

SITE PLAN REVIEW AGENDA

11/16/2022 - 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: [SPR22179](#)

PROJECT TITLE: Josephs Self Storage

DESCRIPTION: Self-Storage Units (C-MU)

APPLICANT: Steve Sparshott

OWNER: BERRY JOE & NANCY (TRS)

APN: 094201027

LOCATION: 1100 E MAIN ST

ITEM NO: 2

SITE PLAN NO: [SPR22180](#)

PROJECT TITLE: Tulare County Federal Credit Union

DESCRIPTION: New 3,000sf (approx.) Building (CMU/RM2)

APPLICANT: Gina Ramos

OWNER: TULARE COUNTY FEDERAL CREDIT UNION

APN: 078430002

LOCATION: NEC N. Mooney Blvd & W. Riggin Ave

ITEM NO: 3

SITE PLAN NO: [SPR22181](#)

PROJECT TITLE: Packwood Residential Development

DESCRIPTION: Multi-Family Development of 192 Unites Surface Parking Totaling 396 Spaces and a 5,000 sf. Clubhouse (R-M3)

APPLICANT: JH Real Estate Partners

OWNER: VANDER WEERD RON ALAN & ROSALINDA I

APN: 119730011

LOCATION: Packwood Ave & Demaree St

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 9:00 a.m. online utilizing Microsoft Teams. The applicant or representative must be present.

Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting.

GENERAL PROJECT INFORMATION

Project/Business Name: JOSEPHS SELF STORAGE Date: 11/03/2022

Project Description: SELF STORAGE UNITS

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

Property Owner: JOE BERRY

Applicant(s) Name: 1

Project Address/Location: 1100 E. Main St.

Assessor Parcel Number: 094-201-027

Parcel Size (Acreage or Square Feet): 2.17 ACRES Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

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

Date Received: 11/03/2022
 SPR Agenda: 11/16/2022 Item No. _____
 Zone: CMU SPR No. 22-179
 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: 24/7 SELF-ACCESS

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

Number of Employees Per Day: Existing _____ Proposed 1

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇓ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇓ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇓ Site plan shall provide for and indicate all of the following:
 - North arrow
 - Existing & proposed structures
 - Loading/unloading areas
 - All existing & proposed site features
 - Adjacent street names
 - Accessible path of travel from right of way
 - Site dimensions, including building
 - Refuse enclosures & containers
 - Accessible path of travel from ADA stall
 - Existing and proposed fencing at site
 - Valley oak trees (show drip line)
 - Location and width of drive approaches to site
 - Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)
 - Existing & proposed landscaping
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
 - Parking stalls (include ADA)

REQUIRED SIGNATURE

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

Name: STEVE SPARSHOTT Signature of Owner or Authorized Agent*

Address: 1206 W. EXAMS

City, State, Zip: VISALIA, CA 93277 Owner _____ Date _____

Phone: 679-7565 Authorized Agent* [Signature] Date 11/3/22

Email: FOURSHOTZ@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, JOE BERRY, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): 094-215-027

AGENT:

I designate STEVE SPARSHOTT 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 30 day of NOVEMBER, 2022

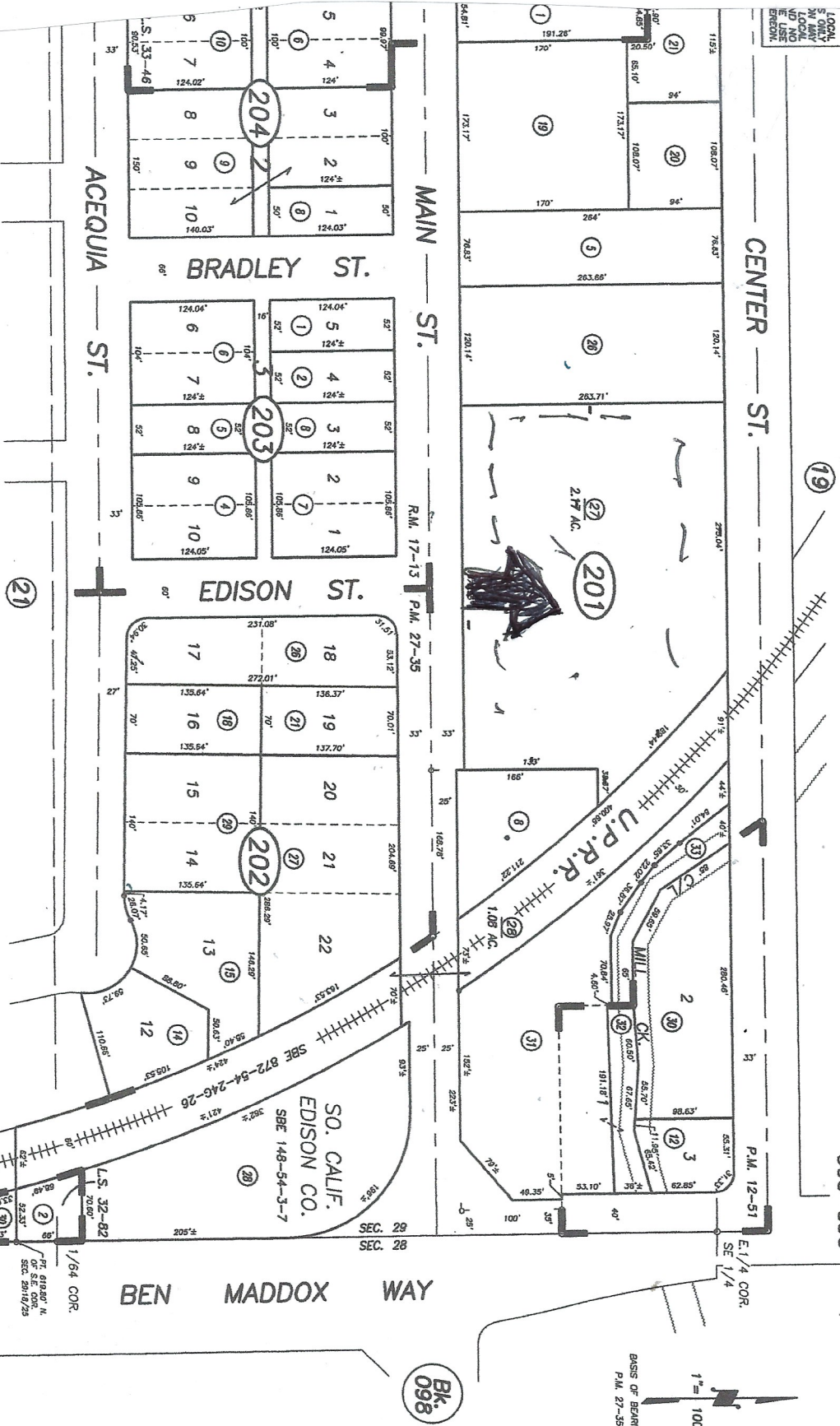
OWNER	AGENT
Signatures	Signatures
<u>[Signature]</u>	<u>[Signature]</u>
Owner Mailing Address	Agent Mailing Address
<u>32077 RD 144</u> <u>VISALIA, CA 93291</u>	<u>1206 W. EXAMS</u>
Owner Phone Number	Agent Phone Number
	<u>679-7565</u>

