

SITE PLAN REVIEW AGENDA

6/29/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1 Resubmit

SITE PLAN NO: SPR22061

PROJECT TITLE: Pheasant Ridge (San Marino Phase 4)

DESCRIPTION: Provide civil improvements to a new phase of an existing subdivision.

APPLICANT: Michelle Thompson

OWNER: WHITE ROCKY FLOYD

APN: 077650001

LOCATION:

ITEM NO: 2 Resubmit

SITE PLAN NO: SPR22070

PROJECT TITLE: American St. Frontage Improvements

DESCRIPTION: Off-site Improvements to Parcel Frontage for Future Development. Improvements Include American St., Avenue 308 and avenue 310 as shown on Site Plan. (X)

APPLICANT:

OWNER: SALAZAR JOSE A & DAWN RENE(A)(TRS)(FAM

APN: 075170010

LOCATION: 7580 AVE 308

ITEM NO: 3

SITE PLAN NO: SPR22106

PROJECT TITLE: Dr. Paz Dermatology

DESCRIPTION: New 2-Story Medical Office Building (C-MU)

APPLICANT: Robert Lopez

OWNER: J & M WANG PROPERTIES LLC

APN: 087470019

087470020

087470018

LOCATION: 5117 W NOBLE AVE

5101 W NOBLE AVE

ITEM NO: 4

SITE PLAN NO: SPR22107

PROJECT TITLE: Surf Thru Carwash

DESCRIPTION: Revise the Site Layout on Previously Approved CUP 2021-29 to Allow onsite Employee Parking and a Breakaway Lane for Cars that can't Fit on the Conveyor. (C-N)

APPLICANT: Robert Vermeltfoort

OWNER: DHALIWAL HEMRAJ S & SANDEEP K

APN: 091171018

LOCATION: 1804 N DINUBA BLVD

ITEM NO: 5

SITE PLAN NO: SPR22108

PROJECT TITLE: 3221 S. Mooney Commercial Retail Building

DESCRIPTION: Amend Previously Approved/Recorded Commercial Condominium Consisting of Two (2) Commercial Condominiums with Common Site Parcel at an Existing Commercial Building to a Three (3) Commercial Condominium Configuration with Common Site Parcel (Create one Additional Commercial Condominium

APPLICANT: Matt Nohr

OWNER: AVE MOONEY LLC

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

6/29/2022 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

APN: 121100095

LOCATION: 3221 S MOONEY BLVD

3229 S MOONEY BLVD

3233 S MOONEY BLVD

ITEM NO: 6

SITE PLAN NO: SPR22109

PROJECT TITLE: Multi-Family Development for Habitat for Humanity

DESCRIPTION: Six (6) Free-Standing Units on Santa Fe and Tulare Ave (R-M-2)

APPLICANT: Robert Hughes

OWNER: VISALIA CITY OF

APN: 000013260

LOCATION: SE Corner of Santa Fe and Tulare Ave.

SAN MARINO - PHASE 4 TENTATIVE SUBDIVISION MAP

BEING A DIVISION OF A PORTION OF SEC. 22, T. 18 S., R. 24 E., M.D.B. & M.,
IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

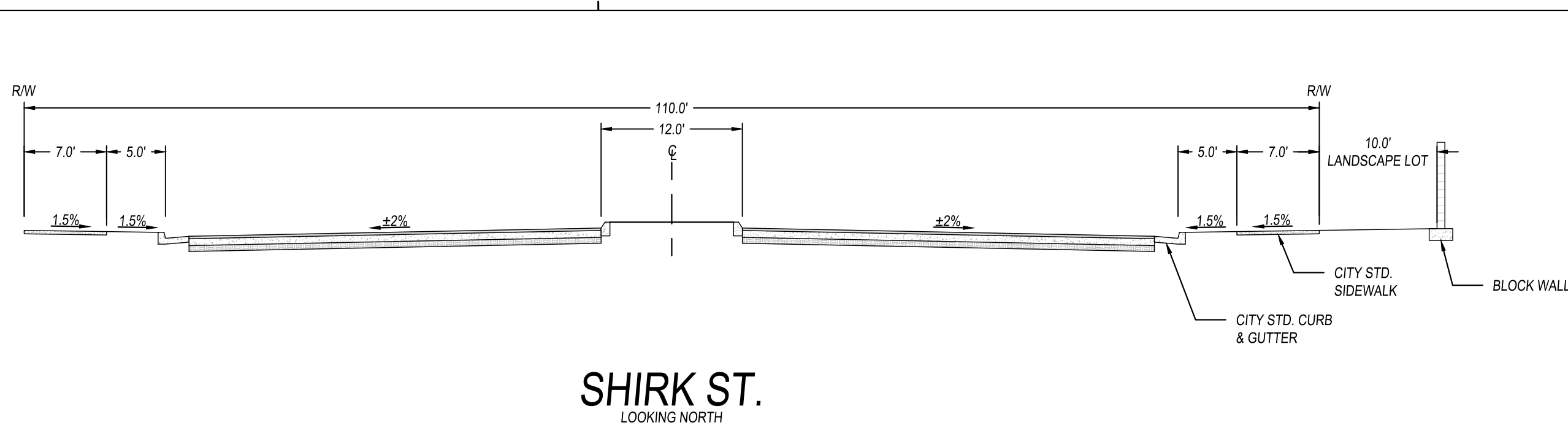
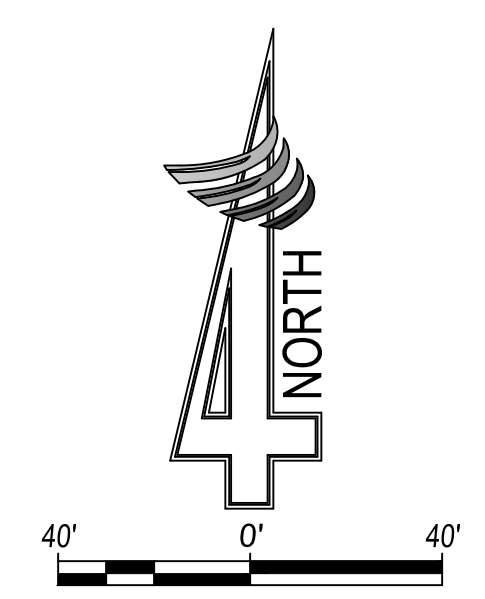
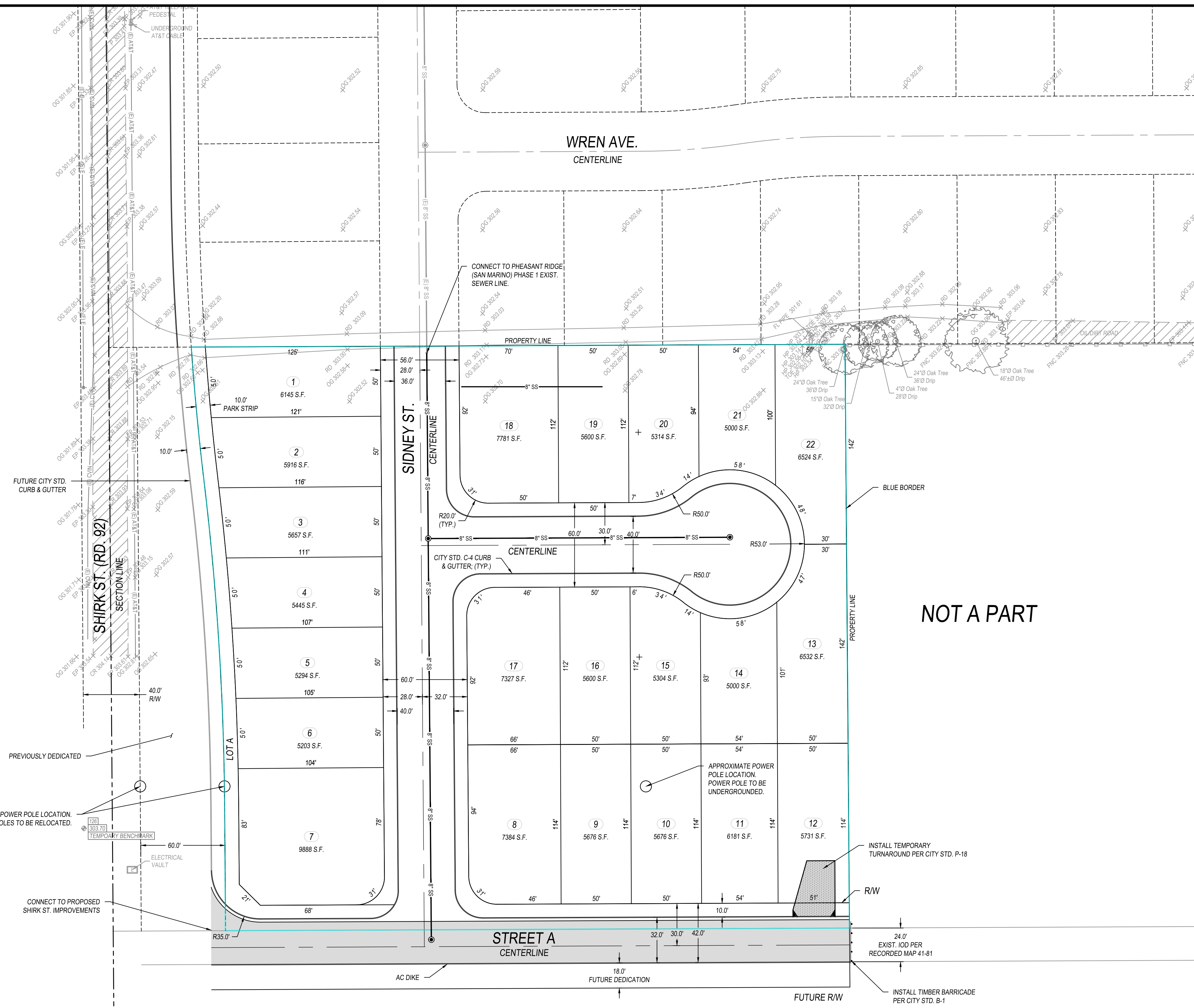
SITE DATA:
 APN: 077-650-001
 GROSS ACREAGE: ±4.30 AC.
 NET ACREAGE: ±3.11 AC.
 PROPOSED LOTS: 22
 EXISTING ZONING: R-1-5
 PROPOSED ZONING: R-1-5
 FLOOD ZONE: X
 GENERAL PLAN: LOW DENSITY RESIDENTIAL
 EXISTING USE: VACANT
 PROPOSED USE: LOW DENSITY RESIDENTIAL
 PROPOSED MAINTENANCE: CITY OF VISALIA

UTILITIES:
 SEWER SERVICE: CITY OF VISALIA
 WATER SERVICE: CITY OF VISALIA
 STORM DRAIN SERVICE: CITY OF VISALIA
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON COMPANY
 NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: AT&T (TBD)
 REFUSE: CITY OF VISALIA

