four and more bedrooms: two and one-half parking spaces.”

It is our request that the development concessions are not subject to legislative action for approval, and that these items be approved in conjunction with the Site Plan Review at a non-discretionary staff level.

If you have any additional questions regarding this request, please contact me at BetsyG@selfhelpenterprises.org or (559) 802-1653. Thank you for your attention to this matter, and we look forward to providing affordable housing solutions for the low-income residents of Visalia.

Sincerely,



Betsy McGovern-Garcia
Director of Real Estate Development



Rancho Colegio

Operational Statement

Nature of the operation/project – What do you propose to do?

Rancho Colegio is a new affordable rental community being developed by Self-Help Enterprises (SHE) in Visalia. Located immediately east of the Visalia Navigation Center (approximately 3700 N Dinuba Blvd), Rancho Colegio offers one, two and three-bedroom units to serve working families, seniors, individuals and families experiencing homelessness and farmworker households. The project includes a fully integrated community offering multi-generational housing where seniors and young professionals live together in a service enriched environment. The project includes an approximately 3,000 square foot community center which will provide office space for the full-time on-site manager and resident services staff. The community center will be available for family gatherings and community workshops and will also provide space for the after-school program and a variety of resident services, including STEM programs for youth, computer lab and classes, financial literacy and budgeting, and various health and wellness activities such as Zumba, health screenings and obesity prevention. Rancho Colegio will serve residents earning 30-60% of area median income and rents will range from \$300-\$900 per month. This housing opportunity to allow families to pay an affordable rent, therefore allowing them to achieve housing stability and the ability to pursue other financial goals such as attending school or saving for homeownership. Rancho Colegio will be an all-electric project which includes renewable solar PV to offset 100% of the residential and common area electrical loads, resulting in a project that is also affordable to operate and zero net energy. SHE will also incorporate extensive water conservation measures including highly efficient drip irrigation systems, thoughtful hardscapes, and low water use landscaping.

What products will be produced or sold by the operation? None, this is a multifamily rental project.

What is the existing use of the site? Vacant

List the hours and days of operation during a typical work week? This is a multifamily rental project which will be occupied and open 24 hours a day, 7 days a week.

If Seasonal, list the months of operation. Not applicable.

Anticipated number of clients/customers at one given time? With an average occupancy of 2.5 persons per unit, we would expect 200 people at maximum capacity.

Number of employees and future employees? One full-time on-site manager and a part-time maintenance person.

Will any of the employees live on the site? Yes, one full-time on-site manager.

Number and type of service or delivery vehicles? Standard operations for construction and once occupied.



What equipment is used? Only equipment will be during construction and once open, potentially a riding lawn mower.

Will hazardous materials or waste be produced as part of this business? If yes, please explain. Not applicable.

Please include any other information that will provide a clear understanding of your business and its operation.

Self-Help Enterprises owns and operate approximately 2,000 units of affordable rental housing. This project will assist the City in meeting its RHNA goals and provide high quality housing for working families. SHE is not yet the owner of the site but has site control via a donation agreement. SHE intends to take ownership of the site by the end of the year.



1 Site Plan
1" = 20'-0"

GENERAL SITE INFORMATION

APN: 079-071-030
 Lot Area: 3.47 acres (151,358 sf)
 Lot Dimensions: 510' x 297.66'
 Zoning: R-M-3 (High Density Residential)

SITE REQUIREMENTS

	REQUIREMENT	PROVIDED
Density:	35 du / ac max > 80 du = CUP	23.05 du / ac 80 du total
Front Yard Setback:	15'-0"	15'-0" (7' requested for fence)
Rear Yard Setback:	15'-0"	15'-0"
Side Yard Setback:	5'-0" Interior Side 10'-0" Street Side	5'-0" 10'-0"
Open Space:	5% min. 7,567 sf	34.5% provided 1,200 sf (Tot Lot) 1,554 sf (Youth Court) 11,102 sf (Outdoor Common Space) 30,988 sf (Landscape) 44,844 sf Total
Height:	35'-0" 4 Stories	Less than 35'-0" 2 / 3 Stories
Parking:	Per Visalia 1.5 sp / unit 0.25 sp / unit *guest 140 sp required	Per CA DBL 1.5 sp / 2&3 BR 1 sp / 1 BR 102 sp required 125 sp provided (8 accessible; 4 of 8 covered) 10% parking EV

PROJECT INFO

NOTE: Project is publicly funded and governed by both Chapter 11A and 11B

Units:
 36 - 1 Bedroom
 22 - 2 Bedroom
 22 - 3 Bedroom
 80 Total Units

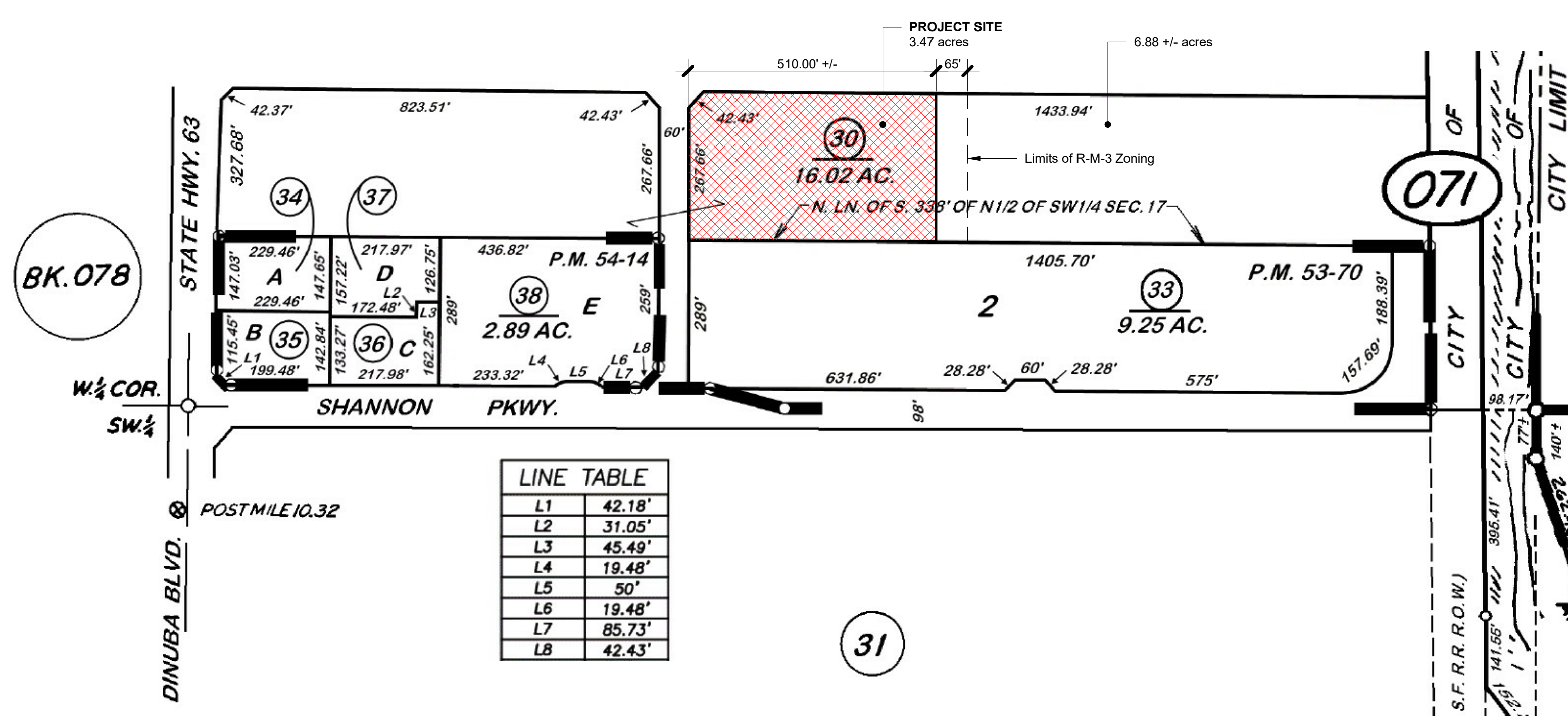
Building Area:
 Building 'A' = 35,924 gsf
 Building 'B' = 11,976 gsf
 Building 'C' = 11,976 gsf
 Building 'D' = 11,976 gsf
 Building 'E' = 11,976 gsf
 Total = 83,828 gsf

