

SITE PLAN REVIEW AGENDA

11/2/2022 - 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: [SPR21087](#)

PROJECT TITLE: A New 13 Room Residential Facility

DESCRIPTION: 13 Room Facility, Existing Residence Refurbished. (R-M-2)

APPLICANT: Melanie Rafana & Jose Pira Jr

OWNER: RAFANAN MELANIE

APN: 087090018

LOCATION: 720 S CHINOWTH ST

ITEM NO: 2 Resubmit

SITE PLAN NO: [SPR21102](#)

PROJECT TITLE: Truillo Enterprise, Inc.

DESCRIPTION: Proposed Change of Zone to Smaller Lot Sizes (R-1-5) Ref: 19-083

APPLICANT: Mario Valmonte

OWNER: TRUJILLO RAMON & APRIL K

APN: 100060055

100060052

LOCATION: 710 Pinkham St

ITEM NO: 3 Resubmit

SITE PLAN NO: [SPR22150](#)

PROJECT TITLE: Visalia CBOC, Visalia VA, LLC

DESCRIPTION: Conversion of an existing 32,000 SF building from general office space to medical office utilizing 25,000 SF.

APPLICANT: Josh Hausman

OWNER: VISALIA LAND & INVESTMENT CO LLC

APN: 094250046

LOCATION: 500 N SANTA FE ST

ASSIGNED TO: Cristobal Carrillo
Cristobal.Carrillo@visalia.city

ITEM NO: 4

SITE PLAN NO: [SPR22168](#)

PROJECT TITLE: Automotive Shop

DESCRIPTION: New One Story, 1377 SF Building.

APPLICANT: Fernando Miagany

OWNER: SUCCESSOR AGENCY

APN: 000012816

LOCATION:

ITEM NO: 5

SITE PLAN NO: [SPR22169](#)

PROJECT TITLE: Loving Littles Preschool LLC

DESCRIPTION: Daycare Center for 60 Children.

APPLICANT: Danielle Panuco

OWNER: ABE-EL PROPERTIES LLC

APN: 126370023

LOCATION: 4809 S MOONEY BLVD

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.

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ITEM NO: 6

SITE PLAN NO: [SPR22170](#)

PROJECT TITLE: Eye, Nose & Throat Clinic

DESCRIPTION: Medical Clinic (D-MU)

APPLICANT: Greg Groen

OWNER: GROEN GREGORY D & MARJORIE JOANNE

APN: 093188011

LOCATION: 814 W CENTER AVE

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

CITY OF VISALIA SITE PLAN REVIEW APPLICATION



- Additional information and assistance in filling out this application can be found at the City of Visalia website (www.visalia.city) or by calling (559) 713-4440-

This application MUST be filled out in its entirety and submitted with an acceptable site plan (see site plan minimum requirements & submittal details on Page 2). Failure to provide all requested information may result in rejection of your application and exclusion from the Site Plan Review agenda.

- Site Plan Review meetings are held on Wednesdays at 8am 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: ANBN 13 ROOM RESIDENTIAL FACILITY Date: 10/27/22
 Project Description: 12 ROOM FACILITY, EXISTING RESIDENCE REMODELED
 Site Plan Review Resubmittal: Yes No
 Property Owner: RESORB tal, Previous Site Plan Review Number: 21-087
 Applicant(s) Name: JOE & MELANIE PIRA
 Project Address/Location: 722 S. CHINOOKTH
 Assessor Parcel Number: 087-090-018
 Parcel Size (Acreage or Square Feet): 167 ACRES Building or Suite Square Footage: 7724[#] TOTAL
 Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$

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

Date Received: 10/27/22
 SPR Agenda: 11/2/22 Item No.
 Zone: R-M-2 SPR No. 21-087
 Historic District: Yes No
 Flood Zone: X AE X/AE

Describe All Proposed Building Modifications: EXISTING RES TO BE REMODELED NEW GAS[#] FACILITY

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Resident
 Proposed Building Use: Residential Facility
 Proposed Hours of Operation: 24 Hours / 7 day a week
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing 2 Proposed 2
 Number of Customers Per Day (Estimated): Existing Proposed
 Predicted Peak Operating Hour: 24 Hours / day
 Describe Any Truck Delivery Schedule & Operations: One truck every week
 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: Family Visit

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: JOSE PIRA Signature of Owner or Authorized Agent* _____

Address: 722 S. Chinowath _____

City, State, Zip: Visalia CA 93277 Owner _____ Date: 5/13/21

Phone: 559-303-8043 _____

Email: josepira09@comcast.net Authorized Agent* [Signature] Date: 5/13/21

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

AGENCY AUTHORIZATION

OWNER: Melanie Rafanan & Jose Pira Jr.

parcel number (APN): 087-090-088

AGENT: _____

I designate STEVE SPARSHOT 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.

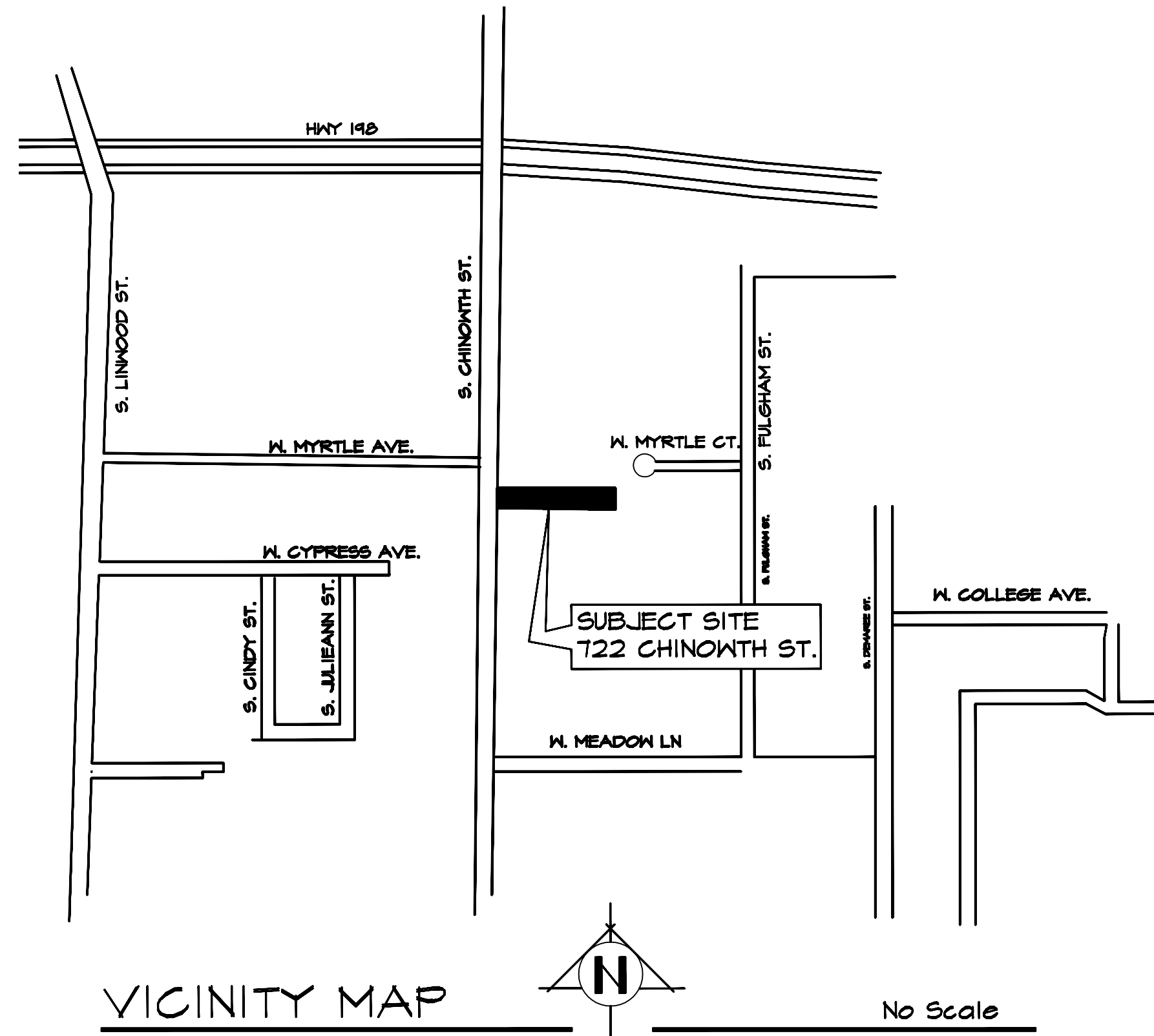
I declare under penalty of perjury the foregoing is true and correct.

Executed this 13th day of May, 2021.