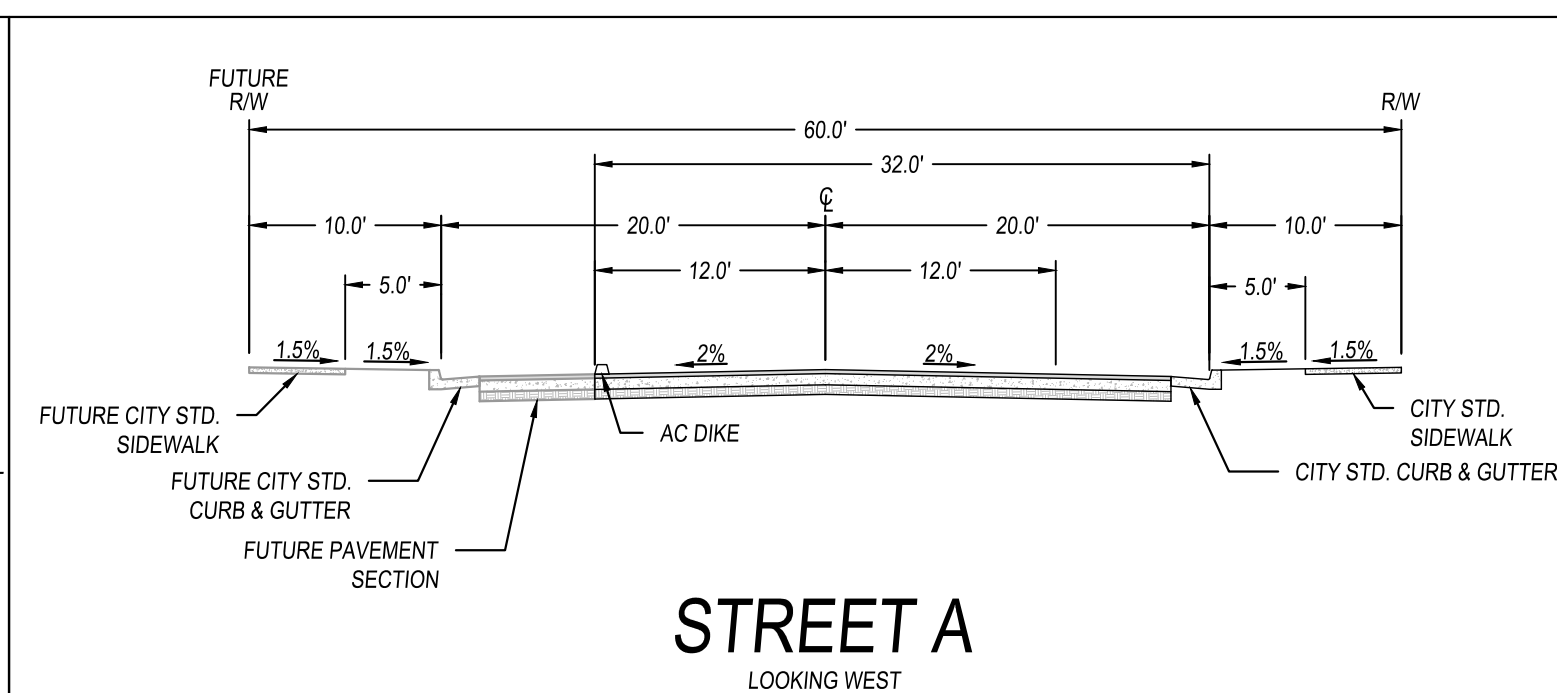
LOT DATA:
 MINIMUM LOT AREA: 5,000 S.F.
 MAXIMUM LOT AREA: 9,888 S.F.
 AVERAGE LOT AREA: 6,099 S.F.
 TOTAL LOT AREA (AC.): ±3.11 AC.
 LOTS PER GROSS AREA: 5 LOTS PER ACRE



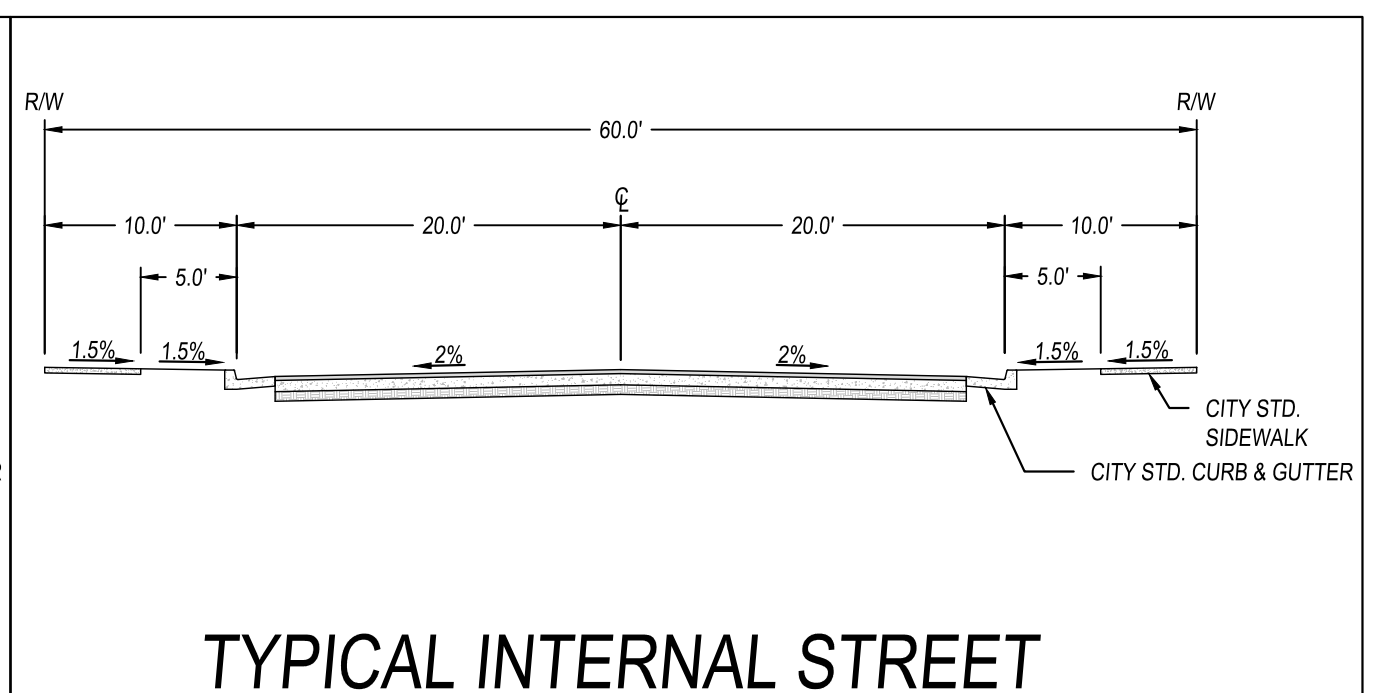
VICINITY MAP
SCALE: 1" = 500'



SHIRK ST.
LOOKING NORTH



STREET A
LOOKING WEST



TYPICAL INTERNAL STREET

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: Pheasant Ridge Unit No. 7 Phase 1. (San Marino Phase 4) Date: 6.16.22

Project Description: Provide civil improvements to a new phase of an existing subdivision.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: spr 22-061

Property Owner: Rocky White

Applicant(s) Name: Michelle Thompson

Project Address/Location: On the NE corner of Shirk St. (RD 92) and W Ferguson Ave.

Assessor Parcel Number: 0 7 7 - 6 5 0 - 0 0 1

Parcel Size (Acreage or Square Feet): +/- 4.30 ACRES 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: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. 22-061

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: _____

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: <u>Michelle Thompson</u>	Signature of Owner or Authorized Agent*	
Address: <u>1414 K St 3rd Floor</u>	See Agency Authorization below	
City, State, Zip <u>Sacramento, CA 95814</u>	Owner DocuSigned by:	Date
Phone: <u>9167105837</u>		<u>4/7/2022</u>
Email: <u>Michelle@WhiteBrennerllp.com</u>	Authorized Agent* BCBB5581AC9F444...	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, Rocky White, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
077-650-001

AGENT:

I designate Michelle Thompson, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to civil improvements to a new phase of existing relative to the property mentioned herein. development.

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

Executed this 7th day of April, 2022.

OWNER	Signatures	AGENT
DocuSigned by: <u>Rocky White</u>		DocuSigned by: 
<u>4/7/2022</u>		<u>4/7/2022</u>
<u>Rocky White</u>		<u>White Brenner LLP Attn:Michelle Thompson</u>
Owner Mailing Address <u>4024 West Iris</u>		Agent Mailing Address <u>1414 K St 3rd floor</u>
<u>Visalia, CA 93277</u>		<u>Sacramento, CA 95814</u>
Owner Phone Number <u>209-826-3157</u>		Agent Phone Number <u>916-710-5837</u>

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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- Site Plan Review meetings are held on **Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present** -
 - Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: American St. Frontage Improvements Date: 06/21/2022
 Project Description: Off-site improvements to parcel frontage for future development. Improvements include American St., Avenue, 308 and Avenue 310 as shown on site plan.
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2022-070
 Property Owner: American, Inc. (Butch Oldfield)
 Applicant(s) Name: Lane Engineers
 Project Address/Location: 7580 Avenue 308, Visalia CA
 Assessor Parcel Number: 075 - 170 - 010
 Parcel Size (Acreage or Square Feet): ±9.72 Acres 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: _____
 SPR Agenda: _____ Item No. _____
 Zone: _____ SPR No. _____
 Historic District: Yes No
 Flood Zone: X AE X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: Existing Residences.
 Proposed Building Use: TBD. Project is for off-site only.
 Proposed Hours of Operation: TBD
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing NA Proposed TBD
 Number of Customers Per Day (Estimated): Existing N/A Proposed N/A
 Predicted Peak Operating Hour: To be determined when parcel develops.
 Describe Any Truck Delivery Schedule & Operations: To be determined when parcel develops.

 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): To be determined when parcel develops.

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

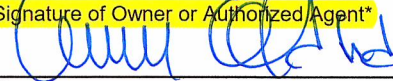
SITE PLAN MINIMUM REQUIREMENTS

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
 - 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: Lane Engineers, Inc. Signature of Owner or Authorized Agent* 

Address: 979 N. Blackstone Owner 6-21-2022

City, State, Zip Tulare, CA 93274 Date

Phone: (559) 688-5263 Authorized Agent* Date

Email: aaron@laneengineers.com & nstrable@aminc.com

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

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

Executed this _____ day of _____, 20____.

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

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GENERAL PROJECT INFORMATION

Project/Business Name: Dr. Paz Dermatology - Visalia Date: June 20, 2022

Project Description: New 2-Story Medical Office Building

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

Property Owner: J&M Wang Properties LLC

Applicant(s) Name: Robert Lopez

Project Address/Location: SEC of W. Noble Ave. & S. Akers St. Visalia, CA 73277

Assessor Parcel Number: 0 8 7 - 4 7 0 - 0 1 8 / 0 1 9 / 0 2 0

Parcel Size (Acreage or Square Feet): +/- 0.90 Acres Building or Suite Square Footage: New 2-story 16,000 sf

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ \$0.00

Describe All Proposed Building Modifications: New 2-story Medical Office

Building - +/- 16,000 sf total (Building footprint +/- 8,000 sf)

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

Date Received: 06/20/2022

SPR Agenda: 06/29/2022 Item No. _____

Zone: C-MU SPR No. 22-106

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 (New construction)

Proposed Building Use: See attached Operational Statement

Proposed Hours of Operation: 8:00am to 5:00pm

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

Number of Employees Per Day: Existing _____ Proposed 15

Number of Customers Per Day (Estimated): Existing _____ Proposed 70
12:00pm noon

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: Minimal normal truck deliveries for proposed facility

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 throughout the day will be generated. People will rotate routinely throughout the day & impact to adjacent areas is minimal.

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
 - 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: Robert Lopez Signature of Owner or Authorized Agent*

Address: 5390 E. Pine Ave.