SELF. STOL - BEPPY
 R. of 1040 E. MAIN

DIRECTLY EXACT OF 094-201-026

N1/2 OF SE1/4 OF SE1/4 SEC.29, T.18S., R.25E., M.D.B.&M.

Tax Area Codes 094-20
 006-096



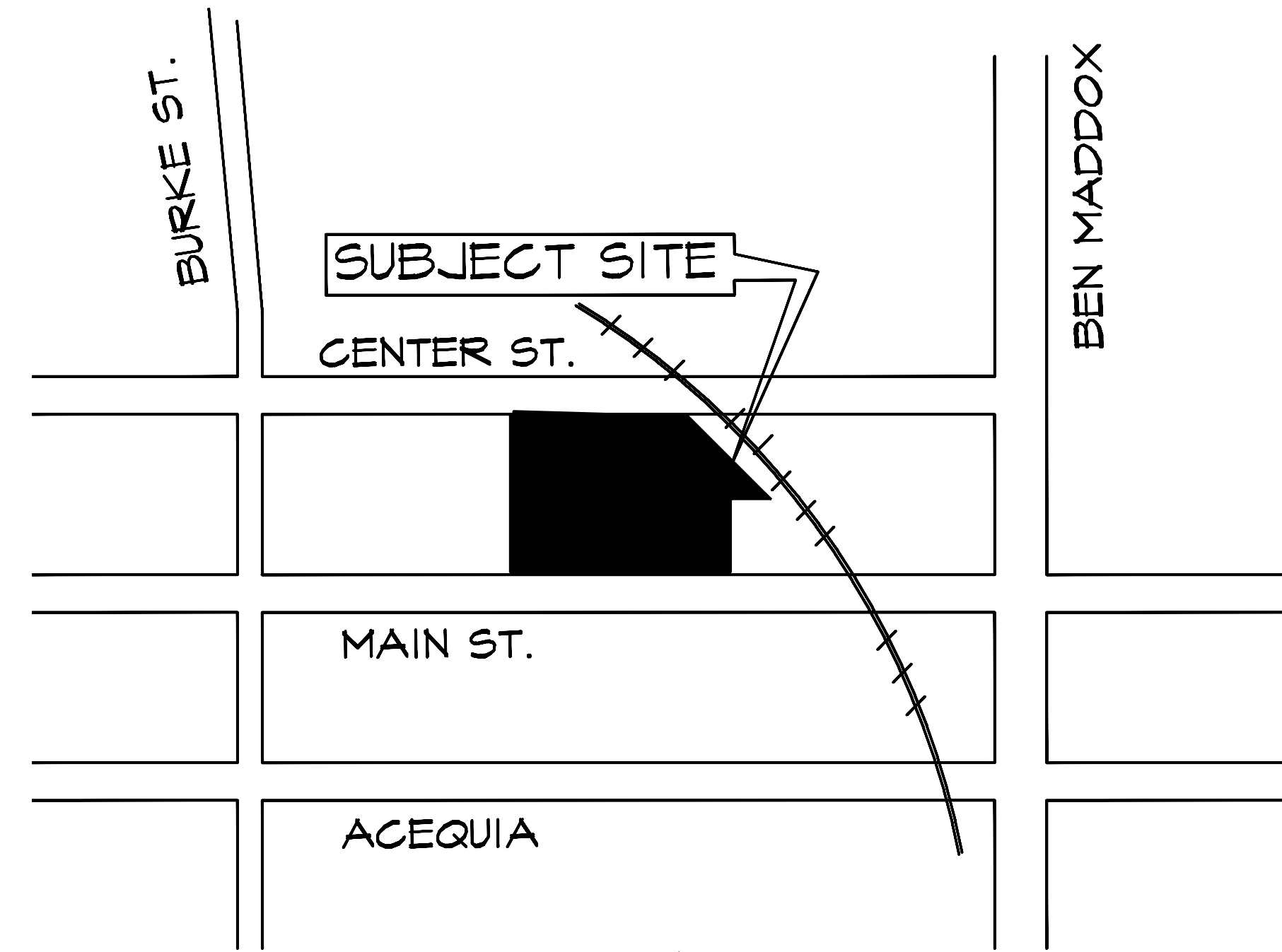
E. HYDE E. MAIN ST. TRACT, R.M. 17-13
 MAP NO. 1150, P.M. 12-51
 RCEL MAP NO. 2634, P.M. 27-35
 OF SURVEY, L.S. 33-46
 OF SURVEY, L.S. 32-82

