

SITE PLAN REVIEW AGENDA

1/18/2023 - 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: [SPR22166](#)

ASSIGNED TO: Cristobal Carrillo

PROJECT TITLE: Mooney & 264 Overall Layout

Cristobal.Carrillo@visalia.city

DESCRIPTION: Mooney & 264 Overall Layout (C-MU)

APPLICANT: Ken Williams

OWNER: GEORGE JOHN F & DONNA J (TRS)

GEORGE JOHN F & DONNA J (TRS)(FAM RE

GEORGE JOHN F & DONNA J (TRS) FM REV

APN: 126340011

126340017

126340018

126340019

126340024

126340025

126340016

LOCATION: 6520 S MOONEY BLVD

ITEM NO: 2 Resubmit

SITE PLAN NO: [SPR22184](#)

ASSIGNED TO: Cristobal Carrillo

PROJECT TITLE: Sierra Mini Storage

Cristobal.Carrillo@visalia.city

DESCRIPTION: Mini Storage Addition to Include 8 New Buildings (C-MU)

APPLICANT: Aaron Oliver

OWNER: SIERRA MINI STORAGE LP

APN: 100090033

LOCATION: 531 S LOVERS LANE

ITEM NO: 3 Resubmit

SITE PLAN NO: [SPR22197](#)

ASSIGNED TO: Cristobal Carrillo

PROJECT TITLE: American, Inc.

Cristobal.Carrillo@visalia.city

DESCRIPTION: Modifications to Goshen Ave Median to Create Left Turn Pockets into Able Industries Site. (I)

APPLICANT: Aaron

OWNER: FACILITY PARTNERS LLC

APN: 081110065

LOCATION: 8929 W GOSHEN AVE

ITEM NO: 4

SITE PLAN NO: [SPR23004](#)

ASSIGNED TO: Cristobal Carrillo

PROJECT TITLE: 2 LOT PARCEL MAP TUSCANY VILLAS

Cristobal.Carrillo@visalia.city

DESCRIPTION: TENTATIVE PARCEL MAP TO SUBDIVDE 23-ACRE PARCEL INTO TWO PARCELS IN THE R-M-2 ZONE.

APPLICANT: DAN BOND

OWNER: VISALIA SHIRK LLC

APN: 077750001

LOCATION: 6824 W DOE 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.

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ITEM NO: 5

SITE PLAN NO: [SPR23005](#)

PROJECT TITLE: TENTATIVE PARCEL MAP

DESCRIPTION: REQUEST TO SUBDIVIDE ONE PARCEL INTO TWO PARCELS.

APPLICANT: JESUS GUTIERREZ

OWNER: SULLIVAN DIANA LIN

APN: 123340066

LOCATION: 1239 E K AVE

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

ITEM NO: 6

SITE PLAN NO: [SPR23006](#)

PROJECT TITLE: Construct Patio Cover for Stacked Burger

DESCRIPTION: Construct an outdoor covered patio/seating area with solar panels.

APPLICANT: TODD ESAJIAN

OWNER: MILKY WAY DAIRY LLC

APN: 094235005

LOCATION: 531 E MAIN ST

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

ITEM NO: 7

SITE PLAN NO: [SPR23007](#)

PROJECT TITLE: Office Remodel on Court St.

DESCRIPTION: Office remodel

APPLICANT: WALTER DEISSLER

OWNER: STOLL TAMI

APN: 094261023

LOCATION: 512 N COURT ST

ITEM NO: 8

SITE PLAN NO: [SPR23008](#)

PROJECT TITLE: Paintin' Topsy

DESCRIPTION: Office and Art Studio for Painting Parties

APPLICANT: Melanie Dodson

OWNER: ST GEORGE MANAGEMENT GROUP LLC

APN: 097052007

LOCATION: 432 S. Church St.

ITEM NO: 9

SITE PLAN NO: [SPR23009](#)

PROJECT TITLE: New Office Remodel

DESCRIPTION: New office remodel

APPLICANT: Jorge Montelongo

OWNER: MURRAY TAMMY

APN: 093172006

LOCATION: 706 W MURRAY AVE

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

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ITEM NO: 10

SITE PLAN NO: [SPR23010](#)

PROJECT TITLE: New Multi-Family Development

DESCRIPTION: New multi-family residential development.

APPLICANT: Sanjiv Bhagat

OWNER: SINGH BHAN

APN: 098180049

LOCATION: 1915 E HOUSTON AVE

ASSIGNED TO: Cristobal Carrillo

Cristobal.Carrillo@visalia.city

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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: Mooney & 264 Overall Layout Date: 1/9/2023

Project Description: _____

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR 22-166

Property Owner: John F. George Enterprise & Donna J Family Revocable Trust

Applicant(s) Name: Cris George

Project Address/Location: Near the Northeast corner of Mooney Blvd. and Ave. 264

Assessor Parcel Number: 126-340-016, 126-340-017, 126-340-018, 126-340-019, 126-340-024, 126-340-025, 126-340-011

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

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

No proposed building modifications.

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

Date Received: 1.12.23

SPR Agenda: 1.18.23 Item No. _____

Zone: C-MU SPR No. _____

Historic District: Yes No

Flood Zone: X AE X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: N/A

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

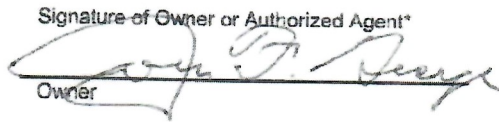
SITE PLAN REQUIREMENTS

- ⇒ 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: Chris George
 Address: 315 E. Tulare Ave
 City, State, Zip: Visalia, CA 93277
 Phone: 559-651-1788
 Email: cns@oliveplantwarehouse.com

Signature of Owner or Authorized Agent*

 Owner _____ Date _____
 Authorized Agent* _____ Date _____

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

126-340-016, 126-340-017, 126-340-018, 126-340-019, 126-340-024, 126-340-025, 126-340-011

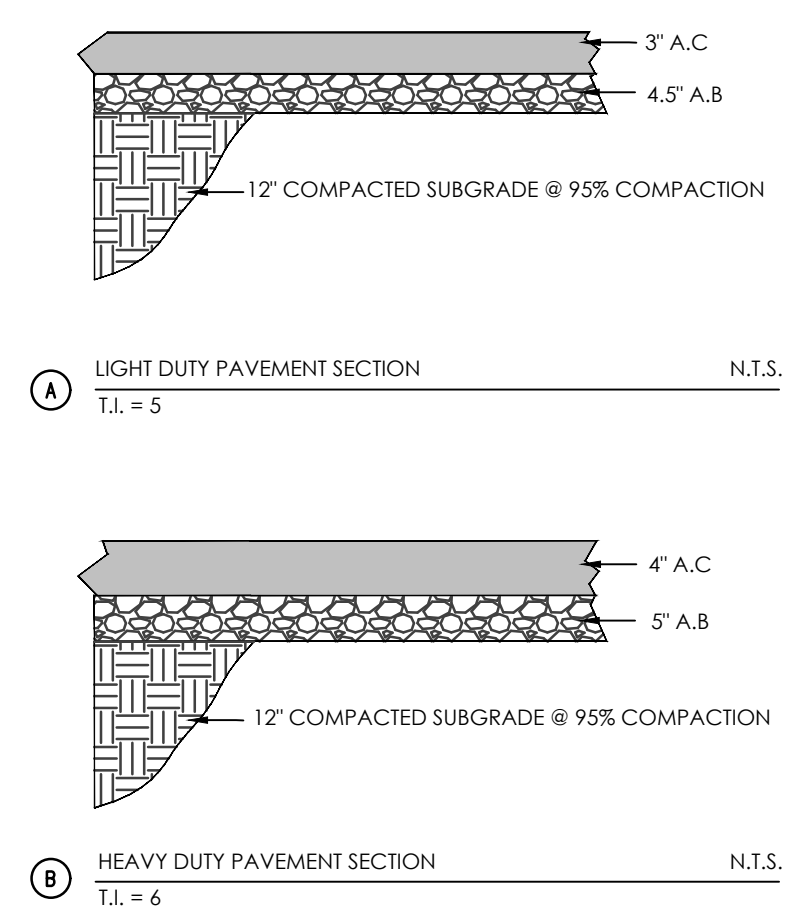
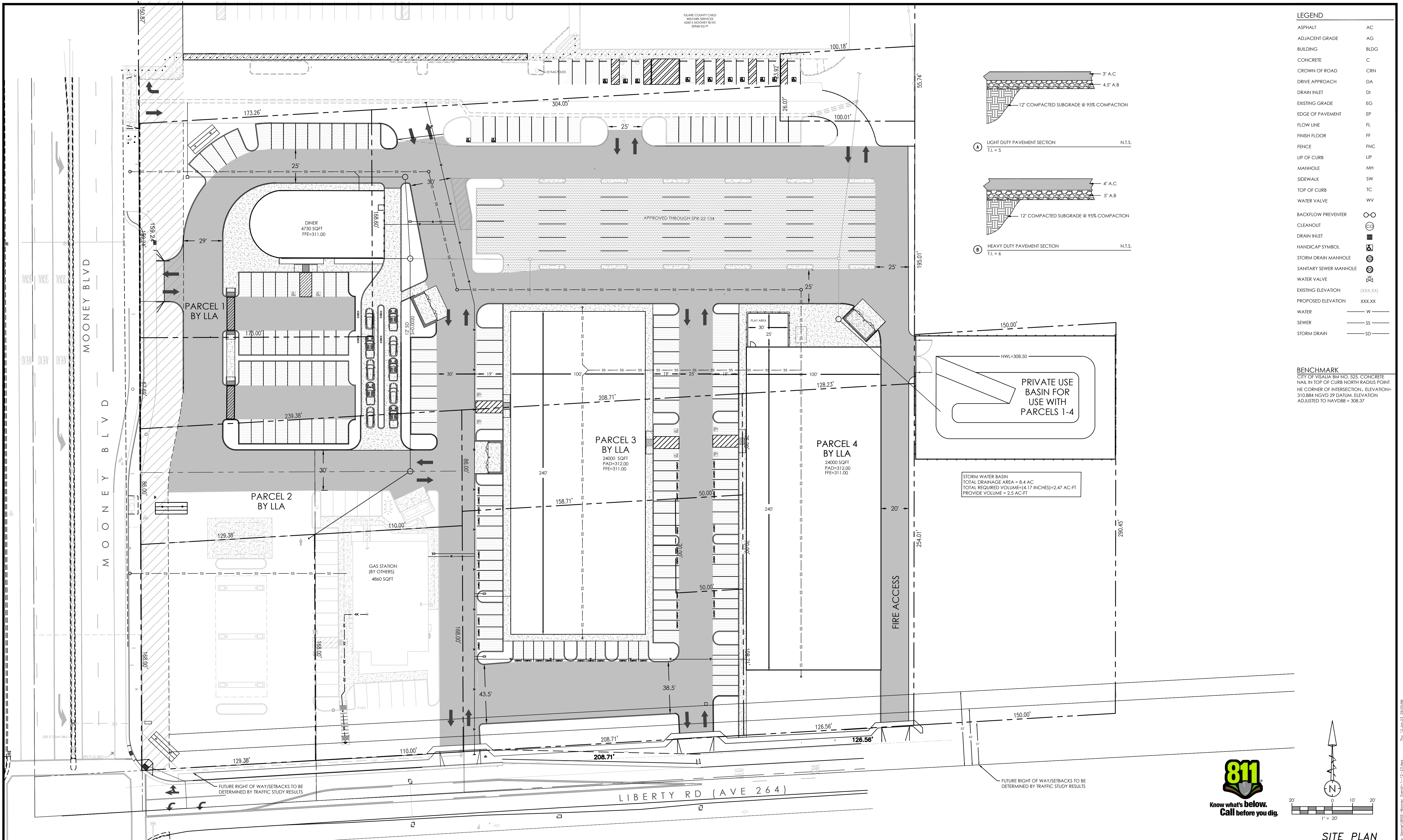
AGENT:

I designate Ken Williams 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 _____ day of _____, 20____.

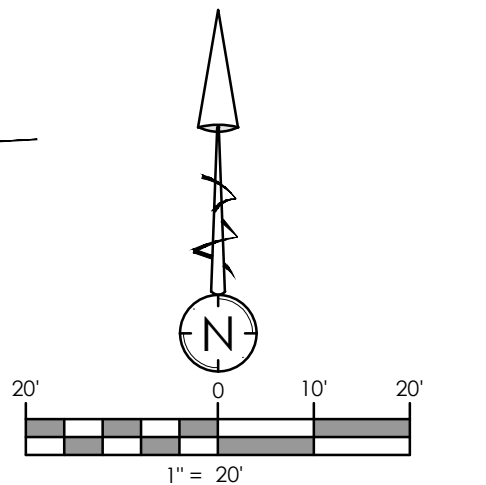
OWNER	AGENT
Signatures	Signatures
	
Signature of Owner	Signature of Agent
<u>315 E. Tulare Ave.</u>	<u>147 N. Carl Dr.</u>
Owner Mailing Address	Agent Mailing Address
<u>Visalia, CA 93277</u>	<u>Visalia, CA 93291</u>
Owner Phone Number	Agent Phone Number
<u>559-651-1788</u>	<u>559-679-0773</u>



LEGEND

ASPHALT	AC
ADJACENT GRADE	AG
BUILDING	BLDG
CONCRETE	C
CROWN OF ROAD	CRN
DRIVE APPROACH	DA
DRAIN INLET	DI
EXISTING GRADE	EG
EDGE OF PAVEMENT	EP
FLOW LINE	FL
FINISH FLOOR	FF
FENCE	FNC
LIP OF CURB	LIP
MANHOLE	MH
SIDEWALK	SW
TOP OF CURB	TC
WATER VALVE	WV
BACKFLOW PREVENTER	○
CLEANOUT	⊙
DRAIN INLET	⊞
HANDICAP SYMBOL	♿
STORM DRAIN MANHOLE	⊞
SANITARY SEWER MANHOLE	⊞
WATER VALVE	⊞
EXISTING ELEVATION	(XXX.XX)
PROPOSED ELEVATION	XXX.XX
WATER	— W —
SEWER	— SS —
STORM DRAIN	— SD —

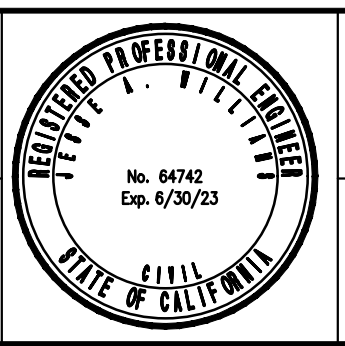
BENCHMARK
CITY OF VISALIA BM NO. 525, CONCRETE NAIL IN TOP OF CURB NORTH RADIUS POINT NE CORNER OF INTERSECTION, ELEVATION=310.884 NGVD 29 DATUM, ELEVATION ADJUSTED TO NAVD88 = 308.37



REVISIONS

REV. BY	DATE

APPROVED
Jesse Allen Williams R.C.E. 64742



AWEEngineering
810 W ACEQUIA AVENUE
VISALIA CA 93291
559-713-6139

COMMERCIAL SHELL BUILDING
GEORGE FAMILY TRUST

SITE PLAN

SCALE: 1" = 20'

JOB #: 21021
DRAWN BY: R/J

FLOOD ZONE: "X"

C1 SHEET

No. 1510023 10/16/2024

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: SIERRA MINI STORAGE Date: 1/12/23

Project Description: MINI STORAGE ADDITION TO INCLUDE 8 NEW BUILDINGS

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR 2022-184

Property Owner: SIERRA MINI STORAGE

Applicant(s) Name: _____

Project Address/Location: 555 SOUTH LOVER'S LANE

Assessor Parcel Number: 1 0 0 - 0 9 0 - 0 3 3

Parcel Size (Acreage or Square Feet): _____ Building or Suite Square Footage: 12,600 SF (NEW)

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: _____

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: MINI STORAGE

Proposed Building Use: MINI STORAGE BUILDINGS

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): N/A

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

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
 - North arrow
 - 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>LANE ENGINEERS INC</u>	Signature of Owner or Authorized Agent*	
Address: <u>979 N BLACKSTONE STREET</u>	<u>TOM NORTON</u>	<u>1/12/2023</u>
City, State, Zip <u>TULARE, CA, 93274</u>	Owner	Date
Phone: <u>559-688-5263</u>	<u>AARON OLIVER</u>	<u>1/12/2023</u>
Email: <u>AARON@LANEENGINEERS.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, TOM NORTON, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
100-090-033