City, State, Zip Fresno, CA 93727 Owner Date

Phone: (559)470-7418 Robert Lopez 6.20.22

Email: robert@lcfresno.com Authorized Agent* Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:


I, J & M Wang Properties LLC, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
087-470-020-00,018,019

AGENT:

I designate Legacy Realty and Development, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Site Plan Review relative to the property mentioned herein.

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

Executed this June day of 20th, 2022.

OWNER	Signatures	AGENT
Signature of Owner <u>Jeffrey Wang</u>		Signature of Agent 
Owner Mailing Address <u>3031 Winton Ct, Visalia, CA 93291</u>		Agent Mailing Address <u>5390 E. Pine Ave. Fresno, CA 93727</u>
Owner Phone Number <u>559-373-2403</u>		Agent Phone Number <u>559-470-7418</u>



June 20th, 2022

Dr. Paz | New Medical (Dermatology) 2-Story Office Building | Facility Operational Statement

Subject Site address is as follows:

- **SEC of W. Noble Avenue & S. Akers Street | Visalia, California 93277**
- **Assessor's Parcel Numbers: 087-470-018/019/020**

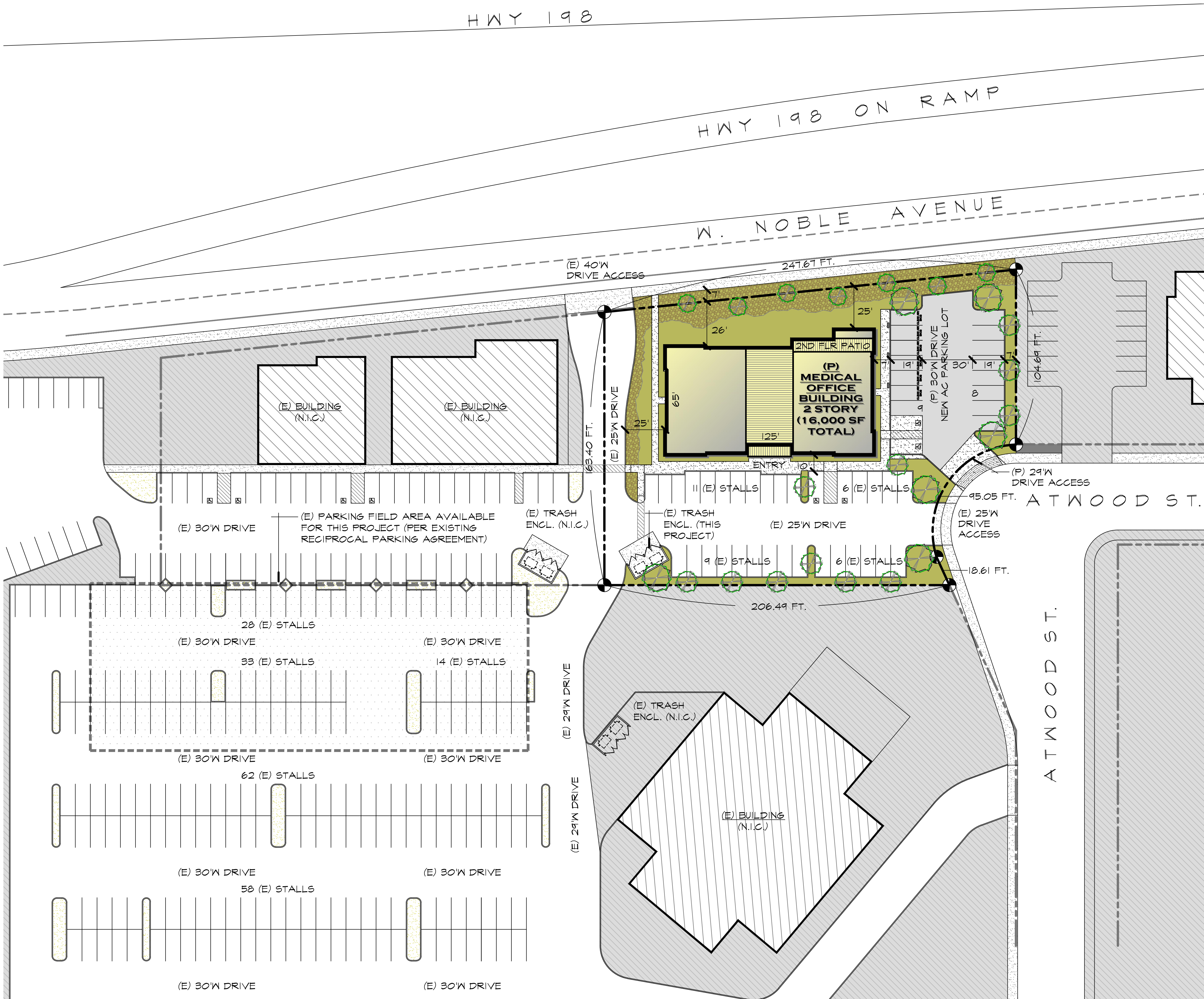
Overview

Legacy Realty & Development is proposing to construct a +/- 16,000 sf two story Medical (Dermatology) Office Building. This proposed building will be located at the SEC of W. Noble Ave. & S. Akers in Visalia, CA 93277. The proposed Medical Office Building would provide a quality facility to house a full-service dermatology and cosmetic services to the City of Visalia and the surrounding South-Central Valley area.

This facility will employ daily approximately (15) full time employees.

Dr. Paz | New Medical (Dermatology) 2-Story Office Building | Hours of Operation

Monday	8:00am – 5:00pm
Tuesday	8:00am – 5:00pm
Wednesday	8:00am – 5:00pm
Thursday	8:00am – 5:00pm
Friday	8:00am – 5:00pm
Saturday	Closed
Sunday	Closed



PROPERTY DATA / INFORMATION:
ADDRESS:
 SEC OF NOBLE AVENUE & AKERS ROAD
 VISALIA, CA 93277

APN'S: 087-470-18/19/20

ZONING: PROFESSIONAL / ADMINISTRATIVE OFFICE

(E) PARCEL TOTAL: = +/- 39,477 SF
 (+/- 0.90 ACRES EXIST'G COMBINED)

PARKING DATA (CITY OF VISALIA: MUNICIPAL CODE TITLE 17 ZONING ORDINANCE CH. 17.34 REQUIRED PARKING SPACES):

MEDICAL OFFICE BUILDING (2-STORY):
 16,000 SF TOTAL / 200 =
 80 STALLS REQUIRED

124 STALLS PROPOSED TOTAL (49 STALLS ON PROJECT SITE AND 75 OFF-SITE STALLS AVAILABLE ON RECIPROCAL PARKING AREA)

- 17 (P) NEW STALLS (PROPOSED NEW EASTERN PARKING AREA)
- 32 (E) STALLS (ADJACENT SOUTHERN PARKING AREA)
- 75 (E) STALLS AVAILABLE OFF-SITE (CENTRAL SW RECIPROCAL PARKING AREA)

EVCS REQUIREMENTS:
 20 TOTAL (75-100 STALLS) = 5 EVCS STALLS REQUIRED

*6 EVCS STALLS PROVIDED (INCLUDING 1 VAN ACC AND 1 STANDARD ACC EVCS STALLS)

PARKING RATIO: 7.8 PER 1000



- ACQUISITION
- PLANNING
- DESIGN

5390 E. Pine Avenue
 Fresno, California 93727
 Message: 559.291.1922
 Facsimile: 559.314.6190
info@lcfresno.com

PAZ DERMATOLOGY

CONCEPTUAL SITE & PROPOSED BLD'G DEVELOPMENT

SEC OF NOBLE AVENUE AND AKERS ROAD.
 VISALIA, CA 93277

APN: 087-470-18/19/20
 +/- 0.90 ACRES
 (TOTAL EXIST'G)

REVISIONS

DESCRIPTION	DATE

COPYRIGHT © 2022 LEGACY REALTY AND DEVELOPMENT

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED HEREON ARE AND SHALL REMAIN THE PROPERTY OF LEGACY REALTY & DEVELOPMENT AND NO PART SHALL BE LOANED, REPRODUCED, COPIED, OR USED IN CONNECTION WITH ANY OTHER OR PROJECT FOR WHICH THEY HAVE NOT BEEN SPECIFICALLY PREPARED AND DEVELOPED AND AS IDENTIFIED ABOVE, WITHOUT THE WRITTEN CONSENT OF LEGACY CONSTRUCTION COMPANY. VISUAL CONTACT WITH THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THE INDEMNIFICATION, ACCEPTANCE OF THESE RESTRICTIONS.

SHEET DESCRIPTION
 CONCEPTUAL SITE PLAN - DR. PAZ DERM NOBLE AVE. AND AKERS RD. VISALIA

DATE:	JUNE 20, 2022
DRAWN BY:	GLR
DESIGNED BY:	GLR
PROJECT NO.:	PC22-049 DR PAZ AKERS & NOBLE VISALIA

CONCEPTUAL SITE PLAN - DR. PAZ DERMATOLOGY (NOBLE AVE. & AKERS ROAD VISALIA)
 SCALE: 1" = 30'-0"



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GENERAL PROJECT INFORMATION

Project/Business Name: Surf Thru Carwash Date: 6-21-2022

Project Description: Revise the site layout on previously approved CUP #2021-29 to allow onsite employee parking and a breakaway lane for cars that can't fit on the conveyor.

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

Property Owner: Surf Thru Express Carwash Inc

Applicant(s) Name: Scott Howry

Project Address/Location: 1804 N. Dinuba Blvd.

Assessor Parcel Number: 091 - 171 - 018

Parcel Size (Acreage or Square Feet): .95 acres Building or Suite Square Footage: 4,400 s.f.

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ Total const. cost \$3.8 mil

Describe All Proposed Building Modifications: Revise approved site plan for onsite employee parking stalls and a break away lane for cars that can't fit the conveyor.

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

Date Received: 06/21/2022

SPR Agenda: 06/29/2022 Item No. _____

Zone: C-N SPR No. 22-107

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: Vacant land currently

Proposed Building Use: Self serve drive thru carwash

Proposed Hours of Operation: 7am to 9pm everyday

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

Number of Employees Per Day: Existing _____ Proposed 4

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: Supply deliveries will be via a bobtail type truck once a week at the proposed loading zone.

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: _____

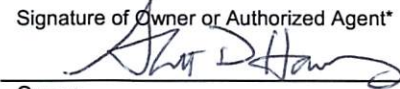

SITE PLAN MINIMUM REQUIREMENTS

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>VAI - Robert Vermeltoort</u>	Signature of Owner or Authorized Agent*	
Address: <u>8525 N. Cedar, Suite 106</u>		<u>6-21-2022</u>
City, State, Zip <u>Fresno, Ca. 93720</u>	Owner	Date
Phone: <u>559-432-6744 ext 1</u>		<u>6-21-2022</u>
Email: <u>rcv@vaifresno.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, Scott Howry (Surf Thru Express Carwash Inc), declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
091-171-018

AGENT:

I designate VAI - Robert Vermeltoort, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to modify the previously approved site plans for CUP #21-029 relative to the property mentioned herein.

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

Executed this 21 day of June, 2022.