AGENCY AUTHORIZATION FORM

OWNER	AGENT
Signatures	Signatures
Signature of Owner: <u>[Signature]</u>	Signature of Agent: _____
Owner Mailing Address: <u>722 S. Chinowath St. Visalia CA 93277</u>	Agent Mailing Address: _____
Owner Phone Number: <u>559-303-8043</u>	Agent Phone Number: _____

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
 IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440



SITE INFO:

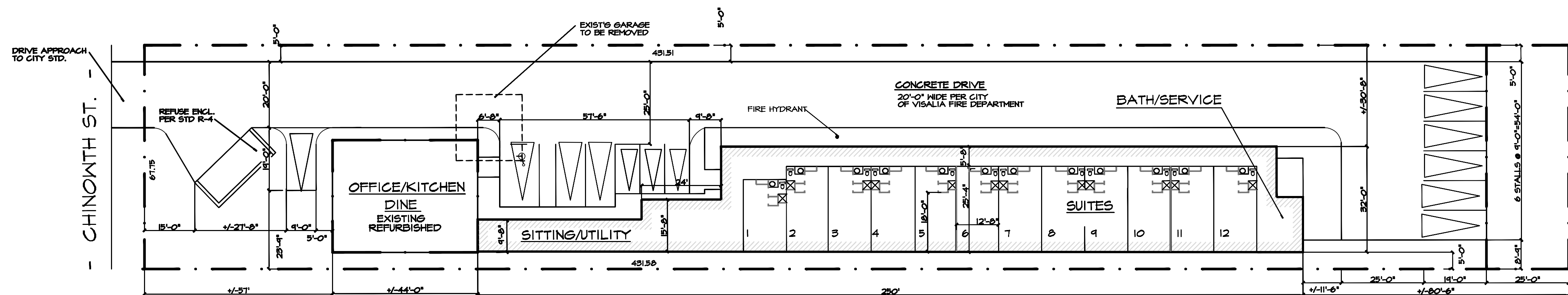
EXISTING USE: (1) RESIDENTIAL UNIT
 PROPOSED: (13) BEDROOM RESIDENTIAL FACILITY
 PREVIOUS SUBMITTAL: 21-087
 ZONING: RM-3
 APN 087-090-018
 SITE AREA: ... +/- .67 ACRES 29,185 SQ. FT.
 LANDSCAPE AREA: +/- 31% +/- 9218 SQ. FT.
 TELEPHONE: SBC TELEPHONE CO.
 WATER: CALIFORNIA WATER SERVICE CO.
 REFUSE: CITY OF VISALIA
 SEWER: CITY OF VISALIA
 STORM: CITY OF VISALIA
 SOLID WASTE: CITY OF VISALIA
 GAS: THE GAS CO.
 POWER: SOUTHERN CALIF. EDISON CO.

OWNER:

JOE & MELANIE PIRA
 722 S. CHINOWTH
 VISALIA, CA. 93277
 559-303-2043

PARKING:

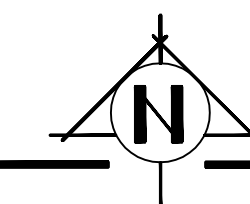
12 UNITS
 13 STALLS PROVIDED



SITE PLAN

APN 087-090-018
 722 CHINOWTH ST.
 VISALIA, CA

EXIST'G : +/- 1319 SQ. FT.
 NEW BUILDING: +/- 6405 SQ. FT.



Scale: 1"=40'-0"

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GENERAL PROJECT INFORMATION

Project/Business Name: Trujillo Enterprise INC Date: 10/24/22

Project Description: New multi-family dwellings

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2021-102

Property Owner: April Trujillo & Drayvin Trujillo

Applicant(s) Name: April Trujillo & Drayvin Trujillo

Project Address/Location: E. Myrtle Ct. + S. Pinkham St

Assessor Parcel Number: 100-060-052 #055

Parcel Size (Acreage or Square Feet): 0.818 Ac Building or Suite Square Footage: 1,036 Sq Ft

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications: New multi-family dwellings

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

Date Received: 10/25/2022

SPR Agenda: 11/02/22 Item No. _____

Zone: R-1-5 SPR No. 21-102

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: _____

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

- ⇒ 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>April Trujillo</u>	Signature of Owner or Authorized Agent*	
Address: <u>6000 W Mary Ct</u>	<u></u>	<u>10/24/22</u>
City, State, Zip: <u>Visalia CA, 93277</u>	Owner	Date
Phone: <u>(559) 786-0134</u>		
Email: <u>TrujilloConstruction@comcast.net</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

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

AGENCY AUTHORIZATION FORM

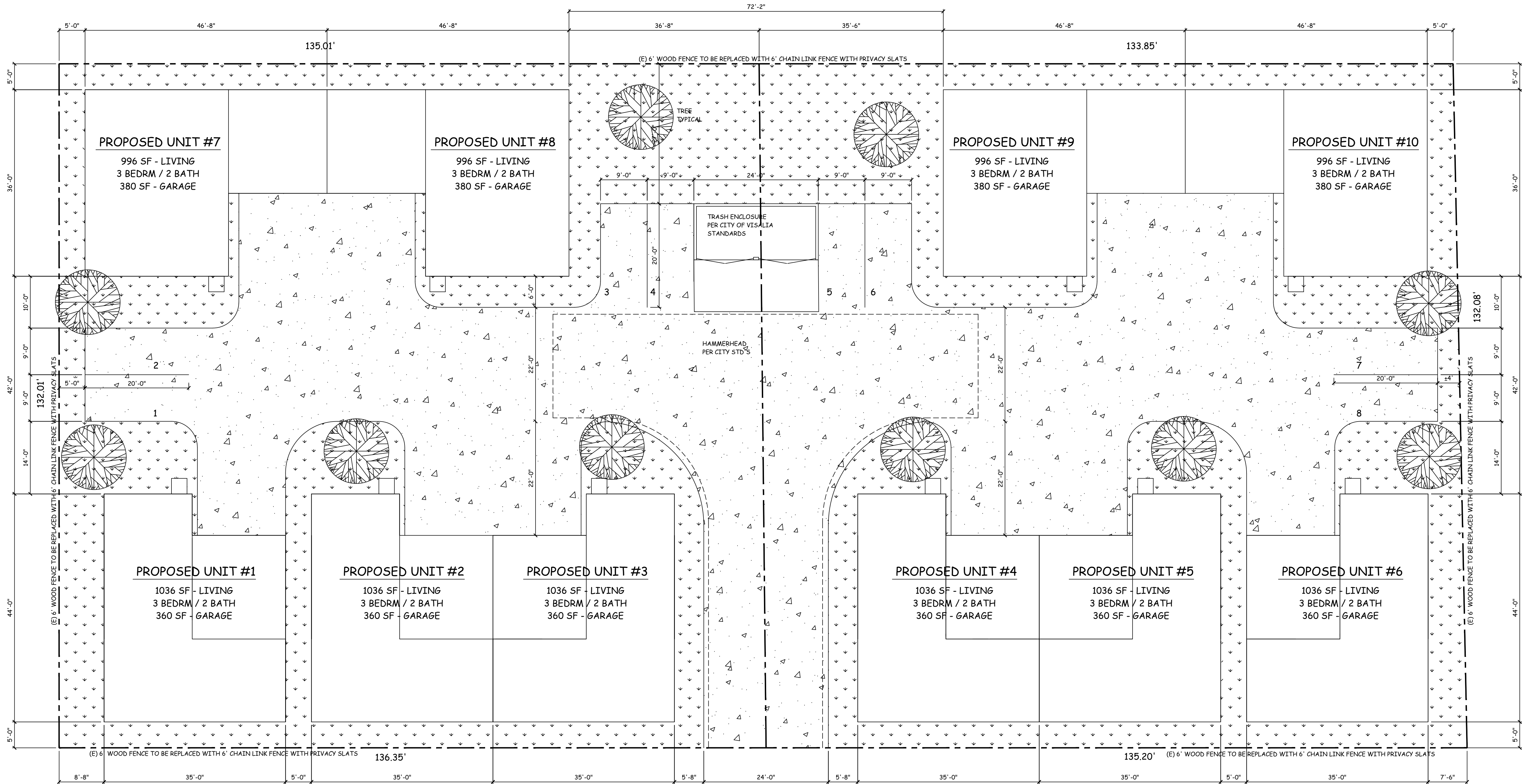
REVISIONS	BY

OWNER
 APRIL & DRAYVIN TRUJILLO
 SITE ADDRESS
 MYRTLE CT VISALIA CA 93292
 APN 100-060-52 & 100-060-53

Melissa F. Camp
 Drafting & Design Services
 Phone (559) 300-7661
 ask4prints@gmail.com

INDEX

DRAWN
 MFC
 CHECKED
 M Camp
 DATE
 10-17-2022
 JOB NO.
 SHEET NO.
 1
 OF SHEETS

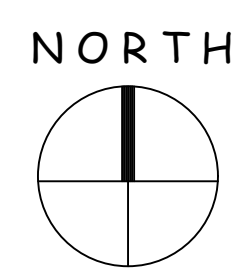


TO PINKHAM ST

E MYRTLE CT

SITE PLAN

SCALE 1" = 10'-0"



LOT SQUARE FOOTAGE	35670 SF
COVERED AREA	13880 SF
LOT COVERAGE	38.91%
GREEN SPACE	+10061 SF (+28.21%)
PAVED PARKING/DRIVE	+11729 SF (+32.88%)

PROJECT DATA
 OWNER - APRIL & DRAYVIN TRUJILLO
 SITE ADDRESS - MYRTLE CT
 VISALIA CA 93292
 APN 100-060-52 & 100-060-53
 FLOOD ZONE 'X'
 CONSTRUCTION TYPE - V-B
 ZONING R-1-5
 UNITS
 8 UNITS W/ 2 PARKING SPACES PROVIDED
 8 ADDITIONAL UNCOVERED PARKING SPACES

