

SITE PLAN REVIEW AGENDA

10/5/2022 - 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: [SPR22120](#)

PROJECT TITLE: Loving Littles Preschool LLC

DESCRIPTION: Looking to Purchase a Property in Order to Take my Current Business as a Daycare, to a Preschool Center. Want to build a two Story Barndominium type Building which will take up 3,690 sf of Land space in order to house 90-96 Students. (C-R)

APPLICANT: Daniell Panuco

OWNER: KREPS RICHARD M (TR)(KREPS FAM TR)

APN: 126370019

LOCATION:

ITEM NO: 2 Resubmit

SITE PLAN NO: [SPR22155](#)

ASSIGNED TO: Josh Dan Josh.Dan@visalia.city

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

ITEM NO: 3

SITE PLAN NO: [SPR22159](#)

PROJECT TITLE: Packwood Residential Development

DESCRIPTION: Multi-family Development 192 Units Surface Parking Totaling 337 Spaces, Plus a 5,000 SF Clubhouse. (R-M-3)

APPLICANT: Alexander Catala

OWNER: VANDER WEERD RON ALAN & ROSALINDA I

APN: 119730011

LOCATION:

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

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 -

Project/Business Name: Loving Littles Preschool LLC Date: 9/28/22

Project Description: I am looking to expand my current business into a daycare center for 84 children.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2022-120

Property Owner: Bill Whittach

Applicant(s) Name: Danielle Panuco

Project Address/Location: 2333 W MidValley Visalia CA

Assessor Parcel Number: 126-370-018

Parcel Size (Acreage or Square Feet): 14,500 Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 850,000

Describe All Proposed Building Modifications: We are looking to build a two story building. The top would be for staff use only the bottom would be for the children. Roughly 6,700 sq ft

--- 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

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

Existing/Prior Building Use: NO current building

Proposed Building Use: Daycare Center

Proposed Hours of Operation: 7:30 am - 5 pm

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

Number of Employees Per Day: Existing _____ Proposed 7

Number of Customers Per Day (Estimated): Existing _____ Proposed 84

Predicted Peak Operating Hour: 8am & 4:30 pm

Describe Any Truck Delivery Schedule & Operations: No scheduled delivery trucks will be used to my knowledge

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

(Provide Separate Attachment if Necessary): When entering the parking lot, staff will be asked to park on the left hand side so parents have a quick drop off on the right hand side.

Describe Any Special Events Planned for the Facility: Possible small holiday gatherings but nothing specific at this time

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

GENERAL PROJECT INFORMATION

OPERATIONS & TRAFFIC INFORMATION

SITE PLAN MINIMUM REQUIREMENTS

Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).

➤ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.

➤ Site plan shall provide for and indicate all of the following:

- North arrow
- 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

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

Name:	<u>Danielle Panuco</u>	Signature of Owner or Authorized Agent*	
Address:	<u>945 W Whitendale Ave</u>	Owner	Date
City, State, Zip	<u>Visalia 93277 CA</u>	Authorized Agent*	Date
Phone:	<u>(559) 310-4855</u>		
Email:	<u>dpanuco11@gmail.com</u>		

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

AGENCY AUTHORIZATION

OWNER:

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

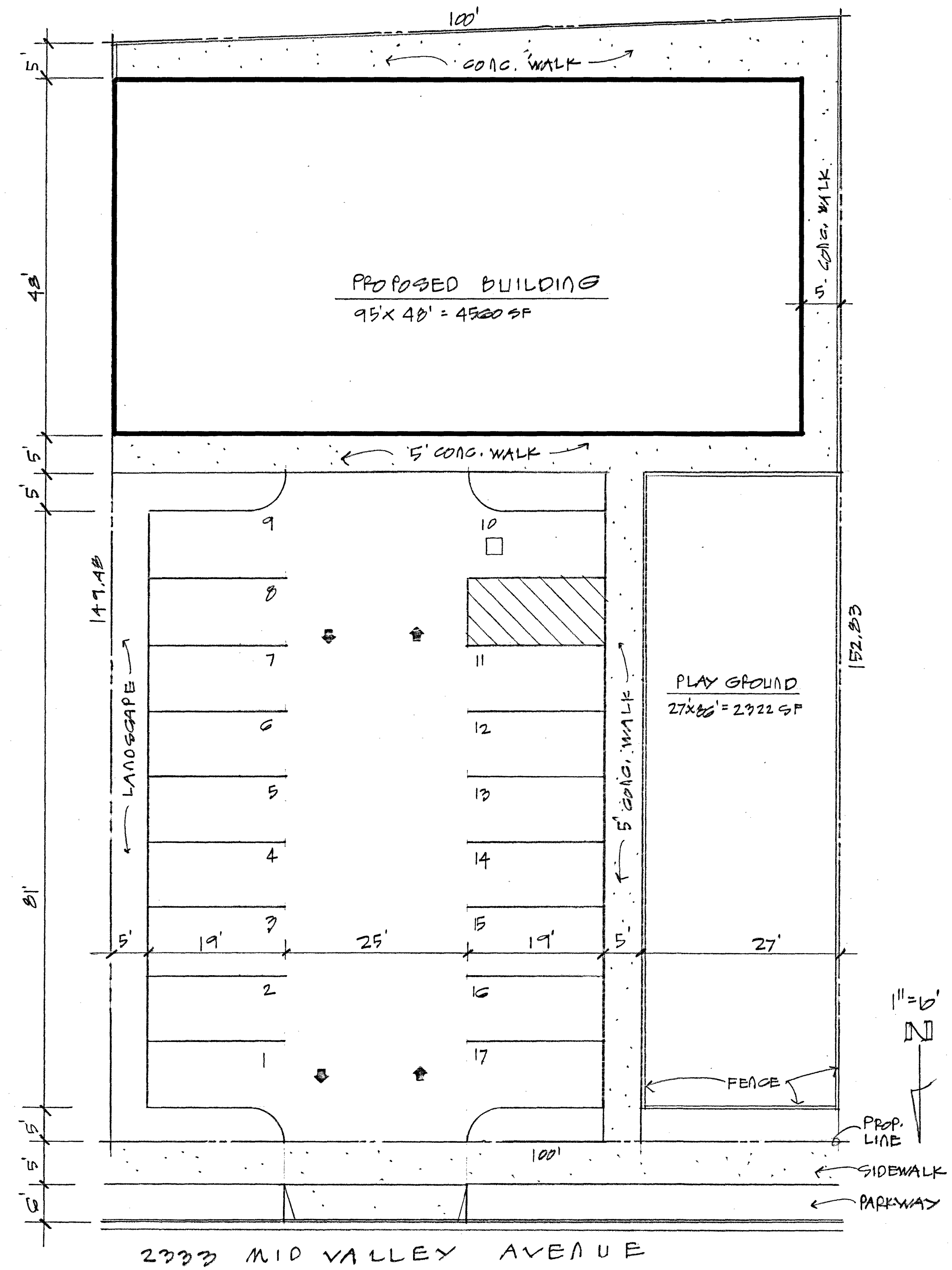
AGENT:

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



Daniel Panvos

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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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: CHIPOTLE Date: 9/29/2022
 Project Description: NEW CHIPOTLE RESTAURANT WITH DRIVE THRU PICK UP FOR ONLINE ORDERS.
 Site Plan has been revised to comply with comments from 9/21/2022 SPR meeting
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2021-197 R&P
2022-155 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: 9/29/2022
 SPR Agenda: 10/5/22 Item No. _____
 Zone: _____ 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

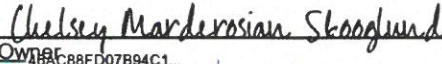

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall 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: 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
 46AC88FD07B94C1...