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>11837 Bolthouse Dr. Suite 400</u>	<u>8525 N. Cedar, Suite 106</u>
Owner Mailing Address	Agent Mailing Address
<u>Bakersfield, Ca. 93311</u>	<u>Fresno, Ca. 93720</u>
Owner Phone Number	Agent Phone Number
<u>661-327-9661</u>	<u>559-432-6744 ext 1</u>

Exhibit "C"

OPERATIONAL STATEMENT

August 31, 2021

APPLICANT: Moe Assad (proposed new owner)
PROPERTY OWNER: Hemray and Sandeep Dhaliwal
REPRESENTATIVE: **Bottom-Line Development Group**
PROJECT LOCATION: 1744 N. Dinuba Avenue

REQUEST

The applicant is requesting the development of a drive-through carwash facility on property located at 1744 N. Dinuba Avenue.

SITE LAYOUT

The Project site is located on an approximate 1-acre parcel that is situated directly on the east side of Dinuba Avenue between two developed commercial parcels and a largescale commercial development directly across Dinuba Avenue. The proposed mechanical carwash facility has an overall building area of approximately 4,400 s.f. that is inclusive of a 120-foot-long washing tunnel and various storage and staff areas. The site also includes self-service vehicle vacuum areas with associated parking. The Project is accessible from a required extra-width single approach from Dinuba Avenue.

PARKING

Development of the site will provide 21-plus parking stalls. The majority of stalls will be attached to vacuum stations and a minimum of 4 stalls will be utilized for employee parking.

HOURS OF OPERATIONS

The facility will operate Monday through Sunday from 7am to 9pm.

EMPLOYEES

It is estimated that the facility would require up to 15-20 employees in varying shifts with approximately 3-4 employees at any given time.

LIGHTING

Parking-lot and exterior lighting will be provided as necessary for public safety purposes and will meet the Lighting Standards provided by the City of Visalia. Lighting fixtures will be architecturally integrated with the character of the main structure and surrounding area. Site lighting will also be appropriately shielded including cut-off lenses that avoid light spillage and glare onto any existing commercial/residential properties and the public right-of-way. Overall, development of the site and any required on-site lighting will comply with City of Visalia Municipal Code.

NOISE ABATEMENT

The drive-through carwash facility is expected to generate noise from its operations. The primary sources of noise generated would likely be from the washing and drying systems of the facility. Additional noise sources can be attributed to the vacuum system and ambient music for the entertainment of guests while in the vacuum area. Although noise generation is inevitable from a facility such as this, with its location and proximity of the facility to residential development, the expected noise levels would not be negatively impactful to the public. The Project site is located within commercially designated property with development that is compatible with the proposed facility. Additionally, the facility is directly adjacent to Dinuba Avenue, which is identified as a primary source of existing noise in the City's General Plan. The City's general plan also identifies noise-sensitive land uses including residential uses, schools, commercial, etc. which are not adversely affected by the Project. Moreover, the site will be designed in accordance to the City's development standards inclusive of building setbacks and landscaping to provide additional barriers/ separation.

The Project is located on the east side of Dinuba and is bound by commercially developed properties on three sides. The Project is generally located in the center of a greater commercial corridor that runs from Houston Avenue on the south, to Ferguson Avenue on the north. The nearest residential property, a multiple-family development, is located to the east (rear) of the property. The proposed separation distance of the carwash to the multiple-family development will be approximately 80-feet from the nearest structure walls. Additionally, a minimum of a 7-foot masonry wall will be incorporated into the Project to further mitigate any potential noise concerns on the east boundary. Lastly, the building's orientation was carefully considered so that the wash system's air blowers would orient away from the east (residential), further minimizing any potential noise concerns from area residences. Lastly, mechanical carwashes create a decibel noise rating of 78.5 and 78.5 respectively, at a distance of 40 feet. The proposed additional distance proposed from the rear and the over 100-foot setback from Dinuba Avenue, further minimizes and negates any noise concerns. Aggregately, these factors are significant in considering the project exempt from any potential noise studies and analysis. Based on these factors, the Project would not cause substantial noise impacts, therefore exempting the Project subject to CEQA Code Section 15332.

TRAFFIC

Carwash facilities experience the most traffic on Saturdays and peak periods can vary between 10:00 AM to 1:00 PM and 3:00 PM to 5:00 PM, respectively. Generally, service demand rates at these specific carwash facilities are 20 percent higher on Saturdays than on a typical weekday. Peak hour demand rate on Saturday is generally 20% higher than on weekdays. Based on a peak rate number of 14.2 peak trips per 1,000 sf gross floor area (4,400 sf. building), anticipated peak trips will not exceed 62 vehicle peak hour demand rate and is anticipated to generally occur between 3:00 and 4:15 pm. Trip generation rates for the proposed project was gathered through analysis of the 10th Edition Trip Generation Manual published by the Institute of Transportation Engineers (ITE). Subsequently, the project includes site improvements to the one-acre commercial parcel that upon full buildout, the carwash is anticipated to be used by 300-400 vehicles per day.

The carwash design includes two (2) pay aisles and a combined total storage (que) capacity of 16 vehicles, provides adequate storage capacity that exceeds typical queuing demand during the busiest day of week. With a storage capacity for 16 vehicles, the potential impacts to the public street or pedestrian walkways would be minimized if not eliminated.

Lastly, the area has existing bus stops that provide an additional means of transportation for staff and employees. The two immediate transit stops are at 365 feet to the west, and an additional stop along Dinuba Avenue approximately 950 feet to the north.

CONCLUSION

Thank you for your recent comments on the proposed project. We have addressed all concerns and comments and are feel we are now ready for final review and consideration of a use permit for approval of the proposed use.

Exhibit "D"

SUPPLEMENTAL OPERATIONAL STATEMENT

Please accept this document as additional supporting measures for the proposed car wash on Dinuba Avenue, in the City of Visalia. This supporting document has been prepared to address concerns expressed at the Use Permit stage of the Project, which were unseen with the initial Site Plan Review Approval.

Rear Yard Setback and Wall Structure

In addition to City Planning staff approval of the Site Plan Review (SPR), the car wash use requires Planning Commission consideration and action for formal approval. The Project was distributed for additional comments from interested agencies. During the review process, a determination was made that since the commercially classified property was adjacent to multiple-family on the east, the Project would require a sound wall to address potential sound impacts. We the applicant, agree with the need to protect neighboring properties and in doing so, proposed placement of an 11-foot wall structure at a distance of 15-feet from the rear property line. This proposed structure will provide adequate protection however, it presented another issue at the southeast corner of the project site. Placement of an 11-foot wall around the vehicle drive-aisle creates an isolated area directly behind the wall that may have the potential to create an inviting area for transients and an area of concern regarding trash accumulation.

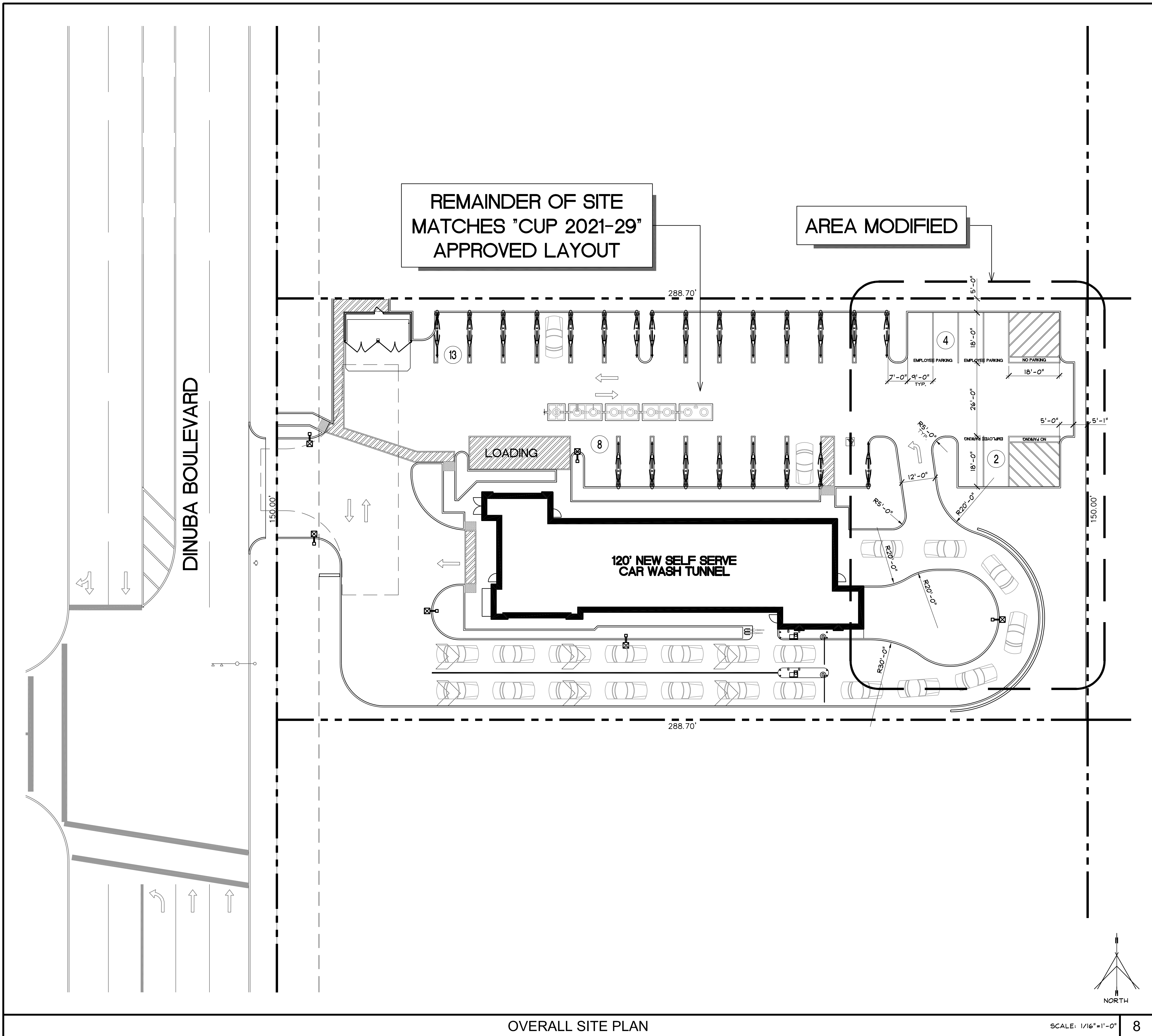
Concessions

We take great pride in our projects and understand the need to be a good neighbor to not only the City, but to residents directly affected by projects. Our intent is to create a Project that considers its responsibility to the community and in doing so, with Planning Commission approval we are proposing to modify and enhance this isolated area to the satisfaction of staff and the Commission.

Please consider any of following concessions proposed to eliminate concerns the Planning Department, Code Enforcement, and the adjacent thrift store may have as follows:

1. Continue the proposed rear masonry wall to the south boundary to connect to the existing chain link fence used by the adjacent thrift store;
2. Place decorative tubular steel rods directly on top of the southern masonry wall segment that compliments the existing barbed wire used by the thrift store;
3. Place medium-sized gravel on the entire isolated area as a deterrent;
4. Provide an aggressive planting of roses, vines, and shrubbery that minimizes vagrancy;
5. Provide tenants on the east and south with 24-hour responsible person contact information;
6. Provide a low-profile motion-sensor lighting system that notifies staff of entry into the isolated area; and
7. Implement an employee maintenance program that requires staff members (two minimum), to inspect the site for trash at regular intervals (9 am, 3 pm, 7 pm), and/or times that do not conflict with peak wash times.

Please accept specific, or all concessions above as part of our willingness to be proactive with our investment in your community in addressing potential concerns experienced throughout the State. Our operators take pride of ownership in our facilities and certainly want to be integral part of the community as we anticipate our use will provide a compatible commercial use that completes this remaining infill site on the east side of Dinuba Avenue.