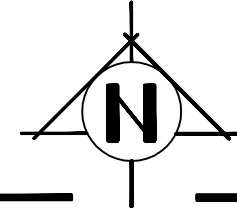
094-201-021
 96,023 ±
 MIXED USE COMM.

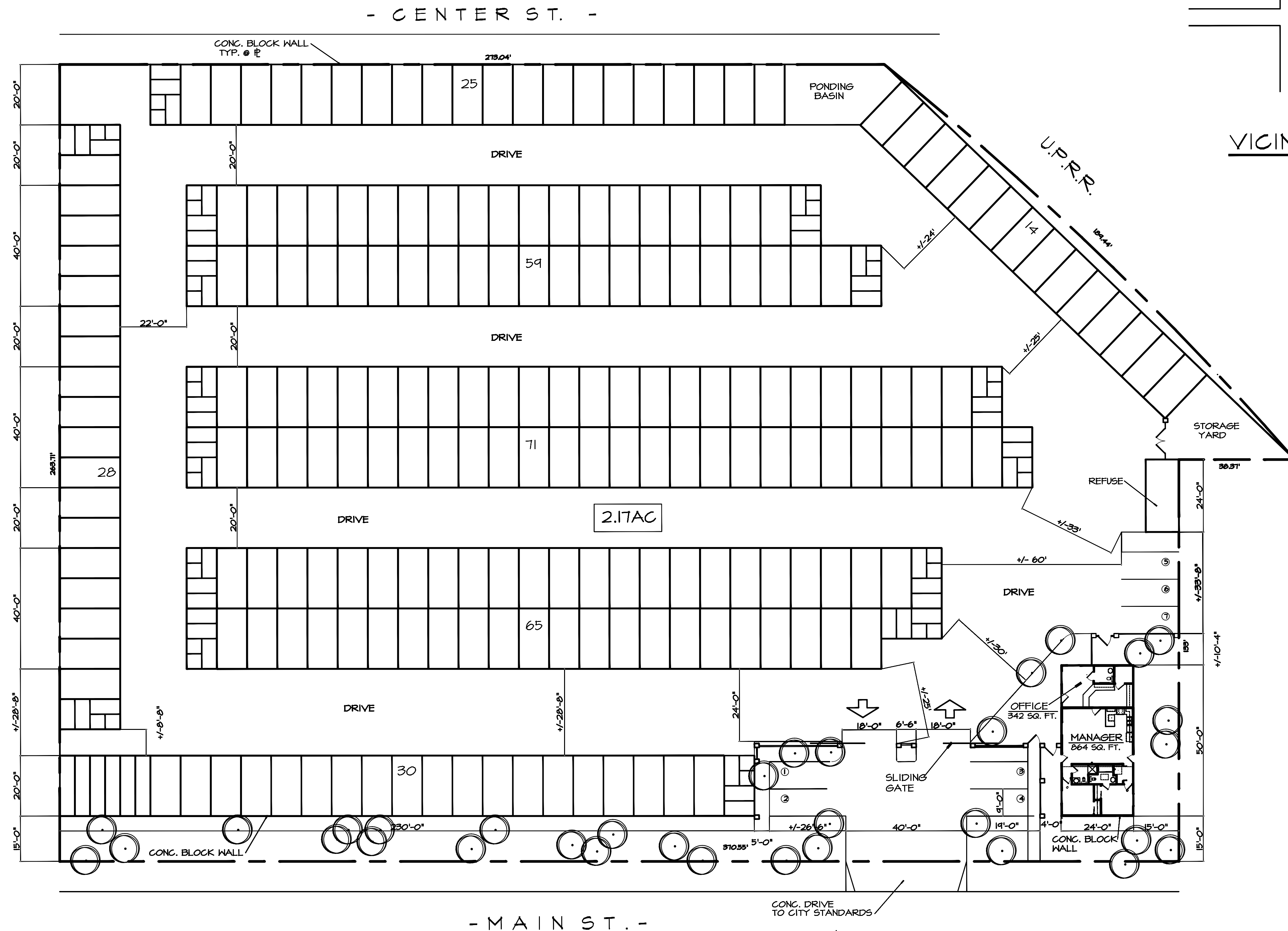
CITY OF VISALIA
 ASSESSOR'S MAPS BK. 094, PG. 20
 COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (123)
 Assessor's Block Numbers Shown in Ellipses (123)