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- Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Visalia CBOC, Visalia VA, LLC Date: 8/31/2022

Project Description: Conversion of an existing ~32,000 SF bldg from general office space to medical office utilizing ~ 25,000 SF.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: N/A

Property Owner: Visalia VA, LLC

Applicant(s) Name: Visalia VA, LLC

Project Address/Location: 500 N Santa Fe St. Visalia, CA

Assessor Parcel Number: 094-250-046, & 094-250-045

Parcel Size (Acreage or Square Feet): 1.87 Building or Suite Square Footage: 32,000 / 25,000

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 2,000,000

Describe All Proposed Building Modifications: site improvements
demolition, enclosing 2nd floor verandas, TI

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

Date Received: 10/27/22

SPR Agenda: 11/02/22 Item No. _____

Zone: CMU SPR No. 22-150

Historic District: Yes No

Flood Zone: X AE XAE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: general office

Proposed Building Use: medical office/clinic

Proposed Hours of Operation: 0800-1630

Days of Week In Operation (Circle): Su Sa

Number of Employees Per Day: Existing 200+/- (est) Proposed 45

Number of Customers Per Day (Estimated): Existing Unknown Proposed 80-95

Predicted Peak Operating Hour: 0900

Describe Any Truck Delivery Schedule & Operations: 1-2 deliveries per day, regular car to deliver meds and box truck to deliver commodities, EV stations to be constructed

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

- ⇩ 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>Visalia VA, LLC</u>	Signature: 	Owner or Authorized Agent*
Address: <u>694 Grandview Ln</u>		<u>8/31/2022</u>
City, State, Zip: <u>Lake Forest, IL 60045</u>	Owner	Date
Phone: <u>(847) 482-0178</u>		
Email: <u>jhausman@wdschorsch.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, Josh Hausman, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
094-250-046 094-250-045

AGENT:

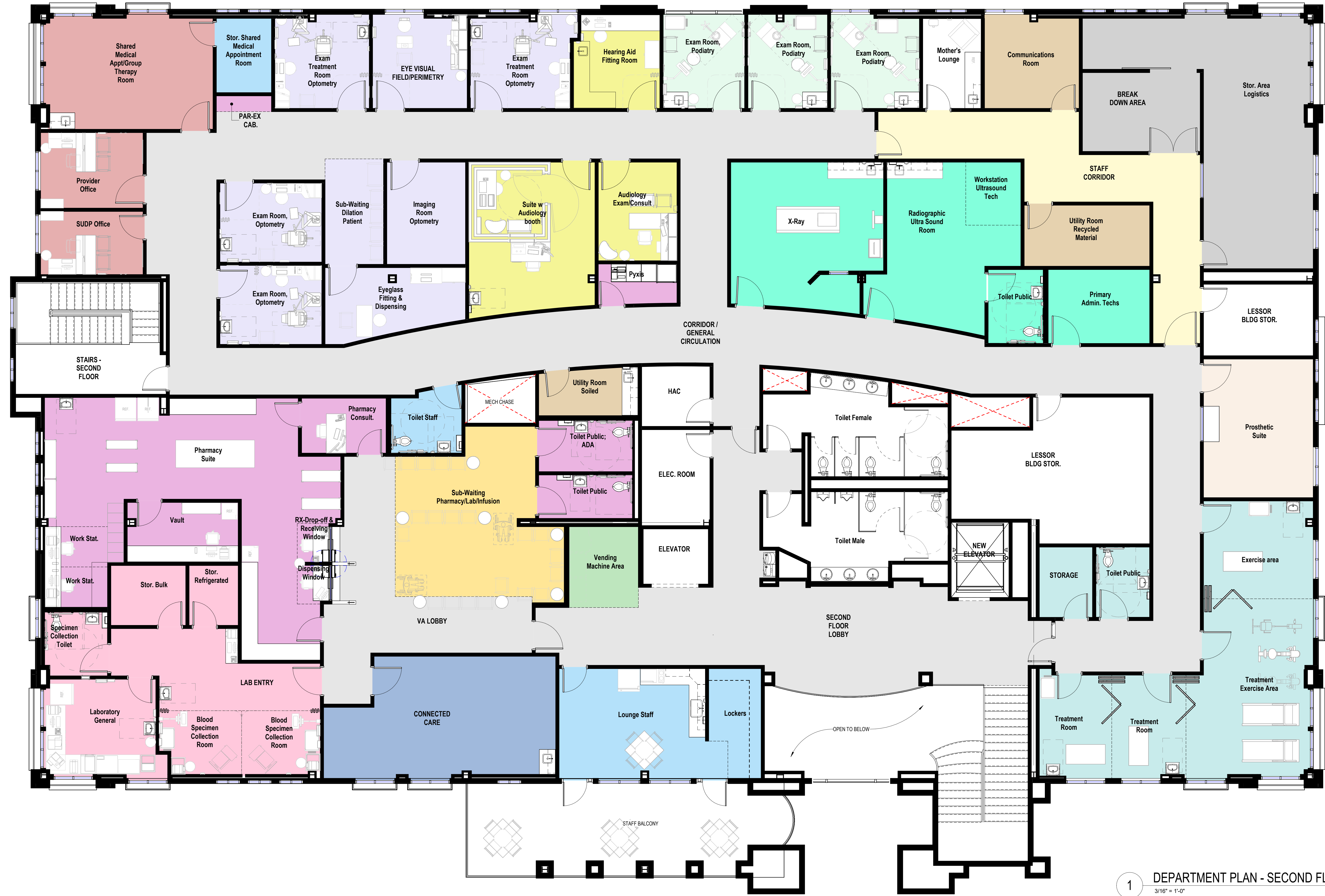
I designate Ryan Companies US, Inc., to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to perform improvements as approved by the City relative to the property mentioned herein.

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

Executed this 31st day of August, 2022.

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>694 Grandview Ln</u>	<u>4275 Executive Sq, Suite 370</u>
Owner Mailing Address	Agent Mailing Address
<u>Lake Forest, IL 60045</u>	<u>La Jolla, CA 92037</u>
<u>(847) 482-0178</u>	<u>(858) 812-7910</u>
Owner Phone Number	Agent Phone Number

- Department Legend**
- # CORRIDOR (STAFF)
 - # CORRIDOR / GEN. CIRC.
 - #LESSOR SPACE
 - 1 - LOBBY/RECEPTION AREA
 - 2 - PATIENT ALIGNED CARE TEAM (PACT) CLINIC
 - 3 - MENTAL HEALTH CLINIC
 - 4 - EYE CLINIC
 - 5 - PROSTHETICS
 - 6 - AUDIOLOGY & SPEECH PATHOLOGY
 - 7 - PATHOLOGY AND LABORATORY MEDICINE (PLM) SERVICE
 - 8 - PHARMACY SERVICE
 - 10 - LOGISTICS SERVICE
 - 12 - SUPPORT AREA
 - 13 - PODIATRY SERVICE
 - 14 - RADIOLOGY SERVICE
 - 15 - PHYSICAL MEDICINE & REHAB. (PM&R) CLINIC
 - 17 - CANTEN SERVICE
 - 18 - INFUSION CLINIC



1 DEPARTMENT PLAN - SECOND FLOOR
 3/16" = 1'-0"

AutoCAD Doc: 2022.04.14.11:48 PM 10/27/2022 1:17:48 PM

ITEM	NO.	DATE	DESCRIPTION

DEVELOPMENT GROUP



JTW Development
 GOVERNMENT REAL ESTATE SPECIALISTS

ARCHITECT/ENGINEER OF RECORD

A/E:

LANTZ-BOGGIO
 Architects & Interior Designers
 5650 DTC Pkwy. | Suite 200 | Englewood | CO 80111 | Ph: 303.773.0436

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title
PRESENTATION FLOOR PLAN

Phase
 Design Intent Drawings (D.I.D)

Approved:

FULLY SPRINKLERED

Project Title
VISALIA CBOC

Location
 500 N. SANTA FE ST., VISALIA, CA 93292

Issue Date
 OCTOBER 7, 2022

Checked Checker	Drawn Author
--------------------	-----------------

Project Number
 RLP #36C26121R0097

Building Number

Drawing Number
A102

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GENERAL PROJECT INFORMATION

Project/Business Name: _____ Date: Oct. 4, 2022

Project Description: New one story 1377 S.F. Building. (Automotive Shop)

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

Property Owner: Regal Land LLC

Applicant(s) Name: Fernando Miguany

Project Address/Location: 1035 E. Douglas Ave. Visalia, Ca. 93292

Assessor Parcel Number: 094-160-004

Parcel Size (Acreage or Square Feet): 6804 S.F. Building or Suite Square Footage: 1377 S.F.

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. _____

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 lot.

Proposed Building Use: Automotive Shop.

Proposed Hours of Operation: 8 AM - 5 P.M.

Days of Week In Operation (Circle): Su Sa

Number of Employees Per Day: Existing _____ Proposed 2

Number of Customers Per Day (Estimated): Existing _____ Proposed 3

Predicted Peak Operating Hour: 3 P.M. - 5 P.M.

Describe Any Truck Delivery Schedule & Operations: Once per Month.

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

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 - 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: Fernando Miagany Signature of Owner or Authorized Agent* _____

Address: 1115 Guinea Dr. _____ Date: 4 Oct. 22.

