

SITE PLAN REVIEW AGENDA

9/28/2022 - 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

SITE PLAN NO: [SPR22156](#)

PROJECT TITLE: Parkside Chapel Inc.

DESCRIPTION: Expand Current Facilities (R-1-5)

APPLICANT: Rick Hash

OWNER: CH-PARKSIDE CHAPEL OF C & M ALLIANCE

APN: 101050033

LOCATION: 3200 E WALNUT AVE

ITEM NO: 2

SITE PLAN NO: [SPR22157](#)

PROJECT TITLE: PC22-050 Ben Maddox & Houston

DESCRIPTION: Medical Office Building, Quick Service Restaurant with Drive-thru, and Multi-family Residential Tract Consisting of 80 Units and a Resource Center. (C-N / R-M-2)

APPLICANT: Robert Lopez

OWNER: FARSAKIAN PROPERTIES LLC

APN: 098200070

LOCATION: 1308 E HOUSTON AVE

ITEM NO: 3

SITE PLAN NO: [SPR22158](#)

PROJECT TITLE: Carniceria Dos Tierras

DESCRIPTION: Meat Market, Small Grocery Store. Mostly Meat, Poultry & Fish (C-MU)

APPLICANT: Jose G. Morfin & Christina Naugle

OWNER: PRADO ERIKA

APN: 090132017

LOCATION: 1536 W HOUSTON 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.

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

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

REQUIRED SIGNATURE

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

Name: <u>Rick Hash</u>	Signature of Owner or Authorized Agent*	Sept, 22, 2022
Address: <u>3200 E Walnut Ave</u>	<u>Parkside Chapel Inc.</u>	_____
City, State, Zip <u>Visalia, CA 93292</u>	Owner	Date
Phone: <u>559-936-2079</u>		<u>9-21-2022</u>
Email: <u>rick4069@att.net / stan.canby@teterae.com</u>	Authorized Agent*	Date

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

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:
 I, Parkside Chapel Inc., declare as follows; I am the owner of certain real property bearing assessor' parcel number (APN):
101-050-033

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

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

Executed this Sept. day of 22, 20 22

OWNER	AGENT
<p align="center">Signatures</p> <p><u>Parkside Chapel Inc./Rick Hash - Financial Officer</u></p> <p>Signature of Owner (Notary Required)</p> <p><u>3200 E Walnut Ave, Visalia, ca 93292</u></p> <hr/> <p><u>559-936-2079</u></p> <p>Owner Phone Number</p>	<p align="center"></p> <p>Signature of Agent</p> <p><u>3200 E Walnut Ave</u></p> <p>Agent Mailing Address</p> <p><u>Visalia, CA 93292</u></p> <hr/> <p><u>559-936-2079</u></p> <p>Agent Phone Number</p>

Approved by City of Visalia:
 By: _____ Date: _____



Minutes of the Administrative Board Meeting
Sunday, December 12, 2021

Attendance:

Present: Bill Taylor, Ed Wood, Nigel Unrau, Camille Nieblas, Jim Brinkerhoff, Stephanie Wamhof, Chris Chrones

Absent: Carlos Alexandre, Jr., Kevin Walters, Loreen Messerschmidt

Welcome & Agenda Review – Nigel Unrau

Praise, Devotion & Prayer – Nigel Unrau

Review of Minutes – The minutes from the November 21st Board Meeting were reviewed and approved. The minutes from the December 5th Annual Meeting were approved as amended to correct the Men's Ministry update provided by Chris Chrones.

