

SITE PLAN REVIEW AGENDA

9/21/2022 - 9:00 A.M.

(Via Microsoft Teams)

To review supporting documents, click on the "SITE PLAN NO" link, then click on "Record Info" / "Attachments"

ITEM NO: 1 Resubmit

SITE PLAN NO: [SPR21198](#)

PROJECT TITLE: Chad J. Bye, 729 N. Floral St

DESCRIPTION: Add a 6' Rolling Iron Security Gate at the end of the Driveway Near the Start of the Carport. Also, add a 4' Iron Fence at the Front of the Property.

APPLICANT: Chad Bye

OWNER: MC CALLISTER SUZANNE FOSTER(TR)SFM

APN: 094011003

LOCATION: 729 N FLORAL ST

ITEM NO: 2

SITE PLAN NO: [SPR22154](#)

PROJECT TITLE: Testerman General Engineering

DESCRIPTION: To Store a 1992 Dorse Trailer Van on a Construction Equipment Storage Yard. (C-S)

APPLICANT: Charles Testerman

OWNER: TESTERMAN CHARLES D

APN: 094160006

LOCATION: 1027 E DOUGLAS AVE

ITEM NO: 3

SITE PLAN NO: [SPR22155](#)

PROJECT TITLE: Chipotle -Change to Site Plan

DESCRIPTION: New Chipotle Restaurant with Drive Thru Pick-up for Online Orders. Changes to the Site Plan Since R&I 2021-197 Issued in July 2022 has been Clouded on the New Site Plan. (BRP)

APPLICANT: Aaron Oliver

OWNER: M & B BRUNO FAMILY LP

APN: 081160014

LOCATION: East Side of Plaza Drive, North of Crowley Avenue

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: Chad J. Bye, 729 N. Floral St., Visalia Date: 10/24/21

Project Description: Addition of rolling iron security gate

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

Property Owner: Chad Bye and Stacy Bye

Applicant(s) Name: Chad Bye

Project Address/Location: 729 N. Floral St., Visalia, CA 93291

Assessor Parcel Number: 094-011-003-000

Parcel Size (Acreage or Square Feet): 15486 ft² Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 25,000

Describe All Proposed Building Modifications: Add a 6' rolling iron security gate at the end of the driveway near the start of the carport. Also add a 4' iron fence at the front of the property.

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

Date Received: 9/15/2022

SPR Agenda: 9/21/22 Item No. _____

Zone: _____ SPR No. 21-198

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: Residential Apartment

Proposed Building Use: No change (residential apartment)

Proposed Hours of Operation: N/A

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

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

Number of Customers Per Day (Estimated): N/A Existing _____ 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
 - 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: Chad Bye Signature of Owner or Authorized Agent*
 Address: 923 Cameron Ct.
 City, State, Zip: Arroyo Grande, CA 93420 Owner [Signature] Date 10/24/21
 Phone: 805-473-5835 Authorized Agent* _____ Date _____
 Email: chadbye11@gmail.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____.