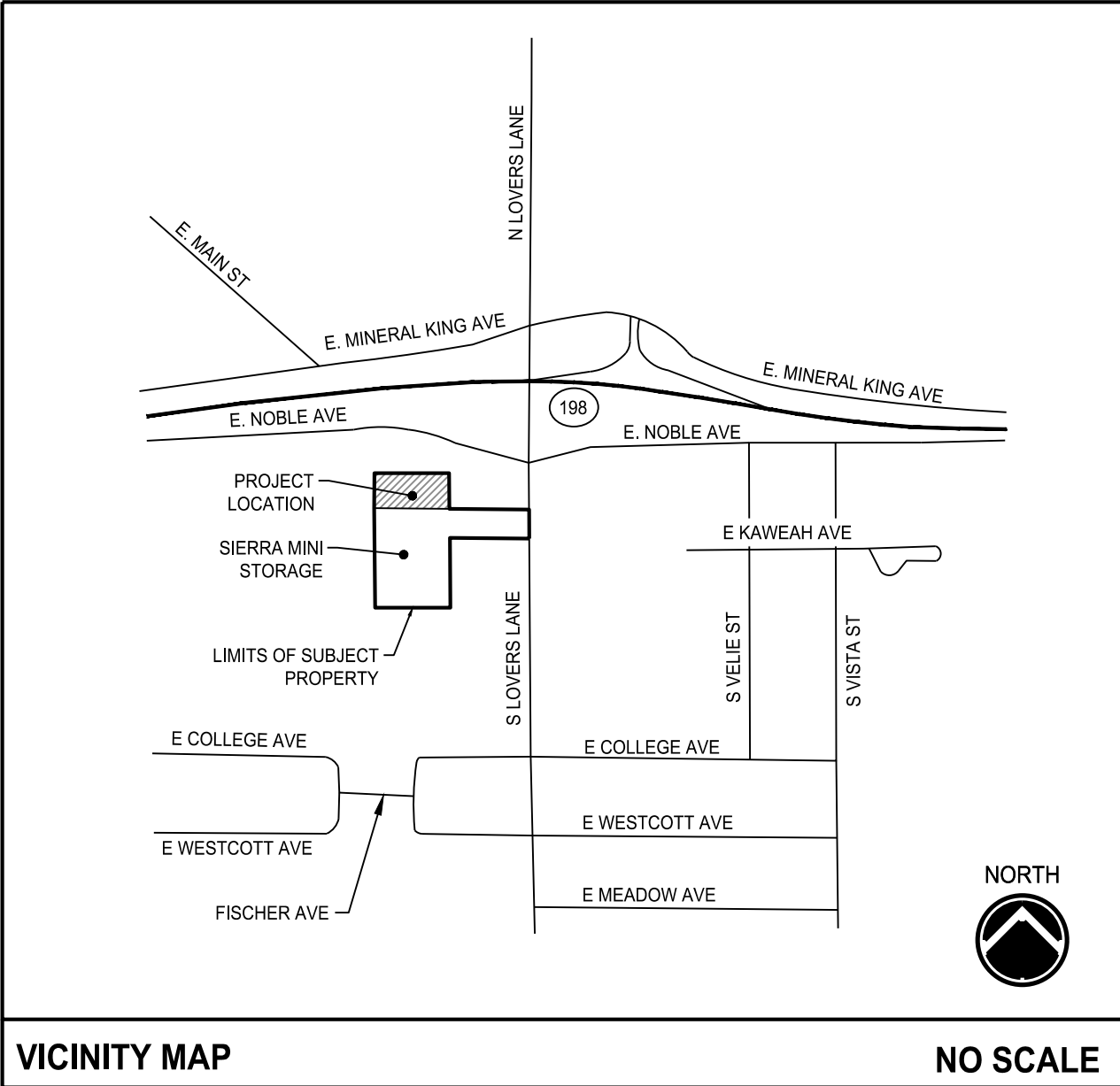
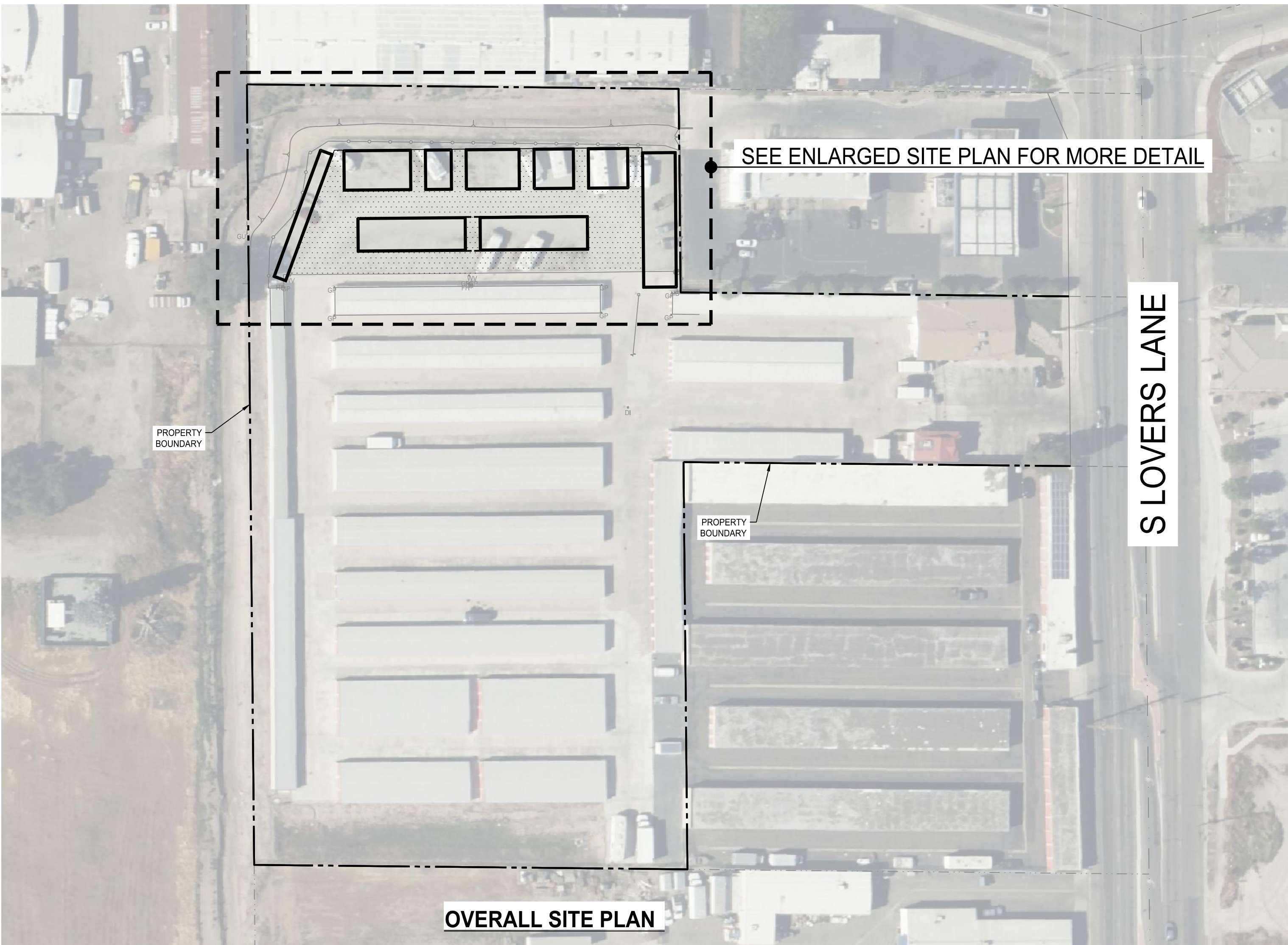
AGENT:

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 CONSTRUCT NEW MINI STORAGE BUILDINGS relative to the property mentioned herein.

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

Executed this Jan day of 12, 2023.

OWNER	AGENT
Signatures	
<p><small>DocuSigned by:</small> Signature of Owner <u>Thomas Norton</u> <small>CF92E76647D4486...</small></p>	<p><small>DocuSigned by:</small> Signature of Agent <u>Aaron Oliver</u> <small>B5E16E8196554A7</small></p>
<p><small>Owner Mailing Address</small> <u>555 S. LOVER'S LANE</u></p>	<p><small>Agent Mailing Address</small> <u>979 N BLACKSTONE STREET</u></p>
<p><small>Owner Phone Number</small> <u>559-786-1714</u></p>	<p><small>Agent Phone Number</small> <u>559-688-5263</u></p>



SITE DATA	
APN	100-090-033
BUILDING AREA	13,475SF
TOTAL PROJECT AREA	±0.63 AC
EXISTING ZONING	CMU - COMMERCIAL MIXED USE
GEN. PLAN LAND USE	CMU - COMMERCIAL MIXED USE
SEWER	CITY OF VISALIA
STORM	CITY OF VISALIA
SOLID WASTE	CITY OF VISALIA
WATER	CITY OF VISALIA
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	AT&T
FLOOD ZONE	X

LEGAL DESCRIPTION

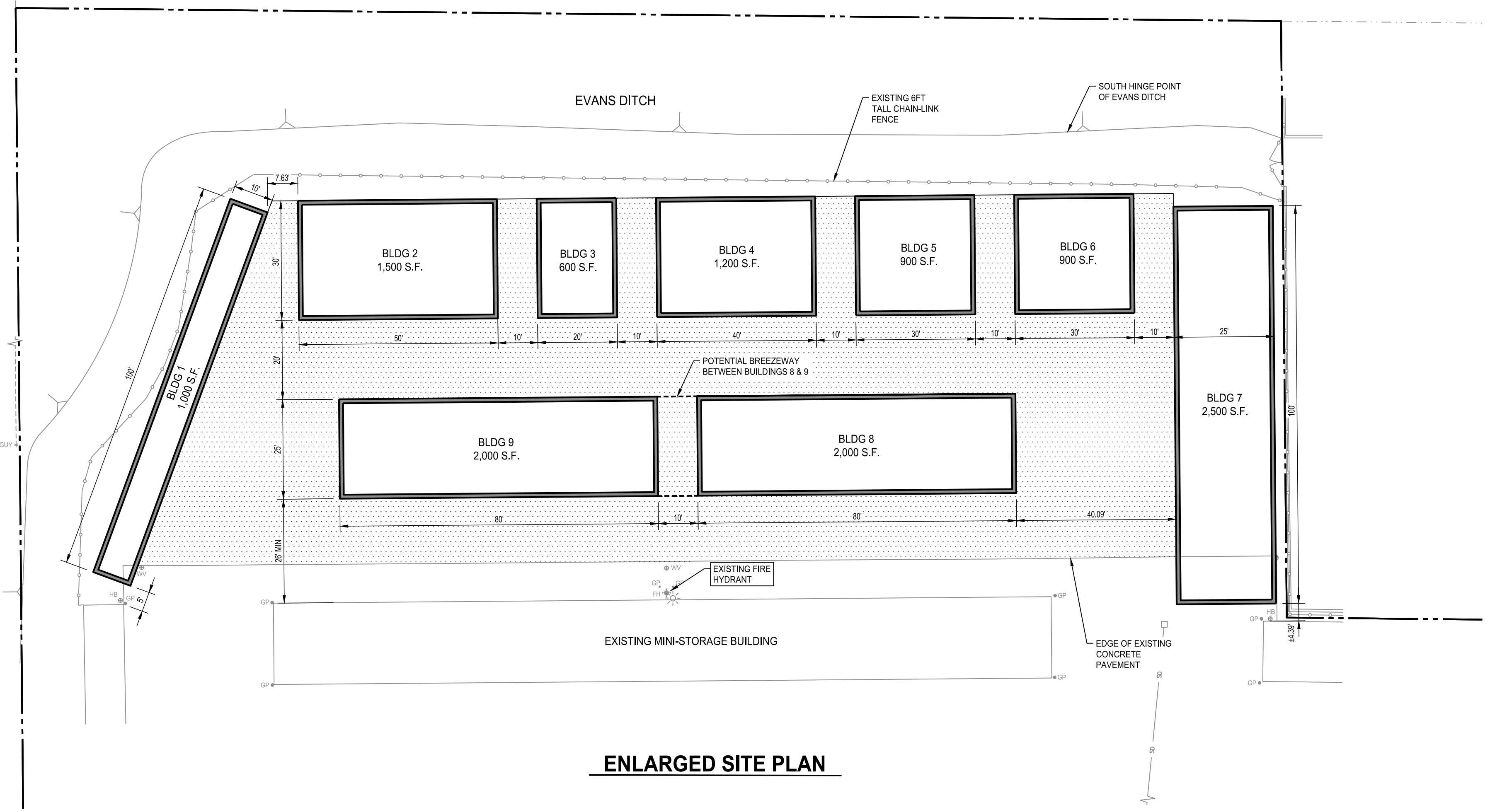
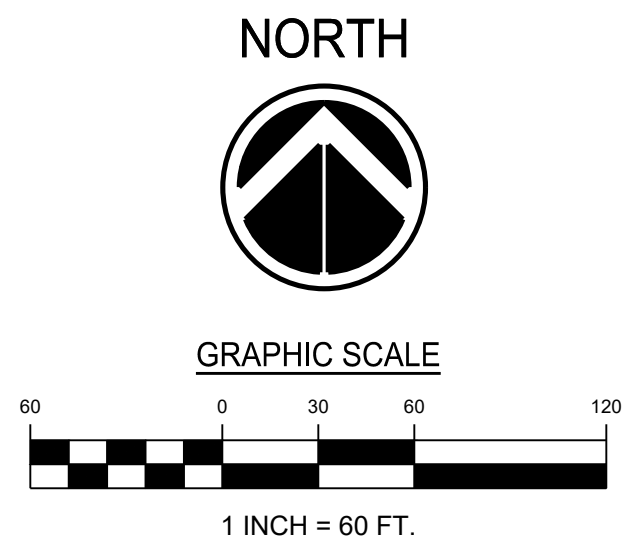
PARCEL 2 OF PARCEL MAP NO. 3602, RECORDED IN BOOK 37 OF PARCEL MAPS, AT PAGE 5, T.C.R. SITUATED IN THE E 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

OWNER/DEVELOPER

SIERRA MINI STORAGE
555 S. LOVER'S LANE
VISALIA, CA, 93291
559-786-1714

LEGEND

- PROPERTY BOUNDARY
- CONCRETE PAVEMENT



Project

SIERRA MINI STORAGE SITE IMPROVEMENT

555 S. LOVE'S LANE
VISALIA, CA. (APN: 100-090-033)

Prepared For
SIERRA MINI STORAGE



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



Description	Release Date

Drawn by: JSL
Reviewed by: APO

Sheet Title

SITE PLAN

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

SP1

Project
**SIERRA MINI STORAGE
 SITE IMPROVEMENT**

555 S. LOVE'S LANE
 VISALIA, CA. (APN: 100-090-033)

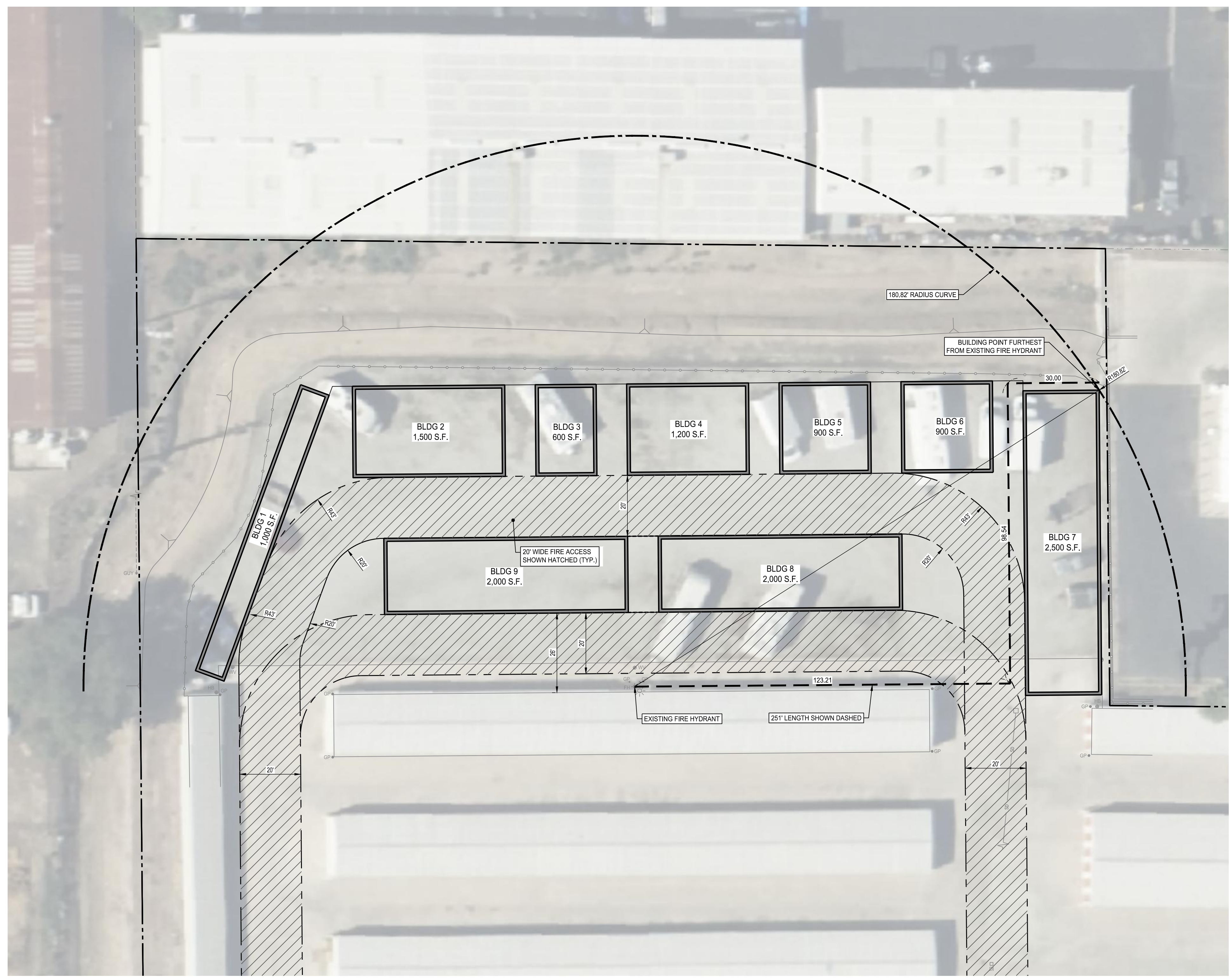
Prepared For
SIERRA MINI STORAGE



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



FIRE ACCESS AND HYDRANT EXHIBIT

Description	Release Date

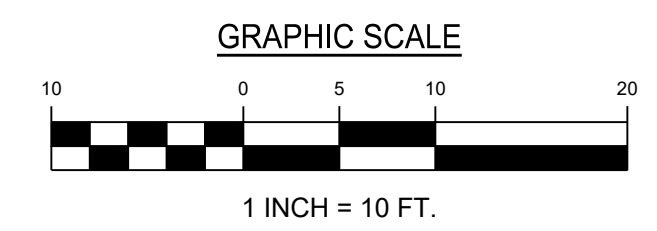
No.	Revision	Date

Drawn by: JSL
 Reviewed by: APO

Sheet Title
SITE PLAN

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

SP2



1/13/2023 12:41:15 PM J:\Users\22327\OneDrive\SIERRA MINI STORAGE\SITE PLAN.dwg

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GENERAL PROJECT INFORMATION

Project/Business Name: American, Inc. Date: 1/10/2023

Project Description: Modifications to Goshen Avenue Median to create Left Turn Pockets.