Reports

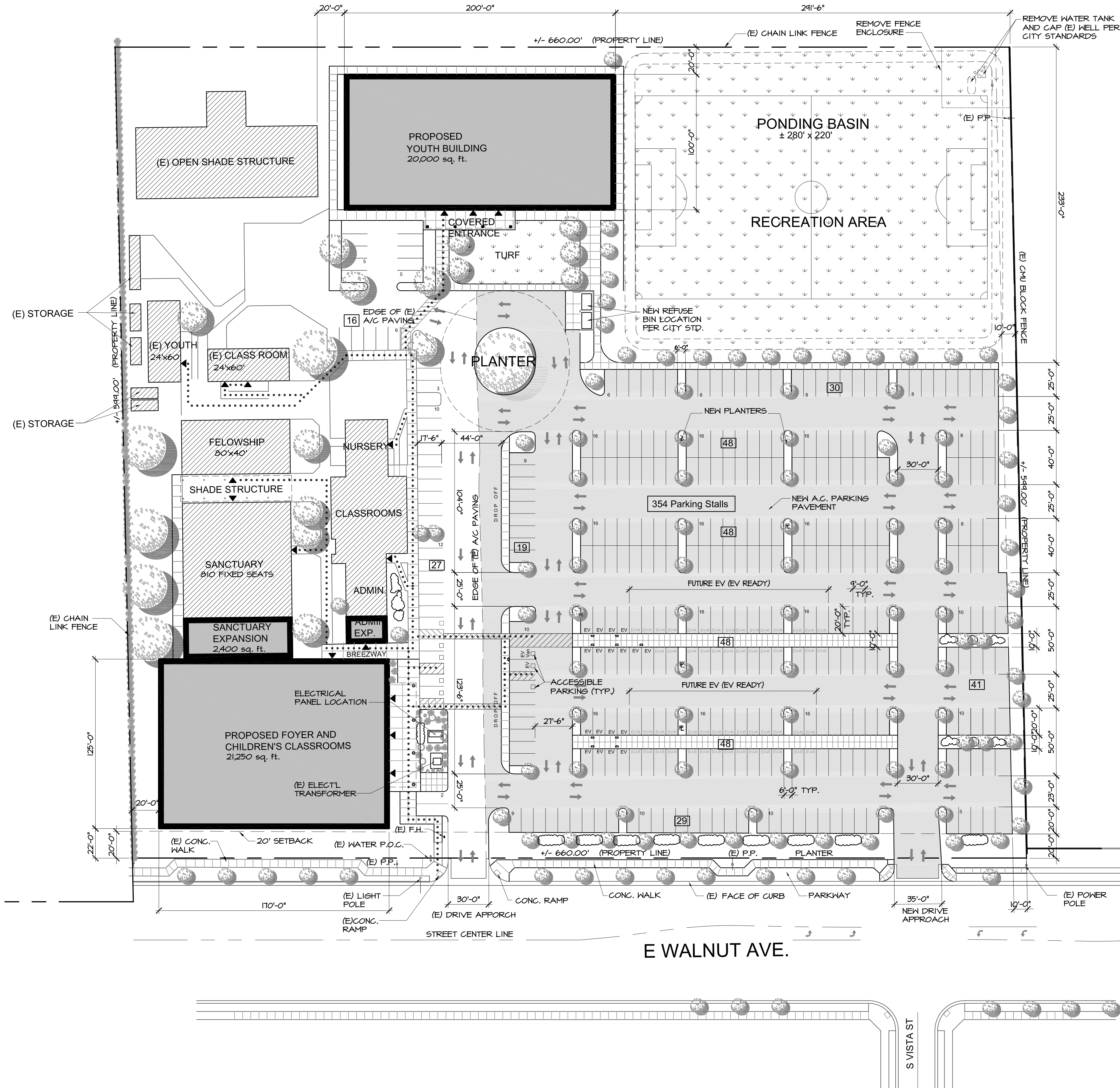
- Nigel presented the November 2021 financial reports with a General Fund Income of \$68,825.18; Expenses of \$69,764.39; November Net Income of \$9,105.19. General Fund Year-To-Date Net Loss of (\$784.36). Approved by board unanimously.

New Business:

- The Board was presented with a request from Mike McDonald, Parkside's Web Designer, for a one-time financial gift from our Missions budget to help with their mission as part of the All Peoples Church in San Diego. After reviewing the church's website and much discussion, a motion was made to deny the request. The Board voted unanimously to deny the request.
- In accordance with the procedures of our Bylaws, the Board will submit to the Elders Rick Hash as our recommendation to fill the position of Financial Secretary.
- The Board will ask Eileen Wood and Rick Hash to perform the Parkside 2021 Financial Review for the Annual Report. Naomi Beck was recommended as an alternate. The Board unanimously approved each person for the review.
- The Board unanimously approved the following Housing Allowance for 2022 for our Pastors:

Pastors Nigel Unrau, Jeremiah Shawver, and Gordon Lanpher are compensated by Parkside Chapel exclusively for services as a minister of the gospel; and

Whereas, Parkside Chapel does not provide Pastors Nigel Unrau, Jeremiah Shawver or Gordon Lanpher with a parsonage; therefore, it is hereby



MASTER SITE PLAN

SCALE: 1" = 40'-0"

SITE PLAN

SCALE: 1" = 40'-0"

BUILDINGS TABULATION

EXISTING BUILDINGS	
YOUTH CLASS ROOM	1,400 sq. ft.
CLASSROOM	1,400 sq. ft.
FELLOWSHIP	3,200 sq. ft.
ADMIN/CLASSROOM	5,926 sq. ft.
SANCTUARY	6,800 sq. ft.
SUB TOTAL	18,726 sq. ft.

EXISTING OPEN STRUCTURES	
OPEN SHADE STRUCTURE	7,790 sq. ft.
SHADE STRUCTURE	1,700 sq. ft.
SUB TOTAL	9,490 sq. ft.

PROPOSED STRUCTURES	
YOUTH BUILDING	20,000 sq. ft.
SANCTUARY EXPANSION	2,400 sq. ft.
ADMINISTRATION EXPANSION	600 sq. ft.
CHILDREN'S CLASS ROOMS	21,250 sq. ft.
SUB TOTAL	44,250 sq. ft.
GRAND TOTAL	72,466 sq. ft.