2020-REVIEW	08/09/2020	WAC
REVISION	DATE	TECH

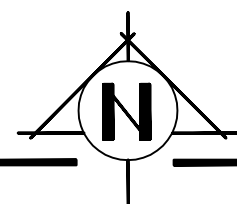


VICINITY MAP  No Scale



SITE PLAN

APN 094-215-027
VISALIA, CA



Scale: 1"=40'-0"

SITE INFO:

VACANT
 PROPOSED: 292 UNIT MINI-STORAGE FACILITY
 OFFICE, 2-BR RESIDENCE
 ZONING: MIXED USE COMMERCIAL
 APN: 094-201-027
 FLOOD ZONE: "XL"
 SITE AREA: ...+/- 2.17 ACRES +/- 94,525 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 BERRY
 32077 RD. 144
 VISALIA, CA. 93277
 805-215-2105

PARKING:

7- STALLS

STEPHEN O. SPARSHOTT
 DESIGN & DRAFTING
 1206 N. EVANS
 VISALIA, CALIF. 93271
 559-674-7005

A 292 UNIT MINI STORAGE FACILITY FOR:
JOSEPH'S SELF STORAGE
 APN 094-215-027 E. MAIN ST. VISALIA CA.

SHEET
 OF

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: Tulare County Federal Credit Union Date: ~~08-18-22~~ 11/09/2022

Project Description: New approx. 3,000 sf credit union.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR 20-099 R&P 7/22/2020

Property Owner: Tulare County Federal Credit Union

Applicant(s) Name: Gina Ramos

Project Address/Location: NEC N. Mooney Blvd. and W. Riggan Ave.

Assessor Parcel Number: 078 430 ~~X20~~ 002 ~~043~~ (Parcel 2 of PM 5315)

Parcel Size (Acreage or Square Feet): 16,441 sf Building or Suite Square Footage: 3,000 sf

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ tbd

Describe All Proposed Building Modifications: New approximate 3,000 sf credit union building with drive-thru lane and associated parking, landscaping, etc.

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

Date Received: 11/09/2022

SPR Agenda: 11/09/2022 Item No. _____

Zone: C-MU/RM2 SPR No. 22-180

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: na

Proposed Building Use: Credit Union

Proposed Hours of Operation: 8:30 am - 5:30 pm

Days of Week In Operation (Circle): Su Sa

Number of Employees Per Day: Existing N/A Proposed 4

Number of Customers Per Day (Estimated): Existing N/A Proposed 140

Predicted Peak Operating Hour: 11:30 am - 12:30 pm

Describe Any Truck Delivery Schedule & Operations: ARMORED VEHICLE DELIVERY ONCE PER WEEK & VARIOUS SECURITY SERVICES (EX SHIELD) 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): Drive-Thru ATM (TRAFFIC SHOULD BE LOW) IN ADDITION

A MAKE UP ATM IS PLANNED TO BE EMBEDDED IN THE BUILDING

Describe Any Special Events Planned for the Facility: NONE

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>Gina Ramos</u>	Signature of Owner or Authorized Agent*	
Address: <u>300 North K Street</u>		<u>9/13/22</u>
City, State, Zip <u>Tulare, CA 93274</u>	Owner	Date
Phone: <u>559-471-9222</u>		
Email: <u>gramos@tularefcu.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

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

I designate _____, 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 _____ day of _____, 20____

OWNER	Signatures	AGENT
Signature of Owner (Notary Required)		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

Approved by City of Visalia:

By: _____ Date: _____



Tulare County Federal Credit Union

November 7, 2022

Serving all of Tulare County

Philip N. Clarey, President/CEO

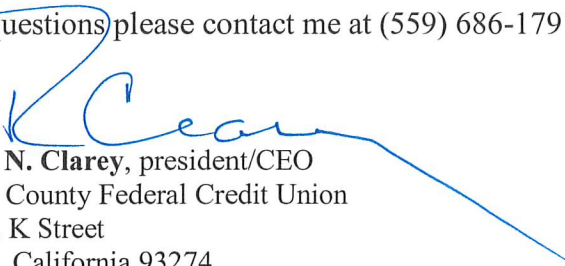
Tulare County Federal Credit Union

Operational Statement

The Operational Statement concerning this project/property is the proposed construction and operational use as a full-service consumer banking branch at Mooney and Riggins. The proposed building is an estimated 2,600 square feet, with an external access walk/drive up ATM, and four (4) employees. The hours of operation will be between 8:30 am to 5:00pm Monday-Friday.