City, State, Zip: Whittier, Ca. 90601 Owner _____

Phone: (562) 479-1896 Authorized Agent* _____ Date: _____

Email: fmiagany@yahoo.com

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

AGENCY AUTHORIZATION

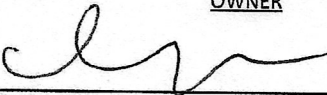
AGENCY AUTHORIZATION FORM

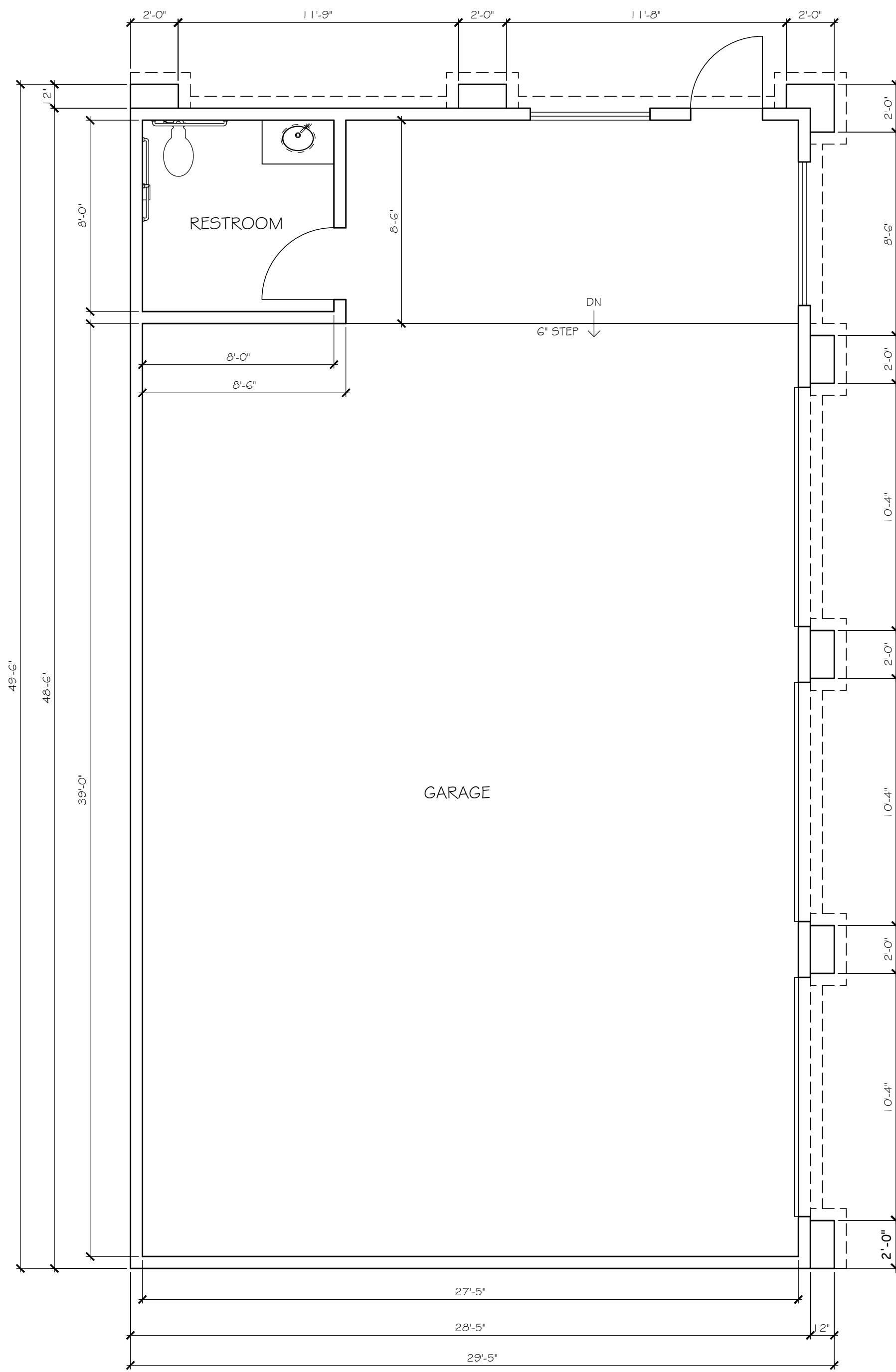
OWNER: I, [Signature], declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): 099-160-004

AGENT: I designate Fernando Miagany 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.

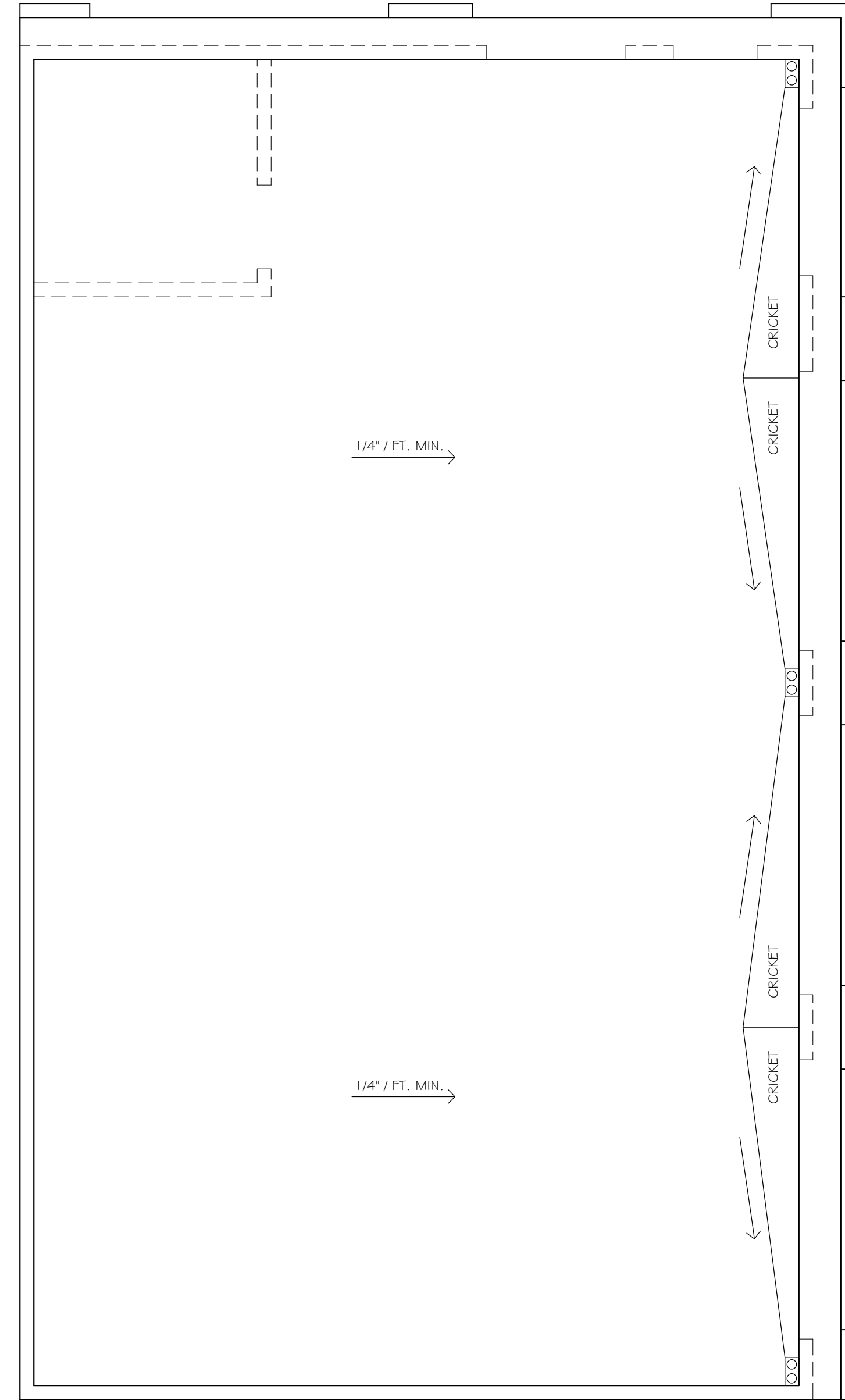
I declare under penalty of perjury the foregoing is true and correct.

Executed this 4 day of Oct., 2022.