PARKING TABULATION

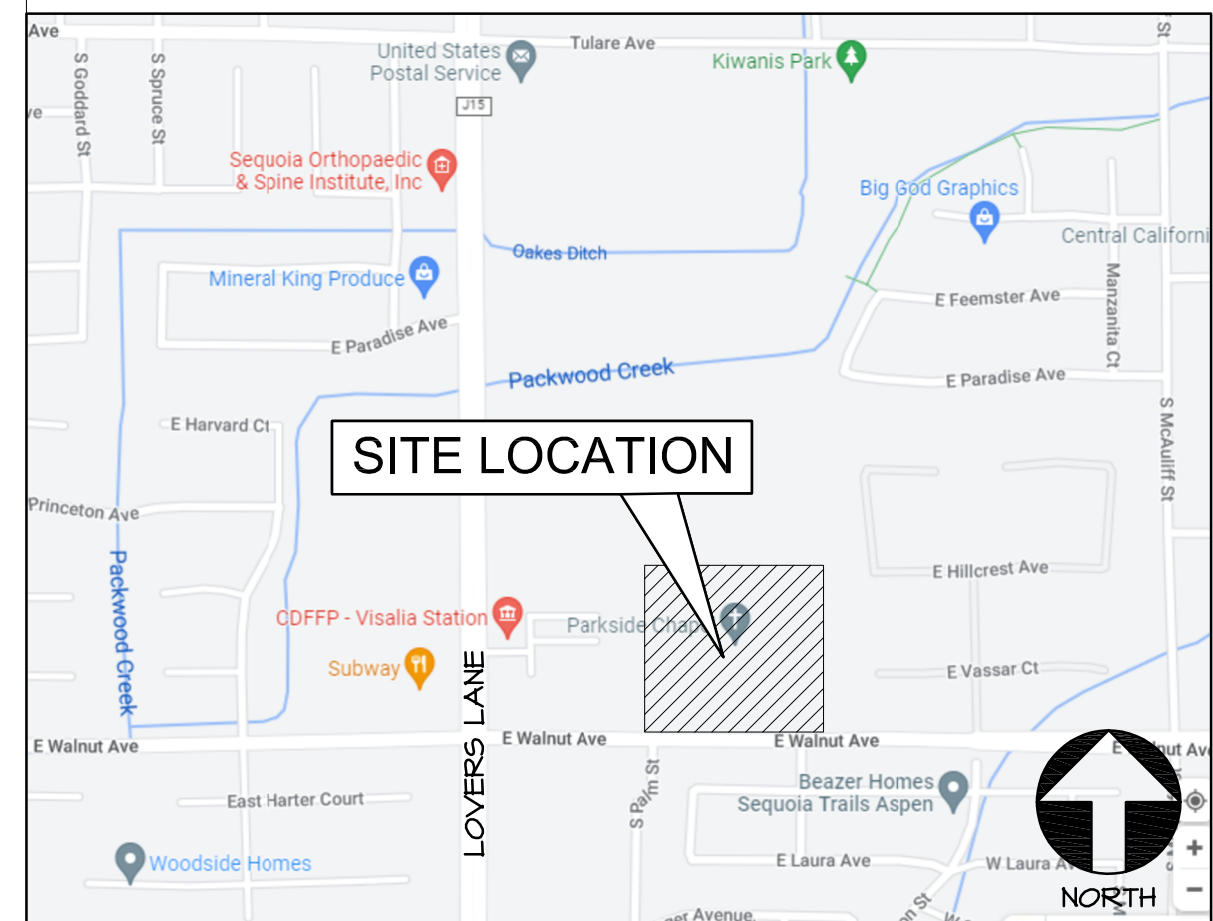
EXISTING STANDARD PARKING	36
EXISTING ACCESSIBLE PARKING STALLS	2
NEW STANDARD PARKING	236
NEW ACCESSIBLE PARKING STALLS	6
NEW EV PARKING STALLS	18
FUTURE EV PARKING STALLS	56
TOTAL PARKING PROVIDED	354

354 TOTAL STALLS X .20 = 71 X 25% = 18 E.V. SPACES PROVIDED
 54 FUTURE E.V. STALLS = 12 TOTAL E.V. STALLS
 ALL PARKING SPACES ARE STANDARD 9'X19' NO COMPACT USED.

PROPERTY	
ADDRESS:	3200 WALNUT AVE. VISALIA CA.
A.P.N.	101-050-033
LOT SIZE	345,250 sq. ft. (4.07 acres)

LEGEND

- EXISTING
- NEW PARKING / PAVING
- NEW RECREATION AREA
- NEW BUILDING OR ADDITION
- EXIST'G BUILDINGS TO REMAIN
- ACCESSIBLE PATH OF TRAVEL



TETER, LLP ARCHITECTS ENGINEERS CONNECTED
 1525 N. PALM AVE. 8th FLOOR, VISALIA, CA 93291 | 559.487.8887
 1215 S. BRIDGE ST. 1501 VISALIA, CA 93291 | 559.423.3244
 1208 DISCOVERY DR. 1601 BAKERSFIELD, CA 93309 | 661.843.8400

NOT FOR CONSTRUCTION

PARKSIDE CHAPEL SITE DEVELOPMENT
 VISALIA, CA
 DRAWING TITLE: **SPR-1**
 SITE PLAN REVIEW

PROJECT NO. 22-12232
 DRAWING: SPR-1

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: PC22-050 Ben Maddox & Houston Date: 9.20.22

Project Description: Medical Office Building, Quick Service Restaurant with drive thru, and multi-family residential tract consisting of 80 units and a resource center.