ADDRESS: 1804 N. DINUBA BLVD. VISALIA, CALIFORNIA 93291	
SITE INFORMATION: A.P.N. #: 091-171-018 SITE AREA: 0.99 ACRES (43,305 S.F.) ZONING: COMMERCIAL	
SITE INFORMATION	1
	2
	3
OVERALL SITE PLAN	4

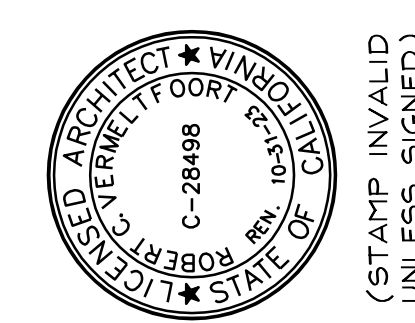
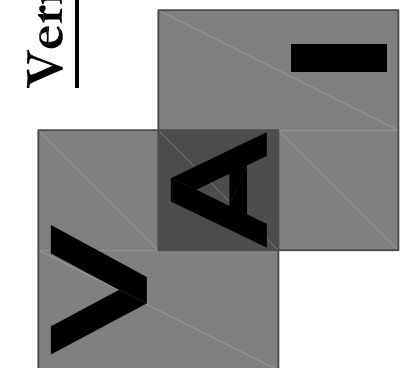
OVERALL SITE PLAN

SCALE: 1/16"=1'-0" 8

NO.	DATE	REVISION

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Vermeltoft Architects, Inc.
 Architecture and Planning
 8525 North Cedar Avenue
 Suite 106
 Fresno, California 93720
 Office: 559.432.6744
 Email: rcv@vaifresno.com



VISALIA
 1804 N. DINUBA BLVD.
 VISALIA, CA 93291



ISSUE DATE:	6-20-22
REV. DATE:	
PROJECT NO.:	21002.12
DRAWN BY:	NL
SHEET:	

A100

Recording Requested By:

FIDELITY NATIONAL TITLE

When Recorded Mail to

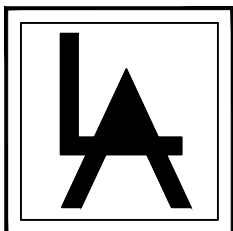
AVE MOONEY, LLC
10 Harris Court, Suite B-1
Monterey, CA 93940
Attn: Sherry Peverini

SPACE ABOVE THIS LINE FOR RECORDER'S USE

VISALIA COMMERCIAL CONDOMINIUM PLAN OF UNITS "A", "B", & "C" WITHIN
PARCEL A OF PARCEL MAP FILED IN BOOK 54 AT PAGES 30-31 IN THE OFFICE OF
THE TULARE COUNTY RECORDER, THE CITY OF VISALIA, STATE OF CALIFORNIA

SHEET INDEX

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DEFINITIONS.....	5
GENERAL NOTES.....	6
SURVEYOR'S STATEMENTS, BASIS OF BEARINGS AND BENCHMARKS.....	7
SITE PLAN.....	8
UNIT DETAIL.....	9



LARS ANDERSEN & ASSOCIATES, INC.

CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS

4694 WEST JACQUELYN AVENUE FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM

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OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED BEING ALL OF THE RECORD OWNERS OF, THE REAL PROPERTY DESCRIBED IN THE DOCUMENTS HEREINAFTER MENTIONED, DO HEREBY VERIFY THAT:

WE, HEREBY CONSENT TO THE RECORDATION OF THIS PLAN OF CONDOMINIUM, PURSUANT TO SECTION 6624 OF THE CALIFORNIA CIVIL CODE, CONSISTING OF: (A) A DESCRIPTION OR SURVEY MAP OF A CONDOMINIUM PROJECT, WHICH REFERS TO OR SHOWS MONUMENTATION ON THE GROUND: (B) A THREE-DIMENSIONAL DESCRIPTION OF A CONDOMINIUM PROJECT, ONE OR MORE DIMENSIONS OF WHICH MAY EXTEND FOR AN INDEFINITE DISTANCE UPWARDS OR DOWNWARDS, IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON AREA AND EACH SEPARATE INTEREST; AND (C) THIS CERTIFICATE.

AVE MOONEY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY:

CHAD HAGLE, MANAGING MEMBER

VISALIA COMMERCIAL CONDOMINIUM PLAN OF UNITS "A", "B", & "C" WITHIN
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NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

ON _____ BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE _____

VISALIA COMMERCIAL CONDOMINIUM PLAN OF UNITS "A", "B", & "C" WITHIN
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BENEFICIARY'S STATEMENT:

WING HONG PATRICK LO, AN INDIVIDUAL AS BENEFICIARY UNDER DEED OF TRUST, RECORDED DECEMBER 26, 2018 AS DOCUMENT NO. 2018-0072312, OFFICIAL RECORDS OF TULARE COUNTY, ENCUMBERING THE LAND HEREIN SHOWN, HEREBY CONSENTS TO THE MAKING AND FILING OF THIS PLAN.

BY: _____

NAME: _____

TITLE: _____

NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF _____

ON _____ BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE _____

VISALIA COMMERCIAL CONDOMINIUM PLAN OF UNITS "A", "B", & "C" WITHIN PARCEL A OF PARCEL MAP FILED IN BOOK 54 AT PAGES 30-31 IN THE OFFICE OF THE TULARE COUNTY RECORDER, THE CITY OF VISALIA, STATE OF CALIFORNIA

DEFINITIONS:

1. THIS CONDOMINIUM PLAN IS INTENDED TO SATISFY THE REQUIREMENTS OF CALIFORNIA CIVIL CODE SECTION 6624 WHICH REQUIRES (A) A DESCRIPTION OR SURVEY MAP OF A CONDOMINIUM PROJECT, WHICH SHALL REFER TO OR SHOW MONUMENTATION ON THE GROUND; (B) A THREE DIMENSIONAL DESCRIPTION OF A CONDOMINIUM PROJECT IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON AREA AND EACH SEPARATE INTEREST; AND (C) A CERTIFICATE CONSENTING TO THE RECORDATION OF THE CONDOMINIUM PLAN PURSUANT TO THIS ACT THAT IS SIGNED AND ACKNOWLEDGED AS PROVIDED IN CALIFORNIA CIVIL CODE SECTION 6626. ALL DIMENSIONS HEREIN ARE TO BE CONSIDERED TO BE APPROXIMATE AND ARE NOT SUFFICIENTLY ACCURATE TO BE USED FOR COMPUTATION OF FLOOR AREA OR AIRSPACE VOLUME AND MAY DIFFER FROM AS-BUILT CONDITIONS.

THE LEGAL DESCRIPTION OF THIS CONDOMINIUM PROJECT IS PARCEL A OF PARCEL MAP FILED IN BOOK 54 AT PAGE 30-31 IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

2. EACH CONDOMINIUM UNIT IS DESIGNATED HEREIN BY A LETTER "A", "B", & "C" (3 TOTAL UNITS).
UNIT "A" IS THE RETAIL SUITE "A" UNIT.
UNIT "B" IS THE RETAIL SUITES "B" & "C" UNITS.
UNIT "C" IS THE RETAIL SUITE "D" UNIT.
3. THIS CONDOMINIUM PLAN INTENTIONALLY OMITTS DETAILED INFORMATION OF INTERNAL PARTITIONING WITHIN INDIVIDUAL UNITS. LIKEWISE, SUCH FEATURES SUCH AS FURRED, SLOPED, DOMED, RAISED, LOWERED OR IRREGULAR CEILINGS, TRUSSES, SOFFITS, SKYLIGHTS, ELEVATOR EQUIPMENT AND SHAFTS, AIRSPACE SHAFTS AND PIPES, DUCTS, FLUES, CHUTES, CONDUITS, WIRES, PROTRUSIONS OF VENTS, BEAMS, COLUMNS, DOOR AND WINDOW CASINGS AND BAY WINDOWS, HEATING AND AIR CONDITIONING AND OTHER MECHANICAL FACILITIES AND EQUIPMENT, UTILITY INSTALLATIONS, OUTLETS AND OTHER SUCH FEATURES, ARE NOT INTENDED TO BE REFLECTED ON THIS PLAN.
4. ALL TIES TO PROPERTY LINES SHOWN HEREIN ARE MEASURED FROM UNIT BOUNDARIES AND UNLESS OTHERWISE INDICATED, ARE AT A RIGHT ANGLE TO THE SAID UNIT.
5. UNLESS OTHERWISE INDICATED, ALL AIRSPACE BOUNDARY LINES INTERSECT AT A RIGHT ANGLE.
6. ALL DIMENSIONS SHOWN HEREIN ARE IN FEET.
7. THE LOWER VERTICAL LIMIT ELEVATIONS (L.V.L.E.) AND UPPER VERTICAL LIMIT ELEVATION (U.V.L.E.) FOR THE FOLLOWING AIRSPACE, BASED ON THE BENCHMARK ELEVATION NOTED HEREIN, IS AS FOLLOWS:

AIRSPACE	L.V.L.E.	U.V.L.E.
UNIT "A"	317.05' (feet)	ROOF HEIGHT VARIES
UNIT "B"	317.05' (feet)	ROOF HEIGHT VARIES
UNIT "C"	317.05' (feet)	ROOF HEIGHT VARIES

8. FOR THE DEFINITIONS OF "COMMON AREA", "CONDOMINIUM", "EXCLUSIVE USE OF COMMON AREA", AND "UNIT", SEE THE DECLARATION OF RESTRICTIONS FOR 3221 SOUTH MOONEY COMMERCIAL CONDOMINIUMS (THE "DECLARATION"). IF THERE IS A CONFLICT BETWEEN THIS CONDOMINIUM PLAN AND THE DECLARATION FOR THIS CONDOMINIUM PROJECT, THE DECLARATION SHALL PREVAIL.

VISALIA COMMERCIAL CONDOMINIUM PLAN OF UNITS "A", "B", & "C" WITHIN
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GENERAL NOTES:

CONFLICTS. TERMS NOT DEFINED HEREIN SHALL HAVE THE MEANINGS SET FORTH IN THE DECLARATION.