 Authorized Agent*

9/29/22
 Date
09/29/2022
 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:

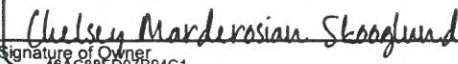
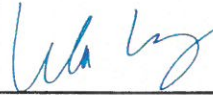
I, Chelsey Marderosian Skooglund, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
081-160-014

AGENT:

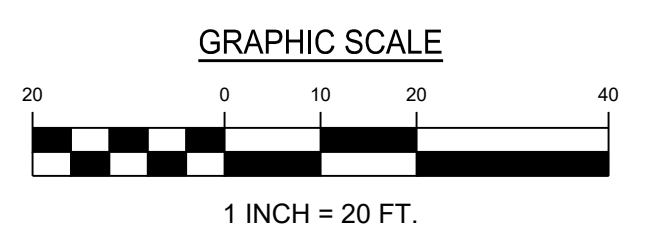
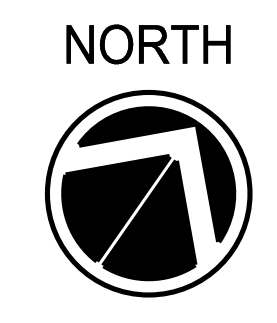
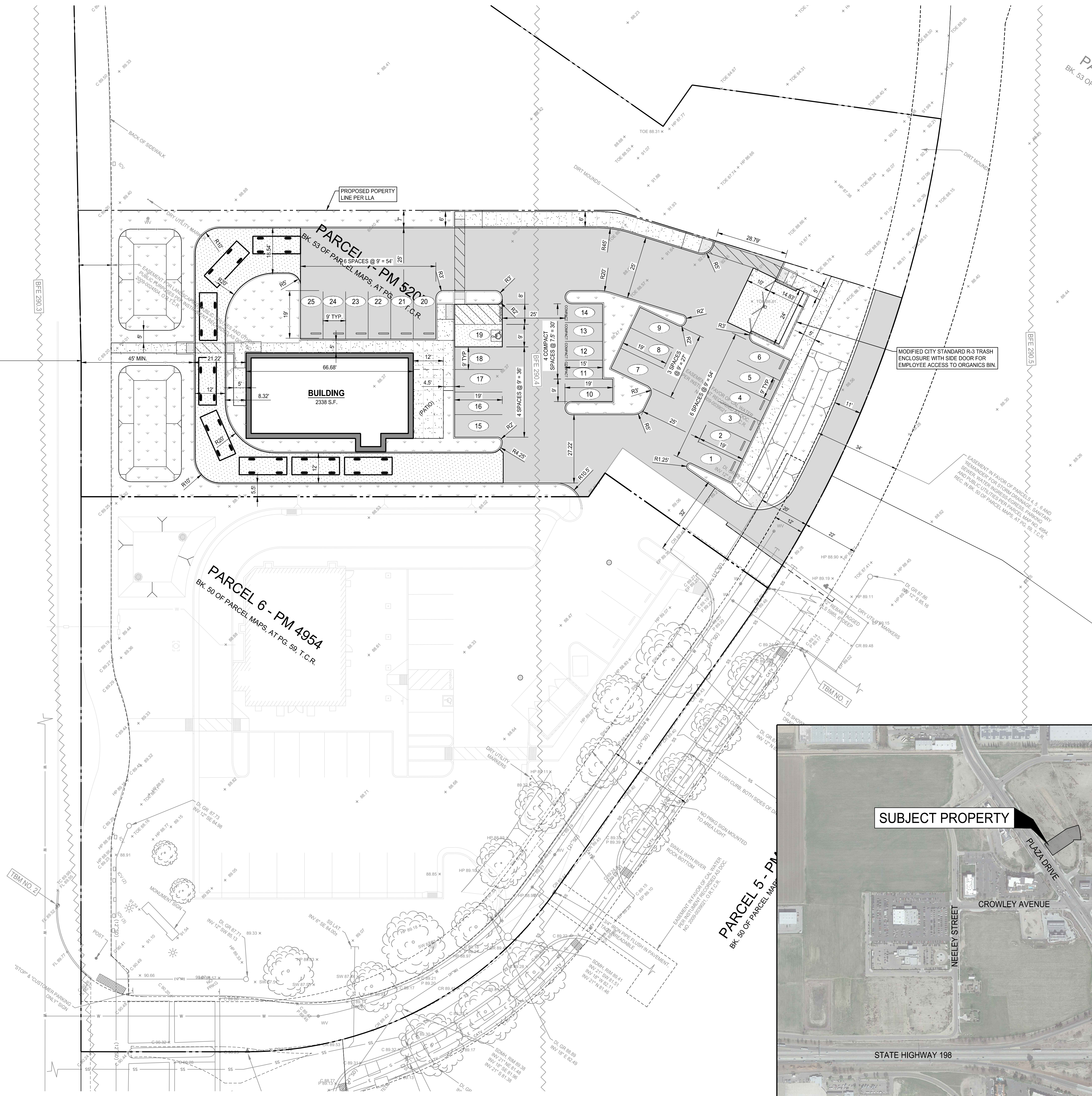
I designate Lane Engineers, Inc., to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to obtain Site Plan Review meeting relative to the property mentioned herein.

