

SITE PLAN REVIEW AGENDA

1/25/2023 - 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: [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

ITEM NO: 2 Resubmit

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: 3

SITE PLAN NO: [SPR23011](#)

PROJECT TITLE: Jack's Gas #3

DESCRIPTION: Install an above ground liquid propane tank for the use of refilling portable cylinders. (C-MU)

APPLICANT: Michael L. Parks

OWNER: TAING SIEN Y

APN: 091151041

LOCATION: 1440 N DINUBA BLVD

ITEM NO: 4

SITE PLAN NO: [SPR23012](#)

PROJECT TITLE: The Light Urns Inc.

DESCRIPTION: Apply to a Variance to Allow 40%of the Existing Building Footprint to be Business Area. (I)

APPLICANT: Will Ruoff

OWNER: VANDER WEERD INVESTMENTS LP

APN: 081130021

LOCATION: 9716 W GROVE AVE

ITEM NO: 5

SITE PLAN NO: [SPR23013](#)

PROJECT TITLE: Residential Subdivision

DESCRIPTION: Conceptual Subdivision Map with Narrow Streets to be donated to C.O.V. (R-1-5)

APPLICANT: Richard Bueno

OWNER: HARDER WILLIAM WORTHINGTON III(TR)(BF

APN: 091161063

LOCATION: On N. Encina St, North of W Sweet & South of W. Vine 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: 6

SITE PLAN NO: [SPR23014](#)

PROJECT TITLE: Beauty Lounge Salon

DESCRIPTION: Salon Services such as Hair & Lash Extension (O-C)

APPLICANT: Sonia Viruett

OWNER: ST GEORGE MANAGEMENT GROUP LLC

APN: 097052007

LOCATION: 432 S CHURCH ST

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CITY OF VISALIA SITE PLAN REVIEW APPLICATION

Additional information and assistance in filing 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: 1/19/23

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: 01/19/2023

SPR Agenda: 01/25/2023 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 <u>1/12/2023</u>
Address: <u>29350 PACIFIC COAST HWY. STE. 12</u>	Owner 	Date <u>1/12/23</u>
City, State, Zip: <u>MALIBU, CA 90265</u>	Authorized Agent* 	Date <u>1/12/23</u>
Phone: <u>(424) 234-5555</u>		
Email: <u>PAULOWHADI@PACIFICRIMCOMPANIES.US</u>		

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

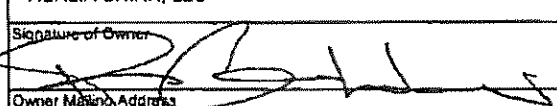

077-740-001, 077-750-001, 077-530-065, 077-530-066

AGENT:

GATEWAY ENGINEERING
I designate _____ 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.

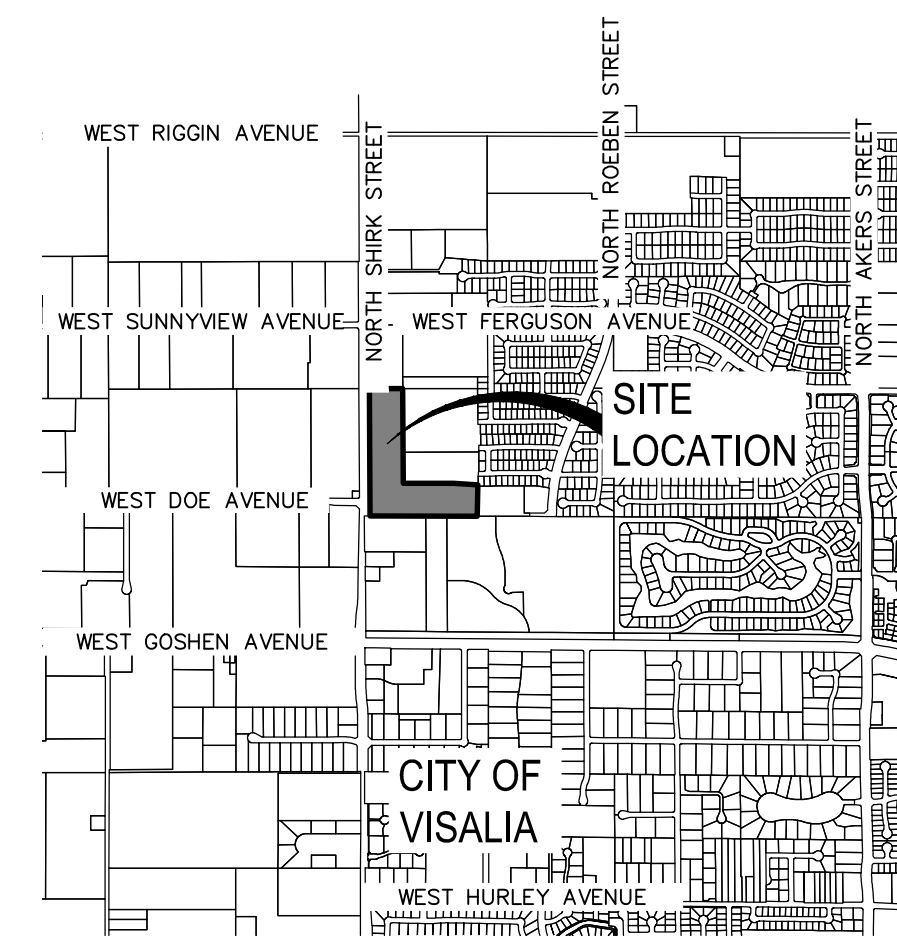
Executed this 12TH day of JANUARY, 2023.