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

Property Owner: John Farsakian

Applicant(s) Name: Robert Lopez

Project Address/Location: Northwest Corner of Houston and Cain, Visalia 93292

Assessor Parcel Number: 0 9 8 - 2 0 0 - 0 7 0

Parcel Size (Acreage or Square Feet): 9.8 AC Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

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

Describe All Proposed Building Modifications: Parcel A is a 16,800 SF medical office building. Parcel B- is 2,950 SF QSR w/ Drive thru & remaining 6.45AC for multi- family residential tract w/ 80 units & a multi-use building.

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

Date Received: 09/22/2022

SPR Agenda: 09/28/2022 Item No. _____

C-N / R-M-2 Zone: _____ SPR No. 22-157

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 Operations Statement

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: minimal normal truck deliveries for proposed facilities.

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

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: Robert Lopez
 Address: 5390 E Pine
 City, State, Zip: Fresno, CA, 93727
 Phone: 559- 470-7418
 Email: robert@lcfresno.com

Signature of Owner or Authorized Agent*
John Farsakian _____ Date 9/20/2022
OWNER
Robert Lopez _____ Date 9.20.22
Authorized Agent*

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, John Farsakian, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
0 9 8 2 0 0 0 7 0

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 September day of 20th, 20 22

OWNER	AGENT
<p>DocuSigned by: <u>John Farsakian</u> <small>Signature of Owner</small> 3655 Golden Leaf Dr. Owner Mailing Address Westlake Village, CA 91361 (818)706-3210 Owner Phone Number</p>	<p style="text-align: center;"><u>Robert Lopez</u> <small>Signature of Agent</small> 5390 E Pine Ave Fresno, CA 93727 Agent Mailing Address 559- 470-7418 Agent Phone Number</p>



LEGACY

REALTY & DEVELOPMENT

September 19th, 2022

| New Medical Single-Story Office Building | Facility Operational Statement

Subject Site address is as follows:

- NWC of E. Houston & N. Cain St. |
Visalia, California 93277
- Assessor's Parcel Numbers: 098 – 200 – 070

Overview

Legacy Realty & Development is proposing to construct a +/- 16,800 sf single story Medical Office Building. This proposed building will be located at the NWC of E Houston & N. Cain St. in Visalia, CA 93292. The proposed facility will provide primary care medical, dental, behavioral health, optometry, and chiropractic services to the City of Visalia and the surrounding South-Central Valley area.

- No patients will be rendered unconscious or sedated at any time and all services will be outpatient only.
- All services are offered by appointment only.
- The facility will employ approximately 55 employees daily and patient visits will average 150 daily.
- The facility will offer outpatient services only.
- Hours of operation – Monday through Friday 8:00 am -5:00 pm

| New Medical Single-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

Acquisition | Planning | Design



LEGACY

REALTY & DEVELOPMENT

September 19th, 2022

| New Quick Service Restaurant(QSR) | Facility Operational Statement

Subject Site address is as follows:

- NWC of E. Houston & N. Cain St. |
Visalia, California 93277
- Assessor's Parcel Numbers: 098 – 200 – 070

Overview

Legacy Realty & Development is proposing to construct a +/- 2,950 sf single story Quick Service Restaurant (QSR) with a drive thru. This proposed building will be located at the NWC of E Houston & N. Cain St. in Visalia, CA 93292

| New Quick Service Restaurant | Hours of Operation

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

Acquisition | Planning | Design



LEGACY

REALTY & DEVELOPMENT

September 19th, 2022

| Multi-Family Residential Tract | Facility Operational Statement

Subject Site address is as follows:

- NWC of E. Houston & N. Cain St.
Visalia, California 93277
- Assessor's Parcel Numbers: 098 – 200 – 070