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

Executed this 29th day of September, 20 22.

OWNER	Signatures	AGENT
DocuSigned by: 		
Signature of Owner 46AC88FD07B94C1...		Signature of Agent
Owner Mailing Address 416 E South Ave		Agent Mailing Address 979 N. Blackstone Street
Fowler, CA 93625		Tulare, CA 93274
Owner Phone Number 559-834-5345		Agent Phone Number (559)688-5263

PLAZA DRIVE



SITE DATA

OWNER:	M & B BRUNO FAMILY LP 1819 S. WALNUT ROAD TURLOCK, CA 95381
DEVELOPER:	MB DEVELOPERS, LLC 416 E. SOUTH AVENUE FOXLER, CA 93625
APN(S):	081-160-014
FLOOD ZONE:	ZONE AE
ZONING:	BUSINESS RESEARCH PARK
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
GAS:	SOUTHERN CALIFORNIA GAS
CABLE/INTERNET:	COMCAST
PHONE:	AT&T
WATER:	CALIFORNIA WATER SERVICE
SEWER/STORM:	CITY OF VISALIA
SOLID WASTE:	CITY OF VISALIA

PARKING ANALYSIS

PARKING REQUIRED (1 STALL PER 150 SF):	16 STALLS
PARKING PROVIDED:	25 STALLS
ACCESSIBLE PARKING REQUIRED:	1 STALL (1 VAN)
ACCESSIBLE PARKING PROVIDED:	1 STALL (1 VAN)

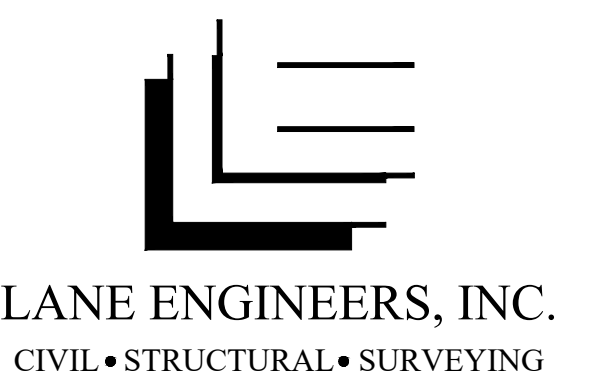
LEGEND

[Symbol]	PROPOSED A.C. PAVEMENT
[Symbol]	PROPOSED CONCRETE FLATWORK
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED LANDSCAPING
[Symbol]	EXISTING RIGHT-OF-WAY
[Symbol]	PROPERTY BOUNDARY
[Symbol]	SECTION LINE