Building Occupancy:
 (Per CBC)
 R-2 Residential
 B - Office

Construction Type:
 Type VB

Sprinklers:
 NFPA 13 (Building A) / 13R (all other bldgs)

VICINITY MAP



2 Parcel Map
1" = 200'-0"

PH
PAUL HALAJIAN ARCHITECTS
 389 Clovis Ave, Suite 200
 Clovis, CA 93612-1185
 T: 559.297.7900 F: 559.297.7950
 www.halajianarch.com

NOT FOR CONSTRUCTION

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PROJECT:
Self-Help Enterprises
Rancho Colegio
 Court St. & Glendale Ave. | Visalia, CA 93291

SHEET: Conceptual Site Plan

DRAWING SET INFORMATION:

06.16.2022	SPR Re-Submittal
------------	------------------

REVISIONS:

PROJECT NUMBER:
2022-27

SHEET NUMBER:
A100

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: East Campus Drive Extension Date: 6/10/2022

Project Description: Extend East Campus Drive road to Hurley Avenue

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

Property Owner: American Inc.

Applicant(s) Name: Nate Strable

Project Address/Location: East Campus Drive between Plaza Dr. & Hurley Ave.

Assessor Parcel Number: XXXXXXXXXXXXXXXXXXXX 081160020

Parcel Size (Acreage or Square Feet): n/a Building or Suite Square Footage: n/a

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: 06/14/2022

SPR Agenda: 06/22/2022 Item No. _____

Zone: BRP SPR No. 22-101

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: n/a

Proposed Hours of Operation: n/a

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

Number of Employees Per Day: Existing n/a Proposed _____

Number of Customers Per Day (Estimated): Existing n/a Proposed _____

Predicted Peak Operating Hour: n/a

Describe Any Truck Delivery Schedule & Operations: n/a

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

(Provide Separate Attachment if Necessary): n/a

Describe Any Special Events Planned for the Facility: n/a

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇓ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇓ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇓ Site plan shall provide for and indicate all of the following:
 - North arrow
 - 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>Lane Engineers, Inc.</u>	Signature of Owner or Authorized Agent* 	
Address: <u>P.O. Box 1059</u>	Owner	<u>6-13-2022</u> Date
City, State, Zip: <u>Tulare, CA 93275</u>	Authorized Agent* 	<u>6/10/22</u> Date
Phone: <u>(559) 688-5263</u>		
Email: <u>wa@laneengineers.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, CORRYN OLDFIELD, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
n/a

AGENT:
I designate Lane Engineers, Inc. to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Extend East Campus Drive to Hurley Avenue relative to the property mentioned herein.

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

Executed this 13th day of June, 2022.

OWNER	AGENT
Signature of Owner	Signature of Agent
<u>American, Inc.</u>	<u>P.O. Box 1059, Tulare, CA 93275</u>
Owner Mailing Address	Agent Mailing Address
<u>1345 N. American St.</u>	
<u>(559) 972-2785</u>	<u>(559) 688-5263</u>
Owner Phone Number	Agent Phone Number

SITE DATA	
GROSS SITE AREA	±5.0 ACRES
ZONING	BUSINESS RESEARCH PARK (BRP)
EXISTING USE	VACANT
PROPOSED USE	ROAD IMPROVEMENTS
FLOOD ZONE	AE
ELECTRIC	SOUTHERN CALIFORNIA EDISON CO.
WATER	CALIFORNIA WATER SERVICE CO.
GAS	SOUTHERN CALIFORNIA GAS CO.
SEWER/STORM	CITY OF VISALIA
SOLID WASTE	CITY OF VISALIA