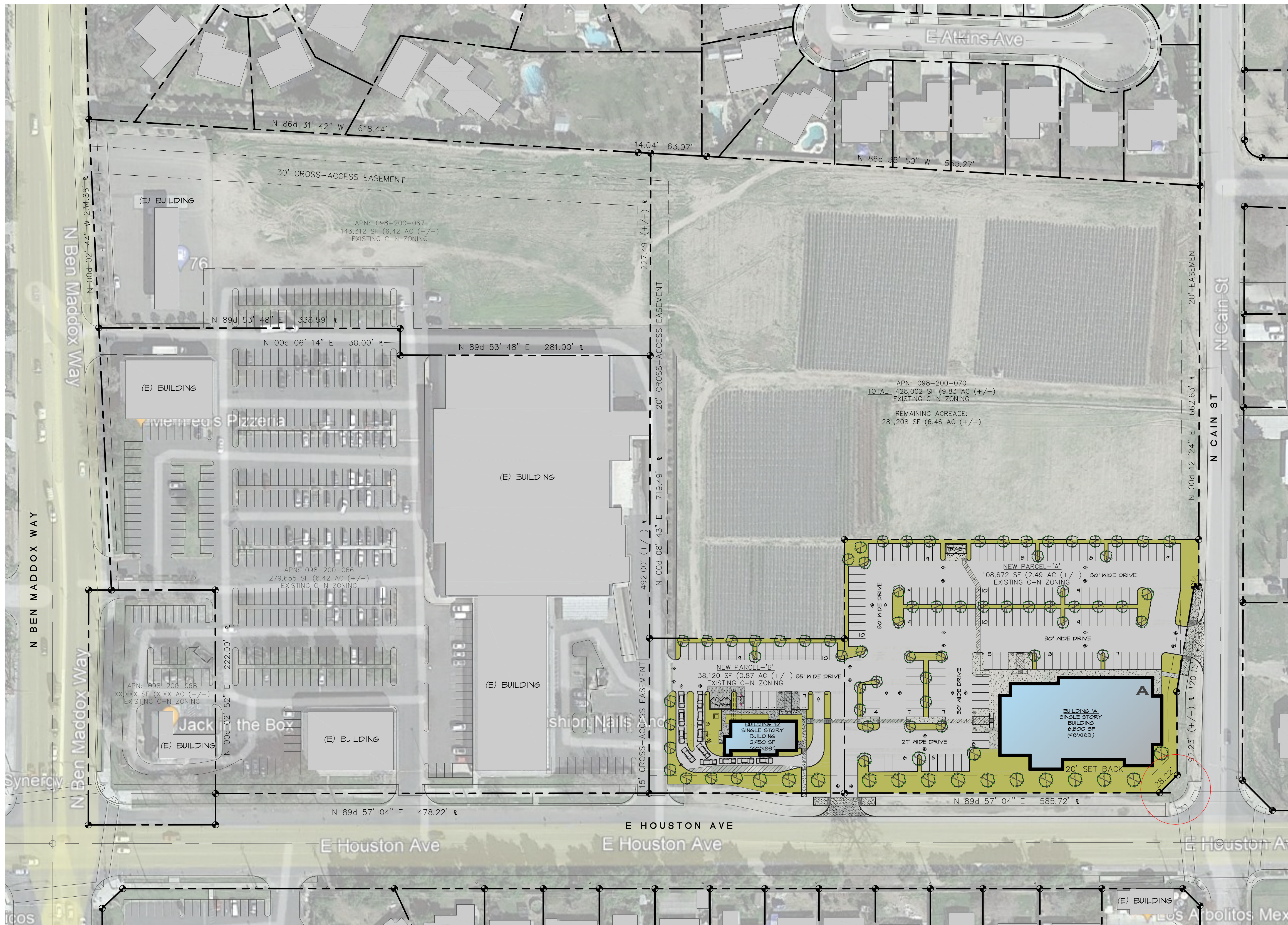
Overview

Develop 6.45AC into an 80-unit multifamily housing tract. It will be a mix on 1–3-bedroom units with a 2500-3000 SF multi-purpose facility and provide needed housing to families that have been marginalized and at risk of foster care placement.

| Multi-Family | Hours of Operation

Monday	12:00am – 12:00am
Tuesday	12:00am – 12:00am
Wednesday	12:00am – 12:00am
Thursday	12:00am – 12:00am
Friday	12:00am – 12:00am
Saturday	12:00am – 12:00am
Sunday	12:00am – 12:00am

Acquisition | Planning | Design



PARCEL
APN: 098-200-070
LOT = +/- 9.83 ACRES
(417,428,002 SF)

BUILDING INFORMATION

OVERALL PARCEL:
GROSS: 428,002 SF (9.83 AC +/-)
NET: 391,574 SF (8.98 AC)
(36,428 SF FOR DEDICATIONS)

REMAINDER:
GROSS: 281,208 SF (6.46 AC +/-)
NET: 262,948 SF (6.04 AC +/-)
(18,260 SF FOR DEDICATIONS)

NEW PARCEL - A:
GROSS: 108,672 SF (2.49 AC +/-)
NET: 97,978 SF (2.25 AC +/-)
(10,694 SF FOR DEDICATIONS)

BUILDING 'A' TOTAL SF =
SINGLE STORY 16,800 SF / 200 =
84 STALLS REQ'D, 159 STALLS
PROVIDED

NEW PARCEL - B:
GROSS: 38,120 SF (0.87 AC +/-)
NET: 30,648 SF (0.70 AC +/-)
(7,472 SF FOR DEDICATIONS)