OWNER	AGENT
 Signature of Owner	_____ Signature of Agent
<u>1104 N chinoweth st</u> Owner Mailing Address	_____ Agent Mailing Address
<u>Visalia, CA 9329</u>	_____
Owner Phone Number <u>619 319 4960</u>	Agent Phone Number _____



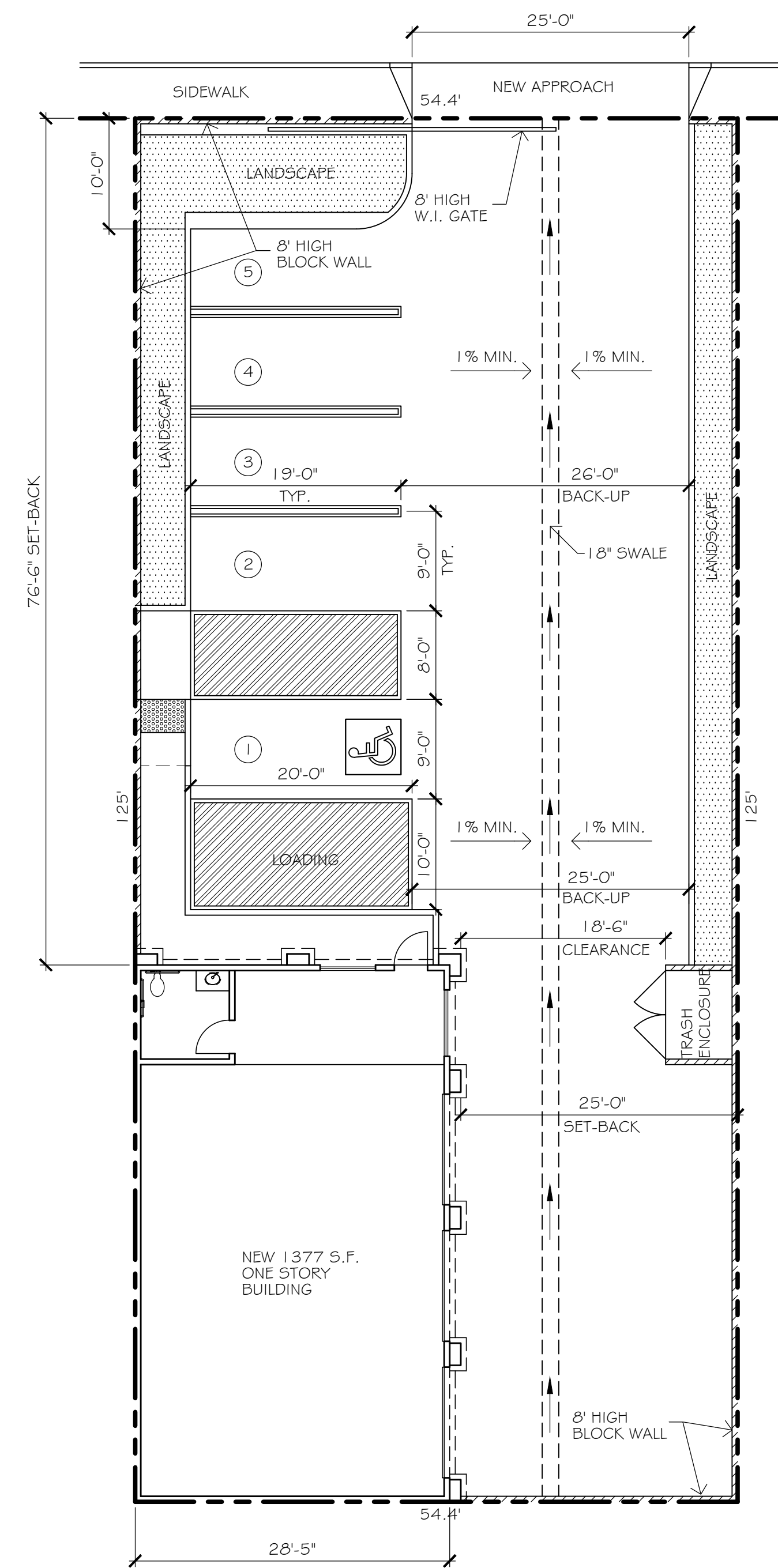
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



SITE PLAN
SCALE: 10" = 1'-0"



LOT AREA: 6804 S.F.
LANDSCAPE: 658 S.F. 9.7%
NEW ONE STORY BUILDING: 1377 S.F.

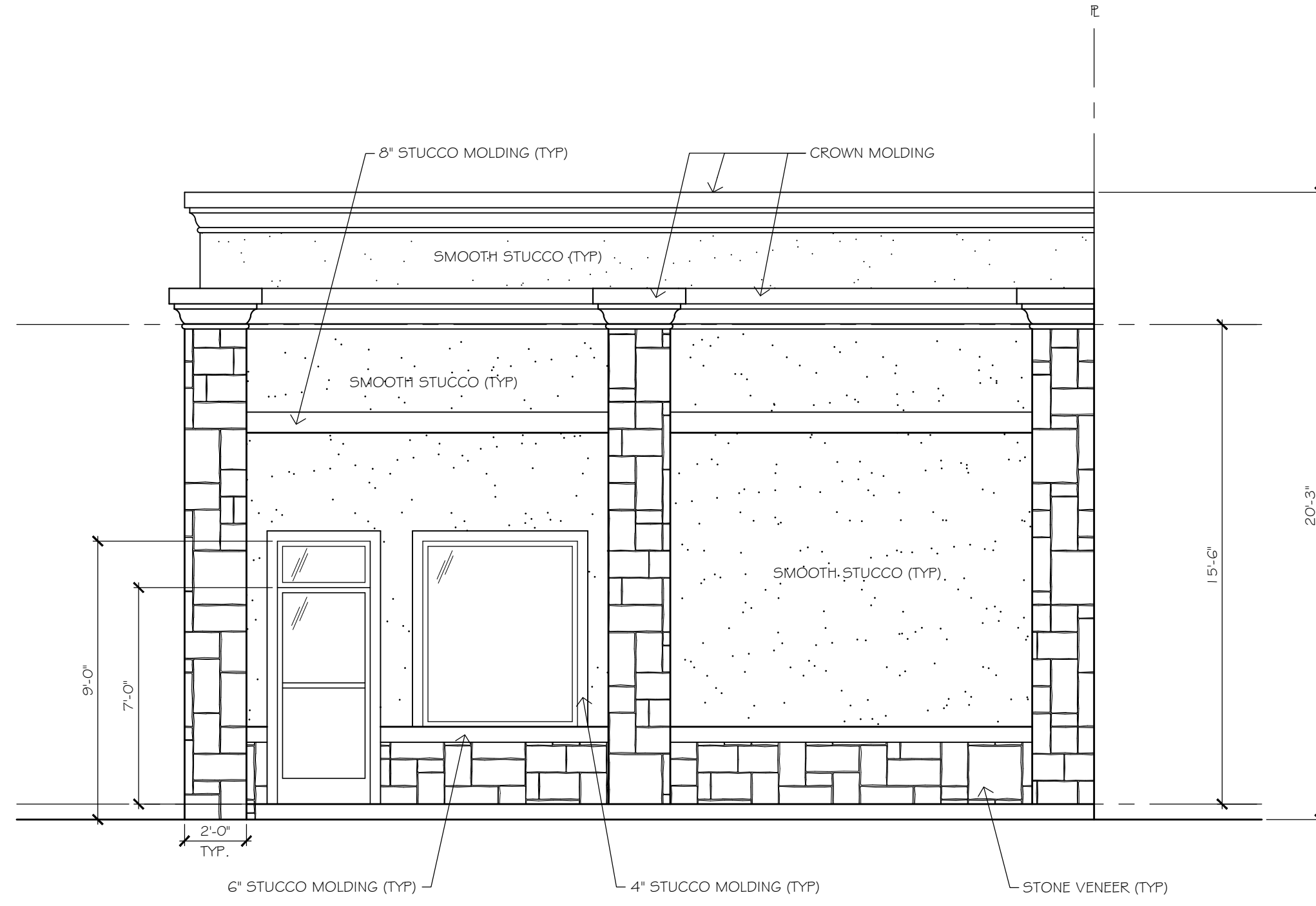
PARKING PROVIDED:
ACCESSIBLE PARKING (9'X19'): 1
STANDARD PARKING (9'X19'): 4
TOTAL PARKING PROVIDED: 5