OWNER/DEVELOPER

AMERICAN, INC.
1345 N. AMERICAN ST.
VISALIA, CA 93291
CONTACT PERSON:
(559) 972-2785 NATE STRABLE

ENGINEER

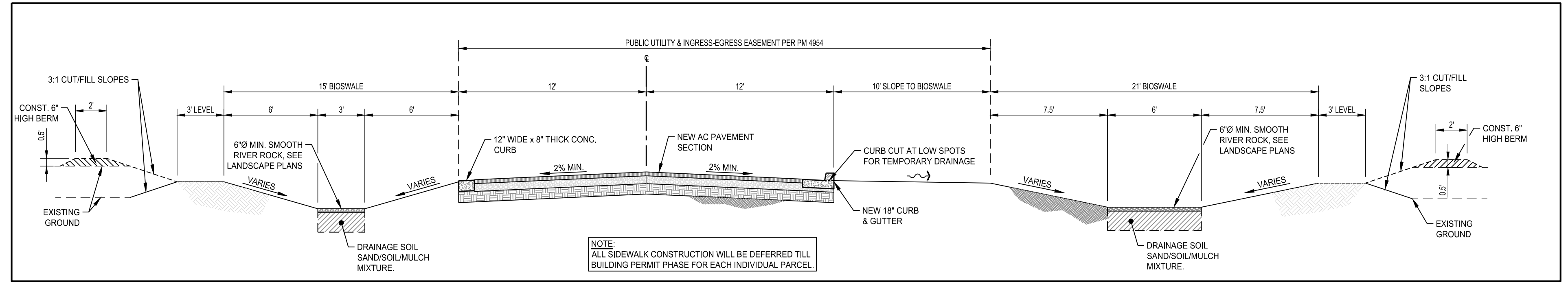
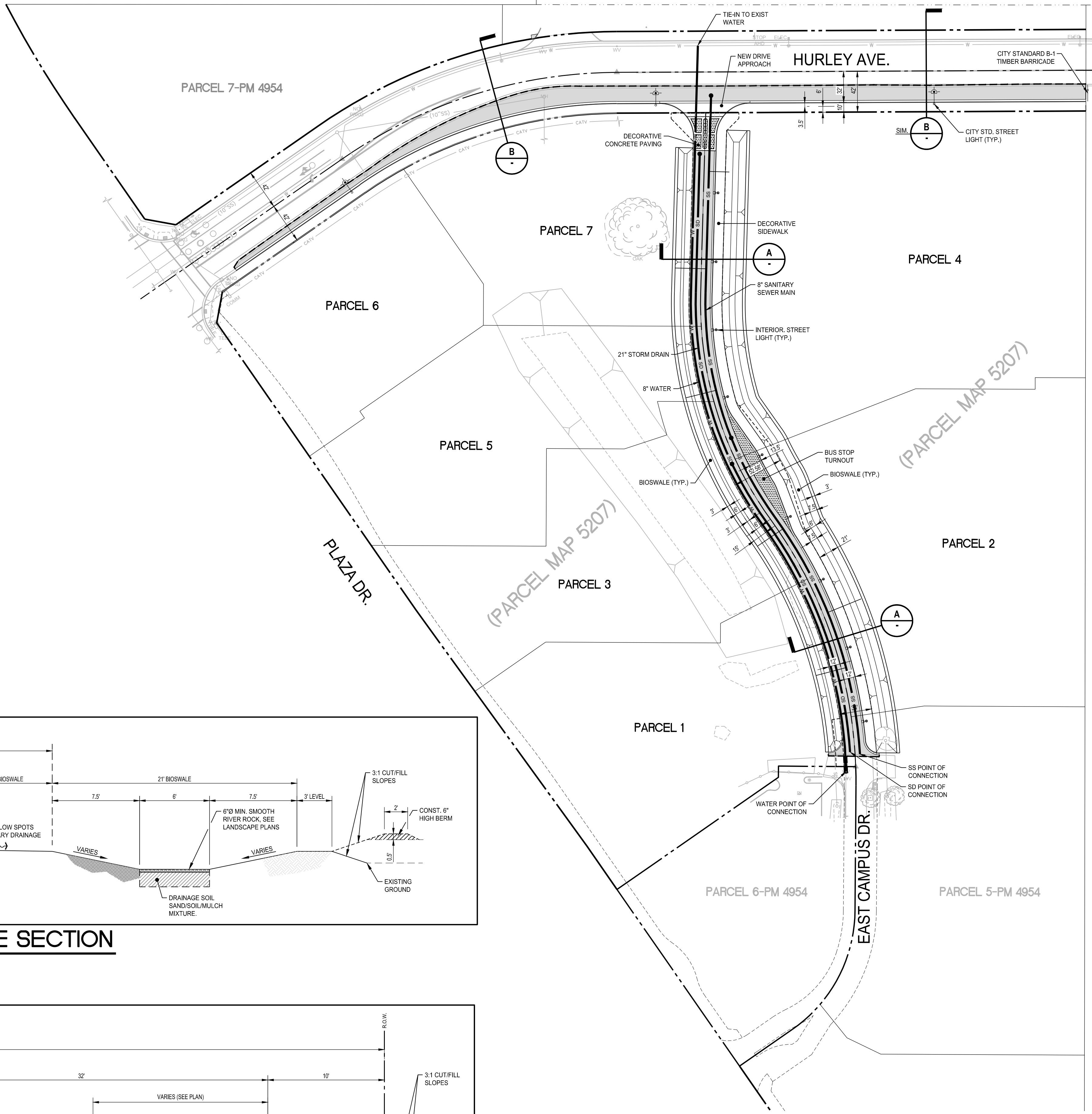
LANE ENGINEERS, INC.
979 N. BLACKSTONE ST.
TULARE, CA 93274
CONTACT PERSON:
(559) 688-5263 WA VANG



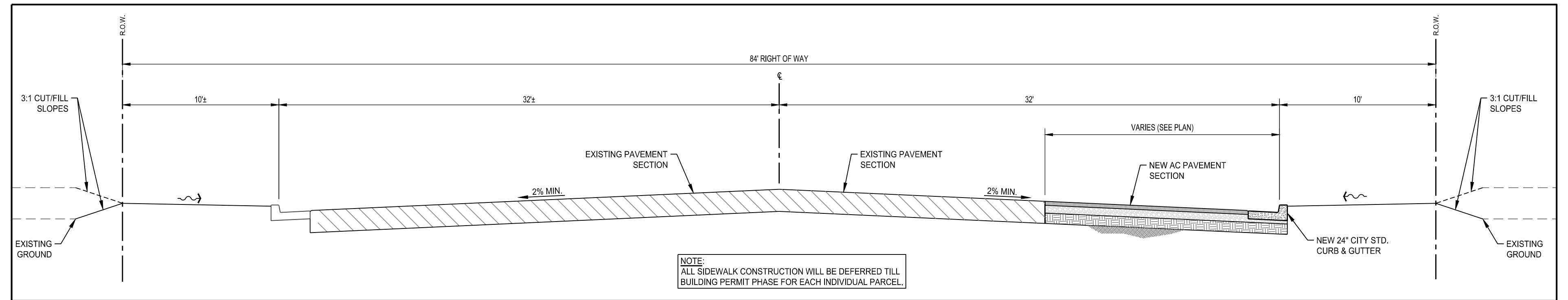
VICINITY MAP



NO SCALE

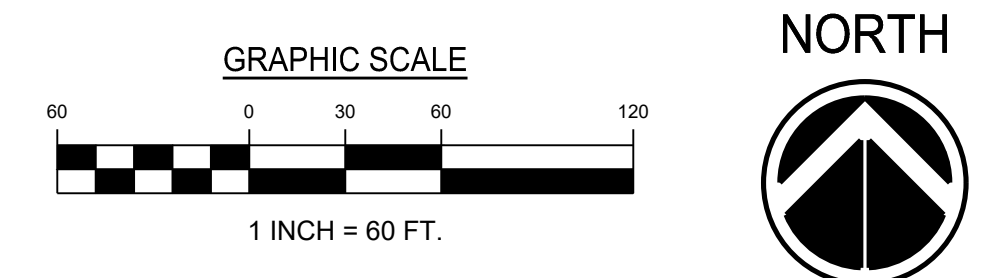


A EAST CAMPUS DRIVE SECTION
NO SCALE



B HURLEY AVE. SECTION
NO SCALE

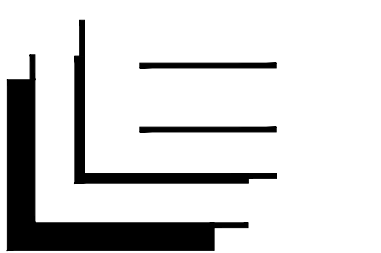
EAST CAMPUS DRIVE IMPROVEMENTS



Project
EAST CAMPUS DRIVE
IMPROVEMENTS

VISALIA, CA

Prepared For
AMERICAN, INC.



LANE ENGINEERS, INC.
CIVIL • STRUCTURAL • SURVEYING

979 North Blackstone Street
Tulare, California 93274
559.688.5263
www.laneengineers.com

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Professional Seal

Description	Release Date

No.	Revision	Date

Drawn by: W.V.
Reviewed by: A.O.