CONDOMINIUM PLAN FOR DIAGRAMMATIC PURPOSES ONLY. THIS CONDOMINIUM PLAN (AND THE DIMENSIONS SHOWN HEREIN) IS INTENDED TO CONFORM TO CALIFORNIA CIVIL CODE SECTION 6624, WHICH REQUIRES IN PART, CONCERNING THE LAND AND REAL PROPERTY DESCRIBED THEREIN, THE INCLUSION OF DIAGRAMMATIC PLANS IN SUFFICIENT DETAIL TO IDENTIFY THE COMMON AREA AND EACH UNIT, ITS RELATIVE LOCATION AND APPROXIMATE DIMENSIONS. THE DIMENSIONS SHOWN IN THIS CONDOMINIUM PLAN ARE NOT INTENDED TO BE SUFFICIENTLY ACCURATE TO USE FOR SALES PURPOSES, OR FOR COMPUTATION OF USABLE FLOOR AREA OR THE VOLUME OF ANY PORTION OF THE UNITS SHOWN IN THIS CONDOMINIUM PLAN. THE DIAGRAMMATIC PLANS CONTAINED HEREIN INTENTIONALLY OMIT INFORMATION WITH RESPECT TO CERTAIN IMPROVEMENTS CONSTRUCTED WITHIN THE UNITS. THE ACTUAL LOCATIONS AND DIMENSIONS OF A PARTICULAR ROOM, UNIT OR COMMON AREA ARE ALL DEPENDENT ON THE IMPROVEMENTS AS THEY WERE ACTUALLY CONSTRUCTED, AND THERE MAY BE VARIANCES DUE TO FIELD CONDITIONS AND THE PRESENCE OF INTERIOR IMPROVEMENTS THAT ARE NOT SHOWN IN THIS CONDOMINIUM PLAN. THIS COMDOMINIUM PLAN IS NOT A REPRESENTATION OR WARRANTY AS TO THE ACTUAL LOCATIONS OR DIMENSIONS OF THE UNIT OR COMMON AREA SHOWN HEREIN. IN ALL INSTANCES, THE ACTUAL LOCATIONS AND DIMENSIONS OF THE IMPROVEMENTS AS CONSTRUCTED WILL CONTROL OVER THE LOCATIONS OR DIMENSIONS DISCLOSED IN THIS CONDOMINIUM PLAN. THE ONLY RELIABLE DETERMINATION OF THE USABLE FLOOR AREA OR VOLUME OF A UNIT OR COMMON AREA IS A DETERMINATION MADE FROM ON-SITE MEASUREMENTS OF THE IMPROVEMENTS AS THEY ARE CONSTRUCTED.

VISALIA COMMERCIAL CONDOMINIUM PLAN OF UNITS "A", "B", & "C" WITHIN
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SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA AND THAT THIS PLAN CONSISTING OF 9 SHEETS CORRECTLY SHOWS THE BOUNDARY OF PARCEL A FILED IN BOOK 54 AT PAGE 30-31 IN THE OFFICE OF TULARE COUNTY RECORDER AND THE RELATION THERETO OF THE PROPOSED 4 UNITS SHOWN HEREIN. THE AIRSPACE OWNERSHIP SHOWN HEREIN IS BASED UPON THE ARCHITECTURAL PLANS BY VERMELTFOORT ARCHITECTS INCORPORATED MEASUREMENTS AND NO STRUCTURAL OR NON-STRUCTURAL FEATURES WERE CONSIDERED WHEN THE ARCHITECT'S PLANS WERE REVIEWED FOR LOCATION OF UNITS OF AIRSPACE.

Daniel J. Zoldak, PLS 9279
DATE PREPARED: 4/22/2022

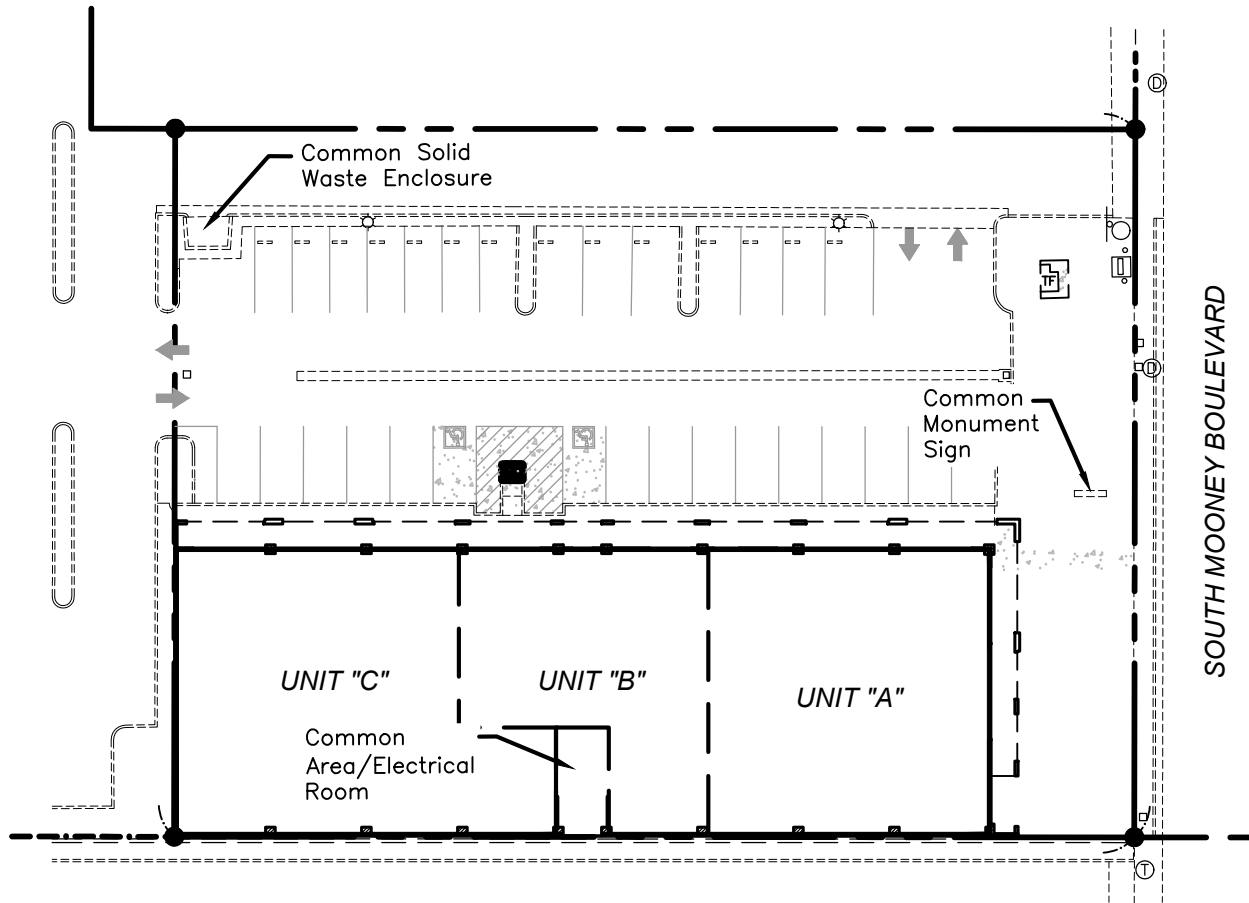
BENCHMARK:

CITY OF VISALIA BENCHMARK NO. 31. P-K NAIL IN TOP OF CURB, EAST RADIUS POINT, SOUTHEAST CORNER OF MOONEY BOULEVARD AND WALNUT AVENUE INTERSECTION.
ELEVATION = 319.288' USGS NGVD 29 DATUM

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN THE EAST 1/4 CORNER OF SECTION 1, T.19S., R.24E., M.D.B. & M., & THE NORTHEAST CORNER OF SECTION 12, T.19S., R.24E., M.D.B. & M. AS SHOWN ON THE CALIFORNIA DEPARTMENT OF TRANSPORTATION RECORD OF SURVEY, BOOK 31, PAGE 30, TULARE COUNTY RECORDS.

VISALIA COMMERCIAL CONDOMINIUM PLAN OF UNITS "A", "B", & "C" WITHIN
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LEGEND



LARS ANDERSEN & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
 4694 WEST JACQUELYN AVENUE FRESNO CALIFORNIA 93722
 TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM

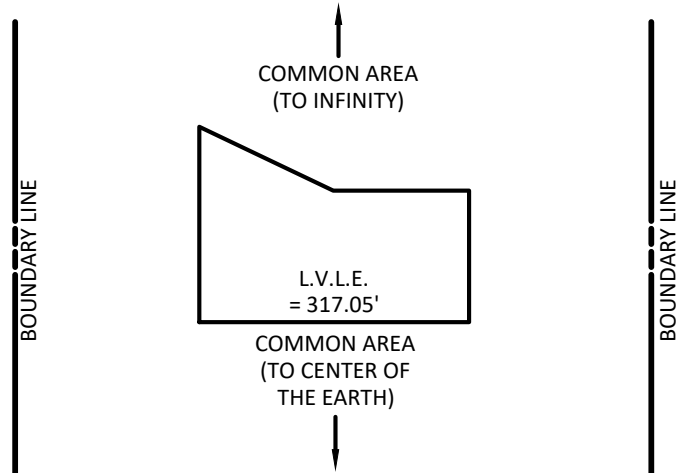
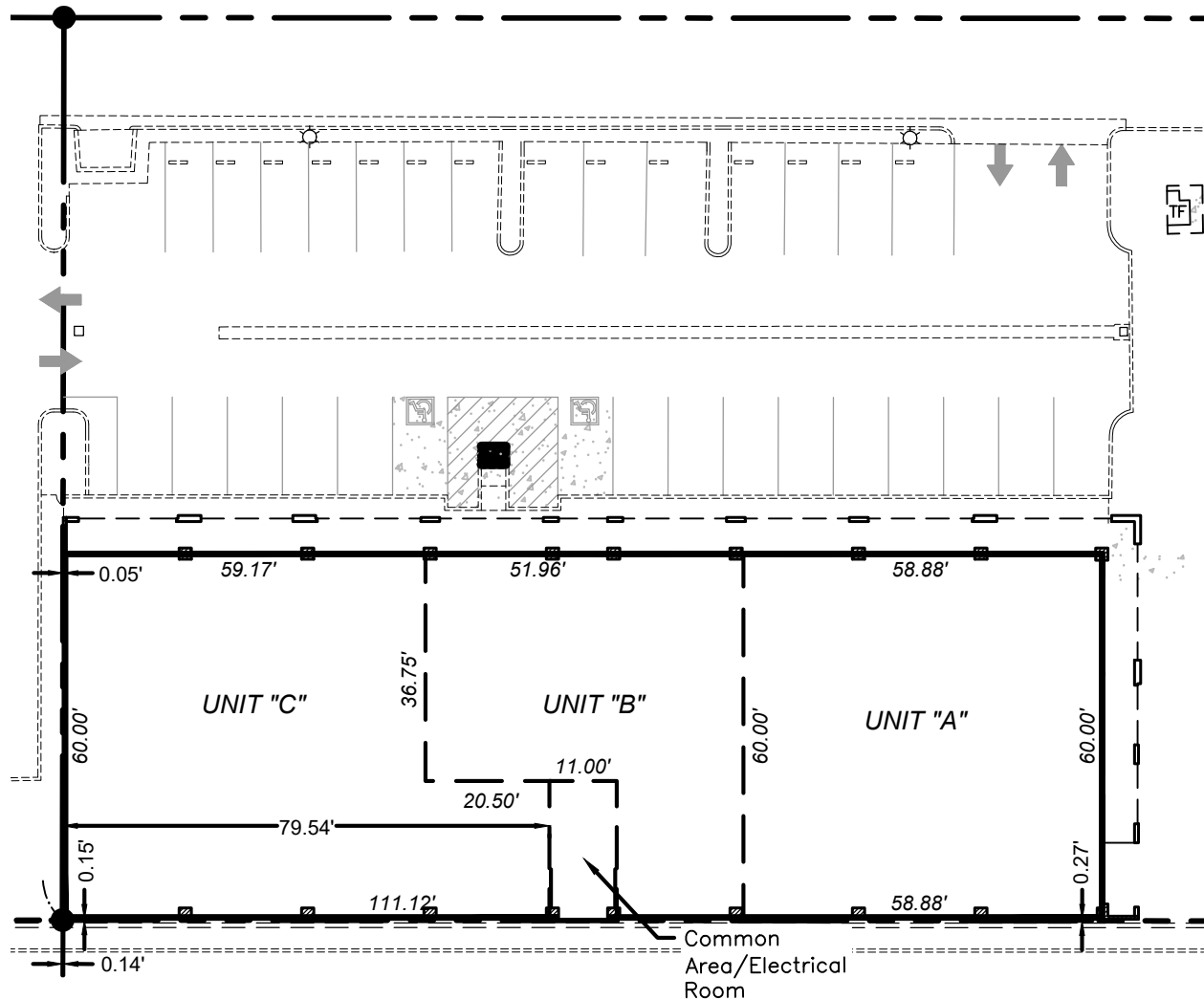
CONDOMINIUM PLAN
 FOR
 AVE MOONEY, LLC
 10 HARRIS COURT, SUITE B-1
 MONTEREY, CA 93940

SCALE: 1" = 40'

DATE: APRIL 22, 2022

SHEET 8 OF 9

VISALIA COMMERCIAL CONDOMINIUM PLAN OF UNITS "A", "B", & "C" WITHIN PARCEL A OF PARCEL MAP FILED IN BOOK 54 AT PAGES 30-31 IN THE OFFICE OF THE TULARE COUNTY RECORDER, THE CITY OF VISALIA, STATE OF CALIFORNIA



NOTES

1. All of Parcel A is common area, except for units.
2. Pursuant to the Declaration of Covenants, Conditions, and Restrictions all units are measured from the exterior walls to the center of the demising walls.