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 22-197

Property Owner: N/A (Public Road)

Applicant(s) Name: American, Inc.

Project Address/Location: Frontage of Business located at 8929 W. Goshen Avenue

Assessor Parcel Number: N/A - - - - -

Parcel Size (Acreage or Square Feet): N/A Building or Suite Square Footage: N/A (Road Improvements only)

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: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. _____

Historic District: Yes No

Flood Zone: X AE X/AE

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: N/A (Road Improvements Only)

Proposed Building Use: N/A (Road Improvements Only)

Proposed Hours of Operation: N/A (Road Improvements Only)

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

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

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

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: N/A

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): Proposed left turn pocket will allow westbound Goshen traffic to make left turns into 8929 W. Goshen Avenue without needing to make U-Turns at Plaza Drive.
Proposed left turn pocket will also allow eastbound Goshen traffic to make U-Turns in front of 8929 W. Goshen Avenue without needing to go all the way to Kelsey St.

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

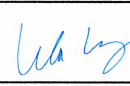
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 - Location and width of drive approaches to site
 - Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16

REQUIRED SIGNATURE

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

Name: <u>Lane Engineers, Inc.</u>	Signature of Owner or Authorized Agent*	
Address: <u>P.O. Box 1059</u>		<u>1/10/2023</u>
City, State, Zip <u>Tulare, CA 93275</u>	Owner _____	Date _____
Phone: <u>(559) 688-5263</u>		<u>1/10/2023</u>
Email: <u>wa@laneengineers.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:

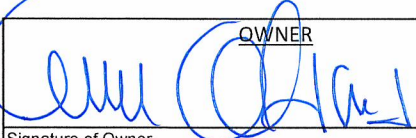

I, Corwyn Oldfield, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
N/A (Road Improvements)

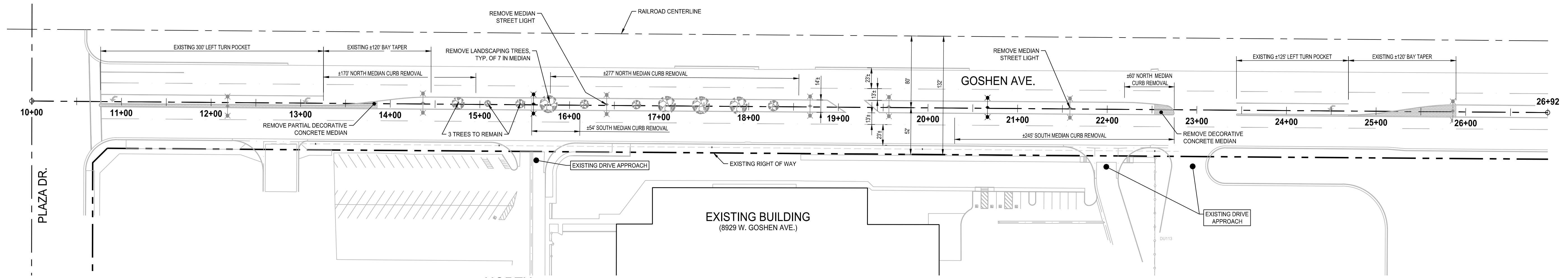
AGENT:

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 Construct New Left Turn Pockets into an existing site & Left turn pocket at Goshen Ave relative to the property mentioned herein.

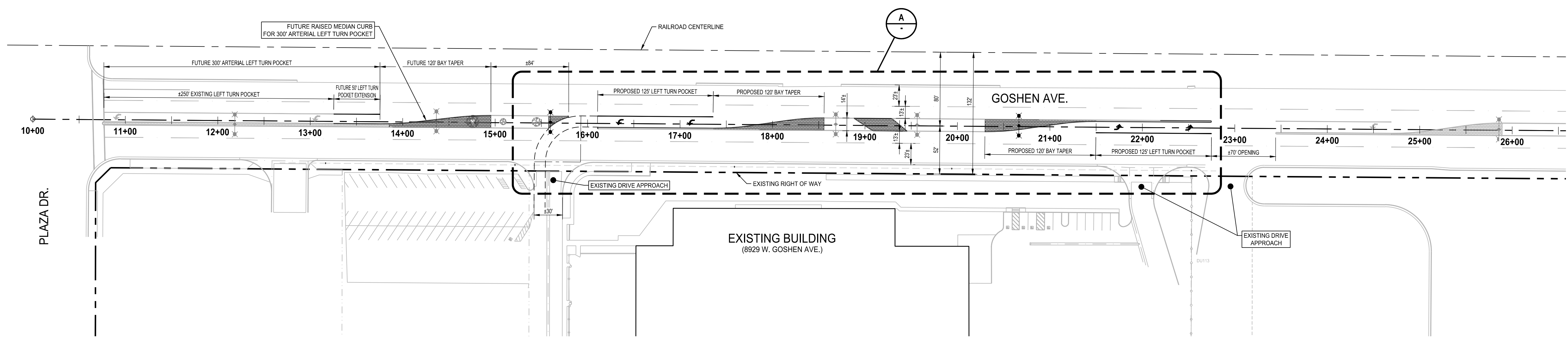
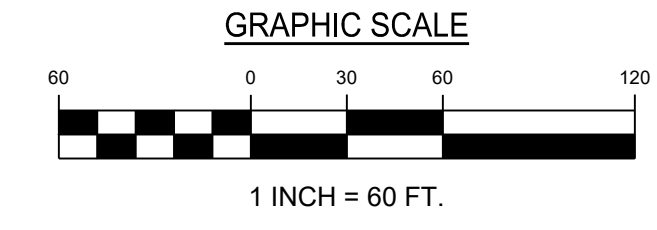
I declare under penalty of perjury the foregoing is true and correct.

Executed this 10th day of January, 2023.

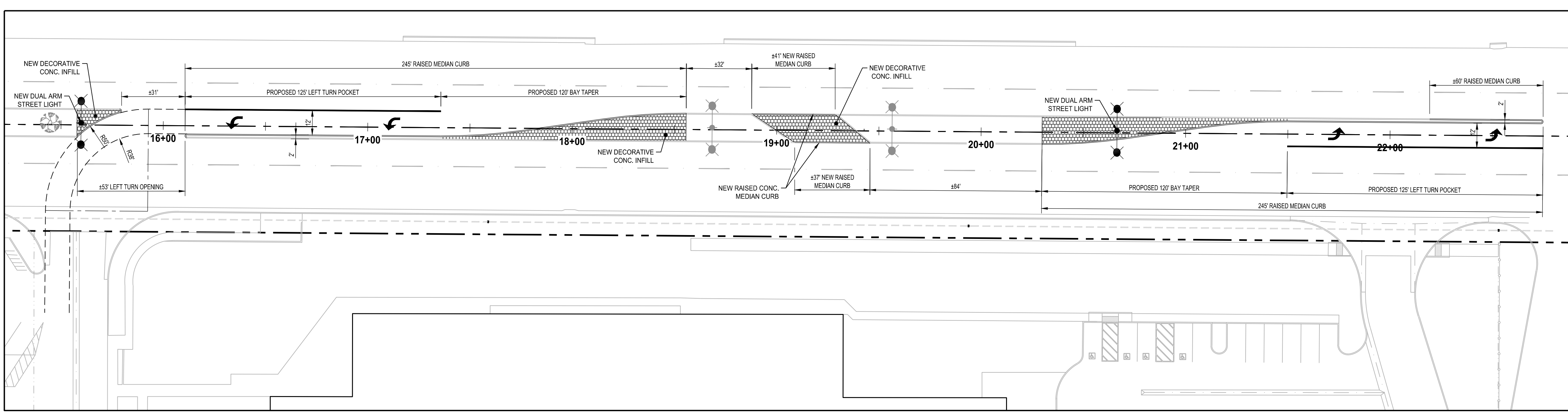
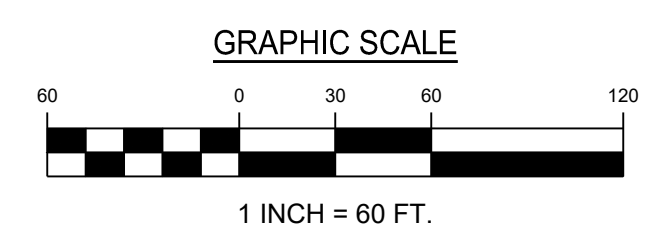
<u>OWNER</u>	<u>AGENT</u>
	
Signature of Owner	Signature of Agent
<u>American, Inc.</u>	<u>Lane Engineers, Inc.</u>
Owner Mailing Address	Agent Mailing Address
<u>1345 N. American St.</u>	<u>P.O. Box 1059, Tulare, CA 93275</u>
<u>(559) 651-1776</u>	<u>(559) 688-5263</u>
Owner Phone Number	Agent Phone Number



GOSHEN AVE. (MEDIAN DEMOLITION)



GOSHEN AVE. (PROPOSED LEFT TURN POCKETS)



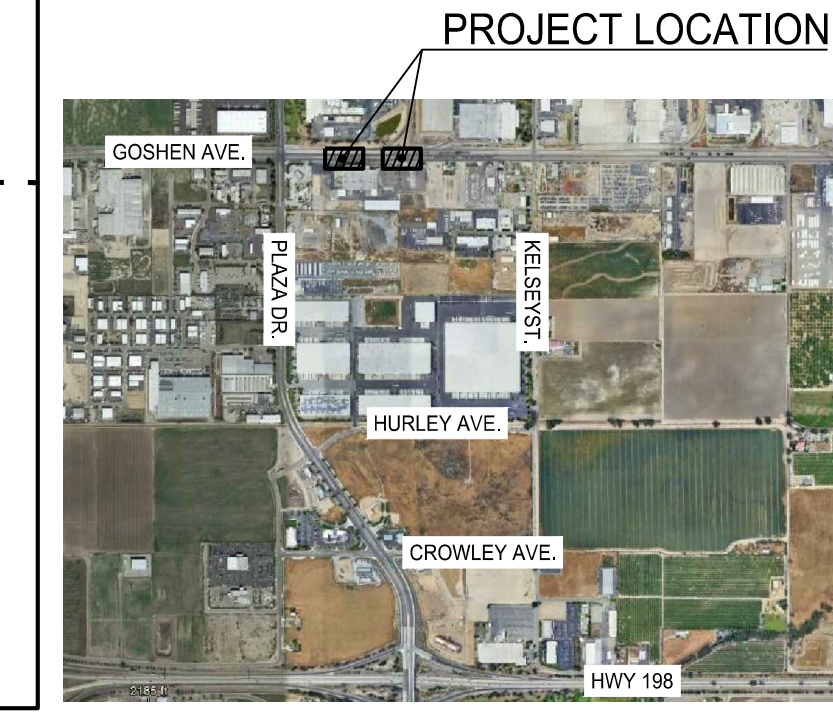
A ENLARGED DETAIL
SCALE: 1"=30'

OWNER/DEVELOPER
AMERICAN, INC.
1345 N. AMERICAN ST.
VISALIA, CA 93271
CONTACT PERSON: CORWYN OLDFIELD
(559) 651-1776

ENGINEER
LANE ENGINEERS, INC.
979 N. BLACKSTONE ST.
TULARE, CA 93274
CONTACT PERSON: WA VANG
(559) 688-5263

SITE DATA

GROSS SITE AREA	#0.2 ACRES (DISTURBED)
ZONING	N/A (ROAD IMPROVEMENTS ONLY)
EXISTING USE	EXISTING ROAD
PROPOSED USE	ROAD IMPROVEMENTS
FLOOD ZONE	AE
ELECTRIC	SOUTHERN CALIFORNIA EDISON CO.
WATER	CALIFORNIA WATER SERVICE CO.
GAS	SOUTHERN CALIFORNIA GAS CO.
SEWER/STORM	CITY OF VISALIA
SOLID WASTE	CITY OF VISALIA



VICINITY MAP
NO SCALE

Project
**GOSHEN AVENUE LEFT
TURN POCKETS**

VISALIA, CA

Prepared For
AMERICAN, INC.



LANE ENGINEERS, INC.
CIVIL • STRUCTURAL • SURVEYING

979 North Blackstone Street
Tulare, California 93274
559.688.5263
www.laneengineers.com

All reproduction & intellectual property rights reserved © 2023
Professional Seal

Description	Release Date

No.	Revision	Date

Drawn by: W.V.
Reviewed by: A.O.

Sheet Title
**GOSHEN AVENUE LEFT
TURN POCKETS**

SITE PLAN REVIEW

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

SPR-2

11/02/2023 11:17:26 AM
J:\6062022023\22387\DWG\SPR-2.dwg

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: TUSCANY VILLAS / VISALIA SHIRK, LLC Date: 1/12/23

Project Description: Dividing the current project under construction for financing purposes.

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

Property Owner: VISALIA SHIRK, LLC

Applicant(s) Name: VISALIA SHIRK, LLC

Project Address/Location: SHIRK & DOE

Assessor Parcel Number: 077-740-001, 077-750-001, 077-530-065, 077-530-066

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

Are There Any Proposed Building Modifications: Yes No

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

Describe All Proposed Building Modifications: N/A

- - THIS AREA FOR CITY STAFF USE ONLY - -

- Date Received: 01/12/2023

SPR Agenda: 01/18/2023 Item No. _____

Zone: R-M-2 SPR No. 2023-004

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: NEW CONSTRUCTION OF APARTMENTS - ALREADY APPROVED

Proposed Building Use: N/A

Proposed Hours of Operation: N/A

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: RESIDENTIAL DELIVERIES OR TRASH SERVICES

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

(Provide Separate Attachment if Necessary): N/A

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

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇨ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇨ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇨ Site plan shall provide for and indicate all of the following:
 - North arrow
 - 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 SHIRK, LLC</u>	Signature of Owner or Authorized Agent*	Date
Address: <u>29350 PACIFIC COST HWY. STE. 12</u>		<u>1/12/2023</u>
City, State, Zip: <u>MALIBU, CA 90265</u>	Owner	Date
Phone: <u>(424) 234-5555</u>		<u>1/12/23</u>
Email: <u>PAULOWHADI@PACIFICRIMCOMPANIES.US</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:

VISALIA SHIRK, LLC
I, PAUL OWHADI, MANAGER, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

077-740-001, 077-750-001, 077-530-065, 077-530-066


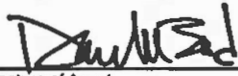
AGENT:

GATEWAY ENGINEERING

I designate GATEWAY ENGINEERING, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to TENTATIVE PARCEL OF A CURRENT PROJECT relative to the property mentioned herein.

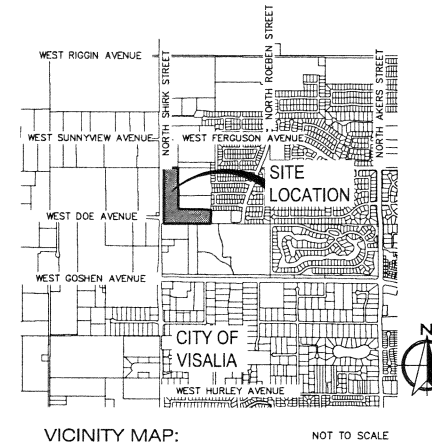
I declare under penalty of perjury the foregoing is true and correct.

Executed this 12TH day of JANUARY, 2023.

OWNER	Signatures	AGENT
<p>VISALIA SHIRK, LLC</p> <p>Signature of Owner</p>  <p>Owner Mailing Address</p> <p>29350 PACIFIC COAST HWY STE. 12 MALIBU, CA 90265</p> <p>Owner Phone Number</p> <p>(424) 234-5555</p>	<p>Signature of Agent</p> 	<p>405 PARK CREEK DRIVE</p> <p>Agent Mailing Address</p> <p>CLAVIS, CA 93611</p> <p>(559) 320-0344 ext. 11</p> <p>Agent Phone Number</p>

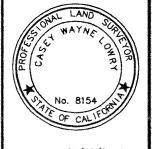
TENTATIVE PARCEL MAP

IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JANUARY 2023 BY GATEWAY ENGINEERING, INC.