Sheet Title
**EAST CAMPUS DRIVE
IMPROVEMENTS**

SITE PLAN REVIEW

Original drawing is 24 x 36. Do not scale contents of this drawing.
Sheet Number

SPR-1

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: Pearl Woods Parcel Map Date: June 8, 2022

Project Description: Proposal to create two parcels; one for tentative map proposed under SPR 2021-224

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

Property Owner: D.R. Horton

Applicant(s) Name: Matt Barnes, Provost & Pritchard

Project Address/Location: Southwest corner of Cherry Avenue and McAuliff Street

Assessor Parcel Number: 1 2 7 - 0 3 0 - 0 3 8

Parcel Size (Acreage or Square Feet): 67.49 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: 06/15/2022

SPR Agenda: 06/22/2022 Item No. _____

Zone: X SPR No. 22-102

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: Farming / Orchard

Proposed Building Use: Single Family Residential, Neighborhood Park

Proposed Hours of Operation: N/A

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

Number of Employees Per Day: Existing N/A Proposed N/A

Number of Customers Per Day (Estimated): Existing N/A Proposed N/A

Predicted Peak Operating Hour: 7 to 9 am, 4 to 6 pm

Describe Any Truck Delivery Schedule & Operations: Typical solid waste delivery schedule

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

(Provide Separate Attachment if Necessary): Extension of McAuliff as a collector through middle of subdivision, circulation element shows future RR crossing.

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

SITE PLAN REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
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 - 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: _____	Signature of Owner or Authorized Agent* _____	
Address: _____	Owner _____	Date _____
City, State, Zip _____	<i>Matt Barnes</i>	06/08/22
Phone: _____	Authorized Agent* _____	Date _____
Email: _____		

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

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

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

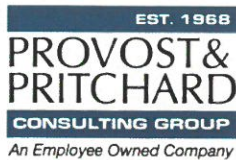
AGENT:

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 _____



400 West Main Street, Suite 300
Visalia, CA 93291
Tel: (559) 636-1166
Fax: (559) 636-1177
www.provostandpritchard.com

June 8, 2022

City of Visalia Community Development Department
315 East Acequia Avenue
Visalia, CA 93291

RE: Site Plan Review Application for the Pearl Woods Parcel Map

Dear City of Visalia Community Development Department:

Provost & Pritchard Consulting Group respectfully submits the enclosed Site Plan Review Application on behalf of D.R. Horton for the proposed Pearl Woods Parcel Map project. The 67.49-acre project site is located around the southwest corner of South McAuliff Street and East Cherry Avenue, in Visalia's southeast quadrant. The Assessor's Parcel Number (APN) associated with the project site is 127-030-038. The project site contains an orchard and oak trees.

The applicant proposes to subdivide the existing property to create two parcels. Parcel 1 would possess the subdivision portion of the Pearl Woods subdivision. An Irrevocable Offer of Dedication would be provided to the City for Neighborhood Park, Regional Basin, and other features found in the Tier 3 Urban Growth Boundary area. Parcel 2 would remain as an existing developed residence.

The application and supporting documentation are included in the application package. A letter of authorization from DR Horton and the property owner for P&P to act on their behalf for the project's Site Plan Review process is also included in the submittal.

If you have any questions or concerns regarding this application, please contact me at (559) 636-1166 or via email at jolsen@ppeng.com. Matt Barnes is also available to answer questions at mbarnes@ppeng.com. P&P will expedite any request for additional information or clarification and is available to meet at any time to quickly resolve issues if they arise.

Respectfully,


Jarred Olsen, AICP
Associate Planner

TENTATIVE PARCEL MAP - FOR SITE PLAN REVIEW

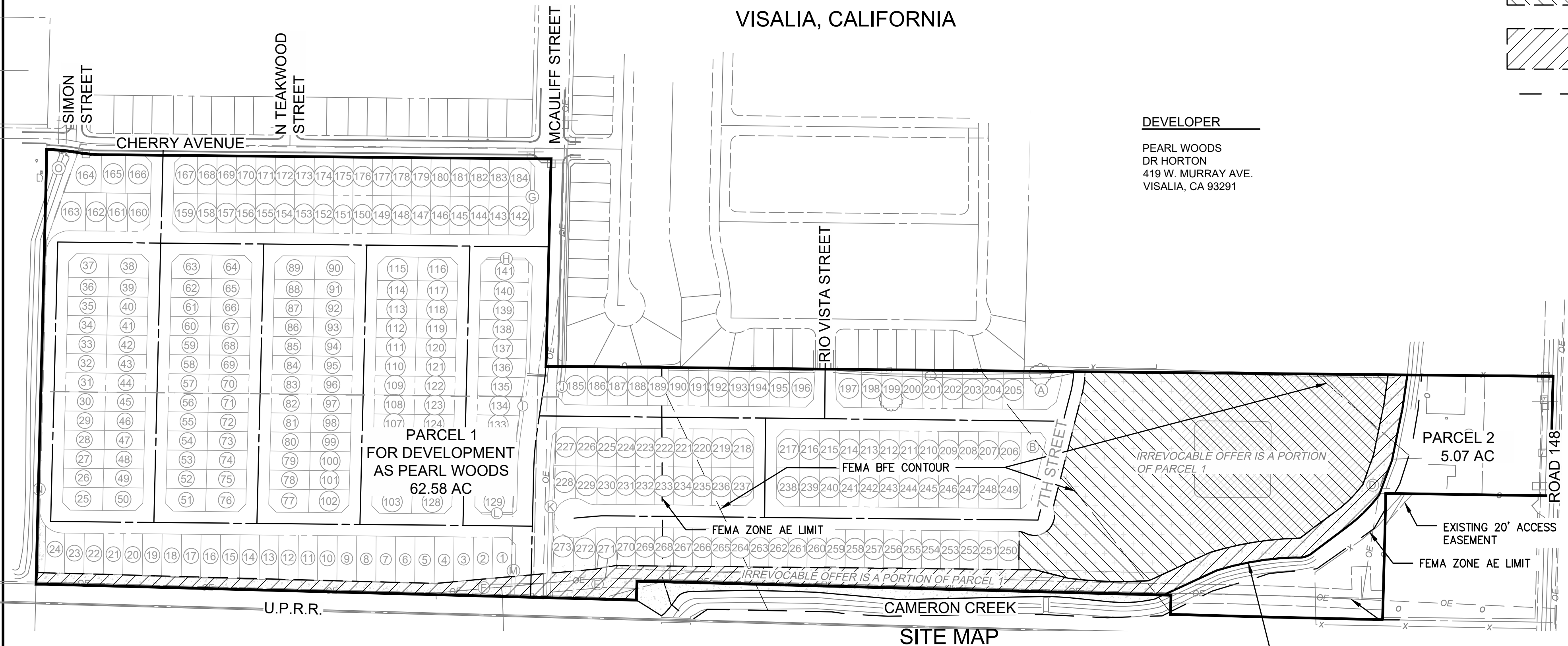
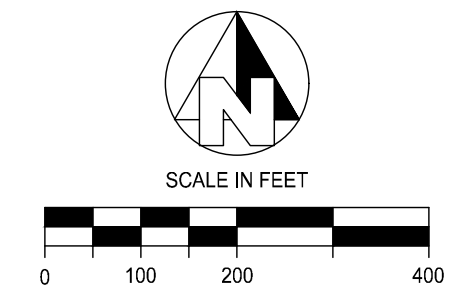
PEARL WOODS

VISALIA, CALIFORNIA

LEGEND

- IRREVOCABLE OFFER OF DEDICATION IN FEE TO THE CITY OF VISALIA FOR PARK & BASIN PURPOSES
- IRREVOCABLE OFFER OF DEDICATION IN FEE TO THE CITY OF VISALIA FOR TRAIL PURPOSES
- AE ZONE LIMIT

DEVELOPER
 PEARL WOODS
 DR HORTON
 419 W. MURRAY AVE.
 VISALIA, CA 93291



SITE MAP

LEGAL DESCRIPTION OF SUBJECT PARCEL

BASED UPON THE PRELIMINARY TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY, ORDER NO. 0131-624802ala, DATED JUNE 10, 2021, FOR APN: 127-030-038:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:
 THAT PORTION OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3, THENCE EAST 80 RODS, THENCE NORTH 45-1/2 RODS, THENCE WEST 80 RODS, THENCE SOUTH 45-1/2 RODS TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION RECORDED OCTOBER 9, 2006, FILE NO. 2006-0103968, OFFICIAL RECORDS.