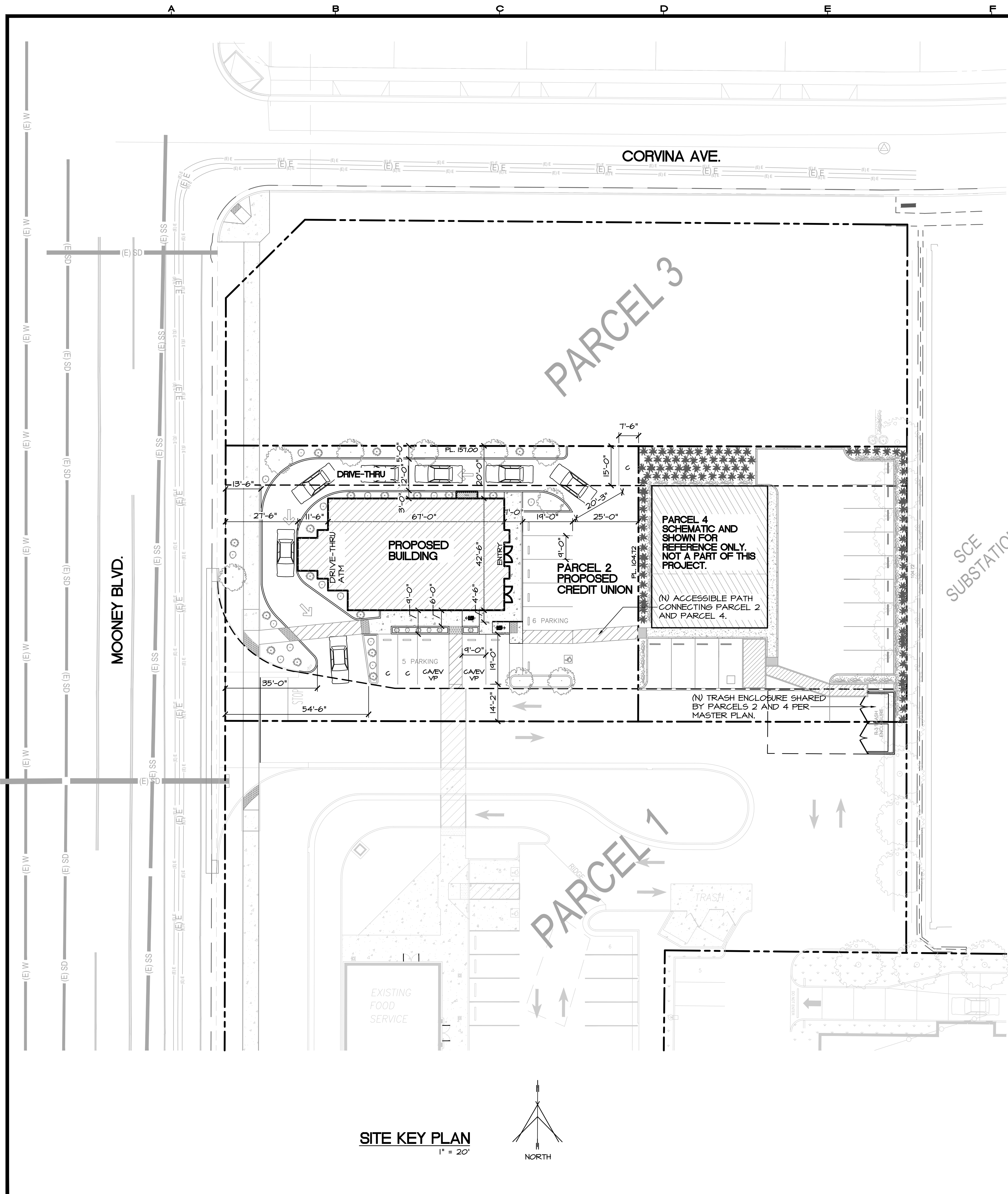
The Credit Union is a Federally chartered (3218) financial institution since, April 15, 1939, with four (4) full-service branches with ATMs at each location in Tulare County. The Credit Union has operated a Visalia branch since 1997, and has been at its current Visalia location, of 5133 W. Walnut Blvd. since June 1999.

Any questions please contact me at (559) 686-1791 ext. 152, or on my cell (559) 972-2688.


Philip N. Clarey, president/CEO
Tulare County Federal Credit Union
300 N. K Street
Tulare, California 93274

300 North 'K' Street, Tulare, California 93274 – Corporate Office and Branch Office
617 North Main Street, Porterville, California 93257 – Branch Office
5133 West Walnut, Visalia, California 93277 – Branch Office

Member accounts are insured to \$250,000 by the National Credit Union Administration, an agency of the Federal government
Equal opportunity lender