BUILDING 'B' TOTAL SF =
SINGLE STORY 2,450 SF TOTAL
2450/150 = 20 STALLS REQ'D,
26 STALLS PROVIDED

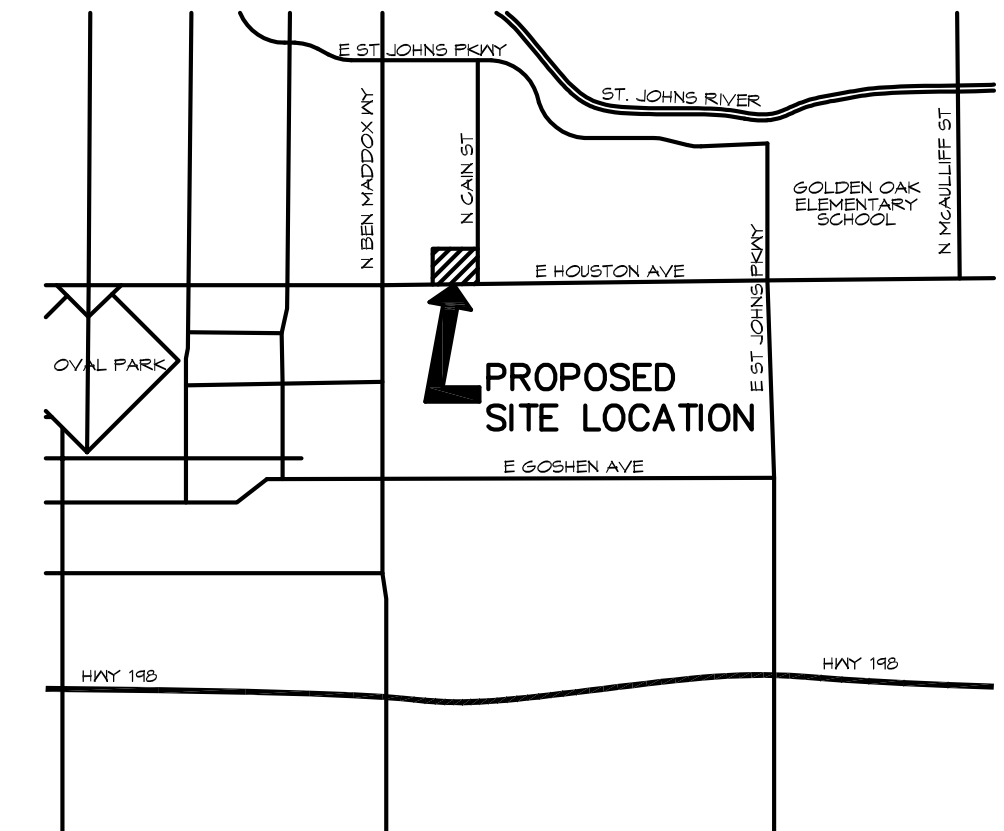
TOTAL BUILDING SF = 19,250
TOTAL STALLS REQ'D = 104

(P) STALLS PROVIDED = 184
(INCLUDING 6 ACCESSIBLE
STALLS)

PROPERTY ZONING: C-N
PER TABLE 5.106.5.3.3 OF
CALIFORNIA GREEN
BUILDING STDS.

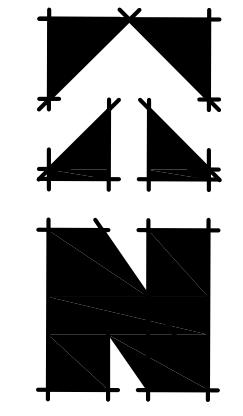
**EVCS REQUIREMENTS
FOR PROVIDED PARKING:**
76-100 STALLS = 5 STALLS
101-150 STALLS = 7 STALLS
151-200 STALLS = 10 STALLS

PARKING RATIO: 9.3 PER 1000



VICINITY PLAN
NTS

CONCEPT SITE PLAN
SCALE: 1" = 60'-0"



- ACQUISITION
- PLANNING
- DESIGN

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

CONCEPTUAL SITE PLAN

HOUSTON & BEN MADDOX
AVE DEVELOPMENT
VISALIA, CA 93292

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, COPIED, REPRODUCED, OR USED IN CONNECTION WITH ANY OTHER 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 INDICATED ACCEPTANCE OF THESE RESTRICTIONS.

SHEET DESCRIPTION

OVERALL
CONCEPT SITE PLAN

DATE	AUGUST 28, 2022
DRAWN BY	RMK
DESIGNED BY	RMK
PROJECT NO.	

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: Carniceria Dos Tierras Date: 9/20/2022

Project Description: Meat Market, Small Grocery Store. Mostly Meat, Poultry, & fish.

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

Property Owner: Erika Prado

Applicant(s) Name: Jose G Morfin, Christina Naugle

Project Address/Location: 1536 W. Houston Ave. Visalia 93291

Assessor Parcel Number: 090-132-017-000

Parcel Size (Acreage or Square Feet): .161 acres Building or Suite Square Footage: 1,280

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: 09/22/2022

SPR Agenda: 09/28/2022 Item No. _____

Zone: C-MU SPR No. 22-158

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: Previously used for fruit, dessert, specialty drinks, Was a meat market prior to that.