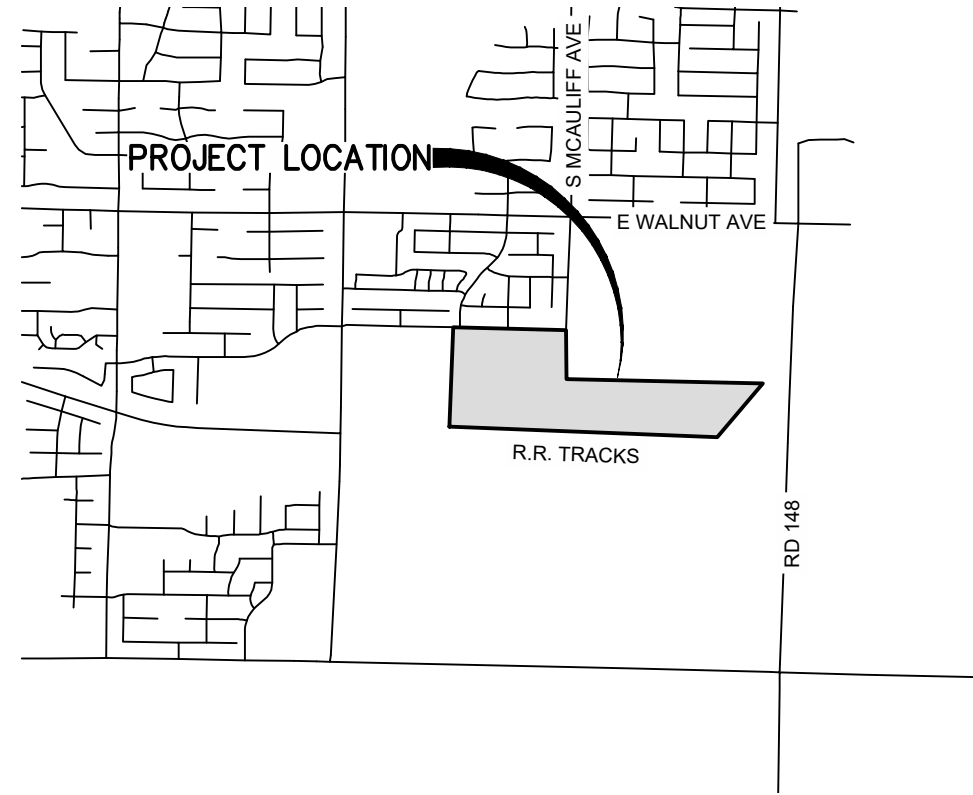
PARCEL 2: (APN: PORTION 127-030-038-000)
 THAT PORTION OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3, THENCE NORTH 45.40 RODS, THENCE WEST 80 RODS, THENCE SOUTH 45.40 RODS, THENCE EAST 80 RODS TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM THAT PORTION WHICH WAS CONVEYED TO PACIFIC LIGHT AND POWER CORPORATION BY A DEED DATED JUNE 22, 1916, RECORDED JULY 8, 1916 IN BOOK 238, PAGE 174 OF DEEDS, RECORDS OF SAID COUNTY OF TULARE.
 ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION RECORDED OCTOBER 9, 2006, FILE NO. 2006-0103968, OFFICIAL RECORDS.

PARCEL 3: (APN: PORTION 127-030-038-000)
 THAT PORTION OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF, DESCRIBED AS FOLLOWS:
 THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 3.
 EXCEPTING THEREFROM FROM ALL OF THE ABOVE DESCRIBED REAL PROPERTY, THOSE PORTIONS THEREOF LYING WITHIN THE SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT OF WAY, AS SAME IS NOW ESTABLISHED ALONG THE SOUTH SIDE OF SAID REAL PROPERTY.
 ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF VISALIA, A MUNICIPAL CORPORATION RECORDED OCTOBER 9, 2006, FILE NO. 2006-0103968, OFFICIAL RECORDS.

DIVISION LINE ALONG WEST BANK OF CAMERON CREEK

PROJECT INFO.

- APN: 127-030-038
- SITE AREA: 67.65 AC
- GENERAL PLAN: LOW DENSITY RESIDENTIAL
- CURRENT ZONING: AE-20
- PROPOSED ZONING (through other entitlements): R-1-5
- EXISTING USE: AGRICULTURE/VACANT
- PROPOSED FUTURE USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION, PARKS/RECREATION AND RESERVOIRS/CANALS.
- SITE DRAINAGE: DRAIN TO PROPOSED ON-SITE REGIONAL BASIN.
- TRASH COLLECTION: CITY OF VISALIA
- PROPOSED SEWERAGE (upon further development): CITY OF VISALIA PUBLIC WORKS. CONNECT TO EXISTING MAIN IN MCAULIFF STREET AND CHERRY AVENUE.
- WATER (upon further development): CALIFORNIA WATER SERVICE. CONNECT TO EXISTING MAIN IN RIO VISTA STREET AND CHERRY AVENUE.
- FIRE PROTECTION: CITY OF VISALIA FIRE DEPARTMENT
- FLOOD ZONE: ZONE AE & X, as shown