DRAWN BY:
FERNANDO MIAGANY
1115 GUINEA DR.
WHITTIER, CA 90601
PHONE: (662) 479-1896

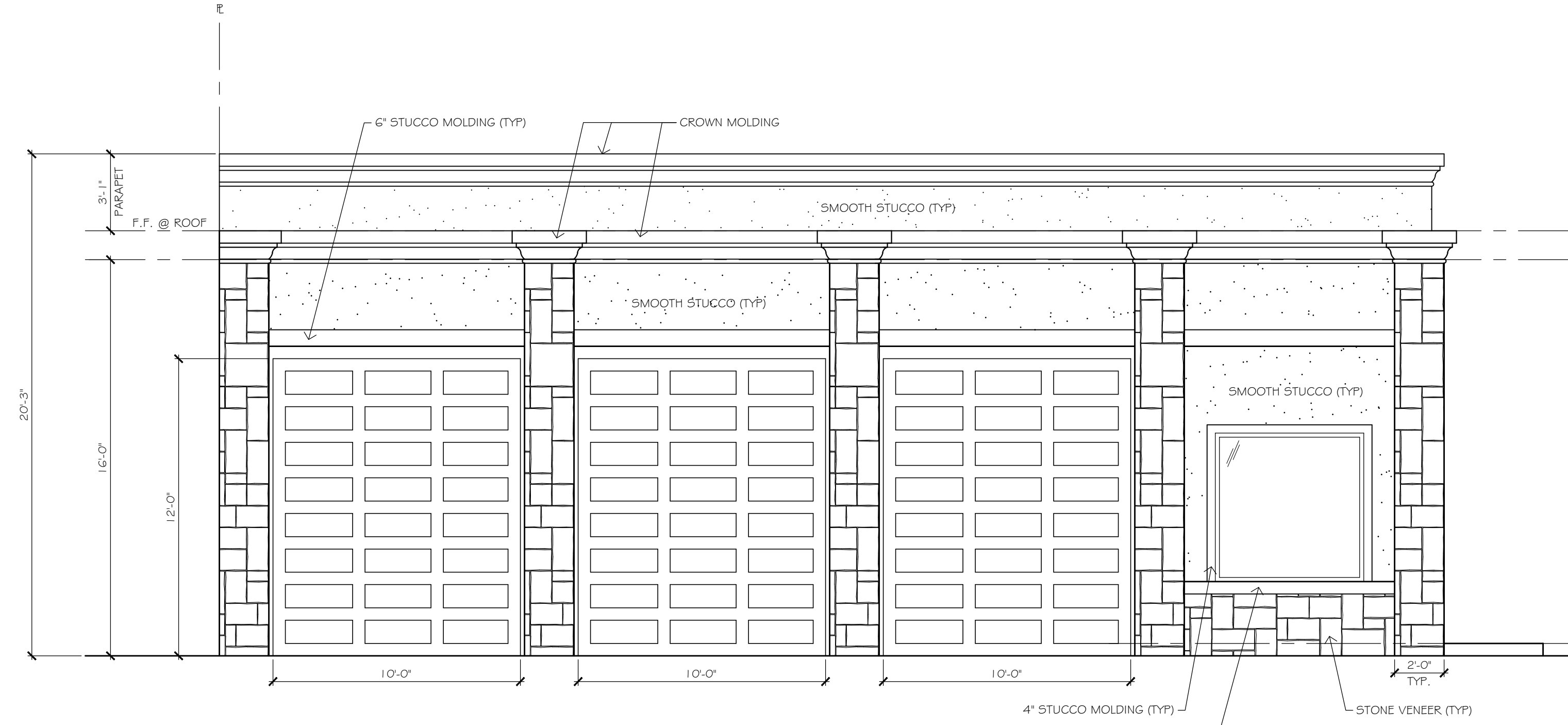
DATE: 2/9/22

NEW ONE STORY 1377 S.F. BUILDING
JOB ADDRESS: 1035 E. DOUGLAS AVE.
VISALIA, CA. 93292
OWNER: REGAL LAND LLC
ADDRESS: 1104 N. CHINOWETH ST.
VISALIA, CA 93291
PHONE: (619) 319-4960
APN: 094-160-004
LEGAL: Abbreviated Description: POR SE 1/4 OF NE 1/4 SEC 28-18-25

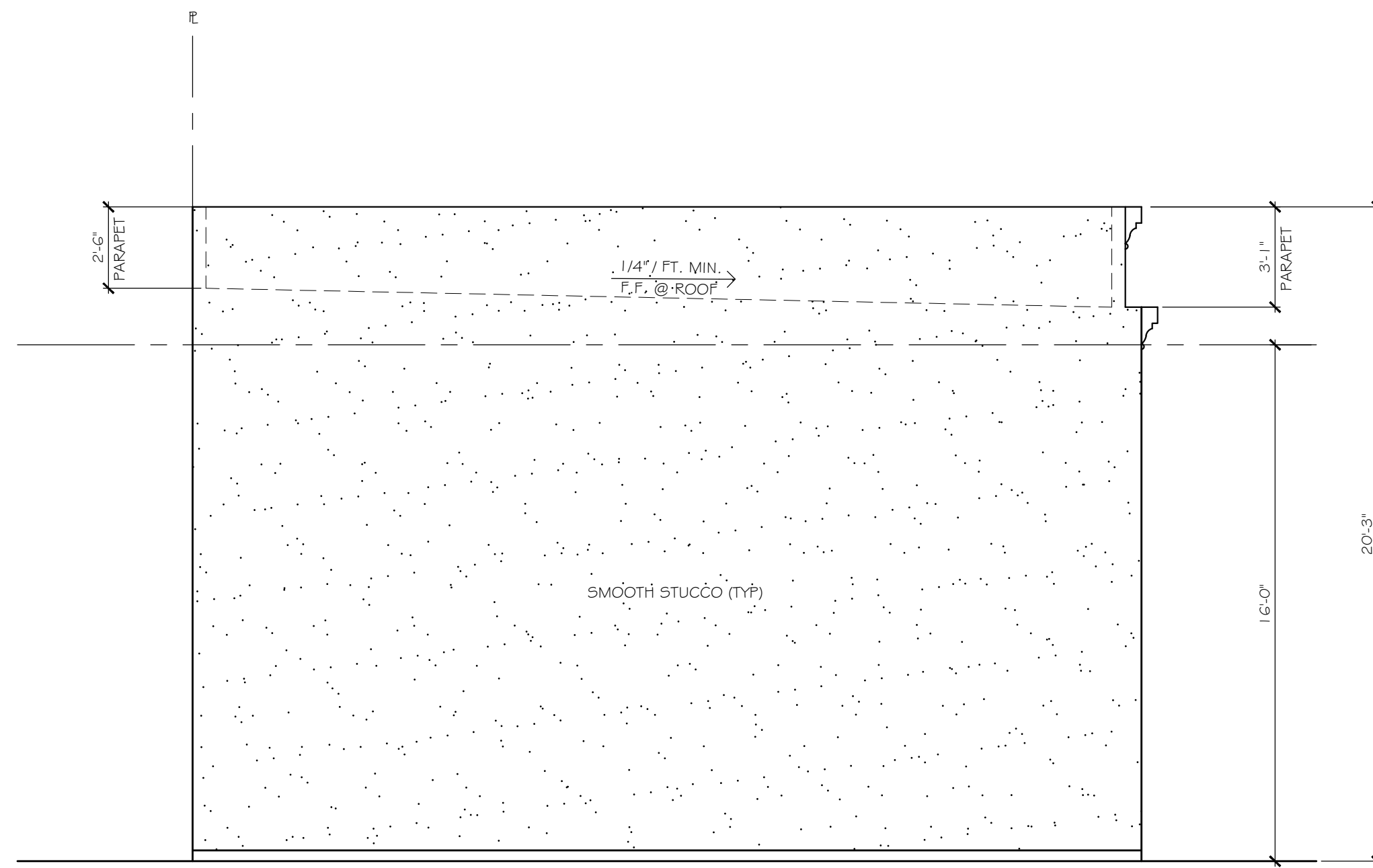
COVER SHEET



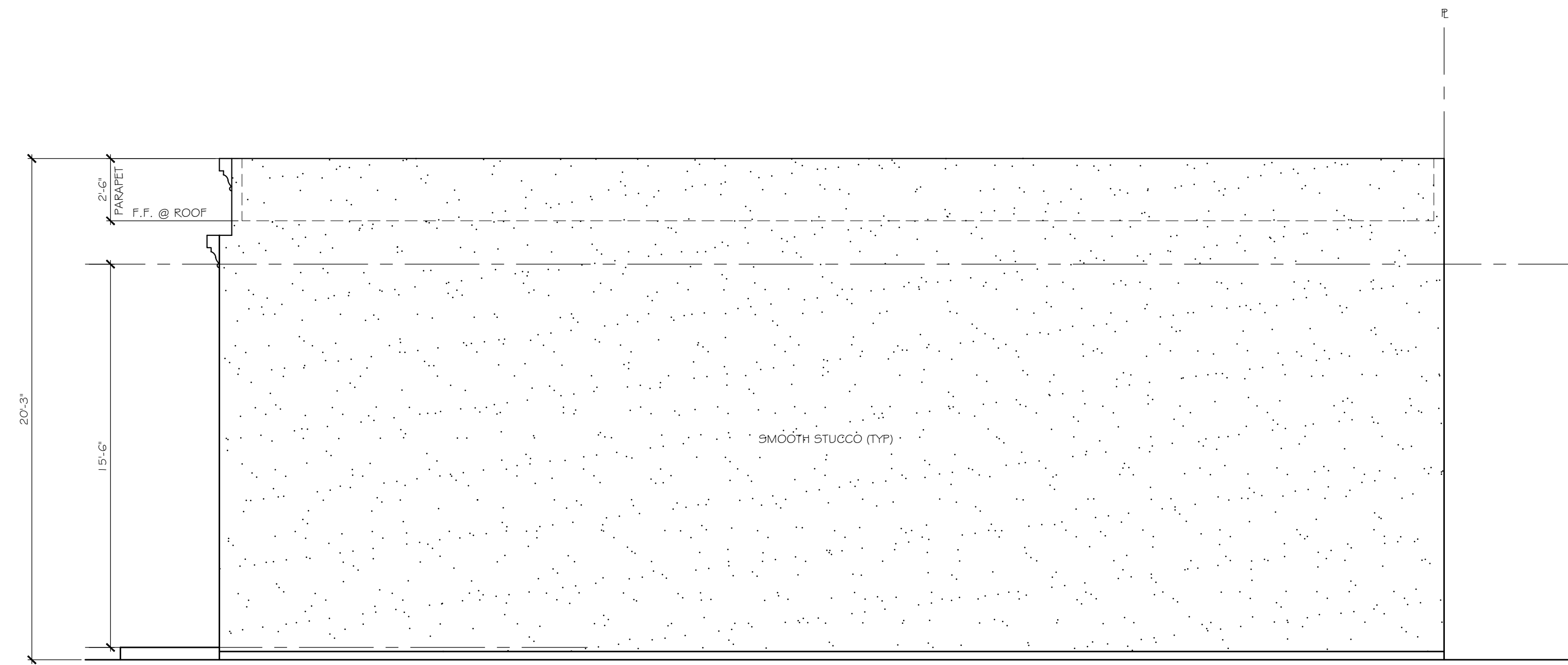
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"