Proposed Building Use: Meat Market, specialty meat products

Proposed Hours of Operation: 8am - 8pm

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

Number of Employees Per Day: Existing _____ Proposed 3-4

Number of Customers Per Day (Estimated): Existing _____ Proposed 30+

Predicted Peak Operating Hour: approx 10am-12pm & 4pm-6pm

Describe Any Truck Delivery Schedule & Operations: Delivery trucks tuesdays + Fridays, Monday &

Wednesday

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

(Provide Separate Attachment if Necessary): See operational statement

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
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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: Jose G. Madrid & Christina Naugle Signature of Owner or Authorized Agent*
 Address: 3034 S. Yirmargo Ct Alyssa / Jose M 9/20/22
 City, State, Zip Visalia CA 93292 Owner Date
 Phone: (559) 786-1132 Authorized Agent* Date
 Email: christina.naugle@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, ENKA PRADO, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

090-132-017-000

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
<u>Prado</u>	
<small>Signature of Owner</small>	<small>Signature of Agent</small>
<u>145 E Taylor St</u>	
<small>Owner Mailing Address</small>	<small>Agent Mailing Address</small>
<u>Visalia CA 93291</u>	
<u>(559) 737-8731</u>	
<small>Owner Phone Number</small>	<small>Agent Phone Number</small>

Carniceria Dos Tierras

1536 W Houston Ave
Visalia CA 93291
(559) 786-1132
christina.naugle@gmail.com

Sept 20, 2022

City of Visalia

707 W Acequia Ave
Visalia, CA 93291
(559) 713- 4300

OPERATIONAL STATEMENT

Carniceria Dos Tierras is requesting authorization to become a personable and custom meat market with emphasis in preparing and selling special quality cuts and meat products. Its plans are to focus mainly on the quality and freshness of meats, poultry and seafood sold for public consumption. However it also plans to supply customers with the following additional items:

- Tortillas
- Cheese
- Milk
- Eggs
- Fresh produce
- Charcoal
- Spices
- Rice
- Beans
- Small selection of canned good/chips
- Beverages (No alcohol will be sold at this location)

The location has been vacant for about a year and a half according to the owner. Its prior use was a specialty dessert/fruit shop. Before that, it was a meat market.

- Hours of operation will be from 8am-8pm Daily, Closed only on Christmas, Half day on some Holidays
- 3 employees to start with possibility to grow
- 20-30 anticipated number of customers daily to start.
- No employee will be living on site
- Equipment to be used consists of the following:
 - Small Meat grinder
 - Meat slicer

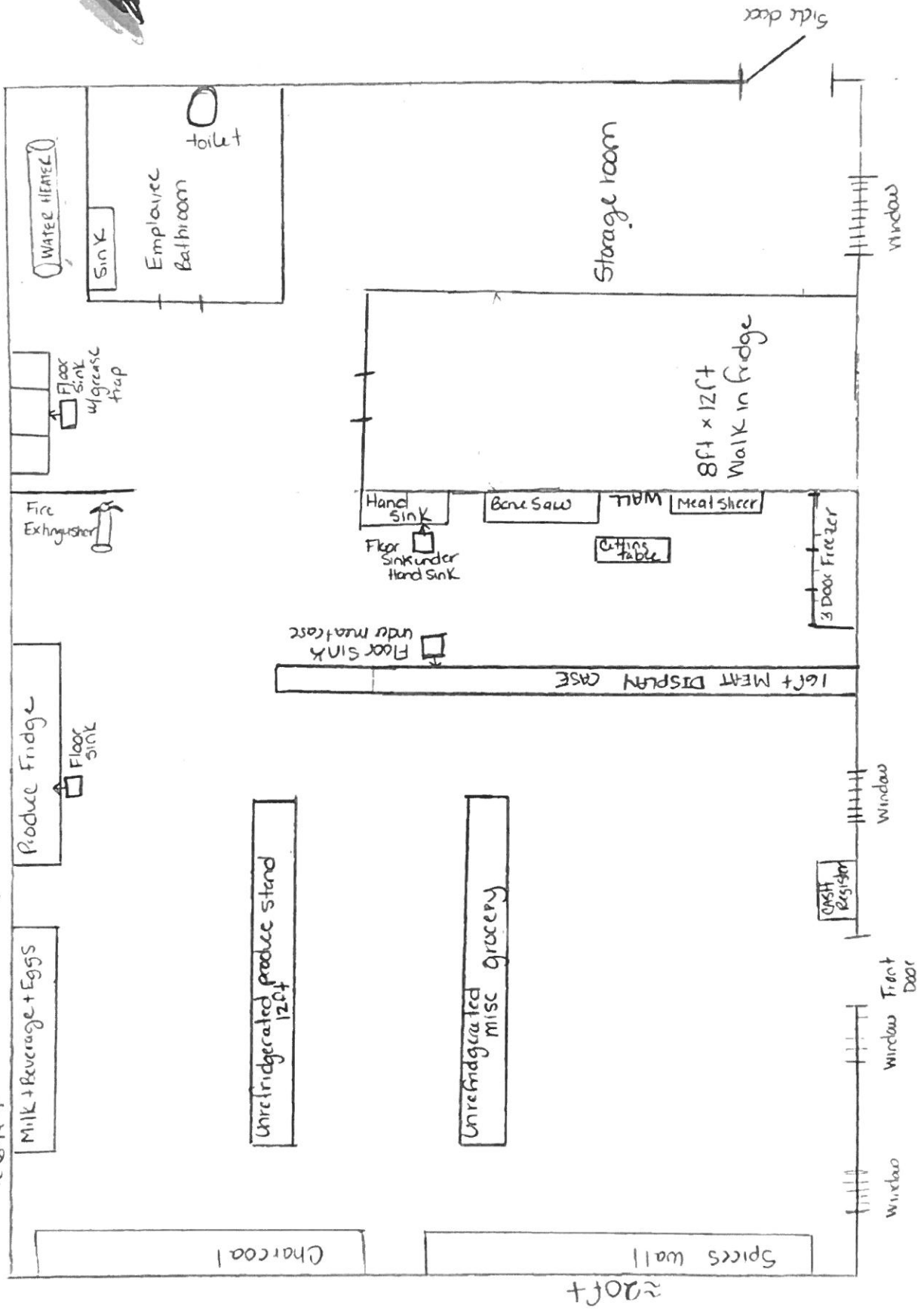
- 16ft meat display case
- 8ft fresh produce fridge display
- 10 ft milk/beverage display
- Bone Saw
- Cutting table
- 3 door freezer
- 12ft unrefrigerated product stand x2
- Cash register
- 8ftx12ft walk in fridge (already exists in building)