VICINITY MAP: NOT TO SCALE

GATEWAY ENGINEERING, INC.
ENGINEERS | LAND SURVEYORS
P. 509.380.0411 F. 509.380.0415 | WWW.GATEWAYENR.COM
8011 EAST PRINCE OF WALES AVENUE, FRESNO, CA 93727-3477



01/06/2023

VISALIA SHIRK LLC
29350 PACIFIC COAST HIGHWAY, SUITE 12
MALIBU, CA 90265
TENTATIVE PARCEL MAP

REV. NO.	DATE	DESCRIPTION

ENGINEER: D.K.B.
LICENSE NO: 57,133
DRAWN BY: V.Y.T.
CHECKED BY: J.L.
SCALE: AS SHOWN
PROJECT NO: 20-072
SHEET
1 1

SITE INFORMATION:

- SITE ADDRESS: NW CORNER OF WEST DOE AVENUE & NORTH SHIRK STREET, VISALIA, CA 93291
- APN: 077-740-001; 077-750-001; 077-530-065; 077-530-066
- RECORD OWNER: VISALIA SHIRK LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
- OWNER'S ADDRESS: 29350 PACIFIC COAST HIGHWAY, STE. 12, MALIBU, CA 90265
- PHONE NO.: (424) 234-5555
- PROPOSED PARCELS: (2)
- PARCEL SIZE: PARCEL A: 775,462± SF (17.80± AC.) [GROSS] / 607,934± SF (13.96± AC.) [NET]
PARCEL B: 268,084± SF (6.15± AC.) [GROSS] / 215,393± SF (4.94± AC.) [NET]
- ZONING: EXISTING: R-M (MULTI-FAMILY RESIDENTIAL)
PROPOSED: R-M (MULTI-FAMILY RESIDENTIAL)
- EXISTING GENERAL PLAN LAND USE: MULTI-FAMILY RESIDENTIAL
- PROPOSED GENERAL PLAN LAND USE: MULTI-FAMILY RESIDENTIAL
- THERE SHALL BE NO GRADE DIFFERENTIALS GREATER THAN 6 INCHES WITHIN 200 FEET OF THE SITE.
- THERE ARE NO EXISTING UNDERGROUND STRUCTURES SUCH AS PRIVATE WELLS, CESSPOOLS, SEPTIC SYSTEMS, DUMP SITES OR OTHER UNDERGROUND STRUCTURES.
- ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC.
- PROPOSED IMPROVEMENTS, INCLUDING SEWER, WATER, STORM SEWER, STREETLIGHTS, GUTTER, CURB, SIDEWALK, AND PERMANENT PAVEMENT SHALL BE INSTALLED PER CITY OF FRESNO STANDARD DRAWINGS.
- EXISTING UTILITY SERVICES PROVIDED BY:

WATER	CITY OF VISALIA
SEWER	CITY OF VISALIA
ELECTRICITY	PACIFIC GAS & ELECTRIC
GAS	PACIFIC GAS & ELECTRIC
STORM DRAIN	SURFACE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1 PURSUANT TO LOT LINE ADJUSTMENT NO. 2007-34, RECORDED DECEMBER 28, 2007, AS DOCUMENT NO. 2007-0110964 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

REMAINDER 2 OF EAGLE CREEK NO. 2 AS RECORDED IN VOLUME 42 OF MAPS AT PAGE 25 OF TULARE COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

TOGETHER WITH THAT PORTION OF REMAINDER 1 OF SAID EAGLE CREEK NO. 2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF REMAINDER 1 OF SAID EAGLE CREEK NO. 2; THENCE, NORTH 0014'46" WEST, ALONG THE WEST LINE OF SAID REMAINDER 1, A DISTANCE OF 341.76 FEET; THENCE, NORTH 89°45'14" EAST, 82.99 FEET; THENCE, SOUTH 84°41'31" EAST, 202.06 FEET; THENCE, NORTH 89°45'14" EAST, 47.92 FEET TO THE SOUTHWEST CORNER OF LOT 171 OF SAID EAGLE CREEK NO. 2; THENCE, CONTINUING NORTH 89°45'14" EAST, ALONG THE SOUTH LINE OF SAID LOT 171 AND LOTS 170, 169, 168, 167, 166, 165, 164 AND 163 OF SAID EAGLE CREEK NO. 2, A DISTANCE OF 538.03 FEET TO THE NORTHWEST CORNER OF REMAINDER 2 OF SAID EAGLE CREEK NO. 2; THENCE, SOUTH 00°22'29" WEST, ALONG THE WEST LINE OF SAID REMAINDER 2, A DISTANCE OF 326.83 FEET TO THE SOUTHWEST CORNER OF SAID REMAINDER 2; THENCE, NORTH 89°57'27" WEST, ALONG THE SOUTH LINE OF REMAINDER 1 OF SAID EAGLE CREEK NO. 2, A DISTANCE OF 868.42 FEET TO THE SOUTHWEST CORNER OF SAID REMAINDER 1 AND THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE REMAINDER OF PARCEL MAP 4750, AS RECORDED IN BOOK 48 OF PARCEL MAPS, AT PAGE 55, OF TULARE COUNTY RECORDS DESCRIBED AS FOLLOWS:

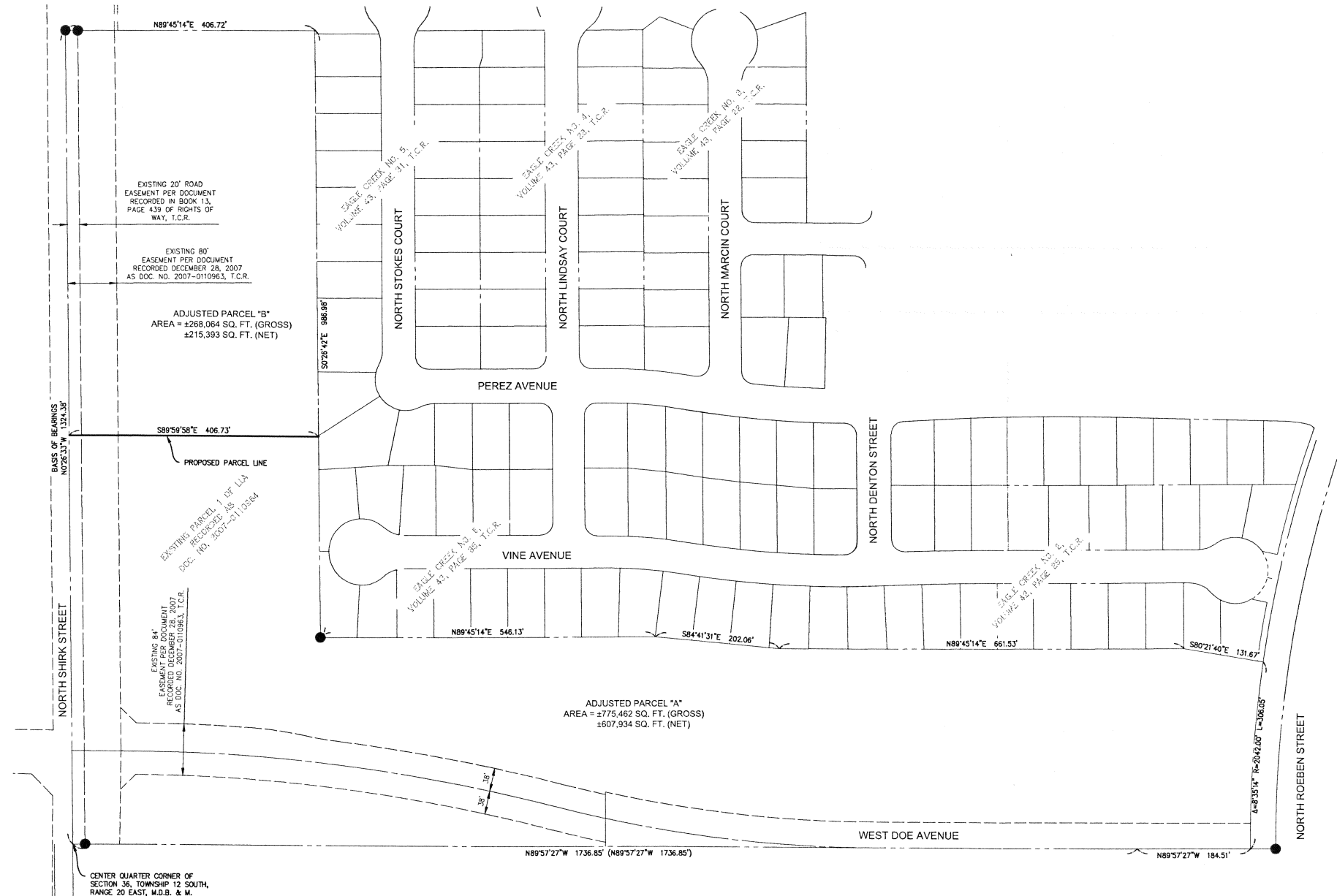
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE REMAINDER OF SAID PARCEL MAP 4750; THENCE, NORTH 89°45'14" EAST, ALONG THE NORTH LINE OF SAID REMAINDER AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 406.72 FEET; THENCE, SOUTH 00°28'42" EAST, 986.87 FEET; THENCE, NORTH 89°45'14" EAST, 462.81 FEET TO THE EAST LINE OF THE REMAINDER OF SAID PARCEL MAP 4750, SAID LINE ALSO BEING THE WEST LINE OF REMAINDER 1 OF SAID EAGLE CREEK NO. 2; THENCE, SOUTH 00°14'48" EAST, ALONG SAID EAST LINE, 341.76 FEET TO THE SOUTHEAST CORNER OF THE REMAINDER OF SAID PARCEL MAP 4750 AND THE SOUTHWEST CORNER OF REMAINDER 1 OF SAID EAGLE CREEK NO. 2; THENCE, NORTH 89°57'27" WEST, ALONG THE SOUTH LINE OF THE REMAINDER OF SAID PARCEL MAP 4750, A DISTANCE OF 868.43 FEET TO THE SOUTHWEST CORNER OF SAID REMAINDER; THENCE, NORTH 00°26'33" WEST, ALONG THE WEST LINE OF SAID REMAINDER, 1324.32 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE NORTHWEST CORNER OF SAID REMAINDER AND THE POINT OF BEGINNING.

EXCEPTING THEREFROM ONE-HALF OF THE OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES FOR A PERIOD OF 25 YEARS, AS RESERVED IN THE DEED FROM HAZEL C.M. MONTAGUE TO ALBERT F. BLANK, ET AL, DATED AUGUST 8, 1958 AND RECORDED AUGUST 22, 1958 IN BOOK 2072, PAGE 3 OF OFFICIAL RECORDS.

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T. 18 S., R. 24 E., M.D.B. & M., TAKEN TO BE N00°26'33" W AS SHOWN ON PARCEL MAP NO. 4750, RECORDED IN VOLUME 48 OF PARCEL MAPS, AT PAGE 55, T.C.R.

MAP PREPARED:
CREATED: JANUARY 06, 2023

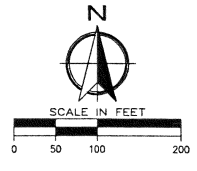


SYMBOL AND LINETYPE LEGEND:

	EXISTING WROUGHT IRON FENCE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	EXISTING CENTERLINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING CONCRETE
	EXISTING CURB & GUTTER
	PROPOSED PARCEL LINE

SYMBOLS LEGEND:

EXISTING	PROPOSED	EXISTING	PROPOSED



GATEWAY ENGINEERING, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF GATEWAY ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GATEWAY ENGINEERING, INC. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

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: FELICIANO B. HARO - T.P.M. Date: 1/11/2023
 Project Description: TENT. PARCEL MAP - FOR SB-9 PROGRAM
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Feliciano B. Haro
 Applicant(s) Name: S/CY LAB, INC.
 Project Address/Location: 1239 E K Ave, Visalia, CA 93292
 Assessor Parcel Number: 123-340-066
 Parcel Size (Acreage or Square Feet): 15,625 S.F. Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ N/A
 Describe All Proposed Building Modifications: N/A
These will be 2 residential lots
when divided.

--- 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: N/A
 Proposed Building Use: N/A
 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

- ⇓ 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: SKYLAB, INC. Signature of Owner or Authorized Agent*
 Address: 1004 W Main St Suite A * *Edurno Bonty Hano* x 01/10/23
 City, State, Zip Visalia CA 93291 Owner Date
 Phone: (559) 625-9150 Authorized Agent* Date
 Email: Skylab1004@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, _____, 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	
Signature of Owner	Signature of Agent
Owner Mailing Address	Agent Mailing Address
Owner Phone Number	Agent Phone Number

OWNER: FELICIANO & PATRICIA HARO
 1716 S. GRAND ST,
 VISALIA, CA 93292
 PH. (559) 741-9676

SURVEYOR: AW ENGINEERING
 810 WEST ACEQUIA
 VISALIA, CA 93291
 PH. (559) 713-6139

TENTATIVE PARCEL MAP

BEING A DIVISION OF THE CITY OF VISALIA IN THE COUNTY OF TULARE, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 123 OF MAPS, PAGE 34, TULARE COUNTY RECORDS LOCATED IN THE SOUTH HALF OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 5 TOWNSHIP 19 SOUTH, RANGE 25 EAST MOUNT DIABLO MERIDIAN IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

SITE ADDRESS: 1239 E K AVE,
 VISALIA, CA 93292

APN: 123-340-066

FLOOD ZONE: X

OWNER'S STATEMENT:

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF THE REAL PROPERTY AS SHOWN ON THIS PLAT AND CERTIFY THAT I AM THE LEGAL OWNER OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED BY:

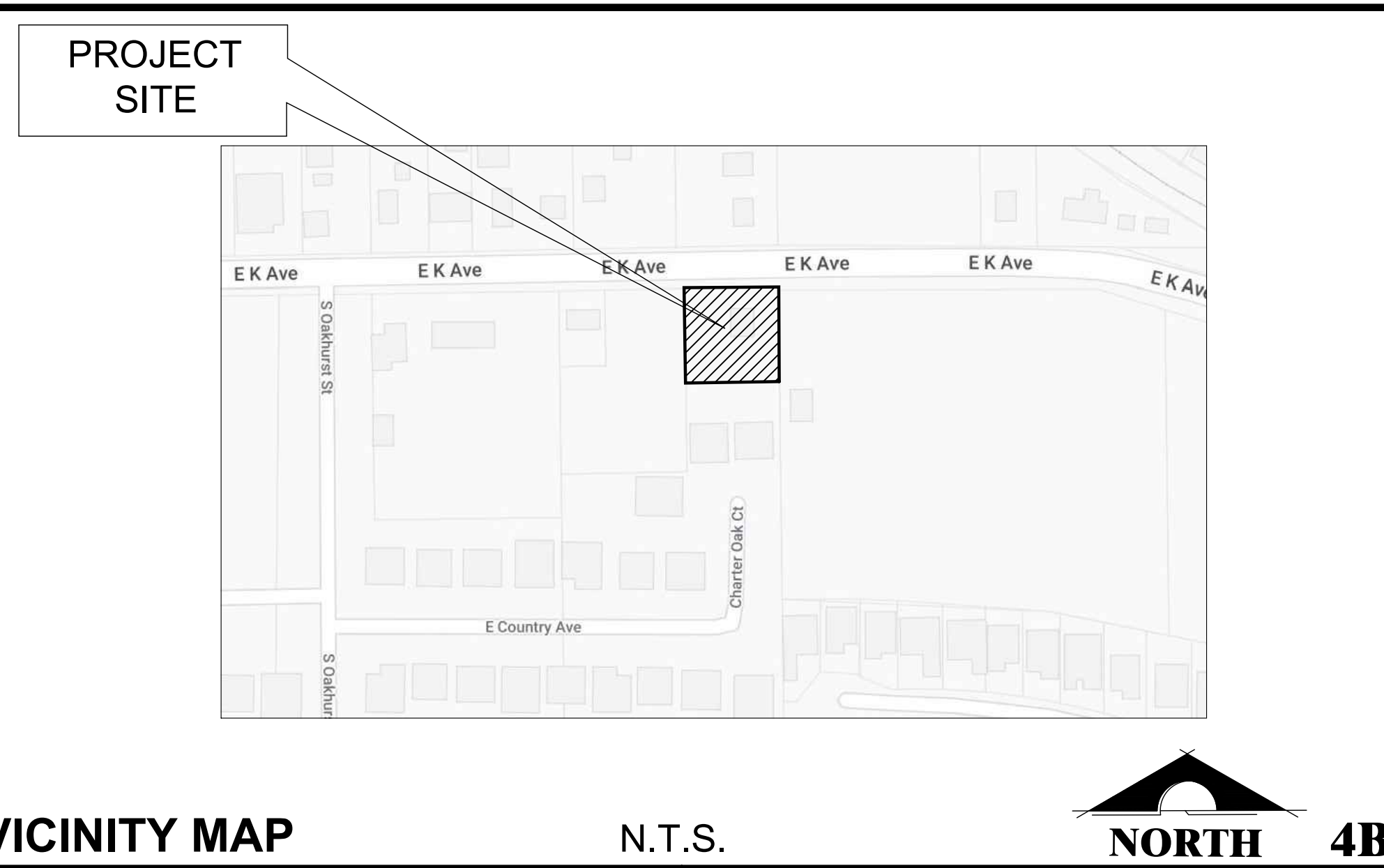
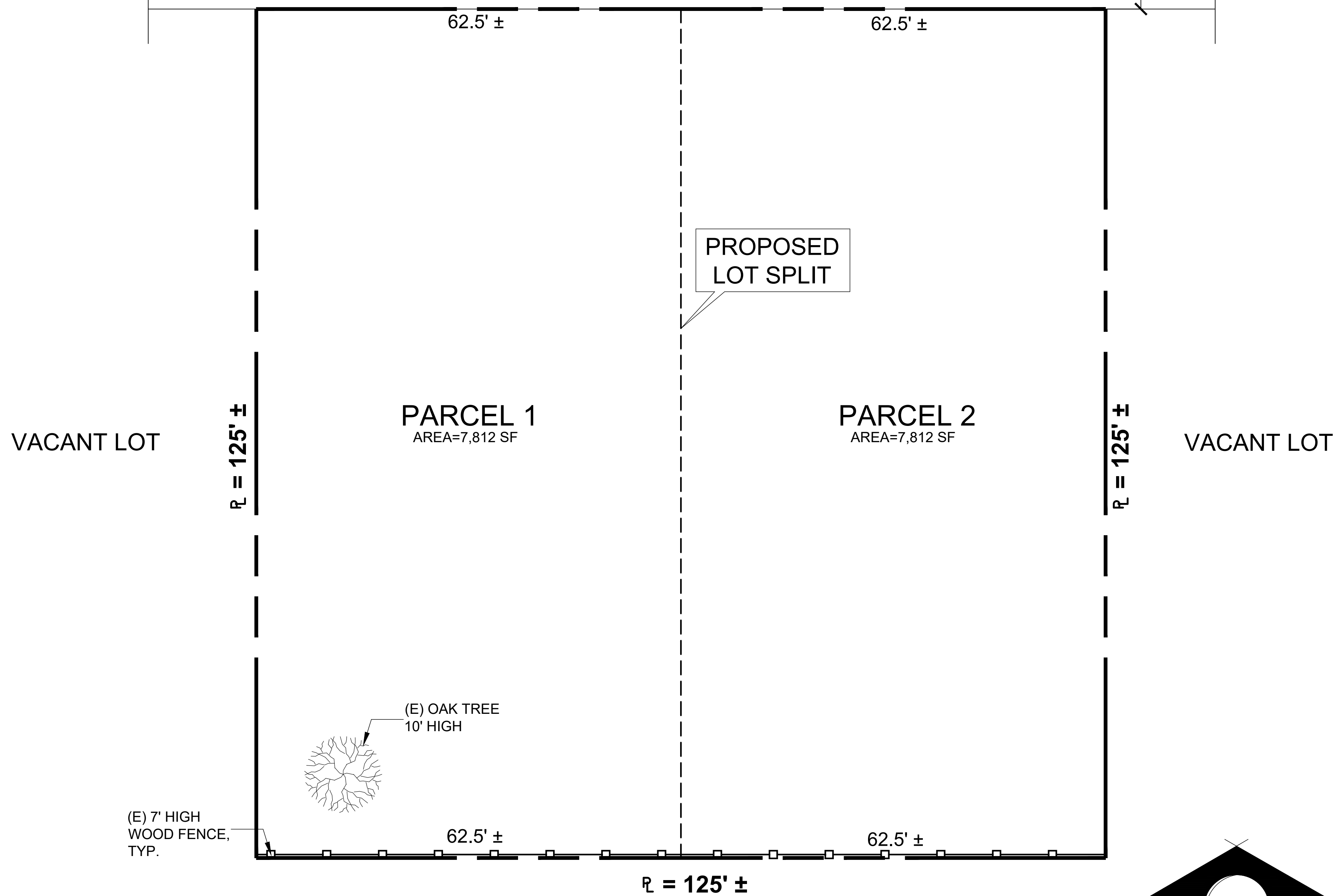
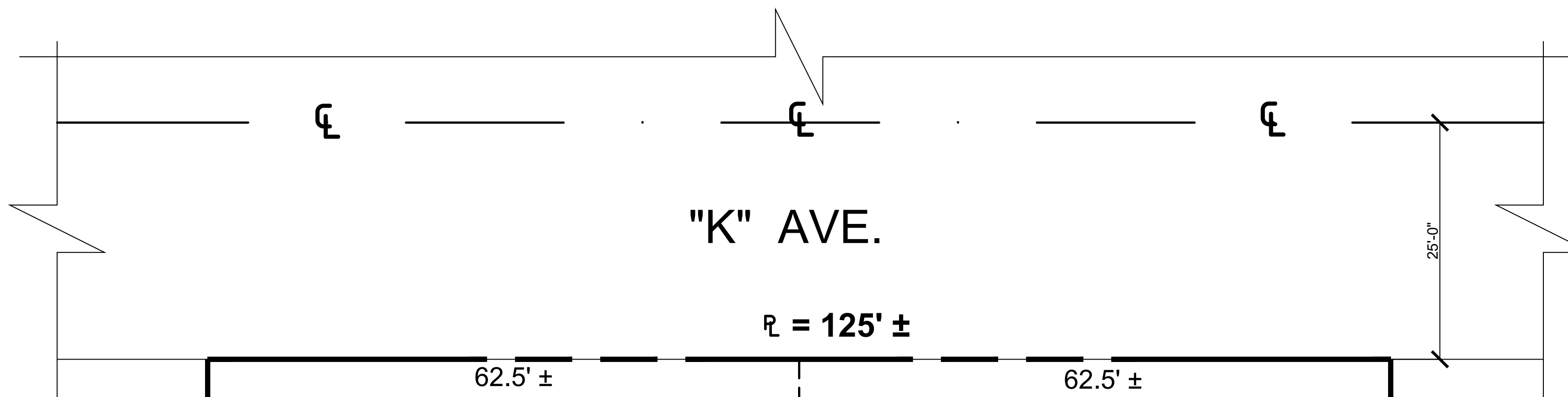
BY: _____
 FELICIANO HARO