DRAWN BY:
FERNANDO MIAGANY
1115 GUINEA DR.
WHITTIER, CA 90601
PHONE: (662) 479-1896

DATE: 2/9/22

NEW ONE STORY 1377 S.F. BUILDING
JOB ADDRESS: 1035 E. DOUGLAS AVE.
VISALIA, CA. 93292
OWNER: REGAL LAND LLC
ADDRESS: 1104 N. CHINOWETH ST.
VISALIA, CA 93291
PHONE: (619) 319-4960
APN: 094-160-004
LEGAL: Abbreviated Description: POR SE 1/4 OF NE 1/4 SEC 28-18-25

ELEVATIONS

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: Loving Littles Preschool LLC Date: 10/25/22

Project Description: Daycare center for 60 children

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

Property Owner: Marty Zeeb / SIOR Broker / SIOR for this property

Applicant(s) Name: Danielle Panuco

Project Address/Location: 4809 S Mooney Blvd Visalia CA 93277

Assessor Parcel Number: 126-370-023

Parcel Size (Acreage or Square Feet): 26,977 sf Building or Suite Square Footage: 7,900 sq ft

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 5,000 - 10,000

Describe All Proposed Building Modifications: Add in 1 wall to block off indoor play area, 1 exit door & 1 new restroom for staff

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

Date Received: 10/25/22

SPR Agenda: 11/02/22 Item No. _____

Zone: C-R SPR No. 22-169

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: Currently leased to Back to Normal Bodywork

Proposed Building Use: Daycare Center

Proposed Hours of Operation: 7:30am - 5:15 pm

Days of Week In Operation (Circle): Su Sa

Number of Employees Per Day: Existing 1 Proposed 7

Number of Customers Per Day (Estimated): Existing 12 Proposed 60

Predicted Peak Operating Hour: 7:45 am & 4:30 pm

Describe Any Truck Delivery Schedule & Operations: N/A other than dumpster each week... already an existing dumpster

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

(Provide Separate Attachment if Necessary): no accommodations will be needed

Describe Any Special Events Planned for the Facility: Maybe small gatherings for birthdays or holidays but nothing planned

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

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: Danielle Panuco Signature of Owner or Authorized Agent*
 Address: 945 W Whitendale Ave Owner [Signature] Date 10/25/22
 City, State, Zip: Visalia, CA 93277
 Phone: (559) 310-4855 Authorized Agent*
 Email: dpanuoc1@gmail.com 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____.

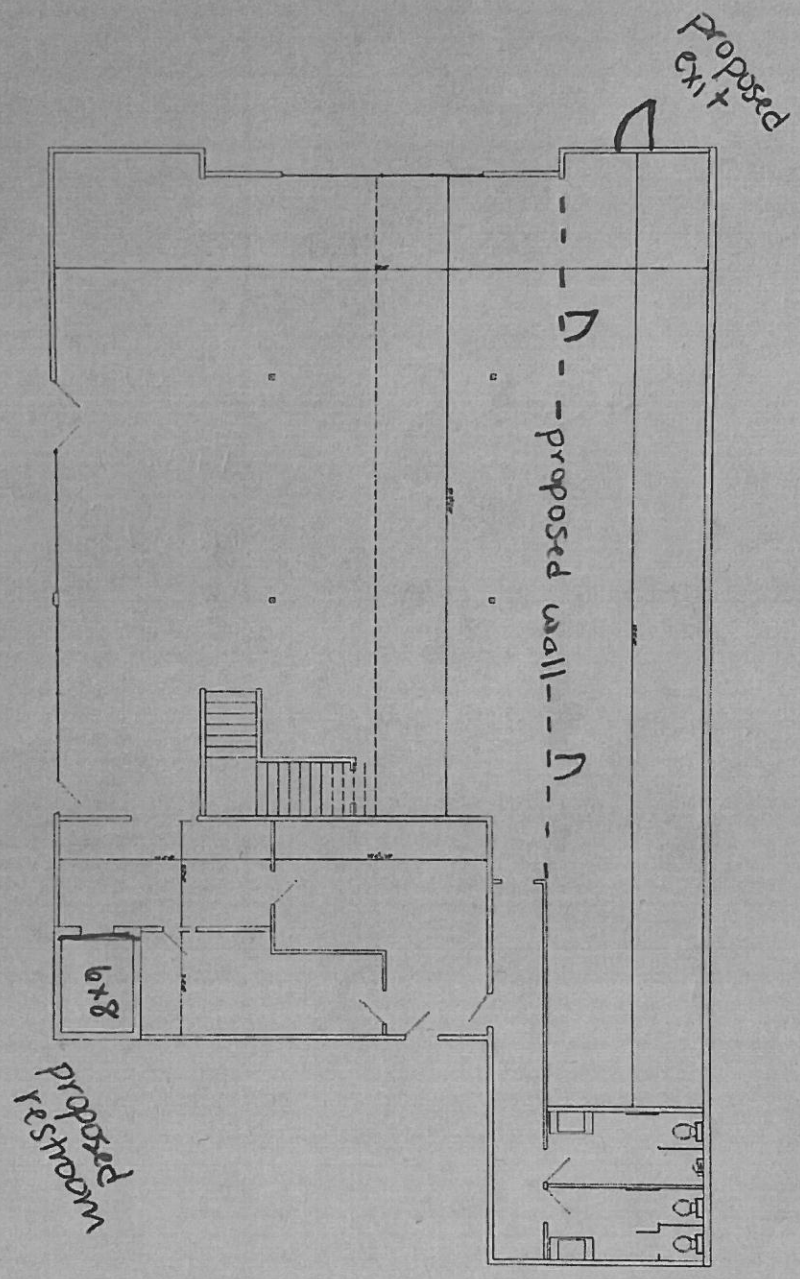
OWNER	AGENT
Signatures	Signatures
Signature of Owner	Signature of Agent
Owner Mailing Address	Agent Mailing Address
Owner Phone Number	Agent Phone Number

W Mid Valley Ave

A

Midway
 S
 +
 W
 N

FIRST FLOOR PLAN
 1/4" = 10'



stairs will be blocked off for child use

	Project Name and Address A TRIMM IMPROVEMENT FOR 488 S MOONEY BLVD, YESALIA, CA	Firm Name and Address Lorenzo Designs 1717 N. NOYES ST. Yuba, Ca (916) 723-6711	Revision No. Date
	Revision No. Date	Revision No. Date	Revision No. Date

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

- Additional information and help in filling out this application can be found at the City of Visalia website (www.ci.visalia.ca.us) or by calling (559) 713-4440-



This application MUST be filled out in its entirety and submitted with an acceptable site plan (see details below). Failure to provide all requested information may result in your application being rejected for additional information and excluded from the Site Plan Review agenda

- All plans to be considered on the next available agenda must be submitted by 4:00 p.m. on the Thursday prior to the meeting -

- Site plan review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant or representative must be present -

GENERAL PROJECT INFORMATION

Project/Business Name: EYE, NOSE & THROAT CLINIC Date: 10/27/22
 Project Description: MEDICAL CLINIC

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

Property Owner: WREG OR JOANNE GROEN

Applicant(s) Name: LARRY LEWIS

Project Address/Location: 814 W CENTER AVE

Assessor Parcel Number: 093-188-014

Parcel Size (Acreage or Square Feet): 12,500 Building or Suite Square Footage: 4,195

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 500,000

Describe All Proposed Building Modifications: INTERIOR
EXAM, OFFICE ROOMS & REC. RM

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

Date Received: 10/27/22

SPR Agenda: 1/02/22 Item No. _____

Zone: DMU SPR No. 22-170

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: PROF OFFICE

Proposed Building Use: MEDICAL CLINIC

Proposed Hours of Operation: 8AM - 5PM

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

Number of Employees Per Day: Existing _____ Proposed 10

Number of Customers Per Day (Estimated): Existing _____ Proposed 60

Predicted Peak Operating Hour: ?

Describe Any Truck Delivery Schedule & Operations: NA

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): 0

Describe Any Special Events Planned for the Facility: 0

SITE PLAN MINIMUM REQUIREMENTS

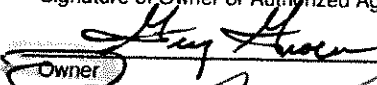
SITE PLAN REQUIREMENTS


- ⇒ 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: GREG GROEN Signature of Owner or Authorized Agent*

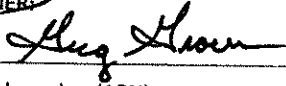
Address: 1801 S. SHENANDOAH ST  10/27/2022
 City, State, Zip: VISALIA, CA 93277 Owner Date

Phone: 559-527-7289  10/27/2022
 Email: GROENYTOONS@GMAIL.COM 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

AGENCY AUTHORIZATION FORM

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

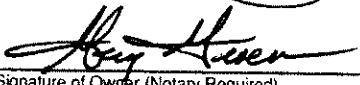

214 W CENTER

AGENT:

I designate LARRY LEWIS to act as my duty authorized agent for all purposes necessary to fill 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 27 day of OCT, 2022.