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

TENTATIVE PARCEL MAP

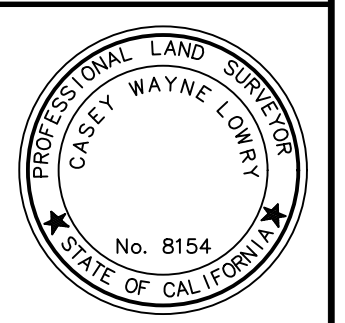
IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN JANUARY 2023 BY GATEWAY ENGINEERING, INC.

SPR 23-004



VICINITY MAP: NOT TO SCALE

GATEWAY ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
P. 559-370-0544 | F. 559-370-0545 | WWW.GATEWAYENG.COM
9511 EAST PRINCETON AVENUE, FRESNO, CA 93727-1317



01/06/2023

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

TENTATIVE PARCEL MAP

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: (4)
- PARCEL SIZE: PARCEL A: 336,645± SF (7.73± AC.) [GROSS] / 240,948± SF (5.53± AC.) [NET]
PARCEL B: 268,064± SF (6.15± AC.) [GROSS] / 215,393± SF (4.94± AC.) [NET]
PARCEL C: 219,240± SF (5.03± AC.) [GROSS] / 175,874± SF (4.04± AC.) [NET]
PARCEL D: 216,495± SF (4.97± AC.) [GROSS] / 188,729± SF (4.33± 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

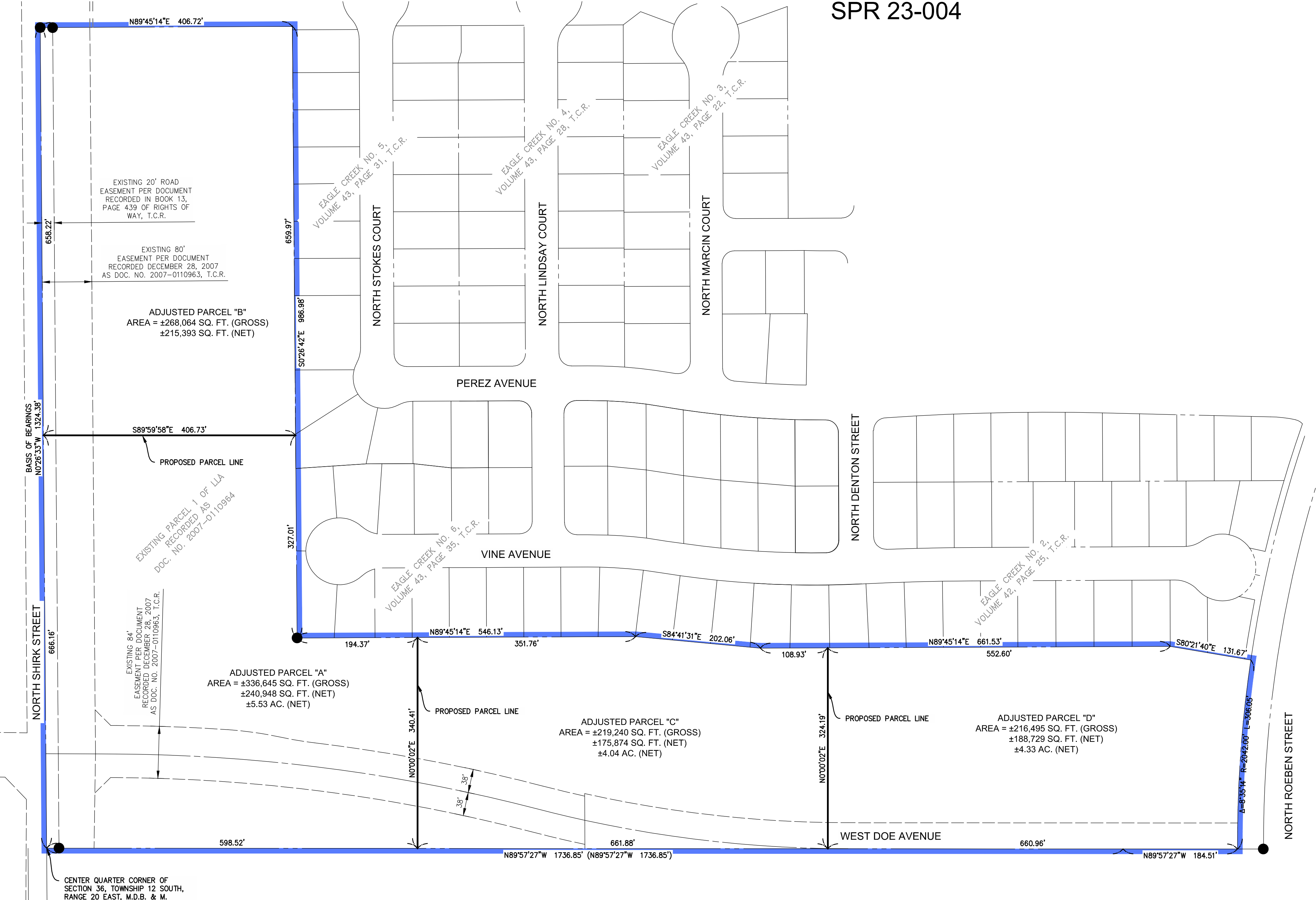
LEGAL DESCRIPTION:

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 00°14'46" 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°11'31" 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°02'29" WEST, ALONG THE WEST LINE OF SAID REMAINDER 2, A DISTANCE OF 325.63 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°26'42" EAST, 966.87 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°14'46" EAST, ALONG SAID EAST LINE, 341.76 FEET TO THE SOUTHWEST 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 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. BLAIN, ET AL, DATED AUGUST 8, 1958 AND RECORDED AUGUST 22, 1958 IN BOOK 2072 PAGE 3 OF OFFICIAL RECORDS.