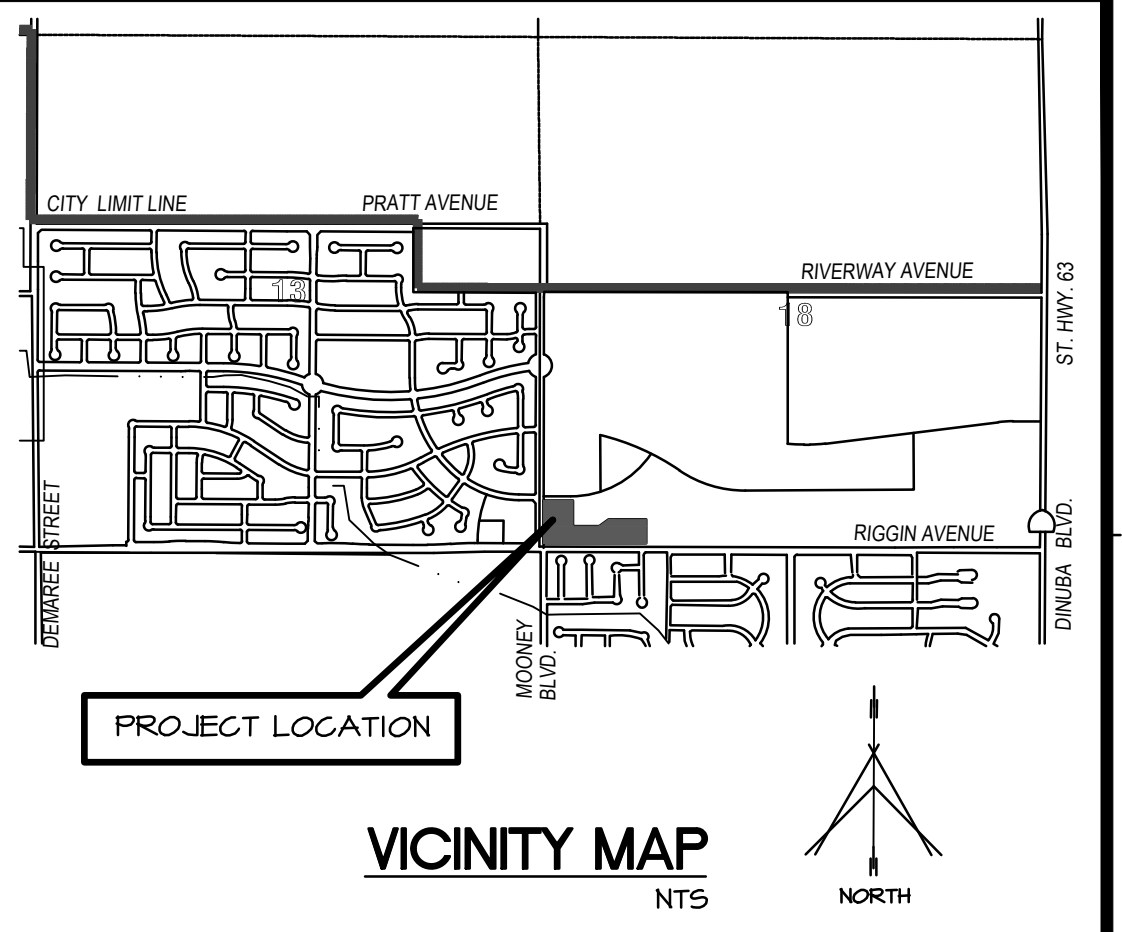


FIRE DEPARTMENT NOTES

- NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF APPLICABLE CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA FIRE CODE (CFC), AND ALL OTHER FEDERAL, STATE, COUNTY, AND CITY ORDINANCES.
- COMBUSTIBLE OR FLAMMABLE WASTE MATERIAL OR RUBBISH OF ANY KIND SHALL NOT BE PERMITTED ON ANY YARD, VACANT LOT, OR OPEN SPACE. COMBUSTIBLE DEBRIS, RUBBISH, OR WASTE MATERIAL SHALL BE REMOVED AS OFTEN AS PRACTICAL. (CFC 3304)
- FIRE EXTINGUISHERS - PER CFC 906, PROVIDE PORTABLE FIRE EXTINGUISHERS, CLASS 2A/10B/C MINIMUM, ONE FOR EACH 3000 SQUARE FEET OR PORTION THEREOF OF FLOOR SPACE AND MAXIMUM TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING TO AN EXTINGUISHER NOT TO EXCEED 75 FEET. WHEN POSSIBLE, THE FIRE EXTINGUISHERS SHOULD BE MOUNTED NEAR EXITS OR IN NORMAL EXIT PATHWAYS. IF NECESSARY, A SIGN SHALL BE POSTED TO CLEARLY INDICATE THE LOCATION OF THE EXTINGUISHER.
- PLANS ARE NOT APPROVED FOR HIGH PILED COMBUSTIBLE STORAGE. STORAGE OF COMBUSTIBLE MATERIALS IN CLOSELY PACKED PILES OR COMBUSTIBLE MATERIALS ON PALLETS, IN RACKS, OR ON SHELVES WHERE THE TOP OF STORAGE IS GREATER THAN 12 FEET IN HEIGHT SHALL NOT BE ALLOWED.
- ADDRESS - APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL BE AT LEAST 6" HIGH AND SHALL BE OF A COLOR TO CONTRAST WITH THEIR BACKGROUND. (CFC 505)
- ALL REQUIRED EXITS SHALL BE CLEAR OF OBSTRUCTIONS FOR THE DURATION OF THE CONSTRUCTION PROJECT.
- DOOR HARDWARE - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. ALL HARDWARE SHALL COMPLY WITH CHAPTER 10 OF THE CALIFORNIA BUILDING CODE (CBC).
- MEANS OF EGRESS ILLUMINATION - AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL.
- EXIT SIGNS - THE PATH OF TRAVEL TO AND WITHIN EXITS IN A BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF CBC CHAPTER 10. EXIT SIGNS SHALL BE READILY VISIBLE FROM THE DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
- AMOUNTS OF FLAMMABLE AND COMBUSTIBLE MATERIAL STORED IN THE BUILDING SHALL NOT EXCEED THE EXEMPT AMOUNTS QUANTIFIED IN CBC 301 AND CFC 5104.
- WHEN FIRE FACILITIES SUCH AS, BUT NOT LIMITED TO, FIRE HYDRANTS AND ACCESS ROADS ARE TO BE INSTALLED BY THE DEVELOPER, THEY SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. (CFC 901)
- WHERE NEW AUTOMATIC FIRE SPRINKLER SYSTEM AT NEW AND/OR REMODELED STRUCTURES AND ADDITIONS ARE REQUIRED, GENERAL CONTRACTOR SHALL INCLUDE IN BID THE PRICE FOR APPROVED PLANS, ENGINEERING, MATERIALS AND INSTALLATION OF NEW FIRE SPRINKLER SYSTEM INCLUDING ANY NEW RISERS AND TIE-IN TO EXISTING FIRE SPRINKLER AND ALARM SYSTEM WHICH MAY BE REQUIRED.
- FIRE SPRINKLER CONTRACTOR SHALL SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE JURISDICTION FIRE DEPARTMENT FOR ALL REQUIRED NEW INSTALLATIONS AND/OR MODIFICATIONS AND ADDITIONS TO EXISTING FIRE SPRINKLER SYSTEM. DESIGNATE ON SPRINKLER SUBMITTAL THE COMMODITY CLASS AND STORAGE HEIGHT.
- ALL WORK SHALL COMPLY WITH NFPA STANDARDS, CBC AND CFC.
- SUBMIT PLANS TO AND OBTAIN PERMITS FROM THE JURISDICTION FIRE DEPARTMENT FOR ALL FIRE ALARM INSTALLATIONS AND/OR MODIFICATIONS.
- A SET OF PLANS SHOWING THE WORK TO BE DONE SHALL ALSO BE FORWARDED TO THE JURISDICTION BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
- FINAL APPROVAL IS SUBJECT TO ACCEPTANCE AFTER A FIELD INSPECTION.
- A KNOX BOX LOCK SYSTEM IS REQUIRED FOR THE BUILDING. APPLICATION IS AVAILABLE AT THE BUILDING DEPARTMENT. RETURN THE COMPLETED APPLICATION, ALONG WITH YOUR CHECK MADE PAYABLE TO "THE KNOX COMPANY" TO THE BUILDING DEPARTMENT FOR SIGN OFF AND MAILING PRIOR TO FINAL INSPECTION FOR OCCUPANCY. (CFC 902)
- ANY FENCE GATE ACROSS THE ENTRY TO THE PROPERTY SHALL REQUIRE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.