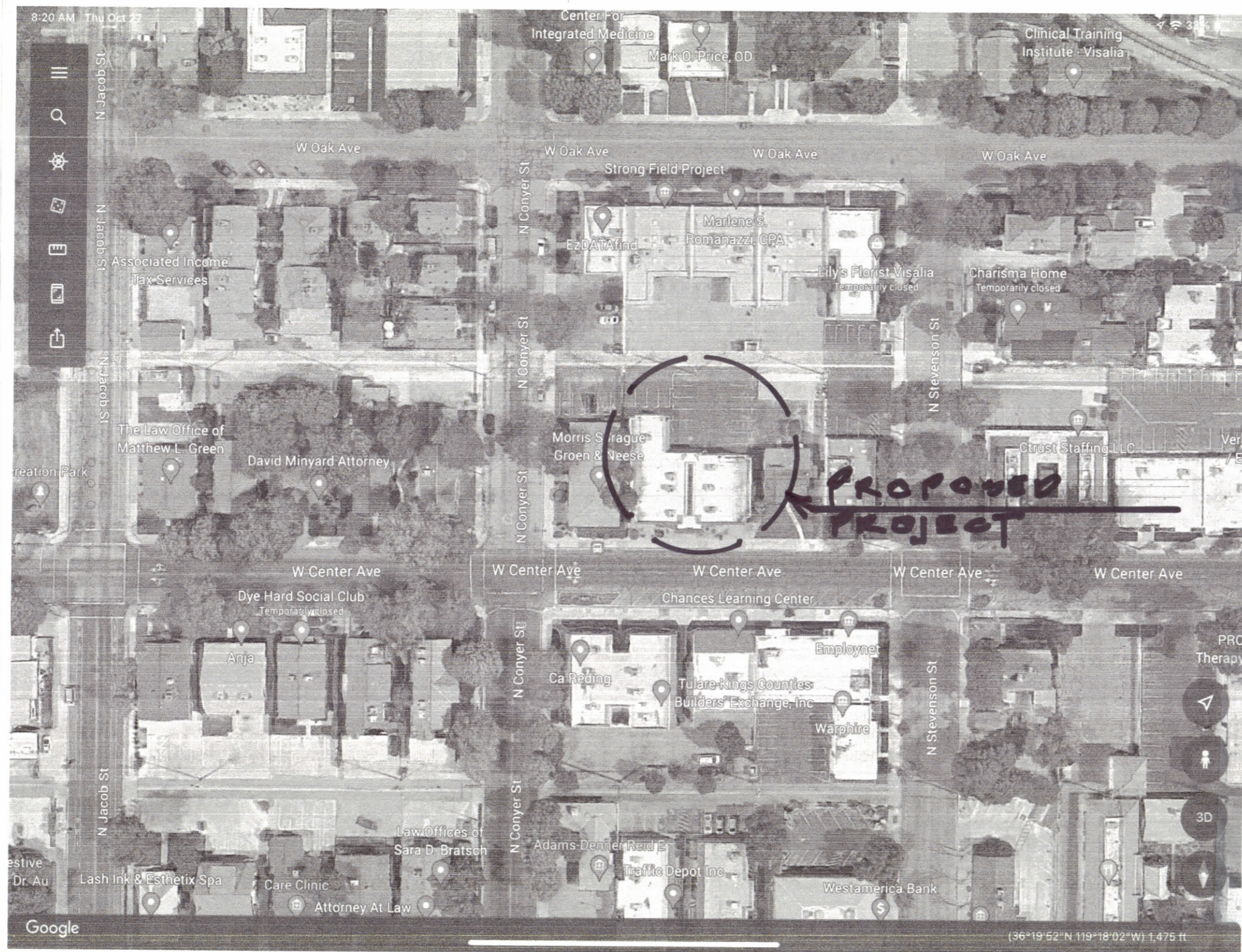
OWNER	AGENT
	
Signature of Owner (Notary Required)	Signature of Agent
Owner Mailing Address <u>SEE ABOVE</u>	Agent Mailing Address <u>320 W CENTER</u>
Owner Phone Number	Agent Phone Number <u>559 280 1029</u>

Approved by City of Visalia:

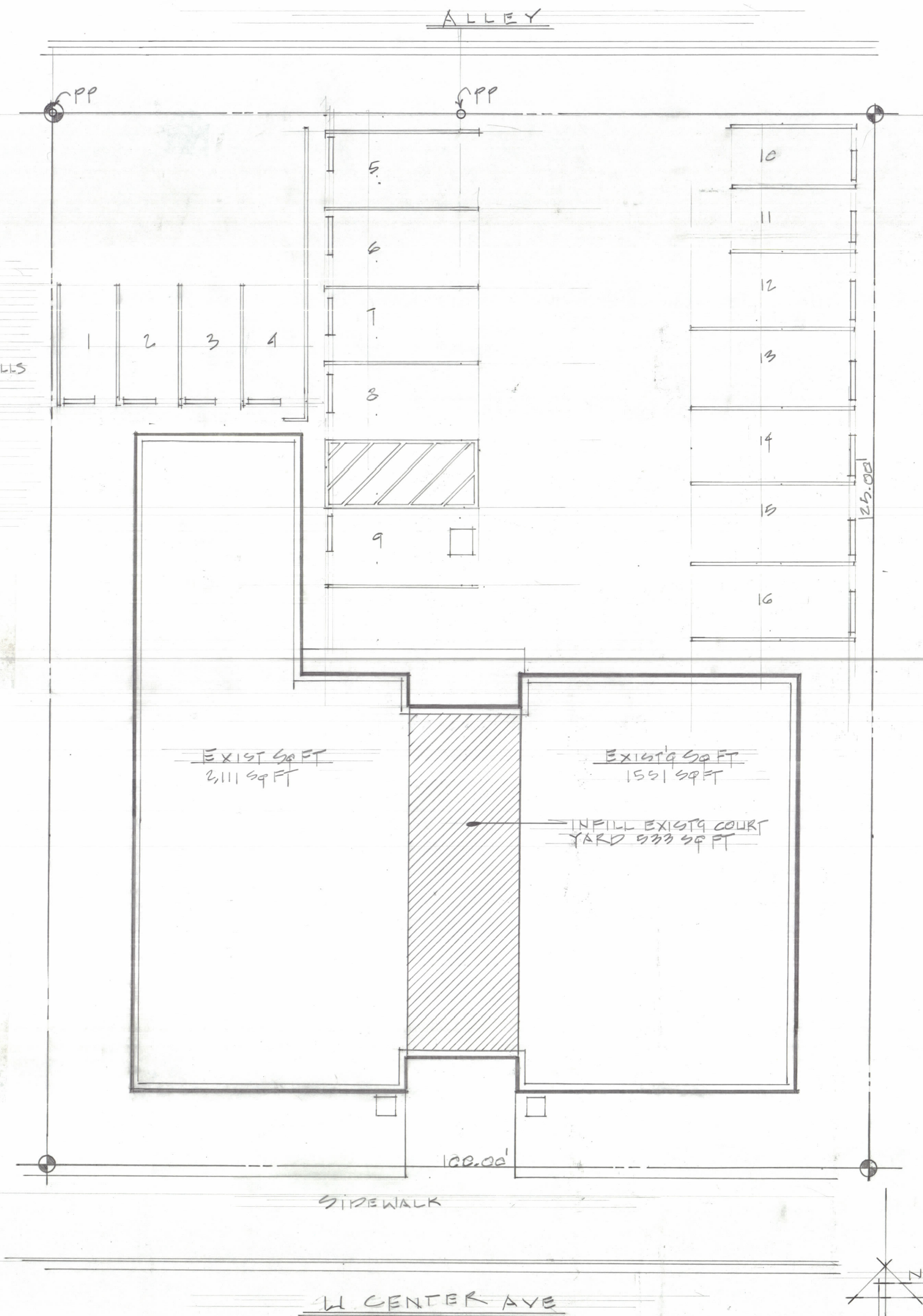
By: _____ Date: _____

NOTES

- ZONE D-MU
- TYPE OF BUSINESS WALK-IN EYES NOSE & THROAT MEDICAL CLINIC
- PARKING PROVIDED 16 STALLS
- PARKING REQ'D 4,195 SQ FT / 200 = 21 STALLS
- THIS PROJECT WILL REQUIRE A CUP
- ADDRESS 314 W-CENTER
- HOURS OF OPERATION 8AM TO 5PM MONDAY THRU-FRIDAY ONLY
- TOTAL SQ FT OF BLDG WILL BE 4,195



VICINITY MAP NO SCALE



EXIST'G SQ FT
2,111 SQ FT

EXIST'G SQ FT
1,551 SQ FT

INFILL EXIST'G COURT
YARD 533 SQ FT

SIDEWALK

W CENTER AVE

SITE PLAN 1/8" = 1'-0"

L. LEWIS ARCHITECT

ARCHITECTURE PLANNING

INTERIORS

TITLE: A PROPOSED NEW

EYE, NOSE & THROAT CLINIC

JOB NO

DATE

DRAWN BY:

SHEET NO

VISALIA CA 93291

(559) 733-8399

DESIGN DATE