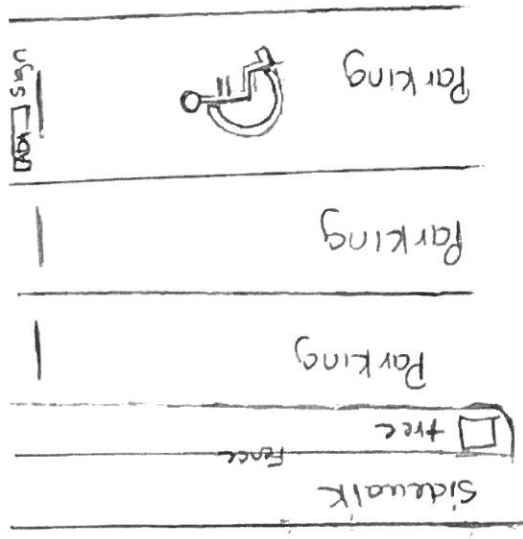
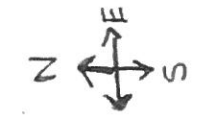
Food Delivery trucks operate at different hours and times. Approximately 5 different trucks weekly. Some are large trucks and others are small vans or pickups. South gate will be opened only for unloading of stock, Otherwise it will remain closed and customer traffic will come in and out of the west gate.

No Hazardous materials or waste products will be a part of this business.

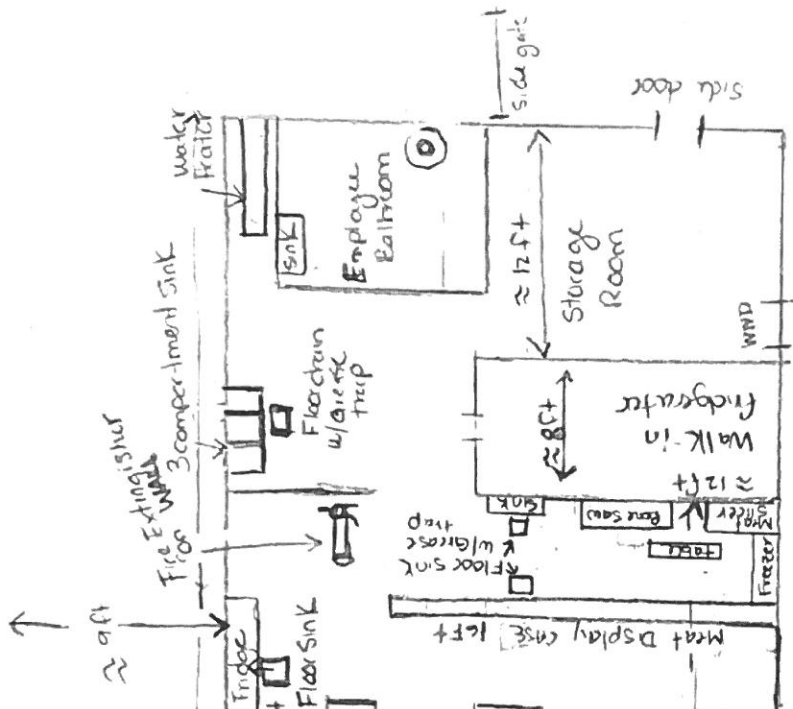
There are no current plans to modify any part of the existing building. We are pending a review of the facility with the public health department to assure that existing conditions are appropriate in the eyes of the health department as well. Carniceria Dos Tierras appreciates your time and consideration.

Thank you,
Jose G. Morfin & Christina Naugle





Property enclosed by 3 Chainlink fence

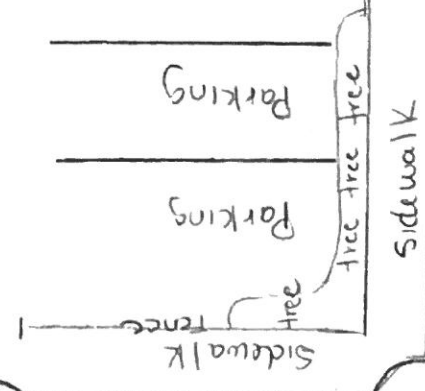


Vehicles Enter + Exit From here
Rolling gate open until closing

DIVISADERO



Will open for food truck delivery only (unloading) zone



Rolling gate will remain closed

Houston Ave