BASIS OF BEARINGS

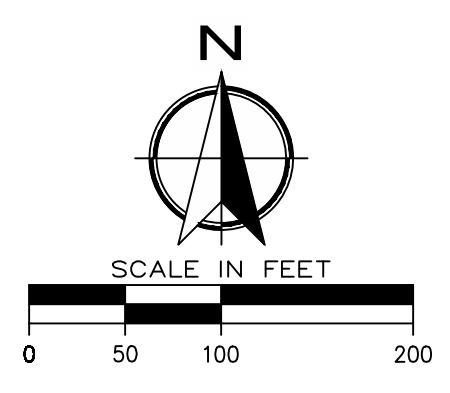
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T. 18 S., R. 24 E., M.D.B. & M., TAKEN TO BE N00°26'33"W AS SHOWN ON PARCEL MAP NO. 4750, RECORDED IN VOLUME 48 OF PARCEL MAPS, AT PAGE 55, T.C.R.

MAP PREPARED:
CREATED: JANUARY 19, 2023



SYMBOL AND LINETYPE LEGEND:

	EXISTING CENTERLINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	PROPOSED PARCEL LINE
	INDICATES SUBDIVISION BOUNDARY



01/19/2023 1:56:44 PM AS SCAFFOLDING PROJECT MANAGER, I HAVE REVIEWED THE TENTATIVE PARCEL MAP AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA SUBDIVISION MAP ACT AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYORS. I HAVE THEREFORE ASSIGNED THE TITLE AND ENDORSEMENT TO THIS MAP. THE BOARD OF LAND SURVEYORS HAS REVIEWED THIS MAP AND HAS ISSUED A TENTATIVE PARCEL MAP. THE BOARD OF LAND SURVEYORS HAS REVIEWED THIS MAP AND HAS ISSUED A TENTATIVE PARCEL MAP. THE BOARD OF LAND SURVEYORS HAS REVIEWED THIS MAP AND HAS ISSUED A TENTATIVE PARCEL MAP.

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

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GENERAL PROJECT INFORMATION

Project/Business Name: MIND DIVERS Date: 1-19-23
 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: SPR 23007
 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 AREA detail
to FRONT

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

Date Received: 1/19/2023
 SPR Agenda: 1/25/23 Item No. _____
 Zone: _____ SPR No. 23-007
 Historic District: Yes No
 Flood Zone: X AE X/AE

OPERATIONS & TRAFFIC INFORMATION

SEE ATTACHED ops & scope of work on plans.

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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 - ✓ Refuse enclosures & containers
 - ✓ Accessible path of travel from ADA stall
 - ✓ Existing and proposed fencing at site
 - ✓ Valley oak trees (show drip line) *NA*
 - 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: WALTER DEISLER Signature of Owner or Authorized Agent*
 Address: 2135 E. HARVARD CT.
 City, State, Zip: VISALIA, CA 93292 Owner Date: _____
 Phone: 559-901-0500 (Signature) Authorized Agent* Date: 1-19-23
 Email: WDEIS1@hotmail.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:
Debra Winegardner declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
094-261-023

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

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

Executed this _____ day of Jan 11, 2023

OWNER	AGENT
<u>(Signature)</u>	<u>(Signature)</u>
Signature of Owner	Signature of Agent
<u>5045 Chardonnay</u> <u>1060 Pottery Ave. VISALIA</u>	<u>WALTER DEISLER</u>
Owner Mailing Address	Agent Mailing Address
<u>CA 93291</u>	<u>2135 E. HARVARD CT.</u>
	<u>VISALIA, CA 93292</u>
Owner Phone Number	Agent Phone Number
<u>559 260-1060</u>	<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

184
RECORDED IN OFFICIAL
RECORDS OF
TULARE COUNTY, CALIFORNIA

6485

SEP 26 1991

TIME 4:25 PM FEE 64.43
TULARE COUNTY RECORDER JP

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

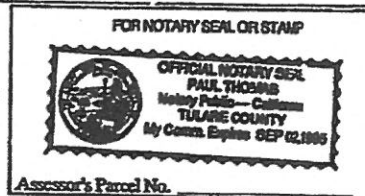


EXHIBIT "A"

Legal Descriptions

Parcel 1

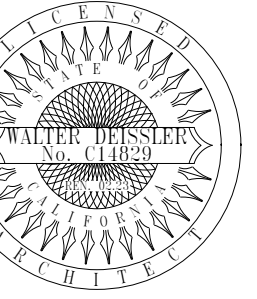
Lots 5 and 6 in Block 4 and the South half of that certain property formerly an alley running east and west through the center of said Block 4 and being the south half of the former alley adjoining said Lots 5 and 6 on the north, in the City of Visalia, County of Tulare, State of California, as per map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