VICINITY MAP

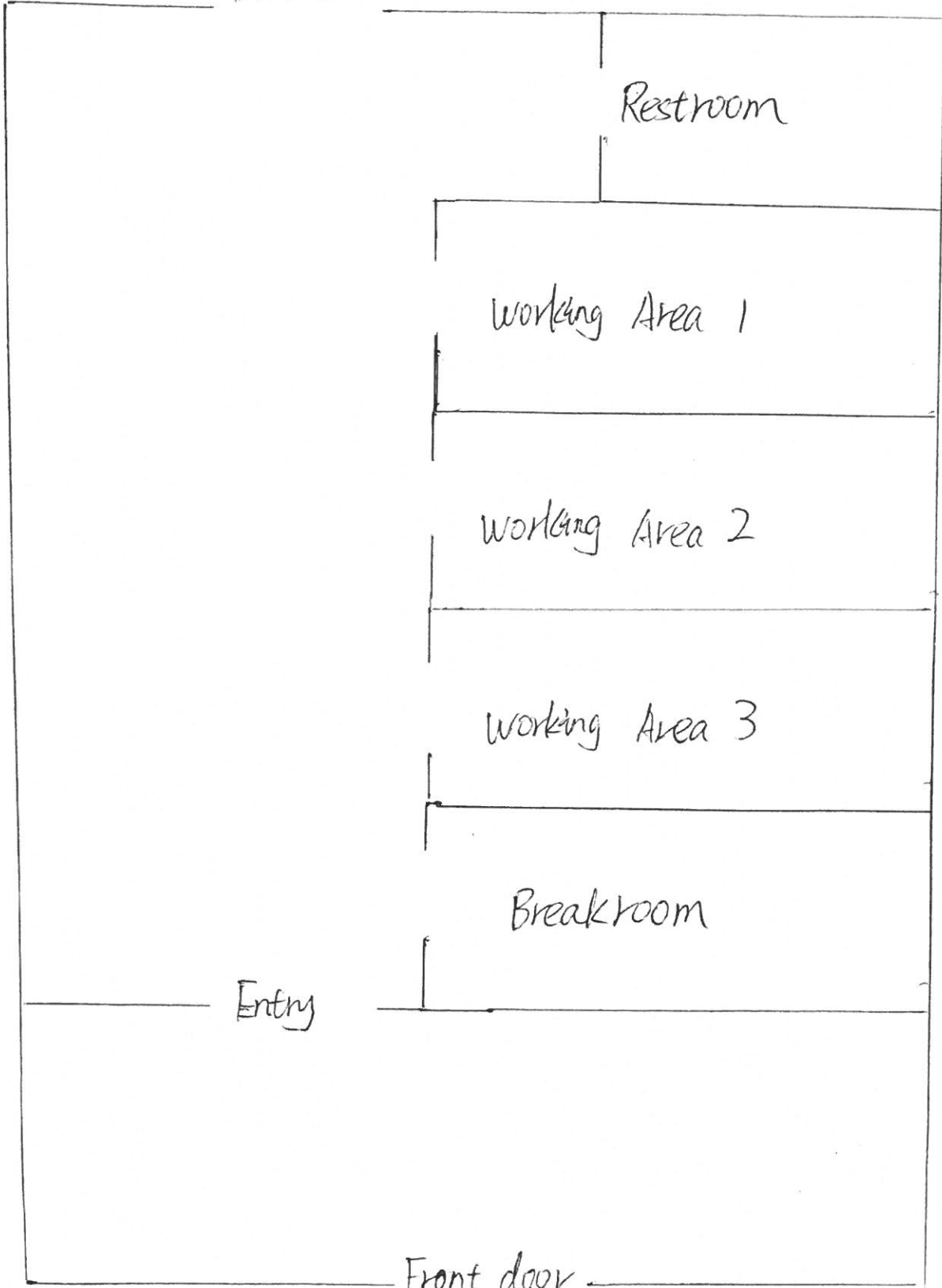
PREPARED BY
PROVOST & PRITCHARD
 CONSULTING GROUP
 An Employee Owned Company
 455 W FIR AVENUE
 CLOVIS, CALIFORNIA 93611
 559/446-2700 FAX 559/449-2715
 https://provostandpritchard.com/
 DATE: 06/12/2022
 JOB NO.: 0159421003

6/12/2022 4:32 PM G:\DR Horton - 1594015942\003-Pearl Woods\300 CAD\340 Sheet Sets\09_ Exhibits\TPM for SPR.dwg - Tim Odom

3537 W Noble



Back door



Entry

Front door

3537 West Noble Ave

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: Zane spa Date: 06-13-2022

Project Description: Foot & Body massage

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

Property Owner: Northstar Management INC

Applicant(s) Name: Lingling Burros

Project Address/Location: 3537 West Noble Ave Visalia CA 93277

Assessor Parcel Number: 095-010-068

Parcel Size (Acreage or Square Feet): 79452 Building or Suite Square Footage: 1149SF

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$10,000.-

Describe All Proposed Building Modifications: _____

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

Date Received: 06/13/2022

SPR Agenda: 06/22/2022 Item No. _____

Zone: C-MU SPR No. 22-103

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: store

Proposed Building Use: Foot & Body massage

Proposed Hours of Operation: 9:00am - 10:00pm

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): 4 Existing _____ Proposed _____

Predicted Peak Operating Hour: 12:00pm

Describe Any Truck Delivery Schedule & Operations: N/A

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

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: <u>Ling Ling Burros</u>	Signature of Owner or Authorized Agent* <u><i>Ling Ling Burros</i></u>	
Address: <u>1227 N Comstock St</u>	Owner <u>Jay Kyong Kim</u>	Date <u>06-13-2022</u>
City, State, Zip: <u>Visalia CA 93292</u>	Authorized Agent*	Date <u>06-13-2022</u>
Phone: <u>(559) 799-8796</u>		
Email: <u>Kathy7818@yahoo.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):

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
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) 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: SEDONA RESIDENTIAL Date: 6/16/22

Project Description: 415 UNIT HIGH DENSITY RESIDENTIAL PROJECT

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

Property Owner: SECTION 15 PARTNERS, LLC

Applicant(s) Name: GRANVILLE HOMES

Project Address/Location: NE CORNER OF ROEBEN AND RIGGIN AVE

Assessor Parcel Number: 0 7 7 - 1 0 0 - 1 0 5

Parcel Size (Acreage or Square Feet): 29 ACRES Building or Suite Square Footage: VARIES

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: 06/16/2022

SPR Agenda: 06/22/2022 Item No. _____

Zone: R-M-3 SPR No. _____

Historic District: Yes No

Flood Zone: X AE X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: VACANT

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
 - 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>4CREEKS, INC.</u>	Signature of Owner or Authorized Agent*	
Address: <u>324 S. SANTA FE ST.</u>	Owner	Date
City, State, Zip: <u>VISALIA, CA 93292</u>		<u>6/16/22</u>
Phone: <u>559-802-3052</u>	Authorized Agent*	Date
Email: <u>MATTA@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:

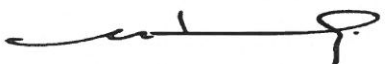
I, ERIC SHANNON, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
077-10-105

AGENT:

I designate 4CREEKS, INC (MATT AINLEY), to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to SITE PLAN AND ENTITLE relative to the property mentioned herein.

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

Executed this 16TH day of JUNE, 2022.