BY: _____
 PATRICIA HARO

DATED: _____

SITE DATA

PROPOSED USE	RESIDENTIAL
EXISTING USE	RESIDENTIAL
EXISTING ZONING	R-1-5
PROPOSED ZONING	R-1-5
TELEPHONE	AT&T
WATER	CITY OF VISALIA
SEWER	CITY OF VISALIA
SOLID WASTE	CITY OF VISALIA
GAS	THE GAS COMPANY
POWER	EDISON



Jesus R. Gutierrez, President
SKYLAB
 RESIDENTIAL DESIGNS, Inc.
 1004 W. Main St. Suite A
 Visalia, Ca. 93291
 Ph. (559) 625-9150
 Fax (559) 625-9153
 skylab1004@sbcglobal.net

This is an unpublished work and may not be duplicated, published or otherwise used in whole or part without written consent of Skylab Residential Designs

REVISIONS

TENTATIVE PARCEL MAP
FELICIANO HARO
 1239 E. K. AVE, VISALIA, CA. 93292
DO NOT SCALE

Date: 12/21/22
 Drawn by: BJ
 Checked by: J.G.
 Scale: AS NOTED
 Job #
 Sheet

G1

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: Stacked Bar & Grill Date: 12/7/2022

Project Description: Build an outdoor covered patio/seating area with solar panels

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

Property Owner: Milky Way Dairy

Applicant(s) Name: Todd Esajian

Project Address/Location: 531 E. Main St

Assessor Parcel Number: _____

Parcel Size (Acreage or Square Feet): _____ Building or Suite Square Footage: 900-1000 sq ft.

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 50,000

Describe All Proposed Building Modifications: Foundation, Framing, Roofing

Lighting and ceiling fans. Elevations to match the current

building design. Solar panels on the roof.

- - - 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: None - Open backyard area

Proposed Building Use: Outdoor seating area which was utilized and found to be necessary during Covid months.

Proposed Hours of Operation: Daily - During business hours

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

Number of Employees Per Day: Existing 25 Proposed 28

Number of Customers Per Day (Estimated): Existing 200 Proposed 200

Predicted Peak Operating Hour: Lunch and dinner service with good weather conditions

Describe Any Truck Delivery Schedule & Operations: Same as current schedule

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: This area will be used for reservations for parties or events which would help separate from the restaurant area.

SITE PLAN REQUIREMENTS	SITE PLAN MINIMUM REQUIREMENTS																		
	<p>⇒ 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).</p> <p>⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.</p> <p>⇒ Site plan shall provide for and indicate all of the following:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">- North arrow</td> <td style="width: 33%;">- Existing & proposed structures</td> <td style="width: 33%;">- Loading/unloading areas</td> </tr> <tr> <td>- All existing & proposed site features</td> <td>- Adjacent street names</td> <td>- Accessible path of travel from right of way</td> </tr> <tr> <td>- Site dimensions, including building</td> <td>- Refuse enclosures & containers</td> <td>- Accessible path of travel from ADA stall</td> </tr> <tr> <td>- Existing and proposed fencing at site</td> <td>- Valley oak trees (show drip line)</td> <td>- Location and width of drive approaches to site</td> </tr> <tr> <td>- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)</td> <td>- Existing & proposed landscaping</td> <td>- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16</td> </tr> <tr> <td></td> <td>- Parking stalls (include ADA)</td> <td></td> </tr> </table>	- 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)	
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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	<p>Applicant Information (Final comments will be mailed to the name and address provided below)</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 45%;">Name: <u>Todd Esajian</u></td> <td colspan="2" style="text-align: right;">Signature of Owner or Authorized Agent*</td> </tr> <tr> <td>Address: <u>40115 Rd 32</u></td> <td style="text-align: center; vertical-align: bottom;"><i>Robert & Elizabeth Ortega</i></td> <td style="text-align: right; vertical-align: bottom;"><u>12/12/2022</u></td> </tr> <tr> <td>City, State, Zip: <u>Kingsburg, CA 93631</u></td> <td style="text-align: center;">Owner</td> <td style="text-align: right;">Date</td> </tr> <tr> <td>Phone: <u>(559) 869-9999</u></td> <td colspan="2"></td> </tr> <tr> <td>Email: <u>todd@trusttrilogy.com</u></td> <td style="text-align: center;">Authorized Agent*</td> <td style="text-align: right;">Date</td> </tr> </table> <div style="border: 1px solid black; padding: 2px; margin-top: 5px;"> <p>* If signed by an authorized agent, the "Agency Authorization" information below must be completed for this application to be considered acceptable.</p> </div>	Name: <u>Todd Esajian</u>	Signature of Owner or Authorized Agent*		Address: <u>40115 Rd 32</u>	<i>Robert & Elizabeth Ortega</i>	<u>12/12/2022</u>	City, State, Zip: <u>Kingsburg, CA 93631</u>	Owner	Date	Phone: <u>(559) 869-9999</u>			Email: <u>todd@trusttrilogy.com</u>	Authorized Agent*	Date			
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AGENCY AUTHORIZATION FORM	AGENCY AUTHORIZATION																		
	<p>OWNER:</p> <p>I, _____, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):</p> <p style="text-align: center;">_____</p> <p>AGENT:</p> <p>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.</p> <p>I declare under penalty of perjury the foregoing is true and correct.</p> <p>Executed this _____ day of _____, 20____.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 50%; text-align: center;"><u>OWNER</u></th> <th style="width: 50%; text-align: center;"><u>AGENT</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Signatures</td> <td></td> </tr> <tr> <td style="text-align: center;">Signature of Owner</td> <td style="text-align: center;">Signature of Agent</td> </tr> <tr> <td style="text-align: center;">Owner Mailing Address</td> <td style="text-align: center;">Agent Mailing Address</td> </tr> <tr> <td style="text-align: center;">Owner Phone Number</td> <td style="text-align: center;">Agent Phone Number</td> </tr> </tbody> </table>	<u>OWNER</u>	<u>AGENT</u>	Signatures		Signature of Owner	Signature of Agent	Owner Mailing Address	Agent Mailing Address	Owner Phone Number	Agent Phone Number								
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Signatures																			
Signature of Owner	Signature of Agent																		
Owner Mailing Address	Agent Mailing Address																		
Owner Phone Number	Agent Phone Number																		
	<div style="border: 1px solid black; padding: 2px; width: fit-content; margin: 0 auto;">Page 2 of 2</div>																		

P Parking Pharmacies ATMs

Stacked Bar And Grill

Main St. ↑

Proposed Structure



Acequia St. ↓

Optimum Training Systems

OHP Direct



STACKED - VISALIA

CONCEPT DESIGN PACKAGE



STACKED VISALIA - VIEW 1





STACKED VISALIA - VIEW 2



CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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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: MIND DIVERS Date: 1-11-23
 Project Description: REMOVE ADA RAMP - INSTALL LIFT - RESTRIPE
EXISTING PARKING LOT - EXTERIOR BUILDING "RENOVATION"
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Debra Winegarden
 Applicant(s) Name: Walter Deisler
 Project Address/Location: 512 N. COURT ST.
 Assessor Parcel Number: 094-261-023
 Parcel Size (Acreage or Square Feet): 8375 Building or Suite Square Footage: 3293

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ 75,000
 Describe All Proposed Building Modifications: NEW STUCCO -
ADD & MODIFY EXIST. BALCONY
CLAD COLUMNS IN WOOD AS SHOWN
ON ELEVATIONS - ADD TRUSS ARCH DETAIL

--- 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

OPERATIONS & TRAFFIC INFORMATION

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

Existing/Prior Building Use: OFFICES
 Proposed Building Use: OFFICES
 Proposed Hours of Operation: 8-6
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing 8 Proposed 7
 Number of Customers Per Day (Estimated): Existing 15-20 Proposed 15-20
 Predicted Peak Operating Hour: NA
 Describe Any Truck Delivery Schedule & Operations: none
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): NA
 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:

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--	---	--

REQUIRED SIGNATURE

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

Name: WALTER DESSLER Signature of Owner or Authorized Agent*
 Address: 2135 E. HARVARD CT.
 City, State, Zip: VISALIA, CA 93292 Owner Date
 Phone: 559-901-0500 [Signature] 1-11-23
 Email: WDEIS1@hotmail.com Authorized Agent* Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:



I, Debra Winegarden, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
094-261-023

AGENT:

I designate Walter Dessler, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to site plan review + HPAC review relative to the property mentioned herein.

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

Executed this Jan 11 day of 2023

OWNER	AGENT
 Signature of Owner	 Signature of Agent
106 Pottery Ave. VISALIA <u>5045 Chardonway</u> Owner Mailing Address <u>CA 93291</u>	<u>WALTER DESSLER</u> Agent Mailing Address <u>2135 E. HARVARD CT.</u> <u>VISALIA, CA 93292</u>
Owner Phone Number <u>559 260-1060</u>	Agent Phone Number <u>559-901-0500</u>

66611

(4)

Recording Requested By:

Fidelity

Recording Requested by and Return to:

Richard E. Marlin
2942 S. Mooney Blvd.
Visalia, CA 93277

104
RECORDED IN OFFICIAL
RECORDS OF
TULARE COUNTY, CALIFORNIA #6485

SEP 26 1991

TIME 4:25 PM FEE 614413
TULARE COUNTY RECORDER DP

RESTRICTIVE COVENANT AND MAINTENANCE AGREEMENT

THIS COVENANT, made this 20th day of SEPTEMBER, 1991, by the undersigned,

WHEREAS, the undersigned, Richard E. Marlin and Raymond M. Marlin, as Trustees of the Edna E. Marlin Irrevocable Trust dated May 31, 1990, is the owner of the following premises:

See attached Exhibit "A".

AND WHEREAS, it is the intention of the undersigned hereto to restrict a portion of said lands according to a plan, subject to the review of the City of Visalia, to use certain easements so that a portion of the lands may be benefited and each successive owner of a portion of said land shall be benefited by the establishment of the right-of-way provided for herein.

NOW, THEREFOR, in consideration of binding the premises above described and expressly for the benefit of, and to bind, all successors in interest, the undersigned agrees as follows:

1. Parcels Burdened and Served:

All premises described in attached Exhibit "A".

2. Purpose: The purpose of the easements are as follows:

- (1) Private vehicular access;
- (2) Parking.

3. Location: The easements shall be located over all premises described on Exhibit "A" except for areas within the drip line of any and all structures located on said premises, including any structures that may be built in the future.

4. Exclusivity: This easement shall be non-exclusive with the following exceptions:

a) The parking stalls located adjacent to and along the south side of the professional office designated as 512 N. Court St. shall be for the exclusive use of said professional office.

b) All parking stalls located on Parcel 1 of enclosed Exhibit "A" shall be for the exclusive use of the owners or assigns of said parcel.

c) All parking stalls located on Parcel 2 of enclosed Exhibit "A" shall be for the exclusive use of the owners or assigns of said parcel.

5. Access: Reasonable access shall be granted for maintenance and repair of the easements, including a reasonable easement of ingress and egress for such maintenance.

6. Maintenance: The owners of Parcel 1 and 2 described in attached Exhibit "A" shall be responsible for the maintenance of the easement described above on their own parcel.

The maintenance shall include the paving, driveway approaches, and any sidewalks on such easement. Payment for the maintenance shall be paid by each parcel for the maintenance of the easement area on that parcel alone.

Said costs and expenses of the above maintenance shall be paid by the lot owner or the heirs, assigns and successors and interests of such owner.

A. Any extraordinary repair required to correct damage to the easements above listed that results from action taken or contracted for by parties hereto or their successors in interest shall be paid for by the party taking action or the party contracting for work which caused the necessity for the extraordinary repair. The repair shall be made such as to restore the easements to the condition existing prior to said damage.

B. Until Richard E. Marlin, Robert N. Marlin, and Raymond M. Marlin, as Trustees of the Edna E. Marlin Irrevocable Trust dated May 31, 1990, no longer owns any of the parcels, Richard E. Marlin shall be the agent to contract and oversee and do all acts necessary to accomplish the repairs and maintenance required in or authorized under this Agreement.

C. Should any parcel owner fail to pay the share of costs and expenses as provided in this Agreement, then the other parcel owners may bring an action at law against the other owner for the amount due, or in the alternative, pay the amount necessary and bring an action at law against said defaulting owner. The action may be brought for the amount so paid, together with interest, at the legal rate and such reasonable attorneys' fees as the Court may adjudge and actual court costs.

D. Any liability of the parcel owners for personal injury to the agent hereunder or to any worker employed to make repairs or provide maintenance under this Agreement, or to third persons, as well as any liability of the parcel owners for damage to the property of agent, or any such worker, or of any third persons, as a result of or arising out of

repairs and maintenance under this Agreement, shall be borne, as between the parcel owners in the same percentages as they bear the costs and expenses of such repair and maintenance. Each parcel owner shall be responsible for and maintain his own insurance, if any. By this agreement, the parties do not intend to provide for the sharing of liability with respect to personal injury or property damage other than that attributable to the repairs and maintenance undertaken under this Agreement.

E. If legal actions are necessary to enforce any terms, covenants or provisions of this Agreement, the prevailing party shall be entitled to attorneys' fees.

F. The terms of this Agreement may be amended in writing upon the mutual consent of the owners of Parcels 1 and 2, and the expressed consent of the City of Visalia.

G. Parking installed in the easement area shall be shared, except in areas designated for exclusive use by separate agreement of the parties.

7. Binding Effect: This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the undersigned has executed this agreement on the day and year first above written.

Edna E. Marlin Irrevocable Trust dated May 31, 1990

By: Ray M. Marlin
Raymond M. Marlin
Title: TRUSTEE

By: Richard E. Marlin
Title: TRUSTEE

STATE OF CALIFORNIA
COUNTY OF Tulare) SS.

On Sept. 23, 1991 before me, a Notary Public in and for said County and State, personally appeared
Raymond M. Marlin and Richard E. Marlin

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.
WITNESS my hand and official seal.