Parcel 2

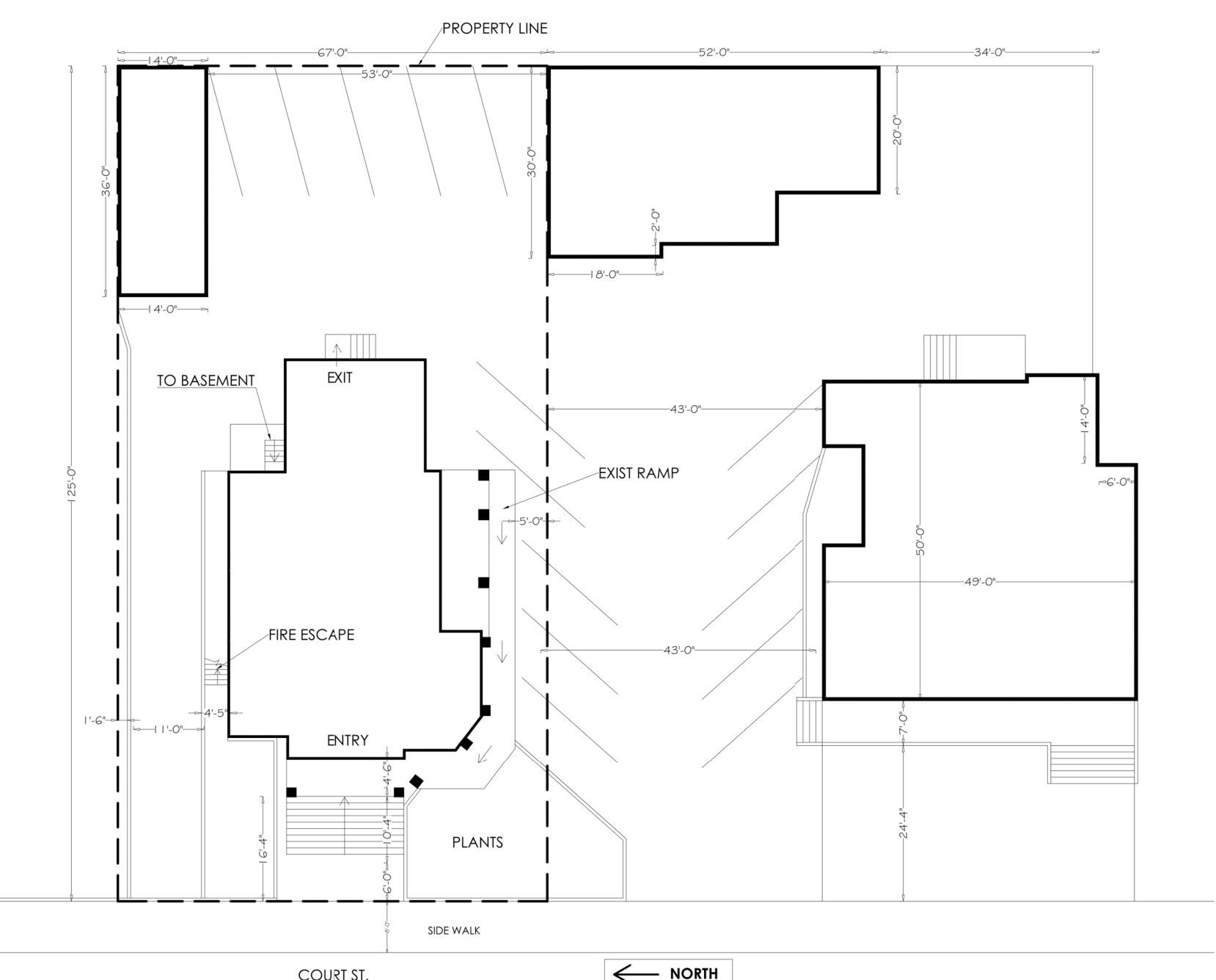
The South half of Lots 3 and 4 in Block 4 of the City of Visalia, in the County of Tulare, State of California, according to a resurvey of said Block recorded in Book 11, Page 25-1/2 of maps in the office of the County Recorder of said County.

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.