LARS ANDERSEN & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
 4694 WEST JACQUELYN AVENUE FRESNO CALIFORNIA 93722
 TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM

CONDOMINIUM PLAN
 FOR
 AVE MOONEY, LLC
 10 HARRIS COURT, SUITE B-1
 MONTEREY, CA 93940

SCALE: 1" = 30'
 DATE: APRIL 22, 2022
 SHEET 9 OF 9

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: 3221 S. MOONEY COMMERCIAL RETAIL BUILDING Date: JUNE 17, 2022

Project Description: AMEND PREVIOUSLY APPROVED / RECORDED COMMERCIAL CONDOMINIUM CONSTING OF TWO (2) COMMERCIAL CONDOMINIUMS WITH COMMON SITE PARCEL AT AN EXISTING COMMERCIAL BUILDING TO A THREE (3) COMMERCIAL CONDOMINIUM CONFIGURATION WITH COMMON SITE PARCEL (CREATE ONE ADDITIONAL COMMERCIAL CONDOMINIUM).

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

Property Owner: AVE Mooney, LLC

Applicant(s) Name: Matt Nohr, OF OROSCO & ASSOCIATES

Project Address/Location: 3221, 3225, 3229 & 3233 S Mooney Blvd, Visalia, CA 93277

Assessor Parcel Number: 1 2 1 - 1 0 0 - ~~XXXXXX~~ 095

Parcel Size (Acreage or Square Feet): 29,504 S.F. (0.68 ACRES) PARCEL Building or Suite Square Footage: 10,200 S.F. (EXISTING)

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 0.00

Describe All Proposed Building Modifications: NONE

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

Date Received: 06/17/2022

SPR Agenda: 06/29/2022 Item No. _____

Zone: C-R SPR No. 22-108

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: COMMERCIAL RETAIL - MULTI-TENANT BUILDING

Proposed Building Use: NO CHANGE IN USE PROPOSED

Proposed Hours of Operation: NO CHANGE IN HOURS / DAYS OF OPERATION: GENERALLY MON-SAT: 7AM - 8PM & SUN: 8AM-6PM

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

Number of Employees Per Day: Existing NO CHANGE Proposed NO CHANGE

Number of Customers Per Day (Estimated): Existing NO CHANGE Proposed NO CHANGE

Predicted Peak Operating Hour: NO CHANGE

Describe Any Truck Delivery Schedule & Operations: NO CHANGE

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): NO CHANGE - NO UNIQUE OR SPECIFIC TRAFFIC PATTERNS THAT WILL REQUIRE ACCOMMODATIONS FOR OPERATIONS, CUSTOMERS, OR EMPLOYEES.

Describe Any Special Events Planned for the Facility: NO CHANGE - NO SPECIAL EVENTS PLANNED FOR FACILITY.

SITE PLAN MINIMUM REQUIREMENTS

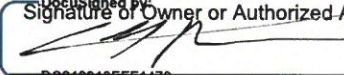

SITE PLAN REQUIREMENTS

- ⇒ 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: MATT NOHR
 Address: 10 HARRIS COURT, SUITE B-1
 City, State, Zip MONTEREY, CA 93940
 Phone: (831) 649-0220
 Email: MNOHR@OROSCOGROUP.COM

DocuSigned by:
 Signature of Owner or Authorized Agent*

 PC213813EFF1478...
 Owner
 Date JUNE 17, 2022

 Authorized Agent*
 Date JUNE 17, 2022

* 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, CHAD HAGLE, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
121-100-054

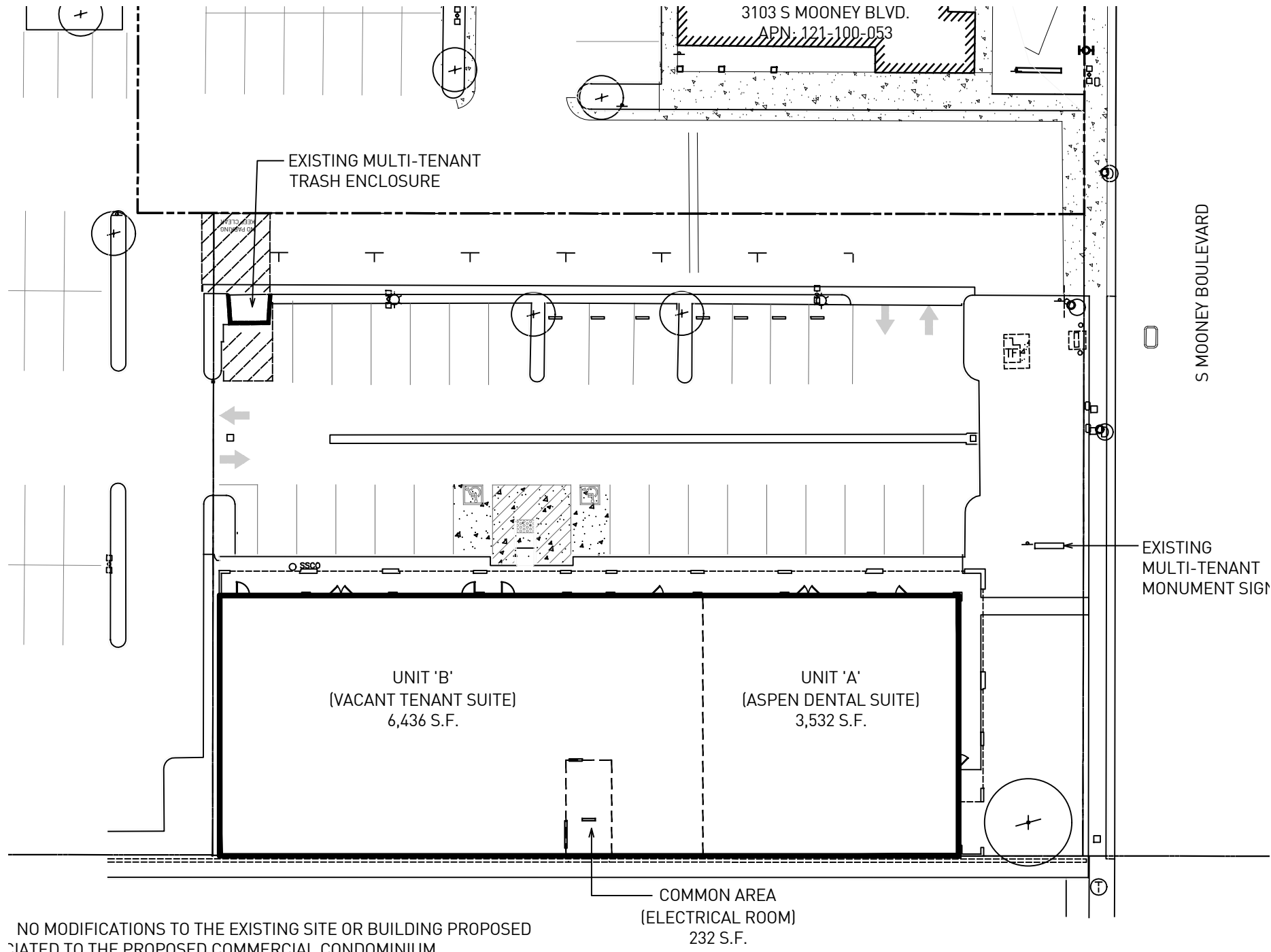
AGENT:

I designate MATT NOHR, OF OROSCO & ASSOCIATES, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to AMNED (E) COMMERCIAL CONDOMINIUM (ADD ONE ADDITIONAL COMMERCIAL CONDOMINIUM FOR A TOTAL OF THREE UNITS) PROJECT AT 3221 S MOONEY BLVD. relative to the property mentioned herein.

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

Executed this 17 day of JUNE, 2022.

OWNER	Signatures	AGENT
DocuSigned by: 		
Signature of Owner <u>190 E Stacy Rd., Ste. 306-167</u> <u>Allen, TX 75002</u>		MATT NOHR, OF OROSCO & ASSOCIATES Signature of Agent
Owner Mailing Address		<u>10 HARRIS COURT, SUITE B-1, MONTEREY, CA 93933</u> Agent Mailing Address
<u>818-424-9950</u>		
Owner Phone Number		<u>(831) 649-0220</u> Agent Phone Number



NO MODIFICATIONS TO THE EXISTING SITE OR BUILDING PROPOSED
 RELATED TO THE PROPOSED COMMERCIAL CONDOMINIUM.

MOONEY, LLC 1515 S COURT, SUITE B-1 VISALIA, CA 93940 (559) 649-0220	PROJECT: COMMERCIAL CONDOMINIUM 3221 S MOONEY BLVD, VISALIA, CA 93277 APN: 121-100-054	SET ISSUED: SITE PLAN REVIEW 06-17-2022	SHEET NAME: EXISTING COMMERCIAL CONDO PLAN	SHEET NO.
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June 17, 2022

VIA EMAIL

City of Visalia Community Development Department
Site Plan Review Committee
315 E Acequia Ave
Visalia, CA 93291
Tel: (559) 713-4440

RE: Site Plan Review Application Operational Statement
3221 S Mooney Commercial Retail Building – Amend (Add 1) Commercial Condominium
APN 121-100-054

Dear Site Plan Review Committee,

This application consists of a request to amend the previously approved / recorded commercial condominium at the 3221 S Mooney Blvd Commercial Retail Building consisting of two (2) commercial condominiums with a common site parcel to at three (3) commercial condominium configuration with common site parcel (create one additional condominium).

The existing recorded two-unit commercial condominium consists of Unit 'A' of approximately 3,532 s.f. which contains the Aspen Dental tenant and Unit 'B' of approximately 6,436 s.f. which is currently vacant tenant space. The amendment to create an additional third commercial condominium (subdivided the current 6,436 s.f. Unit 'B') is to offer more flexibility and align with current retail market trends for smaller commercial condominium tenant spaces. The proposed commercial condominium amendment would keep Unit 'A' as-is, modify Unit 'B' to be approximately 2,433 s.f. and create a new Unit 'C' of approximately 4,003 s.f while maintaining a common site parcel.