Paul Thomas
Signature of Notary

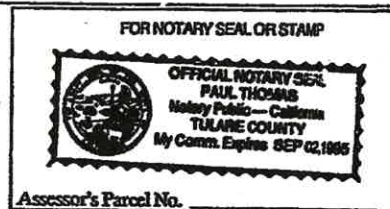


EXHIBIT "A"

Legal Descriptions

Parcel 1

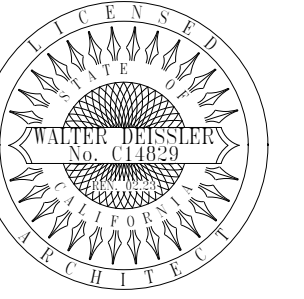
Lots 5 and 6 in Block 4 and the South half of that certain property formerly an alley running east and west through the center of said Block 4 and being the south half of the former alley adjoining said Lots 5 and 6 on the north, in the City of Visalia, County of Tulare, State of California, as per map recorded in Book 3, Page 48 of maps in the Office of the County Recorder of said County.

Parcel 2

The South half of Lots 3 and 4 in Block 4 of the City of Visalia, in the County of Tulare, State of California, according to a resurvey of said Block recorded in Book 11, Page 25-1/2 of maps in the office of the County Recorder of said County.

Also the north half of that portion of the alley adjoining said Lots on the south and running east and west through said Block 4, as per map of Visalia recorded in Book 3, Page 48 of maps, which alley was vacated by order of the Board of Trustees of said City, dated October 4, 1911, a copy of said Order of Vacation being recorded in Book 5, Page 430 of Miscellaneous Records, Tulare County, California.

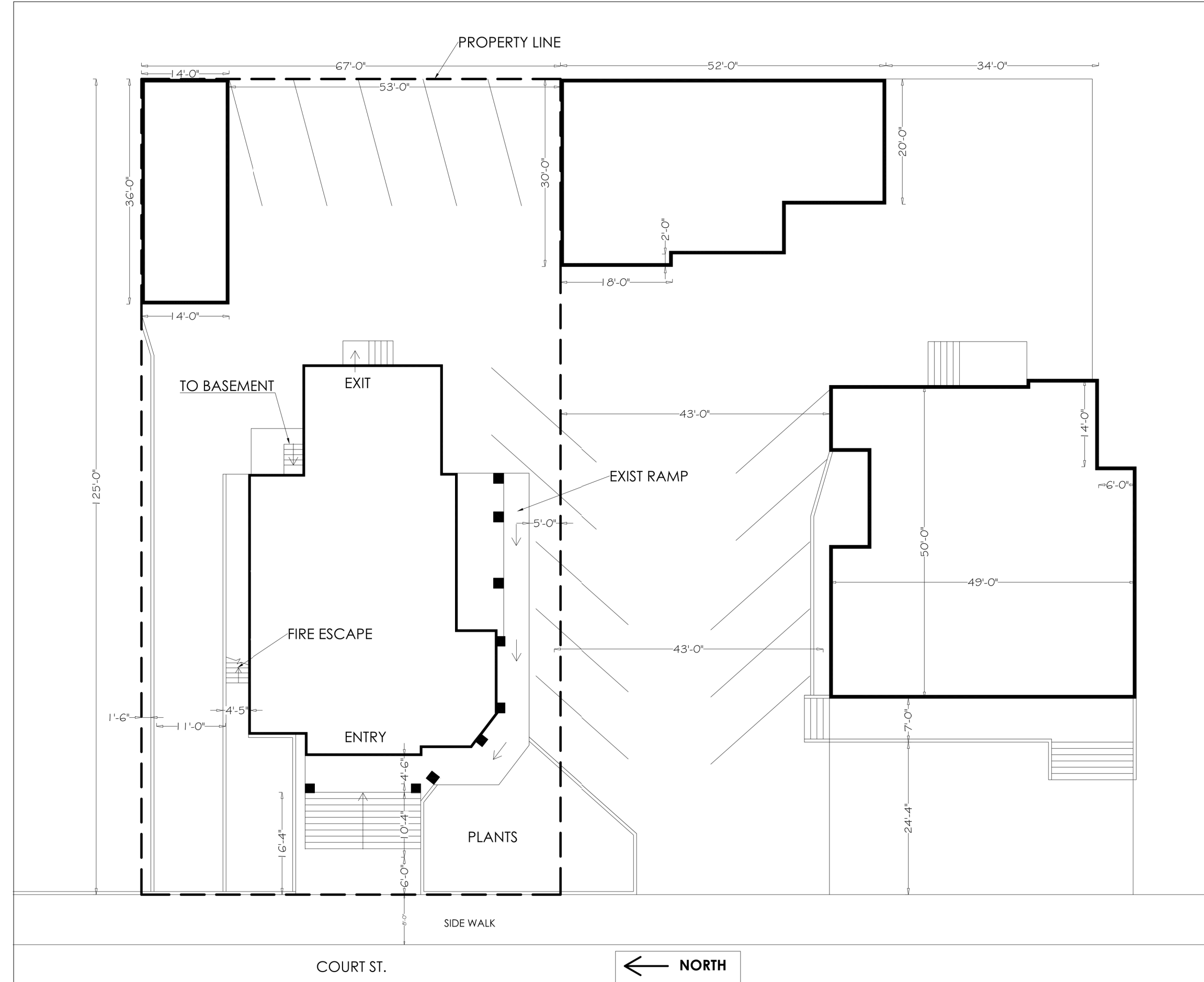
I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:
NAME OF NOTARY Paul Thomas
DATE COMMISSION EXPIRES Sept. 2 1995
PLACE OF EXECUTION Tulare County
DATE 9-26-91 SIGNATURE Paul Thomas



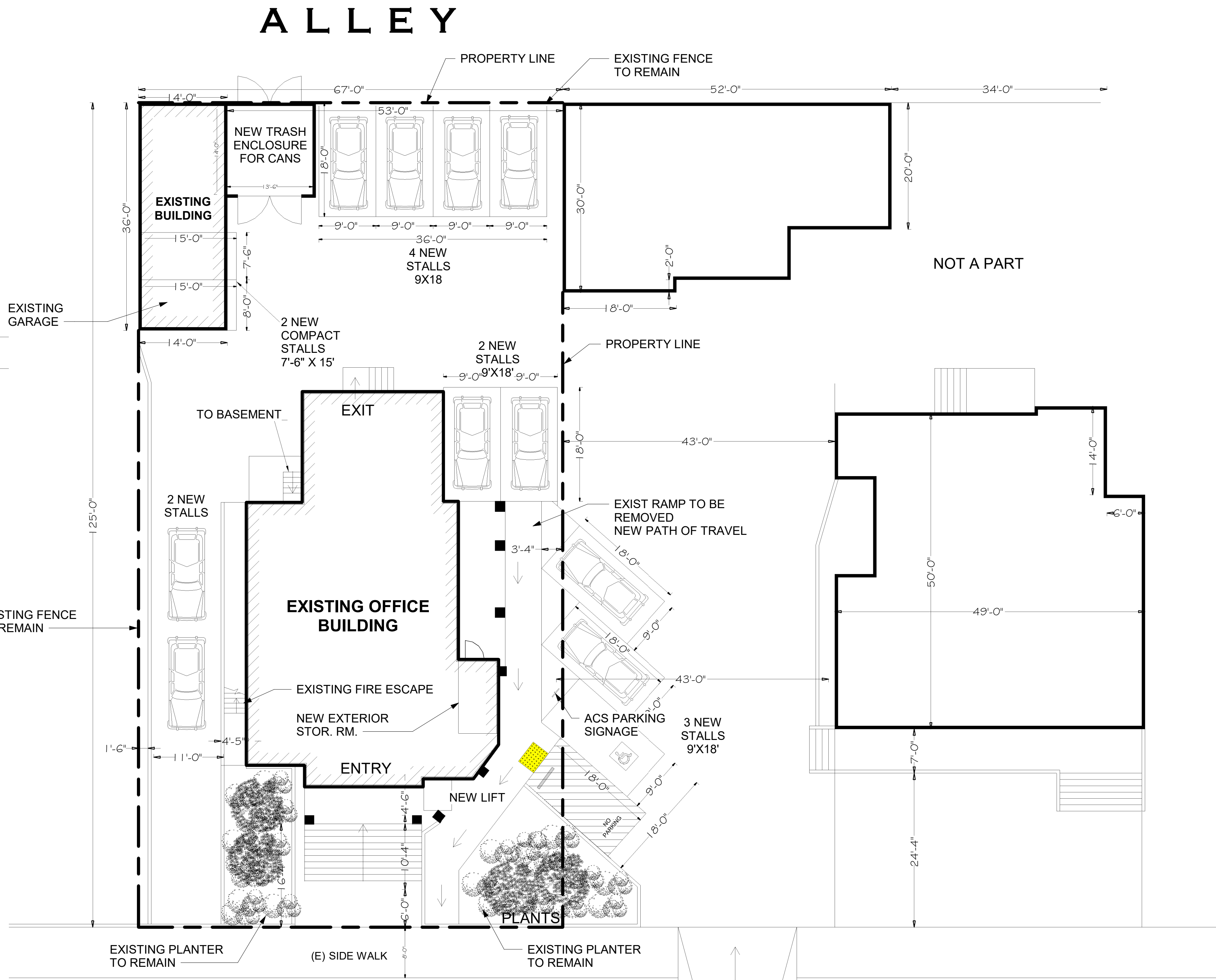
No.	Description	DATE
A		
B		
C		
1	SPR SUBMITTAL	01/12/2023
2		
3		

Project Number
2213.2
Drawn By
Carlos
Checked By
Walter

set date:



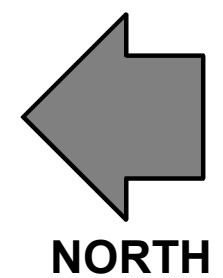
EXISTING SITE PLAN
NO SCALE



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

EXISTING SHARED DRIVE APPROACH
TO REMAIN. ALL EXISTING PAVING
TO REMAIN. PARKING LOT TO BE RE-
STRIPED FOR NEW LAYOUT
SEE ATTACHED SHARED PARKING /
ACCESS AGREEMENT

PARKING CALCULATION
TOTAL Sq/Ft = 3293/250
= 13.172 Stalls Required



SITE PLAN



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

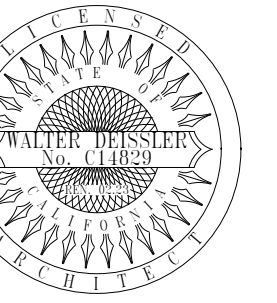


EXISTING SOUTH-WEST ELEVATION



PROPOSED SOUTH-WEST ELEVATION

**WALTER DEISSLER
ARCHITECT**



SITE PLAN REVIEW
PROPOSE RENOVATIONS TO 512
N COURT, VISALIA CA 93291

No.	Description	DATE
A		
B		
C		
1	SPR SUBMITTAL	01/12/2023
2		
3		

Project Number
2213.2
Drawn By
Carlos
Checked By
Walter

A1.2

set date:



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

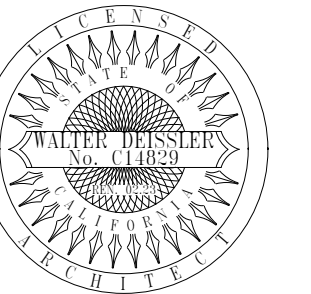


EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

**WALTER DEISSLER
ARCHITECT**



SITE PLAN REVIEW
PROPOSE RENOVATIONS TO 512
N COURT, VISALIA CA 93291

No.	Description	DATE
A		
B		
C		
1	SPR SUBMITTAL	01/12/2023
2		
3		

Project Number
2213.2
Drawn By
Carlos
Checked By
Walter

A1.3

set date:

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: Paintin' Tippy Date: 1/11/23
 Project Description: OFFICE-ART STUDIO - PAINT PARTIES-
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: St George Management Group
 Applicant(s) Name: Melanie Dodson
 Project Address/Location: 432 S. Church St. VISALIA, CA. 93277
 Assessor Parcel Number: 097-052-007
 Parcel Size (Acreage or Square Feet): 6,177 Building or Suite Square Footage: 924

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: OFFICE - VACANT
 Proposed Building Use: OFFICE-ART STUDIO - PAINT PARTIES
 Proposed Hours of Operation: 10 - 730 HOURS WILL VARY DUE TO APPDINTMENT AVAILABILITY
 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 10
 Predicted Peak Operating Hour: 3-5
 Describe Any Truck Delivery Schedule & Operations: N/A

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

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

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇓ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇓ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇓ Site plan shall provide for and indicate all of the following:
 - North arrow
 - 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: Melanie Dodson Signature of Owner or Authorized Agent*
 Address: 209 S. Oakhurst St.
 City, State, Zip: VISALIA CA. 93292 Owner Date _____
 Phone: 559.667.0762 Authorized Agent* Date _____
 Email: frog 4 mel @ 901.com

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

AGENT:

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

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

Executed this _____ day of _____, 20____.

<u>OWNER</u>	<u>AGENT</u>
Signatures	
Signature of Owner <u>PO BOX 3500</u>	Signature of Agent
Owner Mailing Address <u>VISALIA CA 93278</u>	Agent Mailing Address
Owner Phone Number <u>559 627-6500</u>	Agent Phone Number

Operational Statement

My goal for this Small Business is to create a fun and safe environment for individuals to enjoy a fun day of creativity through Art & paint parties.

I will also use location as my office.

Hours of operation will be available from
10-7:30 M-S.