Project
NEW CHIPOTLE

PLAZA DRIVE, NORTH OF CROWLEY AVENUE
VISALIA, CA

Prepared For
MB DEVELOPERS, LLC



LANE ENGINEERS, INC.
CIVIL • STRUCTURAL • SURVEYING
979 North Blackstone Street
Tulare, California 93274
559.688.5263
www.laneengineers.com

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Professional Seal

PRELIMINARY

NOT FOR CONSTRUCTION

Description	Release Date

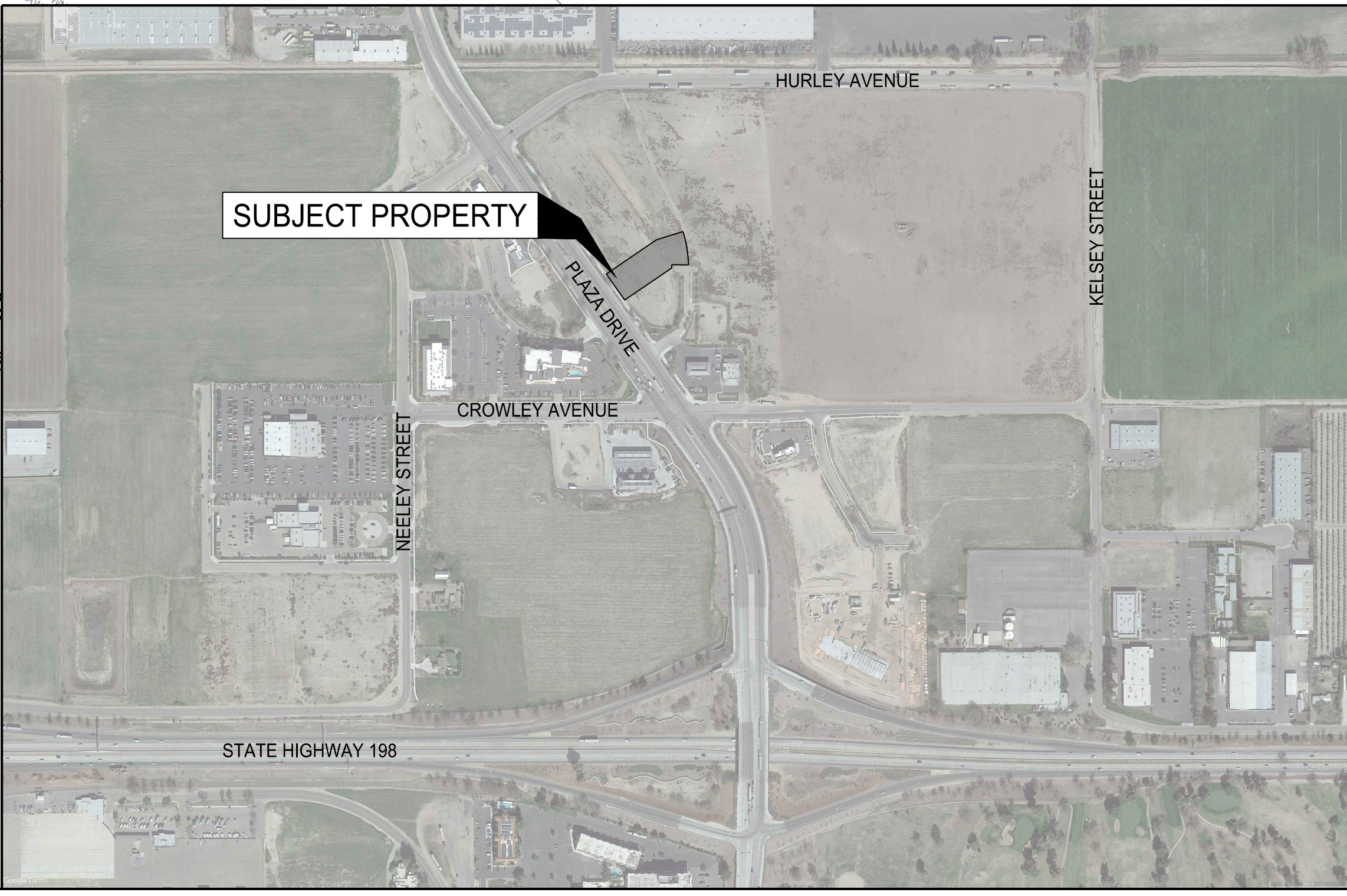
No.	Revision	Date

Drawn by: W.V.
Reviewed by: W.V.

Sheet Title
PRELIMINARY SITE PLAN

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

SITE PLAN



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GENERAL PROJECT INFORMATION

Project/Business Name: Packwood Residential Development Date: 09/29/2022

Project Description: Multi-family development 192 units surface parking totaling 337 spaces, plus a 5,000 sf clubhouse

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

Property Owner: JH Real Estate Properties

Applicant(s) Name: Alexander Catala

Project Address/Location: Riggin ave and Court Street, Visalia CA

Assessor Parcel Number: 119-730-011 - _____

Parcel Size (Acreage or Square Feet): 9.5 AC Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ TBD

Describe All Proposed Building Modifications:
Multi-family development 192 units with surface parking totaling 337 spaces, plus a 5,000 sf clubhouse

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

Date Received: 09/29/2022

SPR Agenda: 10/05/2022 Item No. _____

Zone: R-M-3 SPR No. 22-159

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: None. This is a new / ground up project

Proposed Building Use: Residential

Proposed Hours of Operation: None. This is a new / ground up project

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