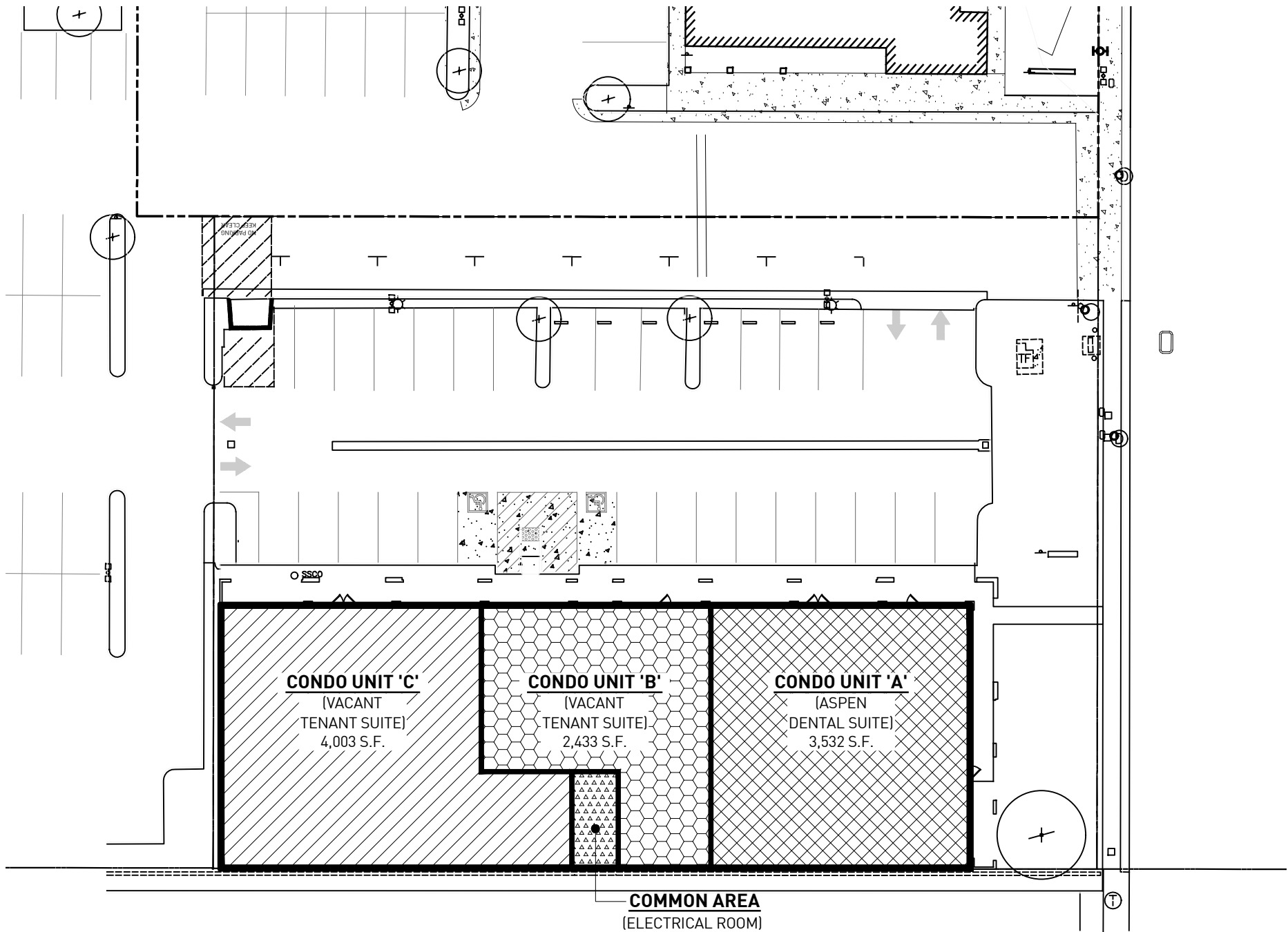
There will be no change to the existing commercial retail building use or operations. No site or building modifications are required (future tenant improvements will be submitted under separate permit applications).

If you have any questions, please call me at the number shown on the bottom of this letterhead, or send email correspondence to mnohr@orsocogroup.com

Sincerely,


A handwritten signature in black ink, appearing to read "Matt Nohr", with a horizontal line extending to the right.

Matt Nohr
Orosco & Associates



NO MODIFICATIONS TO THE EXISTING SITE OR BUILDING PROPOSED
 DIATED TO THE PROPOSED COMMERCIAL CONDOMINIUM.

COMMON AREA
 (ELECTRICAL ROOM)
 232 S.F.

MOONEY, LLC 1515 S MOONEY COURT, SUITE B-1 VISALIA, CA 93277 TEL: 649-0220	PROJECT: COMMERCIAL CONDOMINIUM 3221 S MOONEY BLVD, VISALIA, CA 93277 APN: 121-100-054	SET ISSUED: SITE PLAN REVIEW 06-17-2022	SHEET NAME: PROPOSED COMMERCIAL CONDO PLAN	SHEET 
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CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: Multi-family development for Habitat for Humanity Date: 6/23/2022

Project Description: Six free-standing units on Santa Fe roundabout property

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

Property Owner: City of Visalia

Applicant(s) Name: Robert Hughes c/o Habitat for Humanity

Project Address/Location: SE corner Santa Fe and Tulare Ave

Assessor Parcel Number: ~~000-013-260~~ 000-013-260

Parcel Size (Acreage or Square Feet): 0.50 acre Building or Suite Square Footage: 6 units 498 sq ft =2988

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: 06/23/2022

SPR Agenda: 06/29/2022 Item No. _____

Zone: R-M-2 SPR No. 22-109

Historic District: Yes No

Flood Zone: X AE X/AE

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

Existing/Prior Building Use: Vacant lot

Proposed Building Use: Multit-use residential

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: _____

OPERATIONS & TRAFFIC INFORMATION

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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 - 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>Robert Hughes</u>	Signature of Owner or Authorized Agent*	
Address: <u>637 S Lovers Lane</u>	<u><i>Bob Hughes</i></u>	<u>6/23/2022</u>
City, State, Zip <u>Visalia, CA 94392</u>	Owner	Date
Phone: <u>559 734-0345</u>		
Email: _____	Authorized Agent*	Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

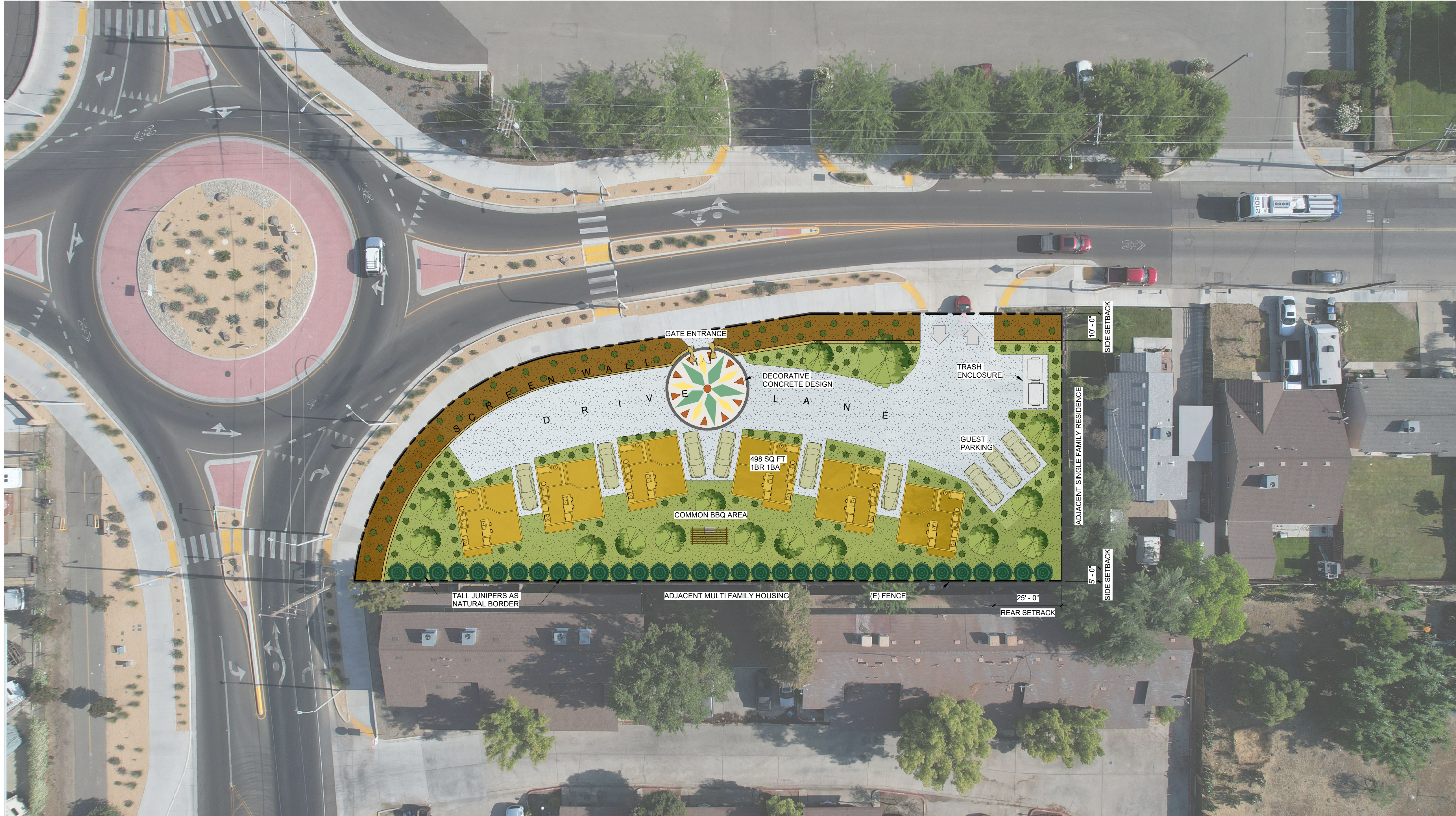
AGENT:

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

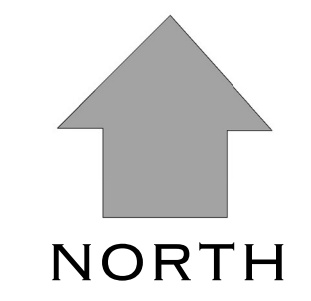
I declare under penalty of perjury the foregoing is true and correct.

Executed this _____ day of _____, 20____.

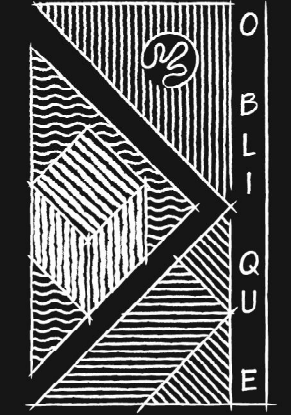
<u>OWNER</u>	Signatures	<u>AGENT</u>
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number



① SITE
1" = 20'-0"

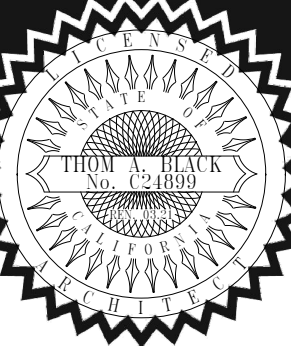


SITE PLAN



Thom Black

ARCHITECT



SANTA FE
ROUNDBOUT
SANTA FE / TULARE



No.	Description	DATE
A	SITE PLAN REVIEW	5/11/2022
B	SITE PLAN REVIEW	6/13/2022
C		
D		
E		
F		

Project Number
2204.2
Drawn By
Josh
Checked By
Thom

SPR

set date:
06/13/2022