OWNER	AGENT
Signatures	
Signature of Owner	Signature of Agent
Owner Mailing Address <u>11878 AVE. 328</u> <u>VISALIA, CA 93291</u>	Agent Mailing Address <u>324 S. SANTA FE ST.</u> <u>VISALIA, CA 93292</u>
Owner Phone Number <u>559-731-7230</u>	Agent Phone Number <u>559-802-3052</u>



SUMMARY

410 TOTAL UNITS
29.0 GROSS ACRES
25.6 NET ACRES
15.1 DU/AC GROSS

NUMBER OF UNITS

APARTMENTS: 366
TOWNHOMES: 72
TOTAL 438

PARKING

Required:
1.75 SPACE PER UNIT = 767
Provided:
510 GARAGE
294 STALLS
804 TOTAL

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: VALLEY TIRE & BRAKE Date: 6-15-22

Project Description: OPEN WOOD STRUCTURE

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

Property Owner: JOSE MORALES

Applicant(s) Name: ll ll

Project Address/Location: 810 E CENTER AVE

Assessor Parcel Number: 094-240-039 000

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

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 15,000

Describe All Proposed Building Modifications: COVERED PATIO TO PROVIDE SHADE & EQUIPMENT COVERAGE

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

Date Received: 06/16/2022

SPR Agenda: 06/22/2022 Item No. _____

Zone: C-MU SPR No. 22-105

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: TIRE & BRAKES

Proposed Building Use: FT END WORK & BRAKES

Proposed Hours of Operation: 8-5

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

Number of Employees Per Day: Existing 3 Proposed 3

Number of Customers Per Day (Estimated): Existing 15 Proposed 15

Predicted Peak Operating Hour: 1-5 pm

Describe Any Truck Delivery Schedule & Operations: DOEE EVERY TWO WEEKS FOR TIRE Pick up.

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 REQUIREMENTS

SITE PLAN MINIMUM REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: JOSE MORALES Signature of Owner or Authorized Agent*

Address: 810 E CENTER AVE Owner [Signature] Date 6-18-02

City, State, Zip VISALIA, CA 93292

Phone: 559-679-8738 Authorized Agent* _____ Date _____

Email: NTB 2007@hotmail.com

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

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

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

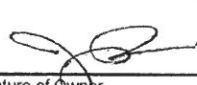
094-240-039-000

AGENT:

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

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

Executed this _____ day of _____, 20____.

OWNER	AGENT
 Signature of Owner	_____ Signature of Agent
<u>810 E CENTER AVE</u> Owner Mailing Address	_____ Agent Mailing Address
<u>VISALIA CA 93292</u> Owner Phone Number	_____ Agent Phone Number
<u>559-679-8738</u> Owner Phone Number	_____ Agent Phone Number
<u>559-732-0280</u> Owner Phone Number	_____ Agent Phone Number



Fire Code Review

CITY OF VISALIA

315 E Acequia Ave
Visalia, CA 93291
559-713-4444

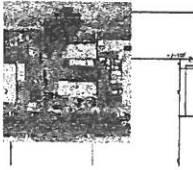


Building Safety Review

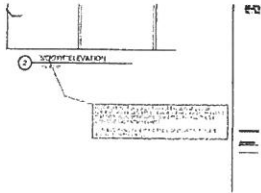
BUILDING PLAN CONDITION/REVISION LIST

Please refer to the City's stamped status on the plans to determine whether a plan re-submittal is required. The items noted below delineate the conditions/revisions of the City. Based on the status of the plans, please address the conditions/revisions as necessary. Each line item includes a PDF page number or sheet index, if applicable, for reference to the reviewed plans.

Plan Check Expiration Date and Extensions: The permit will expire within 180 calendar days of inactivity between permit submittals. Under certain circumstances, applicants may request an extension of the 180 calendar days at the discretion of the Building Official. Inactive permits that have expired will be discarded by the City of Visalia 365 days, including the initial 180 days, after permit inactivity.



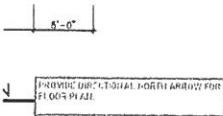
Subject: Image
Author: jennifer.wu
Page Index: 1
File Name: Stamped corrections
requried_PLAN_Sub1_B222415.pdf



Subject: Group
Author: jennifer.wu
Page Index: 2
File Name: Stamped corrections
requried_PLAN_Sub1_B222415.pdf

INCORRECT DIRECTION DESIGNATION FOR THIS ELEVATION VIEW. #2 ELEVATION VIEW SEEMS TO BE A WEST ELEVATION VIEW. THIS SEEMS TO BE THE PORTION OF THE PATIO VISIBLE FROM RAYHILL BRAKE & AUTOMOTIVE, THEIR WEST NEIGHBOR.

SOUTH ELEVATION VIEW IS OF THE TIRE SHOP STOREFRONT, VISIBLE FROM EAST CENTER AVENUE.



Subject: Text Box
Author: jennifer.wu
Page Index: 2
File Name: Stamped corrections
requried_PLAN_Sub1_B222415.pdf

PROVIDE DIRECTIONAL NORTH ARROW FOR FLOOR PLAN.



Fire Code Review

CITY OF VISALIA

315 E Acequia Ave
Visalia, CA 93291
559-713-4444

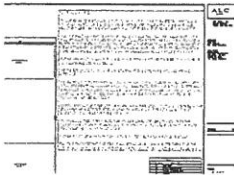


Building Safety Review

BUILDING PLAN CONDITION/REVISION LIST

Please refer to the City's stamped status on the plans to determine whether a plan re-submittal is required. The items noted below delineate the conditions/revisions of the City. Based on the status of the plans, please address the conditions/revisions as necessary. Each line item includes a PDF page number or sheet index, if applicable, for reference to the reviewed plans.

Plan Check Expiration Date and Extensions: The permit will expire within 180 calendar days of inactivity between permit submittals. Under certain circumstances, applicants may request an extension of the 180 calendar days at the discretion of the Building Official. Inactive permits that have expired will be discarded by the City of Visalia 365 days, including the initial 180 days, after permit inactivity.



Subject: Text Box
Author: jennifer.wu
Page Index: 1
File Name: Stamped corrections
requried_PLAN_Sub1_B222415.pdf

PLANS INCOMPLETE.

PROVIDE EQUIPMENT STORAGE LAYOUT. SHOW WHAT IS GOING TO BE STORED, WHERE, AND HOW MUCH, MATERIALS, ETC. SHOW AISLE WIDTHS IN STORAGE AREA. STATE MAXIMUM HEIGHT OF PILES. SHOW DISTANCE BETWEEN TIRE PILES AND OTHER STORED PRODUCTS.

GOOGLE STREET VIEW SHOWS A POWER LINE OVERHEAD THE PROPOSED EQUIPMENT PATIO AREA. STORAGE OF TIRE PILES IS NOT ALLOWED UNDER POWERLINES HAVING A VOLTAGE IN EXCESS OF 750 VOLTS, OR THAT SUPPLY POWER TO FIRE EMERGENCY SYSTEMS. DESCRIBE IF THE EXISTING SHOP OR EXISTING BUILDINGS HAVE AN EXISTING FIRE SUPPRESSION SYSTEM. STATE THE CERTIFIED VOLTAGE OF THE POWER LINES RUNNING ABOVE THE PATIO COVER.

PROVIDE INFORMATION ON COMPLIANCE IN ACCORDANCE WITH 2019 CFC SECTION 3404-3408. ANY FLAMMABLE LIQUIDS STORAGE?

PROVIDE SDS (MATERIAL DATA) IF ANY EQUIPMENT OR CONTAINERS WITH HAZARDOUS MATERIALS.

PROVIDE FIRE PROTECTION INFORMATION. HOW MANY EXTINGUISHERS WILL BE INSTALLED? RATING OF FIRE EXTINGUISHERS? MINIMUM 2A: 20BC RATED PORTABLE EXTINGUISHERS SHALL BE PROVIDED. WATER SUPPLY SHALL REACH ANY PART OF THE STORAGE YARD, BY NOT USING MORE THAN 500 FEET OF HOSE. PROVIDE MINIMUM 1000 GPM FLOW. NEARBY FIRE HYDRANT MAY NOT BE SUFFICIENT.