Number of Employees Per Day: Existing _____ Proposed 6

Number of Customers Per Day (Estimated): Existing _____ Proposed 6

Predicted Peak Operating Hour: 7-10AM and 4-7PM

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: No Special events planned for the facilities

SITE PLAN MINIMUM REQUIREMENTS

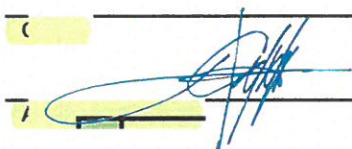
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- North arrow	- Existing & proposed structures	- Loading/unloading areas
- All existing & proposed site features	- Adjacent street names	- Accessible path of travel from right of way
- Site dimensions, including building	- Refuse enclosures & containers	- 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>DLR c/o Alexander Catala</u>	Signature of Owner or Authorized Agent*	
Address: <u>700 S. Flower Street , 22nd floor</u>		Date
City, State, Zip <u>Los Angeles, CA 90017</u>		<u>01/13/2022</u>
Phone: <u>213-219-9089</u>		Date
Email: <u>acatala@dlrgroup.com</u>		

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

119-730-011

AGENT:

I designate DLR Group, 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 29 day of September, 2022.

OWNER	Signatures
	
Signature of Owner	Signature of Agent
Owner Mailing Address	Agent Mailing Address
<u>520 Newport Center Drive, Suite 780</u>	<u>700 S. Flower Street , 22nd floor</u>
<u>Newport Beach, California 92660</u>	<u>Los Angeles, CA 90017</u>
Owner Phone Number	Agent Phone Number
<u>Office: 949-723-8989 ext. 104</u>	<u>213-219-9089</u>

EXIST. COMMERCIAL
NOT A PART

UNIT COUNT		PARKING	
1-BEDROOM UNITS - 30 DU'S	1BD = 15.63 %	192 * 1.5	288 + 48
2-BEDROOM UNITS - 132 DU'S	2BD = 68.75 %	= 288 STALLS	= 336 STALLS
3-BEDROOM UNITS - 30 DU'S	3BD = 15.63 %	192 * 0.25	PROVIDED
TOTAL = 192 DU'S		= 48 GUESTS	337 STALLS