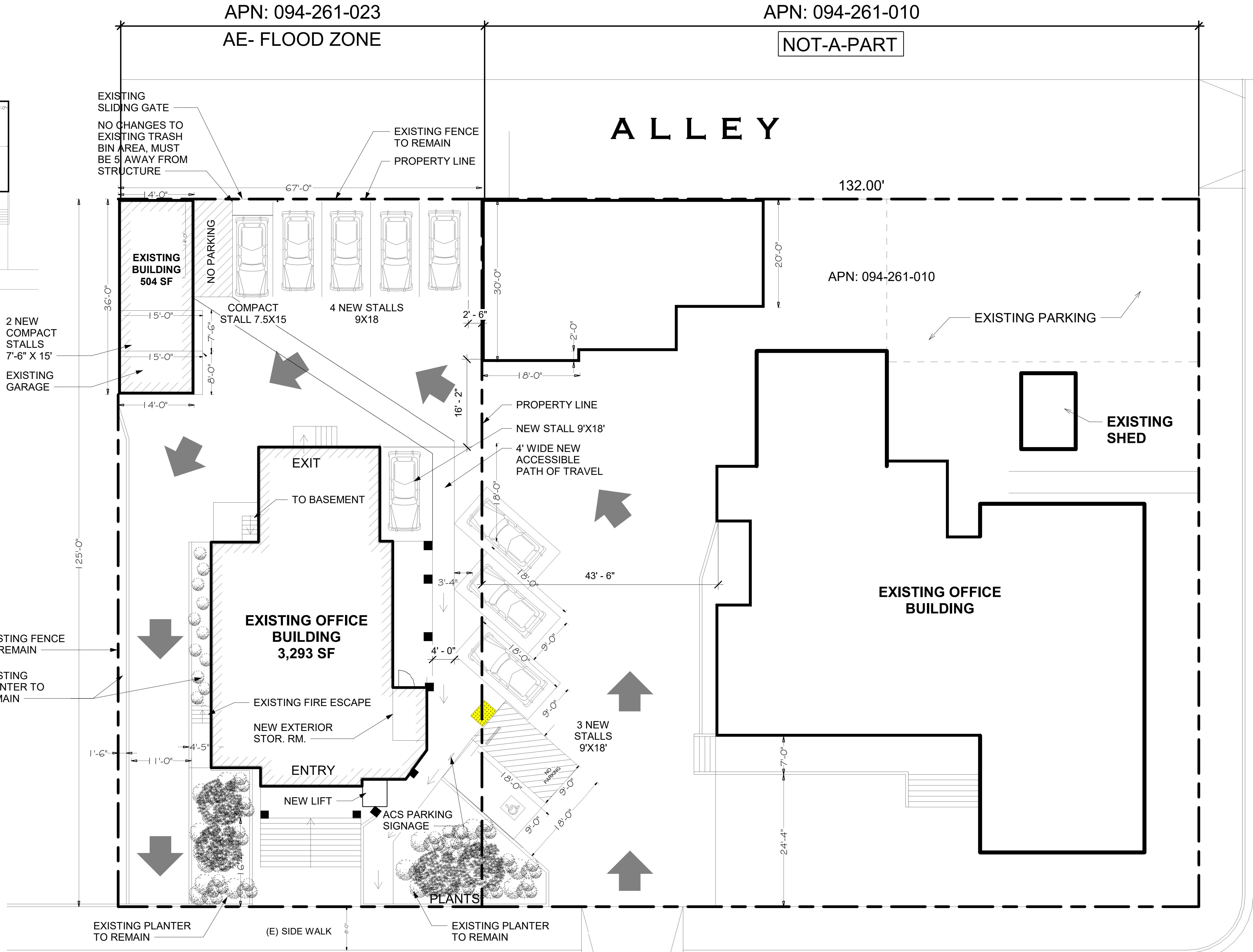
I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:
NAME OF NOTARY Paul Thomas
DATE COMMISSION EXPIRES Sept. 2 1995
PLACE OF EXECUTION Tulare County
DATE 9-20-91 SIGNATURE Paul Thomas



MURRAY ST



EXISTING SITE PLAN
NO SCALE



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

Operations Statement
This is an Existing Office Building which was converted from apartments in the 1980's. Originally it had been a single-family residence constructed in 1910.
The new owner will not be changing the square footage or use as general office. The current square footage is 3293. The use will consist of individual consulting and coaching.
The accessory building in the rear will be 2 compact parking stalls as indicated on the site plan. This is the current use along with non-conditioned space and storage loft. The current square footage is 504.
The existing ADA ramp will be removed, and a lift installed at the front entrance. Additionally, a new path of travel will be installed with an ADA parking stall.

SCOPE OF WORK
General: Basic overall structure and building profile will remain unchanged. All original windows will remain and those windows that have been changed were done so under previous HPAC approvals. The building will be restuccoed and repainted. The existing roof will remain. When the new gable roof were added in the office building conversion of the 1980's, they did not add the roof eave details. This remodel will add the roof eave details as shown on the SW Elevation sheet A1.2
Architectural enhancements will be added as noted on the Exterior Elevations. They will consist of:

West Elevation: New Wood Truss Feature over entry and wood clad columns. The Balcony will remain; however the existing sign band and stucco rail will be removed and a new glass and metal rail will be installed along with a new Entry Door System.

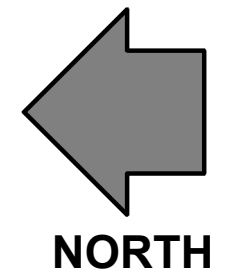
South Elevation: The existing ADA ramp will be removed, and a Lift will be installed. A new path of travel will be installed in the former ramp location. The Balcony on the SE section of the second floor will be extended East to capture the long column and make it less intrusive. The Balcony will also be extended along the South Elevation so as to soften the length of the columns. A new glass and metal rail will be installed along this balcony.

East Elevation: A new premanufactured metal stair will be installed to replace the deteriorated wood stair.

North Elevation: The flat roof over the basement area will be replaced with a new shed roof with matching shingles. No other changes will be made to this elevation.