SITE NOTES

- EXISTING UNDERGROUND UTILITIES, PIPING, CONDUITS, IMPROVEMENTS OR OTHER UNDERGROUND ENCUMBRANCES FOR THIS SITE ARE NOT SHOWN ON THESE PLANS. NO ATTEMPT HAS BEEN MADE BY COLLINS ENGINEERING TO LOCATE, VERIFY OR SHOW ANY NEW OR EXISTING UNDERGROUND UTILITIES, PIPING, CONDUITS, TANKS, IMPROVEMENTS OR OTHER UNDERGROUND ENCUMBRANCES FOR THIS SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES, PIPING, CONDUITS, TANKS, IMPROVEMENTS AND SIMILAR ABOVE GROUND AND UNDERGROUND ENCUMBRANCES AND TAKE ALL NECESSARY PRECAUTIONS AND PREVENTATIVE MEASURES TO INSURE THAT SUCH EXISTING UTILITIES ARE NOT DAMAGED OR DISRUPTED DURING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY UTILITIES, PIPING, ETC. THAT IS UNCOVERED PRIOR TO OR DURING CONSTRUCTION WHICH MAY INTERFERE WITH OR BE AFFECTED BY THE PROPOSED CONSTRUCTION SO CONDITIONS AND ALTERNATIVES CAN BE REVIEWED PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ALL PROPERTY LINE DIMENSIONS, LOCATIONS, DETAILS, EASEMENTS, ETC. ARE BASED ON AVAILABLE COUNTY ASSESSOR'S MAP INFORMATION AND SHALL BE VERIFIED AND SURVEYED BY A CALIF. LICENSED LAND SURVEYOR.
- SEE DESIGNS AND DRAWINGS BY OTHERS FOR SITE UTILITIES, PAVING AND PATCHING.
- FIELD VERIFY EXISTING CONDITIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED.



GOVERNING AGENCY AND CODES

- CITY OF VISALIA
- CALIFORNIA BUILDING STANDARDS CODE (CCR TITLE 24)
- 2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2022 CALIFORNIA FIRE CODE
 2022 CALIFORNIA ELECTRICAL CODE
 NFPA 13, 2022 EDITION
 NFPA 24, 2022 EDITION
 ADA ACCESSIBLE GUIDELINES (ADAA&G)

PROJECT INFO.