Days & times will vary depending on
appointment availability

Melanie Dodson
559-667-0762

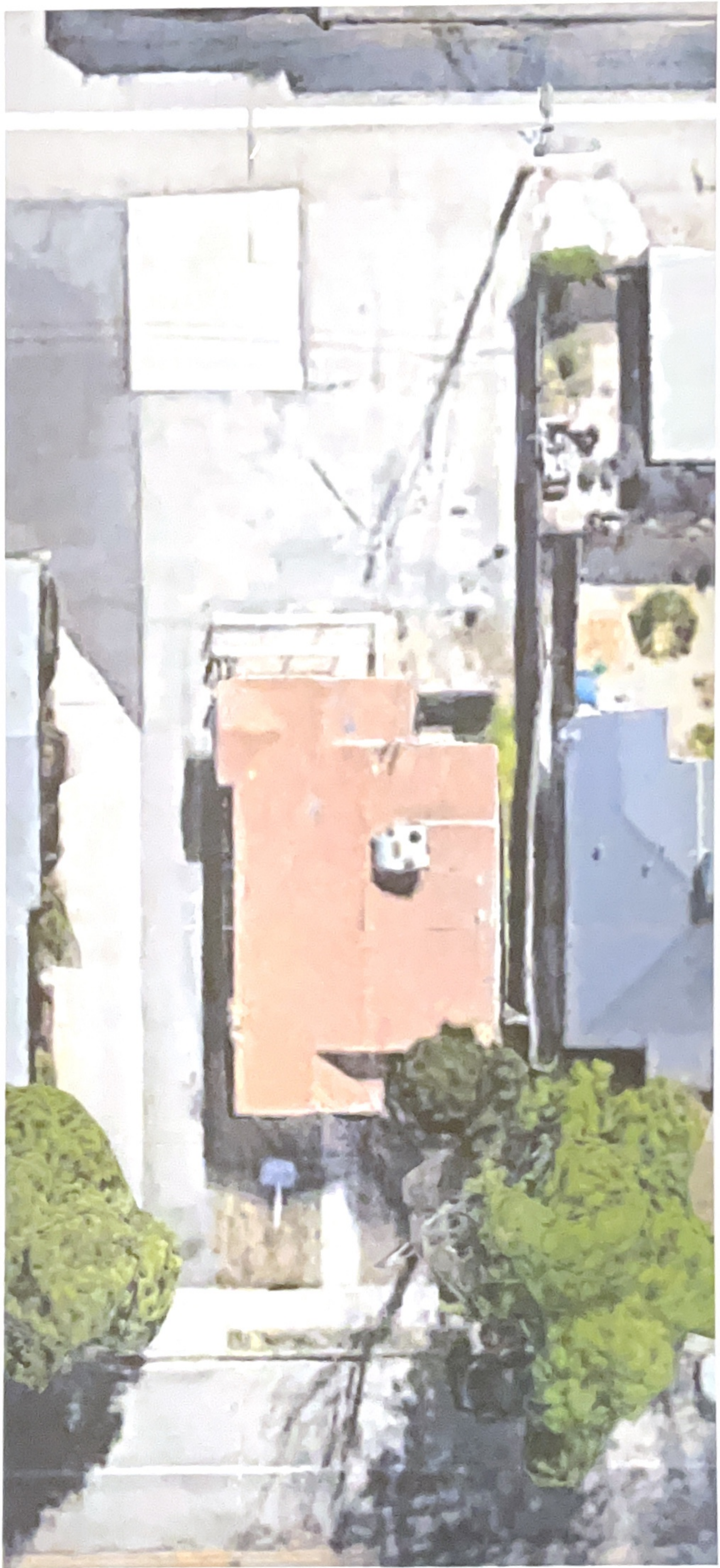
Note*

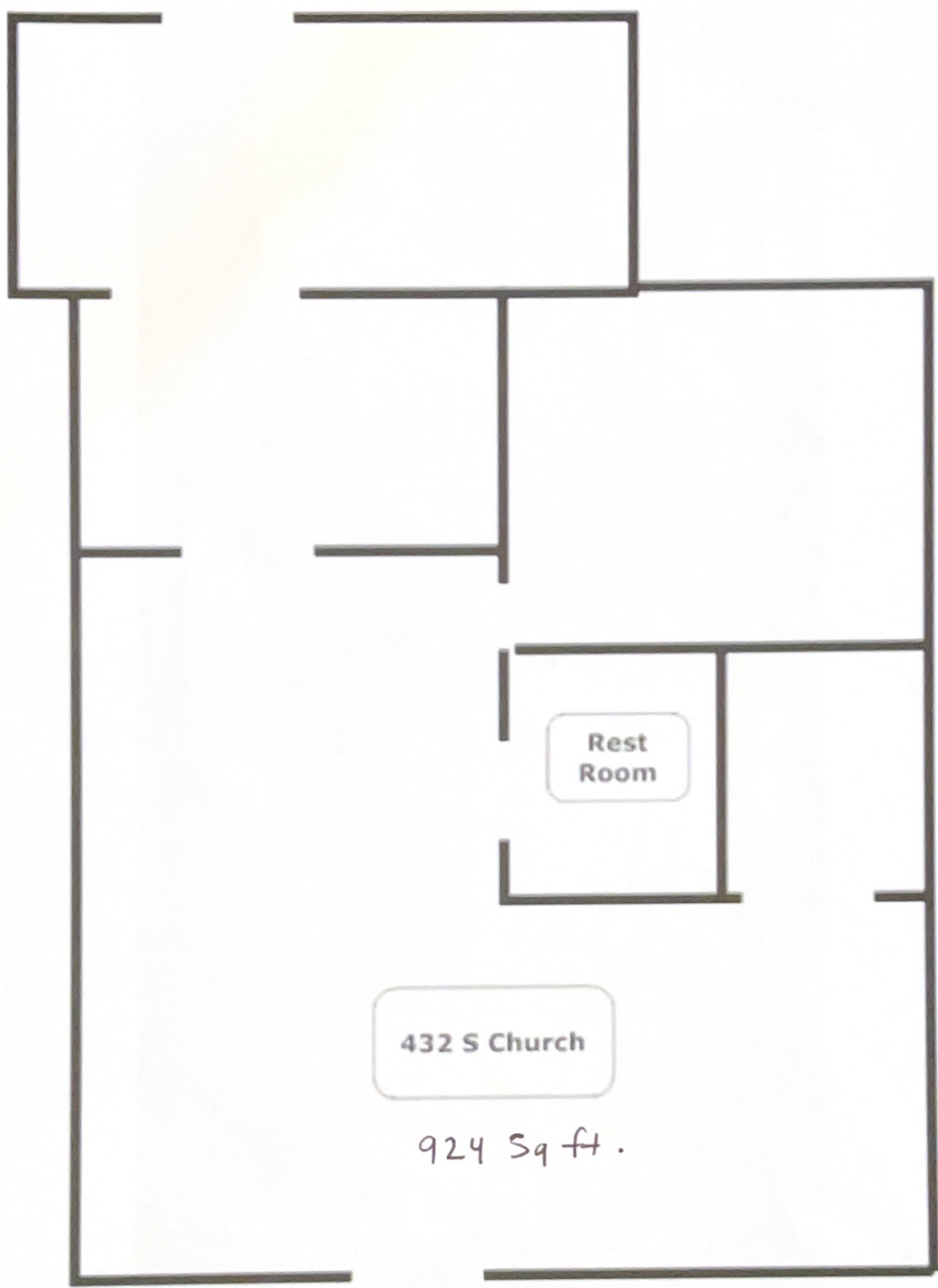
I do not have the owner signature due to the fact that I have not signed the lease yet. But the owner is aware that I'm going through a site plan review.

Thank you,

Melanie Dodson

559-667-0762





432 S Church

924 Sq ft.

I am in the process of leasing. So I can't get measurements of each room. *me*

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: Expression By, MB Date: 01-03-2023

Project Description: New Office's

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

Property Owner: Tina Daya

Applicant(s) Name: Jorge Montelongo

Project Address/Location: 706 W Murray Visalia CA 93291

Assessor Parcel Number: 093 - 172 - 060

Parcel Size (Acreage or Square Feet): 1,200 Building or Suite Square Footage: 967 SF.

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 20,000

Describe All Proposed Building Modifications: New Drive Approach

New Sidewalk & Concrete Parking

--- 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: Storage Warehouse

Proposed Building Use: Offices For Expression By, MB

Proposed Hours of Operation: 10:00AM - 6:00PM

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

Number of Employees Per Day: Existing 0 Proposed 2

Number of Customers Per Day (Estimated): Existing 0 Proposed 5

Predicted Peak Operating Hour: 2:00 PM

Describe Any Truck Delivery Schedule & Operations: None

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
 - 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: <u>Jorge Montelongo</u>	Signature of Owner or Authorized Agent*	
Address: <u>1038 W. Porter Ave</u>	<u>Tina Daya</u>	<u>01-04-2023</u>
City, State, Zip: <u>Visalia CA 93291</u>	Owner	Date
Phone: <u>559-999-0821</u>	<u>Jorge Montelongo</u>	<u>01-03-2023</u>
Email: <u>expressionmb@gmail.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, Tina Daya, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
093-172-060

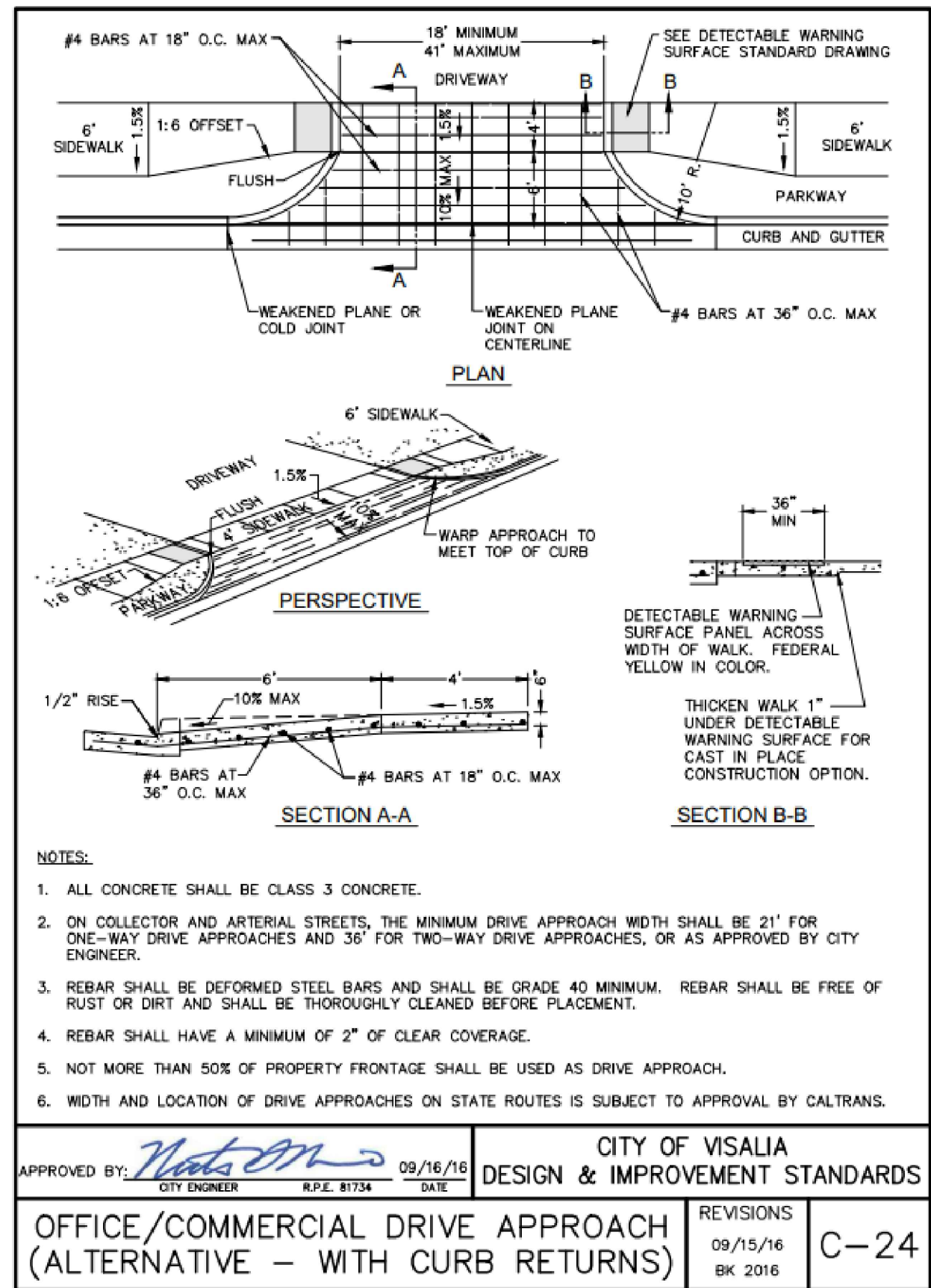
AGENT:

I designate Jorge Montelongo, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Update Infrastructural Sidewalk, Parking, & Entrance Approach relative to the property mentioned herein.

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

Executed this 03 day of January, 2023.

OWNER	Signatures	AGENT
<u>Tina Daya</u> Signature of Owner		<u>Jorge Montelongo</u> Signature of Agent
<u>3607 W. Wayside Ct. Visalia CA 93291</u> Owner Mailing Address		<u>expressionmb@gmail.com</u> Agent Mailing Address
<u>559-936-8899</u> Owner Phone Number		<u>559-999-0821</u> Agent Phone Number



EXISTING



PROPOSED REMODEL

PROJECT DESCRIPTION:
OFFICE REMODEL AND SITE IMPROVEMENTS

OWNER: JORGE MONTELONGO

SITE ADDRESS: 706 W MURRAY AVE, VISALIA,

APN: 093-172-060

FLOOD ZONE: "X"

TYPE OF CONSTRUCTION: VB

OCCUPANCY: C-MU

EXISTING BUILDING S.F.: 967 SF.

PARKING REQUIRES 1 PER 250 S.F.

PROPOSED: 4 P.S.

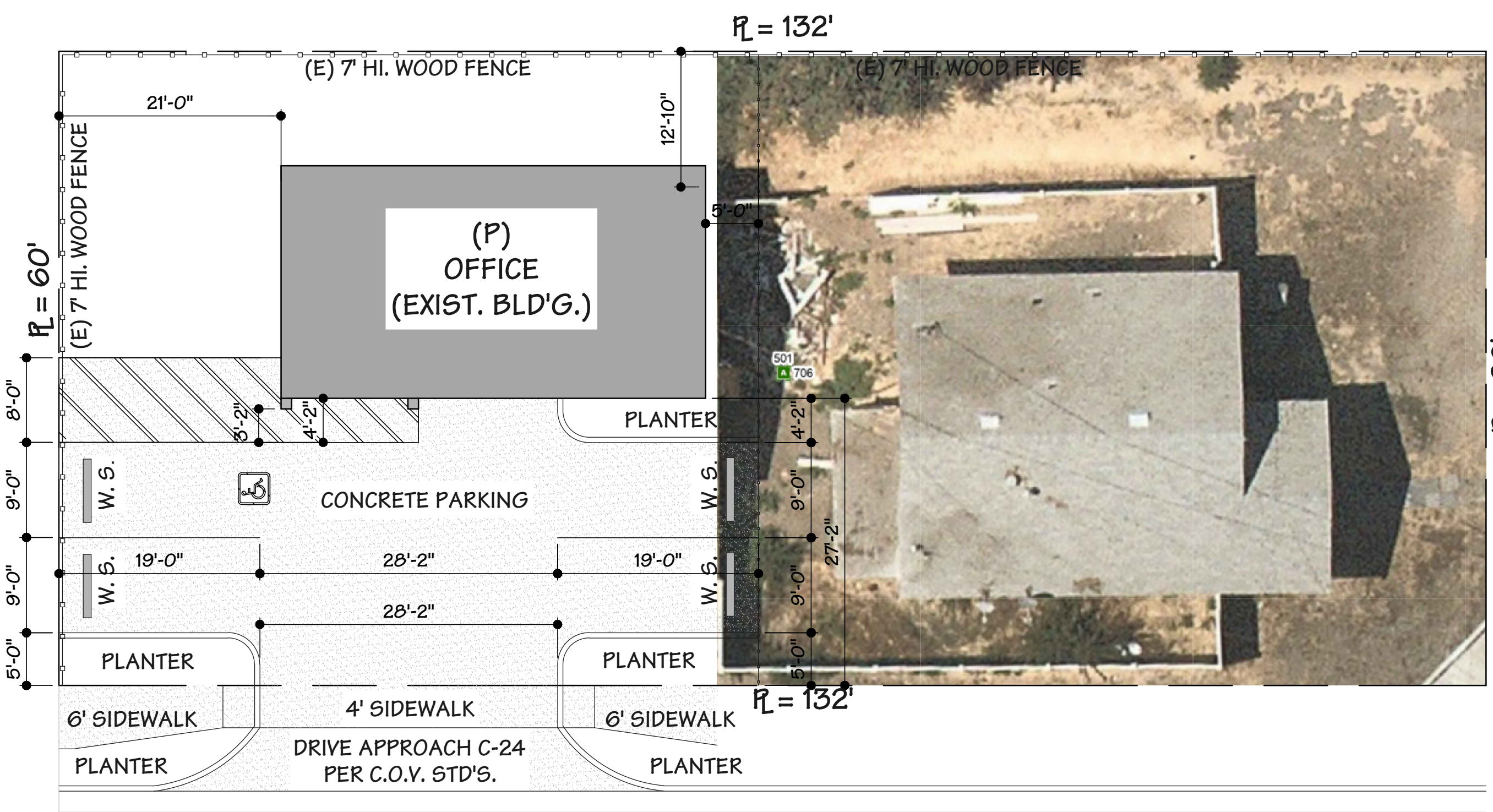
REQUIRED: 4 P.S.

ABBREVIATIONS

- ℓ PROPERTY LINE
- ℓ CENTER LINE
- (E) EXISTING
- (N) NEW
- (P) PROPOSED
- W.S. WHEEL STOP
- C.O.V. COUNTY OF VISALIA

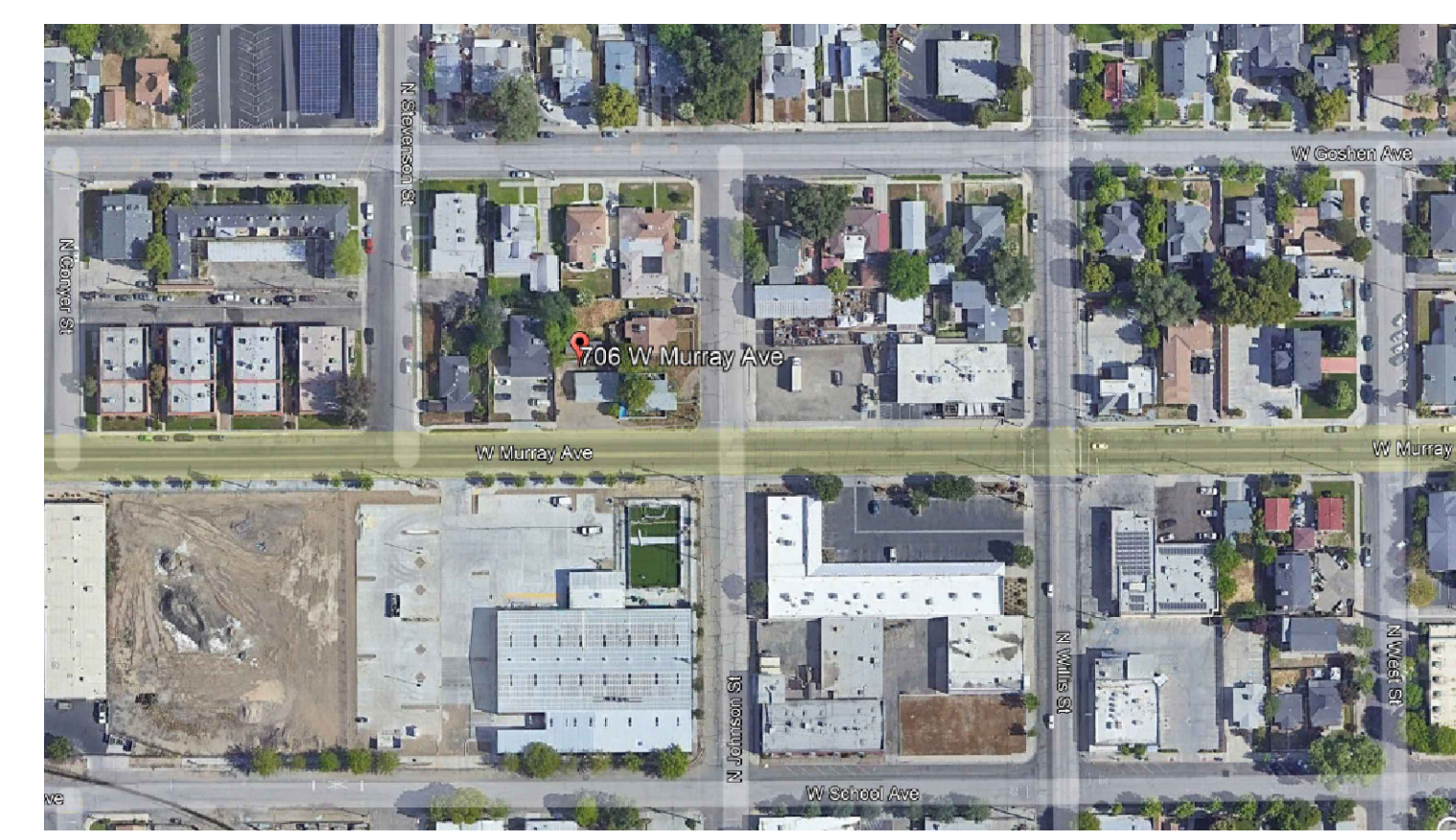
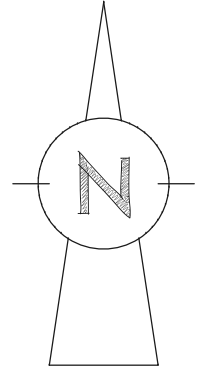
GENERAL NOTES

- DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS, WORK OR COMPLIANCE, REGULATIONS, CODES SET FORTH BY ANY AGENCY, & TO FOLLOW THE 2019 C.R.C. CHECK ALL DIMENSIONS AT THE JOB SITE & REPORT ANY DISCREPANCIES TO THE CONTRACTOR/JOB SUPERINTENDENT. ANY DAMAGE TO EXISTING PROPERTY THAT MAY OCCUR DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED.
- JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE.
- CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION SHALL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS.
- SITE ADDRESS (2019 C.R.C. SECTION R319.1): BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD & THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.
- SUITABLE TOILET(S) SHALL BE PROVIDED & MAINTAINED IN A SANITARY CONDITION FOR THE USE OF WORKERS DURING CONSTRUCTION (2019 C.P.C. SECTION 422.5).
- C.R.C. 401.3 DRAINAGE: SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN 10 FEET. EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
- ALL WORK MATERIAL ON THIS PROJECT SHALL BE IN CONFORMANCE WITH THE FOLLOWING CODES AS ADOPTED AND AMENDED BY THE CITY BUILDING OFFICE. NOTHING IN THESE DOCUMENTS IS TO BE CONSTRUED AS TO PERMIT ANY WORK OR PRODUCT NOT IN ACCORDANCE WITH THESE CODES:
 - CALIFORNIA RESIDENTIAL CODE (C.R.C., 2019 EDITION)
 - CALIFORNIA ELECTRICAL CODE (C.E.C., 2019 EDITION)
 - CALIFORNIA ENERGY CODE (2019 C.E.C. STANDARDS)
 - CALIFORNIA GREEN BUILDING STANDARDS CODE (C.G.B.C., 2019 EDITION)
 THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN CONFORMANCE WITH THE ABOVE REGULATIONS AND CODES. THE CONTRACTOR AND SUB-CONTRACTOR(S) MUST BE FAMILIAR WITH ALL REGULATIONS AFFECTING THEIR PORTION OF THE WORK. EXPRESSION BY MB ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTOR(S) CONFORMANCE TO THE ABOVE CODES AND REGULATIONS. THESE PLANS WERE PREPARED UNDER THE CONVENTIONAL FRAMING PROVISIONS OF THE CALIFORNIA RESIDENTIAL CODE.