PARKING CALCULATION
EXISTING 11
PROPOSED 12

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



No.	Description	DATE
A		
B		
C		
1	SPR SUBMITTAL	01/12/2023
2	SPR RE-SUBMITTAL	07/19/2023
3		

Project Number
2213.2
Drawn By
Carlos
Checked By
Walter



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

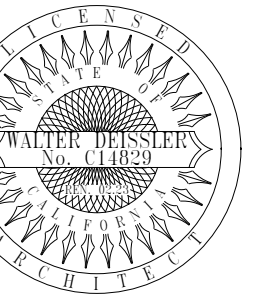


EXISTING SOUTH-WEST ELEVATION



PROPOSED SOUTH-WEST ELEVATION

**WALTER DEISSLER
ARCHITECT**



**SITE PLAN REVIEW
PROPOSE RENOVATIONS TO 512
N COURT, VISALIA CA 93291
SPR23007**

NOTE:
EXISTING CORBELS AND TRIM
DESIGN TO BE REPLICATED ON
ALL ELEVATIONS WHERE THEY
DONT EXISTING CURRENTLY

No.	Description	DATE
A		
B		
C		
1	SPR SUBMITTAL	01/12/2023
2	SPR RE-SUBMITTAL	07/19/2023
3		

Project Number
2213.2
Drawn By
Carlos
Checked By
Walter

A1.2

set date:



EXISTING SOUTH ELEVATION



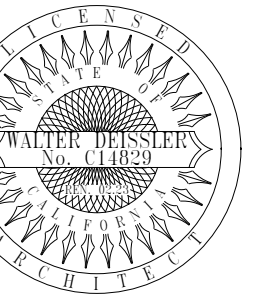
PROPOSED SOUTH ELEVATION



EXISTING EAST ELEVATION

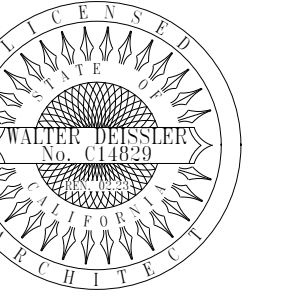


PROPOSED EAST ELEVATION



No.	Description	DATE
A		
B		
C		
1	SPR SUBMITTAL	01/12/2023
2	SPR RE-SUBMITTAL	07/19/2023
3		

Project Number
2213.2
Drawn By
Carlos
Checked By
Walter



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

No.	Description	DATE
A		
B		
C		
1	SPR SUBMITTAL	01/12/2023
2	SPR RE-SUBMITTAL	07/19/2023
3		

Project Number
2213.2
Drawn By
Carlos
Checked By
Walter

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: Jack's Gas #3 Date: 1/17/23

Project Description: Install an above ground liquid propane tank for the use of refilling portable cylinders.

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

Property Owner: Yakoob (Jack) Mohammed

Applicant(s) Name: Michael L. Parks

Project Address/Location: 1440 N. Dinuba Blvd.

Assessor Parcel Number: 091 - 151 - 041

Parcel Size (Acreage or Square Feet): 0.81 AC Building or Suite Square Footage: 3,800

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: 1/17/23

SPR Agenda: 1/25/23 Item No. _____

Zone: C-MU SPR No. 23-011

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: Gas station and retail

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 2 Proposed _____

Number of Customers Per Day (Estimated): Existing 100 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: <u>Michael L. Parks</u>	Signature of Owner or Authorized Agent*	
Address: <u>4920 W. Monte Verde Ct.</u>		
City, State, Zip <u>Visalia, CA 93277</u>	Owner	Date
Phone: <u>559-697-3993</u>		<u>1/17/2023</u>
Email: <u>michael@ddstudiosinc.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 FORM

AGENCY AUTHORIZATION

OWNER:

I, Yakoob Mohammed, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
091-151-041

AGENT:

I designate Michael L. Parks, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to install an above ground liquid propane storage tank. relative to the property mentioned herein.

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

Executed this 17th day of January, 2023.

OWNER	Signatures	AGENT
Signature of Owner		Signature of Agent
<u>40312 Road 132, Cuttler, CA 93615</u>		<u>4920 W. Monte Verde Ct., Visalia, CA 93277</u>
Owner Mailing Address		Agent Mailing Address
<u>559-471-5523</u>		<u>559-697-3993</u>
Owner Phone Number		Agent Phone Number

City of Visalia

315 East Acequia Ave., Visalia, CA 93291



*Neighborhood
Preservation*

Tel: (559) 713-4191 Fax: (559) 713-4812

7 DAY NOTICE AND ORDER

NOVEMBER 16, 2022

VANDER WEERD INVESTMENTS LP
C/O RON VANDERWEERD LP
1804 S SHENANDOAH ST
VISALIA CA 93277

Ref: 9716 W GROVE AVE, VISALIA CA
Case #: CE221302

The City of Visalia Neighborhood Preservations Code Enforcement Division has received information that your property may be in violation of one or more ordinances regulated by the Visalia Municipal Code. The **violations** brought to our attention after an inspection conducted at **9716 W. Grove Ave, Visalia Ca** are.

UNPERMITTED ALTERATIONS. MULTIPLE OFFICES, VARIOUS RACK SYSTEMS, PAINT ROOM, ADDITIONAL STORAGE, AND MODIFIED VENTING.

CORRECTIONS REQUIRED:

In order to resolve this problem, you must do the following by **December 1, 2022**.