CURRENT STORAGE OF TIRES



Fire Code Review

CITY OF VISALIA

315 E Acequia Ave
Visalia, CA 93291
559-713-4444



Building Safety Review

BUILDING PLAN CONDITION/REVISION LIST

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Comments Markup Summary 06-07-2022 _B222415

Stamped corrections required_PLAN_Sub1_B222415.pdf (8)

Project requires review by the Site Plan Review Committee prior to issuance of a Building Permit. Consult with Planning Division staff at (559) 713-4359 or visit the City Website www.visalia.city for more information.

Subject: Text Box
Author: Cristobal Carrillo
Page Index: 1
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Identify existing parking lot, as well as any new parking stalls if proposed.

Subject: Text Box
Author: Cristobal Carrillo
Page Index: 1
File Name: Stamped corrections required_PLAN_Sub1_B222415.pdf

Identify existing parking lot, as well as any new parking stalls if proposed.

Plan shall identify any new and existing landscaping.

Subject: Text Box
Author: Cristobal Carrillo
Page Index: 1
File Name: Stamped corrections required_PLAN_Sub1_B222415.pdf

Plan shall identify any new and existing landscaping.

Provide operational statement identifying proposed use of addition, and existing use of site.

Subject: Text Box
Author: Cristobal Carrillo
Page Index: 1
File Name: Stamped corrections required_PLAN_Sub1_B222415.pdf

Provide operational statement identifying proposed use of addition, and existing use of site.



City of Visalia
 315 E Acequia
 PO Box 4002
 Visalia CA 93278-4002

RECEIPT

DATE OF PAYMENT
 5/10/2022 10:23:16AM

Receipt Number : 605873

Application: **B222415** OPEN WOOD STRUCTURE
 Address: 810 E CENTER AVE, Visalia, CA 93292
 Parcel: 094240039
 Subdivision:
 Type: Commercial - Misc

Work Description: OPEN WOOD STRUCTURE ON THREE SIDES FOR EQUIPMENT COVERAGE

<u>INVOICE_NBR</u>	<u>FEE_CODE</u>	<u>FEE_DESCRIPTION</u>	<u>FEE_QUANTITY</u>	<u>AMOUNT</u>	<u>PAYMENT_METHOD</u>
390832	1-021	Plan Ck Fee - New Comm Misc Structures & Trash Encl	943	480.93	Counter Credit Card
	Acct. Code:	4014-43102	CASHIER: SCLOYD		1093
	Comments:	07596G			

PAYOR: JOSE J MORALES - VALLEY TIRE & BRAKE

TOTAL PAID: **480.93**

Valley Tire and Brake

810 E Center Ave

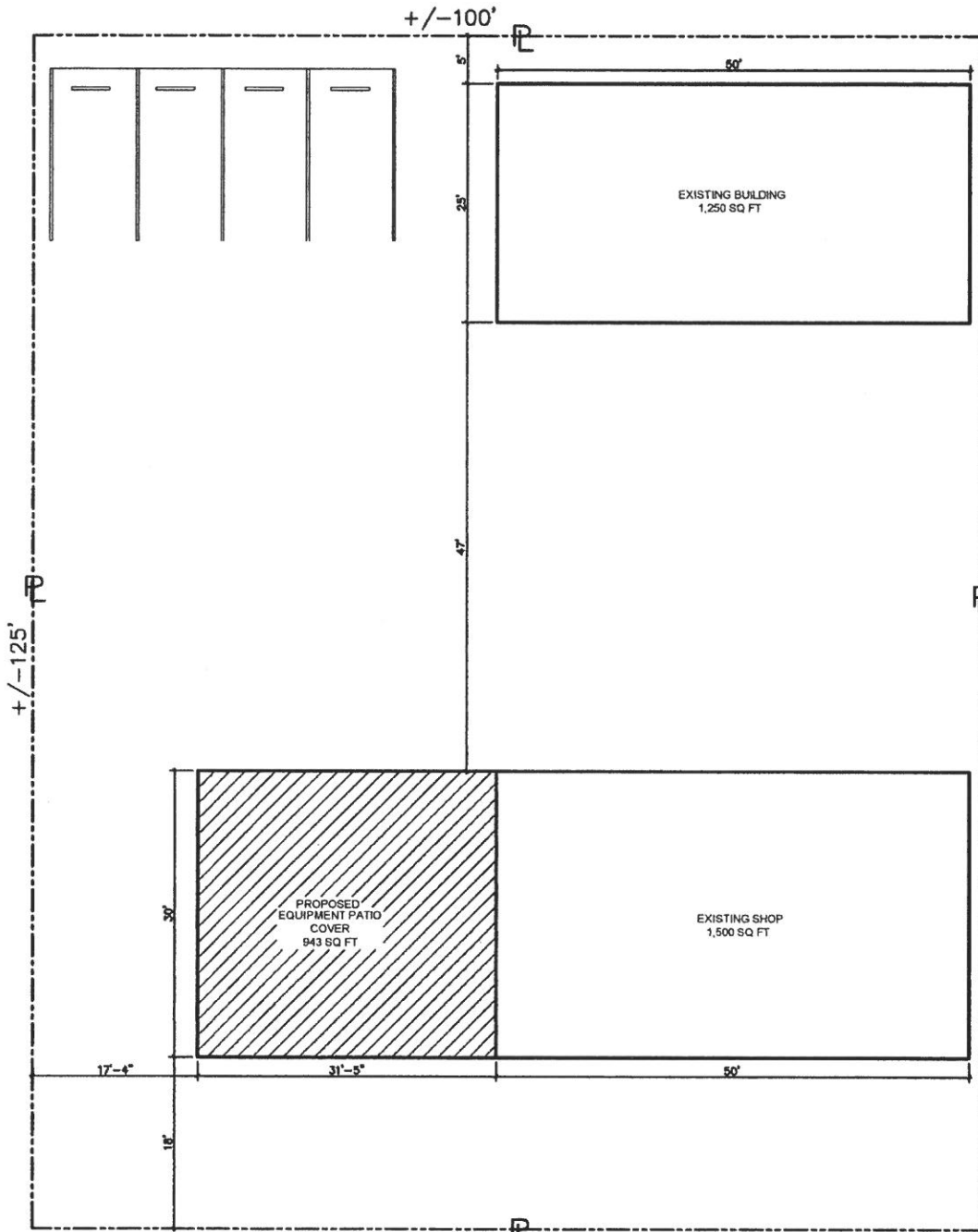
Visalia Ca 93292

Permit #B222415

My proposed operation for use of covered patio is to protect my equipment for sun damage and provide shade for work utilization. There has always been a carport on that side of my shop, I'm trying to eliminate existing gate and make it look good. I normally use that side of my shop for brakes jobs and to store cars over night.

I use my current drive way to access that space. On average I used that space about three times a day so there is no in and out traffic on that side of my shop. I don't store any chemical or hazard waste materials.

Regards, Jose Morales



← 810 E CENTER AVE →