SITE PLAN

SCALE 1" = 20'



VICINITY MAP

SHEET:
SP

DATE:
 01-04-2023

SCALE:
 AS NOTED

NEW OFFICE REMODEL AND SITE IMPROVEMENTS FOR:
JORGE MONTELONGO
 706 W MURRAY AVE, VISALIA,

EXPRESSION BY MB
 (559) 999-0821

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: Houston Avenue Apartments Date: 01/12/2023

Project Description: Development will consist of 3 Multi Family Units. Size unknown at this time.

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

Property Owner: Sanjiv Bhagat

Applicant(s) Name: Sanjiv Bhagat

Project Address/Location: 1905 & 1915 East Houston Ave, Visalia, CA 93292

Assessor Parcel Number: 0 9 8 - 1 8 0 - 0 4 9 & 098-180-050

Parcel Size (Acreage or Square Feet): 3.15 acres Building or Suite Square Footage: N/A

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: _____

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/Residential

Proposed Building Use: Multi Family Residential

Proposed Hours of Operation: N/A

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

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

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

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: N/A

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

(Provide Separate Attachment if Necessary): N/A

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


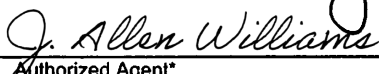
SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇓ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇓ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇓ Site plan shall provide for and indicate all of the following:
 - North arrow
 - 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>Sanjiv Bhagat</u>	Signature of Owner or Authorized Agent*	
Address: <u>9330 Baseline Road, Suite 207</u>		<u>1/12/2023</u>
City, State, Zip: <u>Rancho Cucamonga, CA 91701</u>	Owner	Date
Phone: <u>909-214-9247</u>		<u>01/12/2023</u>
Email: <u>Sanjiv@amvfinancial.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


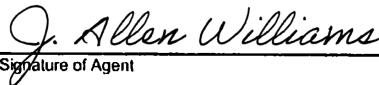
AGENCY AUTHORIZATION FORM

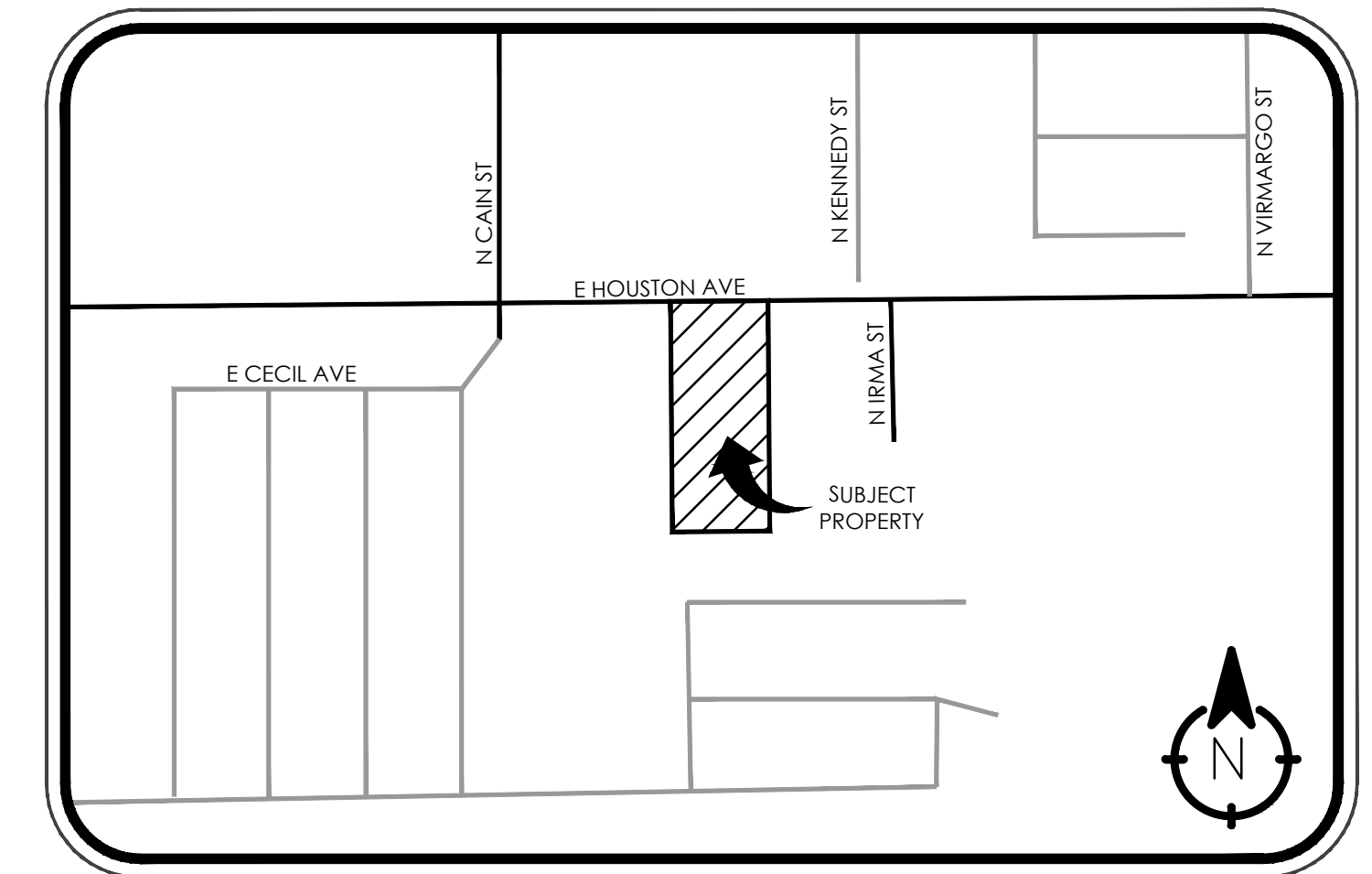
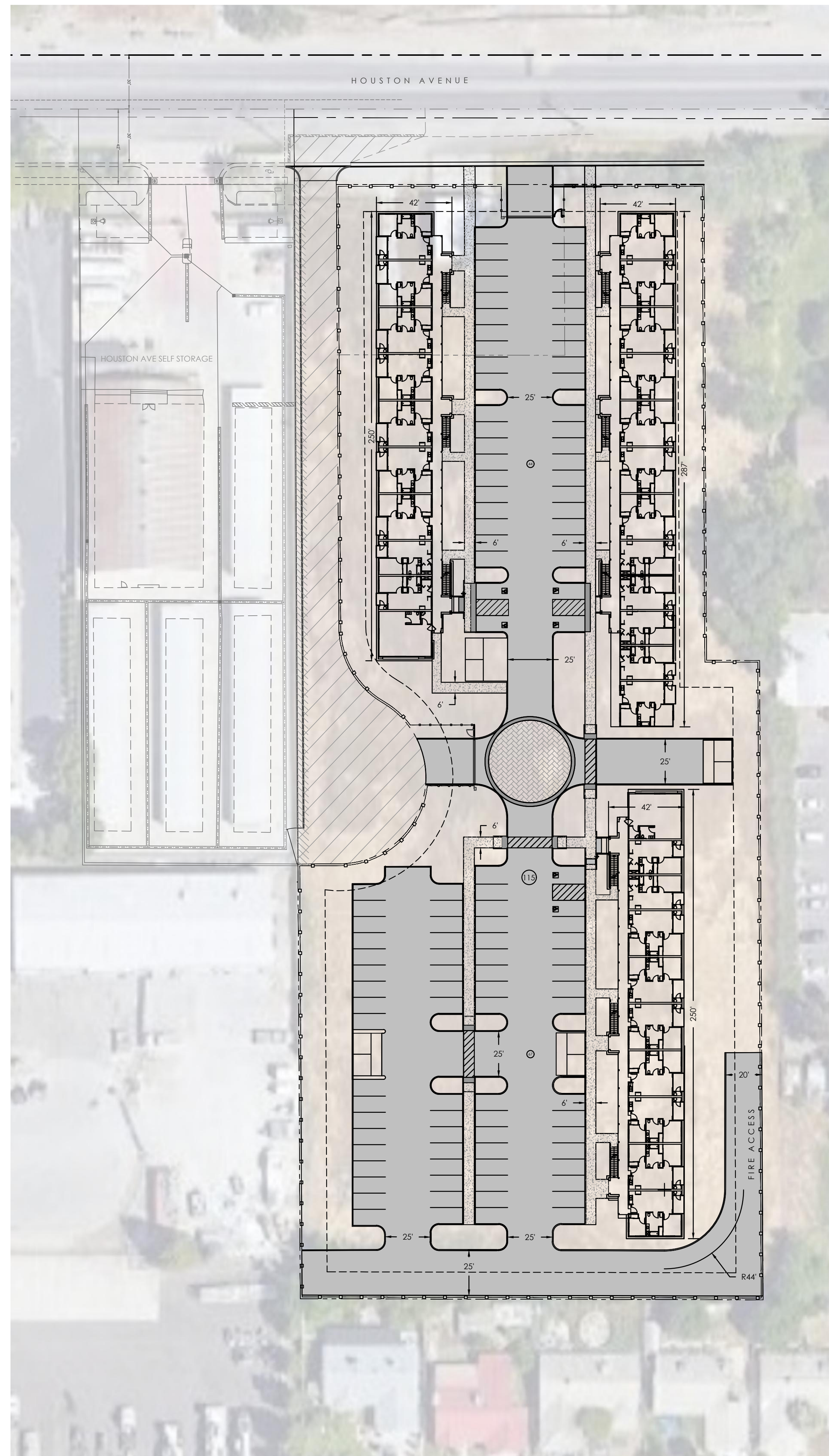
OWNER:
I, Sanjiv Bhagat, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
098-180-049 098-180-050

AGENT:
I designate AW Engineering 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 January day of 12, 2023.

OWNER	AGENT
	
Signature of Owner	Signature of Agent
<u>9330 Baseline Road, Suite 207</u>	<u>810 West Acequia Ave</u>
Owner Mailing Address	Agent Mailing Address
<u>Rancho Cucamonga, CA 91701</u>	<u>Visalia, CA 93291</u>
<u>909-214-9247</u>	<u>559-713-6139</u>
Owner Phone Number	Agent Phone Number



VICINITY MAP
CITY OF VISALIA
COUNTY OF TULARE

PROJECT INFORMATION

SITE ADDRESS: 1905 E HOUSTON AVENUE
VISALIA CA 93292

A.P.N.: 098-180-050, 098-180-049

PARCEL SIZE: COMBINED PARCEL SIZES: 3.15 AC.

ZONING: MULTI-FAMILY RESIDENTIAL

FLOOD ZONING (FEMA): FLOOD ZONING (FEMA):

FIRE SPRINKLERS: RESIDENTIAL

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

BUILDING OCCUPANCY: BUILDING OCCUPANCY:

CITY OF VISALIA

PUBLIC WORKS 315 EAST ACEQUIA AVENUE VISALIA CA 93291 559-713-4444	FIRE DEPARTMENT 707 WEST ACEQUIA AVENUE VISALIA CA 93291 559-713-4300
COMMUNITY DEVELOPMENT 315 EAST ACEQUIA AVENUE VISALIA CA 93291 559-621-2489	BUILDING SAFETY 315 EAST ACEQUIA AVENUE VISALIA CA 93291 559-621-2489
ELECTRICAL SOUTHERN CALIFORNIA ELECTRIC 800-990-7788	SOLID WASTE DISPOSAL CITY OF VISALIA, SOLID WASTE SERVICES 559-713-4500
NATURAL GAS SOUTHERN CALIFORNIA GAS 800-427-2200	UNDERGROUND SURVEY DIG ALERT 800-227-2600
WATER CALIFORNIA WATER SERVICE 559-734-6734	SANITARY SEWER CITY OF VISALIA 559-713-4427

INSPECTIONS

PROVIDE 24 HOURS NOTICE TO APPLICABLE AGENCIES BEFORE INSPECTIONS ARE REQUIRED. NO WORK SHALL BEGIN UNTIL A PERMIT IS ISSUED.

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

- 2019 CALIFORNIA BUILDING CODE (CBC)
 - 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2019 CALIFORNIA MECHANICAL CODE (CMC)
 - 2019 CALIFORNIA PLUMBING CODE (CPC)
 - 2019 CALIFORNIA ENERGY CODE (CEC)
 - 2019 CALIFORNIA FIRE CODE (CFC)
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)
- PLANS SHALL COMPLY WITH 2019 TITLE 24 ENERGY CODES

PARKING

STANDARD PARKING - 105
ADA PARKING - 6
TOTAL PARKING - 111

AREA

COMMON AREA - 63065 SQ FT
LANDSCAPE - 46820 SQ FT
BUILDING AREA - 29958 SQ FT

LEGEND

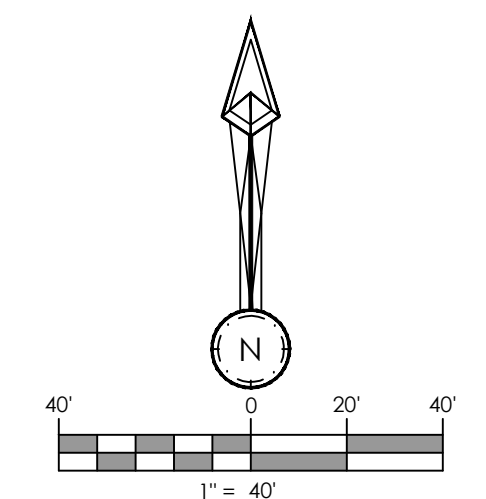
ASPHALT	A
ADJACENT GRADE	AG
BUILDING	BLD
BACK OF WALK	BOW
CONCRETE	C
CORNER	COR
DRIVE APPROACH	DA
EXISTING GRADE	EG
EDGE OF PAVEMENT	EP
FINISH FLOOR	FF
FLOW LINE	FL
FENCE	FNC
FRONT OF WALK	FOW
IRRIGATION	IRR
VAULT LID	LID
LIP OF CURB	LIP
POWER POLE	PP
TOP OF CURB	TC
BEGIN CURB RADIUS	TC BCR
CURB FLOWLINE	TC FL
MIDDLE OF CURB	TC MOC
VEE GUTTER	V GUT
WATER	WTR
CONCRETE	[Symbol]
PAVEMENT	[Symbol]
DEMO LIMIT	[Symbol]
FENCE	[Symbol]
FLOW LINE	[Symbol]
PROPERTY LINE	[Symbol]
STORM DRAIN PIPE	[Symbol]

BENCHMARK

CITY OF TULARE BENCHMARK NO. 88 BRASS CAP IN TC AT SE CORNER OF CROSS AVENUE AND 1/4" STREETS 5 FEET SOUTH OF SOUTH RETURN. ELEVATION = 28.52

FEMA FLOODZONE

AREA OF ANNUAL FLOOD HAZARD ZONE "X" PER FEMA FLOOD MAP (64100D) (SEE EFFECTIVE 6/1/2009)



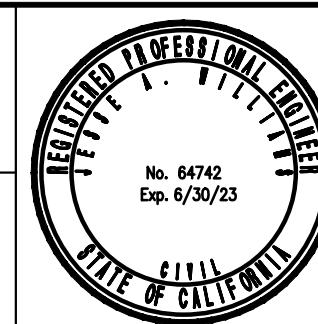
CONCEPTUAL SITE PLAN

REVISIONS

NO.	REV. BY	DATE	DESCRIPTION

APPROVED, DESIGN ENGINEER

Jesse Allen Williams, R.C.E. 64742



810 W ACEQUIA AVENUE
VISALIA, CA 93291
(559) 713-6139

HOUSTON APARTMENTS

1915 E HOUSTON AVENUE
VISALIA CA

SCALE:
1" = 10'

JOB #:
22003
DRAWN BY:
RJY

FLOOD ZONE:
"X"

SHEET

C1