1. Obtain permits for work done without permits.
2. Or obtain a demo permit to remove all alterations.
3. Obtain permits per 2020 CBC 105.1
4. Contact the undersigned Code Enforcement Officer for a re-inspection.
5. Failure to comply may result in additional fines and fees.
6. Pay Code Compliance fees of \$71.00 by December 16, 2022. Refer to CE221302. This is a fee for staff time allocated to bring the property into compliance. This is not a fine or penalty. The cost will increase in the event that it becomes necessary to allocate additional resources to bring the property into compliance.

Your property is in violation of Visalia Municipal Code section:

8.40.010

It is unlawful for any person, firm or corporation to maintain property including structures, in a condition detrimental to public health, safety, general welfare; or in a deterioration or disrepair which could cause damage to proximal properties or improvements.

2020 CALIFORNIA BUILDING CODE

105.1 PERMITS REQUIRED. No person, firm or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building or structure, building service equipment, machine, equipment, or cause the same to be done, without first obtaining the necessary permit for each such building or structure from the Building Official. The terms "erect, construct, enlarge, alter, repair," etc. as used above shall be deemed to include any and all electrical, plumbing, mechanical, grading, or other work regulated by this Code.

2020 CALIFORNIA BUILDING CODE 110.1 (A). Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or other ordinances of the jurisdiction.

FAILURE TO COMPLY:

If the violations are not resolved by the specified dates, you will be charged additional inspection fees to cover the cost of staff time. Fines in the amount of \$100.00 for the first day the violation remains, \$200.00 for the second day, and \$500.00 for each day thereafter may also be assessed. This fee, and any other costs necessary to remove the violation, will be assessed against the land as a tax assessment which will be placed on the tax rolls to be collected if left unpaid.

Declaration of Substandard Building and Notice of Pendency of Action/Proceedings may be filed on the title of the property with the County of Tulare Recorder's Office. Full compliance will be required for removal of this Pendency.

Additionally, a Notice of Non-Compliance may be filed with the State Franchise Tax Board, which may prevent you from claiming state tax deductions for taxes, depreciation, amortization, or interest expenses connected with the property, if it remains sub-standard. This includes buildings that are unoccupied, vacated or abandoned for at least 90 days. (Taxation & Revenue Code 17274 and 24436.5)

ADMINISTRATIVE APPEAL:

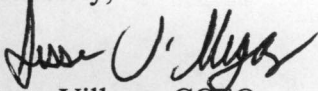
You may appeal this notice or the imposition of administrative penalties within ten (10) working days from the date of this notice by filing a Notice to Appeal with the City of Visalia Neighborhood Preservation Division located at City Hall, 315 East Acequia Avenue, Visalia, CA 93291. At the time the appeal is filed, a non-refundable appeal fee of \$100.00 is due and payable to City of Visalia, or evidence provided that a hardship waiver along with supporting documents has been filed with the City of Visalia Finance Division. If you prevail in your hearing the fee is refunded to you. If your appeal is unsuccessful, the fee is not refunded nor is it applied to the amount owed.

At the hearing you may call witnesses to testify on your behalf, present documentary evidence, cross-examine witnesses, and otherwise show why this notice was issued in error. You may be represented by legal counsel at your own expense.

When this order becomes final, you may seek review of the order pursuant to California Code of Civil Procedure Section 1094.6. There are no appeals to city council.

If you have any questions, please contact me. Your cooperation and assistance will be greatly appreciated.

Sincerely,



Jesse Villegas CCEO
City of Visalia
Code Enforcement Officer
(559) 713-4191
Jesse.villegas@visalia.city

C: Paul Bernal, Community Development Director
Tracy Robertshaw, Neighborhood Preservation Manager

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: The Light Urns Inc. Date: 1.17.2023

Project Description: Apply to a variance to allow 40% of the existing building footprint to be business area

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

Property Owner: Ron Vander Weerd

Applicant(s) Name: 4Creeks

Project Address/Location: 9716 W Grove Ave

Assessor Parcel Number: 0 8 1 - 1 3 0 - 0 2 1

Parcel Size (Acreage or Square Feet): 16,888 sq ft Building or Suite Square Footage: 4,900 sq ft

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ None

Describe All Proposed Building Modifications: Brining existing build-out up to code

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

Date Received: 1/17/23

SPR Agenda: 1/25/23 Item No. _____

Zone: I SPR No. 23-012

Historic District: Yes No

Flood Zone: AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: Warehouse / Production

Proposed Building Use: Warehouse / Production

Proposed Hours of Operation: 6AM - 8PM

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

Number of Employees Per Day: Existing 15 Proposed 15

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

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: Small box truck deliveries as needed

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

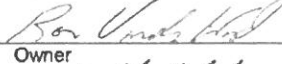
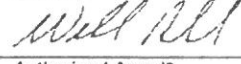
SITE PLAN MINIMUM REQUIREMENTS

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
 - 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>Will Ruoff (4Creeks)</u>	Signature of Owner or Authorized Agent*	
Address: <u>324 S Santa Fe Street</u>		<u>1.17.2023</u>
City, State, Zip: <u>Visalia CA, 93292</u>	Owner	Date
Phone: <u>805.235.5333</u>		<u>1.17.2023</u>
Email: <u>willr@4-creeks.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, Ron Vander Weerd, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
081-130-021

AGENT:

I designate Will Ruoff (4Creeks) to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Site Plan Review and Variance relative to the property mentioned herein.

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

Executed this 17 day of January, 2023.