OWNER	Signatures	AGENT
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

LEGEND

EXISTING FENCING

EXISTING BUILDING

PROPOSED 6' IRON FENCE

PROPOSED 4' IRON FENCE

LOT DESCRIPTION

A.P.N.: 094-011-003-000

ADDRESS: 729 N. FLORAL ST., VISALIA, CA 93291

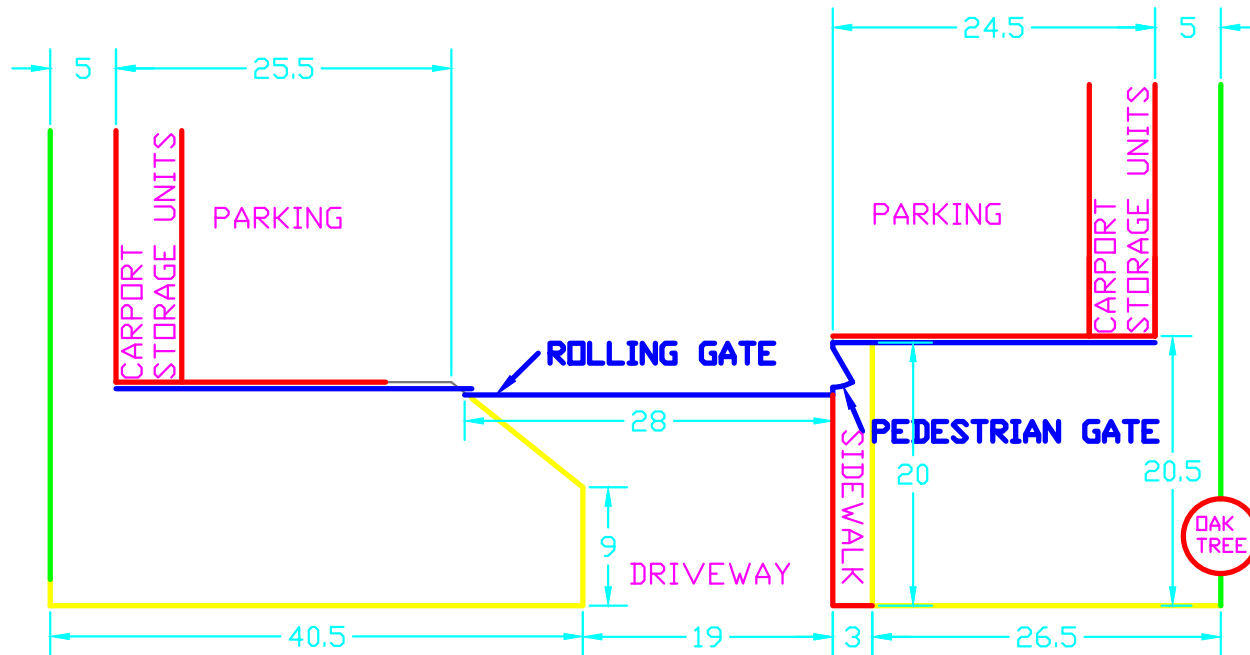
SPECIAL DISTRICTS: HISTORIC

LEGAL OWNER: CHAD & STACY BYE

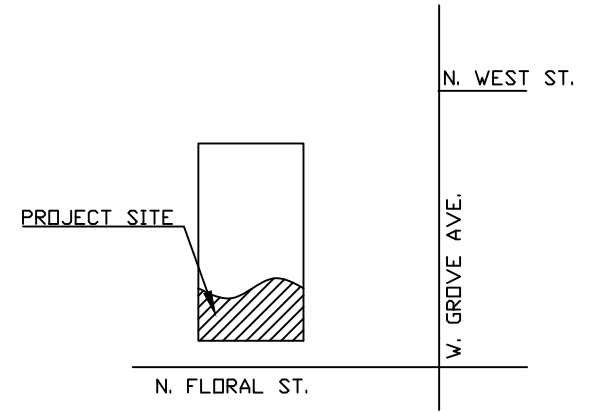
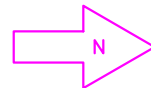
923 CAMERON CT.

ARROYO GRANDE, CA 93420

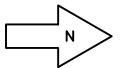
PHONE: 805-473-5835



N. FLORAL ST.



VICINITY MAP



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GENERAL PROJECT INFORMATION

Project/Business Name: TESTERMAN GENERAL ENGINEERING Date: Aug. 15, 2022
 Project Description: 1027 E. DOUGLAS, VISALIA...
APN 094-160-006
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: CHARLES DEAN TESTERMAN
 Applicant(s) Name: " " "
 Project Address/Location: 1027 E. DOUGLAS AVE., VISALIA
 Assessor Parcel Number: 094-160-006
 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: \$ 100.00
 Describe All Proposed Building Modifications: NO BUILDING
MODIFICATION.... APPLICATION IS TO STORE
A 1992 DORSE TRAILER VAN ON A CONSTRUCTION
EQUIPMENT STORAGE YARD...