SITE PLAN REVIEW NO.: SPR 20-099

OWNER: TULARE COUNTY FEDERAL CREDIT UNION
 300 NORTH K STREET
 TULARE, CA 93214
 GINA SANDOZ 554-471-4222

LOCATION: NEC N. MOONEY BLVD. AND W. RIGGAN AVE.
 VISALIA, CA

APN: 078-120-043, PARCEL 2 OF PM 5315

SITE AREA: ± 0.38 ACRES (16,441 SF)

FLOOD ZONE: X02

ZONING: C-MU

USE: CREDIT UNION

OCCUPANCY: B

NUMBER OF STORIES: 1

TYPE OF CONSTRUCTION: V-B-NS (NON-SPRINKLERED)

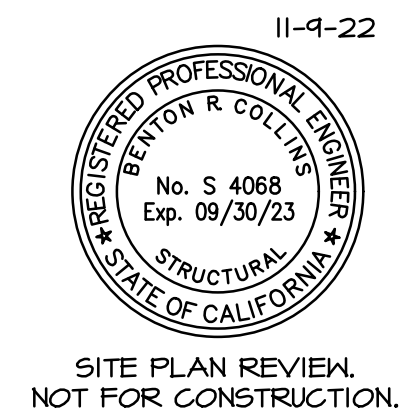
GROSS FLOOR AREA: 2,980 SF

ALLOWABLE FLOOR AREA:
 9,000 SF (FOR OCC. B, TYPE V-B-NS)
 $F = 180'$
 $P = 250'$
 $W = 30'$
 $If = (180/250 - 0.25) \times 30/30 = 0.48$
 $Aa = 9,000 + 0.48(9,000) = 13,320 SF$

PARKING PROVIDED:

REGULAR	6 SPACES
COMPACT	3 SPACES
CLEAN AIR/ELECTRIC VEHICLE/VAN POOL	2 SPACES
ACCESSIBLE	1 SPACES
DRIVE-UP LANE	12 SPACES
	6 SPACES

PARKING RATIO REQUIRED:
 2,980 SF CREDIT UNION / 250 = 12 SPACES REQUIRED



Collins Engineering
 Structural & Civil Engineering
 P.O. Box 6065 • Visalia, CA 93290
 (559) 734-4060
 License S-4068

NEW FACILITY FOR:
TULARE COUNTY FEDERAL CREDIT UNION
 NEC N. MOONEY BLVD. AND W. RIGGAN AVE.
 VISALIA, CA

MARK	DATE	DESCRIPTION

DATE: 11/4/22
DRAWN BY: EC
PROJECT NO.: 19-1423

SHEET TITLE
SITE KEY PLAN

SHEET
A100
 SHEET OF

CITY OF VISALIA SITE PLAN REVIEW APPLICATION



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Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting.

GENERAL PROJECT INFORMATION

Project/Business Name: Packwood Residential Development Date: 11/10/2022

Project Description: Multi-family development of 192 units surface parking totaling 396 spaces and a 5000 SF. clubhouse

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

Property Owner: The Ron Alan And Rosalinda K. Vander Weerd Trust

Applicant(s) Name: JH Real Estate Partners

Project Address/Location: Packwood Ave. and Demaree St.

Assessor Parcel Number: 119-730-011

Parcel Size (Acreage or Square Feet): 9.50 gross acres Building or Suite Square Footage: Proposing 193,460 SF.

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ T.B.D.

Describe All Proposed Building Modifications: Multi-family development of 192 units, surface parking totaling 396 spaces and a 5000 SF. clubhouse

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

Date Received: 11/10/2022
 SPR Agenda: 11/16/22 Item No. _____
 Zone: R-M3 SPR No. 22-181
 Historic District: Yes No
 Flood Zone: AE XAE

-- 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 0

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

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

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: JH Real Estate Partners Signature of Owner or Authorized Agent*
 Address: 520 Newport Center Dr. #520 Owner [Signature] 11-3-2022
 City, State, Zip Newport Beach, CA 92660 Date
 Phone: 949-723-8989 x104 Authorized Agent* [Signature] 11-7-22
 Email: crivas@jhrep.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, [Signature], declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
119-730-011

AGENT:
 I designate JH Real Estate Partners 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 11th day of November, 20 22

OWNER	Signatures	AGENT
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
Signature of Owner		Signature of Agent
<u>P.O. Box 7305 92660</u>		<u>520 Newport Center Dr. # 520</u>
Owner Mailing Address		Agent Mailing Address
<u>559-805-4101</u>		<u>Newport Beach, CA 92660</u>
Owner Phone Number		Agent Phone Number
		<u>949-723-8989 x104</u>
Owner Phone Number		Agent Phone Number

PROJECT SUMMARY
 EXISTING ZONING: R-M-3
 SITE AREA: 9.5 AC
 1-BED. UNITS: ±742 SF - 30 DU'S 1BD = 15.63 %
 2-BED. UNITS: ±975 SF - 132 DU'S 2BD = 68.75 %
 3-BED. UNITS: ±1,75 SF - 30 DU'S 3BD = 15.63 %
 TOTAL = 192 DU'S
 DENSITY: 20 DU/AC
 PARKING: 192 * 1.5 = 288 STALLS
 192 * 0.25 = 48 GUEST STALLS
 REQUIRED = 336 STALLS
 PARKING PROVIDED: 336 STALLS
 165 STALLS W/ CARPORTS
 171 STALLS UNCOVERED
 10 ACCESSIBLE STALLS PROVIDED, 8 REQUIRED.
 OPEN SPACE: 31,300 SF PROVIDED. 20,961 SF REQ.

EXIST. COMMERCIAL
 NOT A PART