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

Date Received: 0915/2022
 SPR Agenda: 09/21/22 Item No. _____
 Zone: C-S SPR No. 22-154
 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: 1992 DORSE TRAILER VAN, VEHICLE I.D. No. IDTV11Z23NA200828
 Proposed Building Use: STORAGE / FIELD OFFICE
 Proposed Hours of Operation: 7 DAYS PER WEEK / 24 HRS. PER DAY
 Days of Week In Operation (Circle): (Su) (M) (T) (W) (Th) (F) (Sa)
 Number of Employees Per Day: Existing 1 Proposed 1
 Number of Customers Per Day (Estimated): Existing 0 Proposed 0
 Predicted Peak Operating Hour: 8:00 AM - 12:00 NOON
 Describe Any Truck Delivery Schedule & Operations: SPORADICAL : U.P.S., W.S.P.S., AMAZON,
MATERIALS DELIVERY (3-6 TIMES PER YEAR).
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): NONE
 Describe Any Special Events Planned for the Facility: NONE

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - Existing & proposed structures
 - Loading/unloading areas
 - All existing & proposed site features
 - Adjacent street names
 - Accessible path of travel from right of way
 - Site dimensions, including building
 - Refuse enclosures & containers
 - Accessible path of travel from ADA stall
 - Existing and proposed fencing at site
 - Valley oak trees (show drip line)
 - Location and width of drive approaches to site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed landscaping
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
 - Parking stalls (include ADA)

REQUIRED SIGNATURE

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

Name: CHARLES TESTERMAN Signature of Owner or Authorized Agent*
 Address: 1525 W. NOBEL #362
 City, State, Zip: VISALIA, CA 93292 Owner
 Phone: (559) 804-4292 Date: SEPT. 9, 2022
 Email: CHARLES.PLUMBING@YANOO.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:


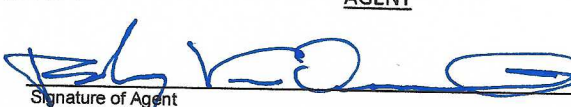
I, CHARLES TESTERMAN, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
094160006

AGENT:

I designate RODNEY VAN DEVENTER, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to GET A SITE PLAN REVIEW relative to the property mentioned herein.

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

Executed this 9th day of SEPTEMBER, 2022

OWNER	AGENT
 Signature of Owner	 Signature of Agent
<u>1525 W. NOBEL #362</u> Owner Mailing Address	<u>P.O. BOX 2551</u> Agent Mailing Address
<u>VISALIA, CA. 93292</u> Owner Phone Number	<u>VISALIA, CA. 93279</u> Agent Phone Number
<u>(559) 804-4292</u> Owner Phone Number	<u>(559) 679-9009</u> Agent Phone Number

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GENERAL PROJECT INFORMATION

Project/Business Name: CHIPOTLE Date: 9/15/2022

Project Description: NEW CHIPOTLE RESTAURANT WITH DRIVE THRU PICK UP FOR ONLINE ORDERS.
Changes to the Site Plan since R&P was issued in July 2022 has been clouded on the new site plan.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2021-197 Ref

Property Owner: M & B BRUNO FAMILY LP

Applicant(s) Name: LANE ENGINEERS, INC.

Project Address/Location: EAST SIDE OF PLAZA DRIVE, NORTH OF CROWLEY AVENUE

Assessor Parcel Number: 0 8 1 . 1 6 0 . 0 1 4

Parcel Size (Acreage or Square Feet): 1.47 ac Building or Suite Square Footage: 2338 SF

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 0

Describe All Proposed Building Modifications: N/A

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

Date Received: 09/15/2022

SPR Agenda: 09/21/2022 Item No. _____

Zone: BRP SPR No. 22-155

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: New Chipotle with Drive thru pick-up window for online orders

Proposed Hours of Operation: 10:30 AM to 10:00 PM

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

Number of Employees Per Day: Existing 0 Proposed 40

Number of Customers Per Day (Estimated): Existing 0 Proposed 700

Predicted Peak Operating Hour: 11 AM to 2 PM , 5 PM to 8 PM

Describe Any Truck Delivery Schedule & Operations: Overnight deliveries, 3x per week.

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): Drive thru lane is for online pick-up only. No order box at drive thru lane.

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

Note: half of customers receive their food via delivery service

SITE PLAN MINIMUM REQUIREMENTS


SITE PLAN REQUIREMENTS

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 - 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.
 Address: 979 N. BLACKSTONE STREET
 City, State, Zip TULARE, CA 93274
 Phone: 559-688-5263
 Email: wa@laneengineers.com

Signature of Owner or Authorized Agent*
DocuSigned by:

Owner Chelsea Marderosian Skoglund 9/15/22
WAB036FD07B94C1... Date

 Authorized Agent* Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

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

Executed this _____ day of _____, 20____.

OWNER	Signatures	AGENT
Signature of Owner		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