OWNER	Signatures	AGENT
		
Signature of Owner		Signature of Agent
<u>837 Commercial Ave</u>		<u>324 S Santa Fe Street</u>
Owner Mailing Address		Agent Mailing Address
<u>Tulare CA, 93274</u>		<u>Visalia CA, 93292</u>
Owner Phone Number		Agent Phone Number
<u>559.805.4101</u>		<u>805.235.5333</u>



4CREEKS

605 Santa Rosa Street,
San Luis Obispo, CA

805.904.4394
info@4-creeks.com
www.4-creeks.com

SET NOT FOR
CONSTRUCTION

For planning purposes
only, do not scale drawings



PROJECT INFORMATION

Project Description:

This Project includes the request for a variance on office associated with Industrial uses (not to exceed 25% of the total floor area). The request for the variance is to allow up to 40% of the building to be office space. The space is currently being used by In The Light Urns, Inc. and they need additional office space for urn production.

Project Address:	9716 W Grove Ave Visalia, CA 93291
APN:	081-130-021
Zoning:	Industrial
Proposed Occupancy:	Business (B) and Storage (S-1)
Fire Separation:	Not Required
Parcel Size:	16,888 sq ft
Existing Building:	4,900 sq ft
Original Office Space:	1,000 sq ft (20%)
Unpermitted Office Space:	980 sq ft
Total Office Space:	1,980 sq ft (40%)

PROJECT DIRECTORY

Owner:

Ron Vander Weerd
837 Commercial Ave
Tulare, CA 93274

Contact: ronvanderweerd@yahoo.com
Phone: 559.805.4101

Architect:

Will Ruoff - 4Creeks
324 S Santa Fe Street
Visalia, CA 93292

Contact: willr@4-creeks.com
Phone: 805.235.5333

SHEET INDEX

Architectural Sheets

A1.0 Site Plan
A2.0 Floor Plan

AGENCIES AND UTILITIES

California Water Service Company
phone: (559) 624-1662
216 n. Valley Oaks Drive
Visalia, ca 93291

Southern California Gas Company
phone: (559) 739-2331
404 n. Tipton st.
Cisalia, ca 93292

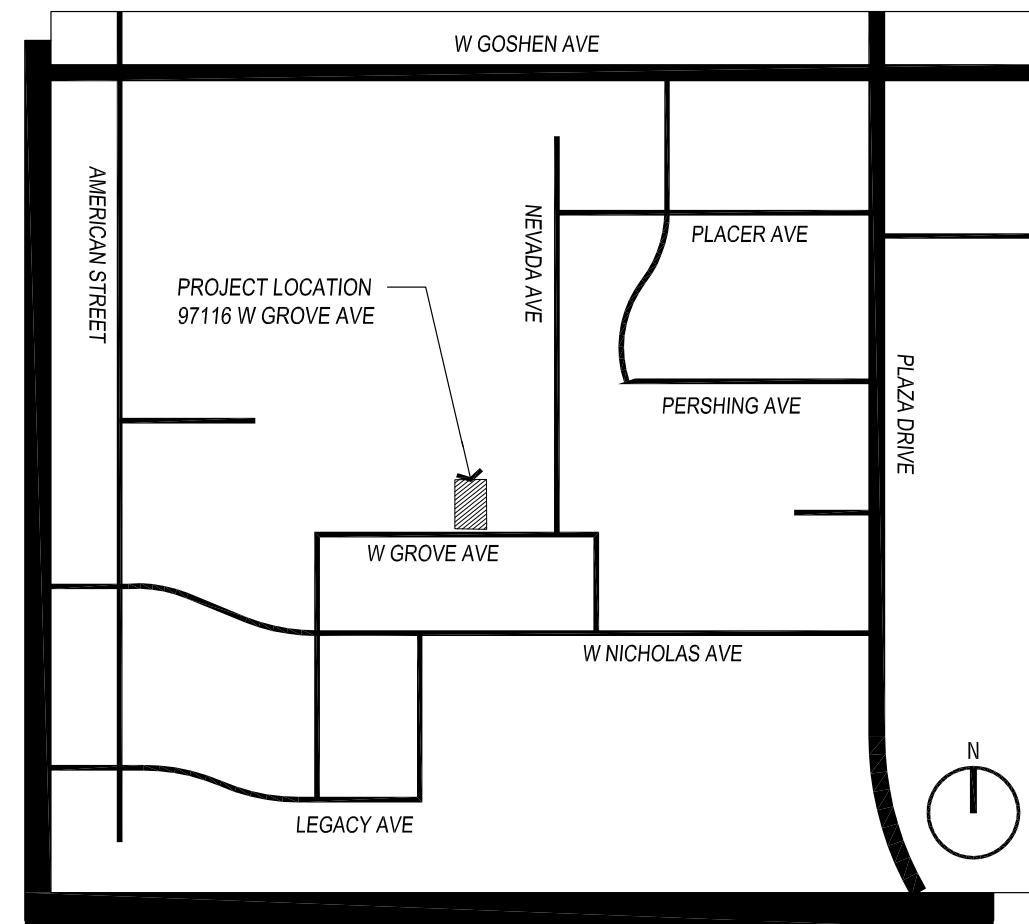
Comcast Cable
phone: (559) 735-2104
1031 n. Plaza drive
Visalia, ca 93291

AT&T California
phone: (559) 739-6646
217 w. Cequia ave.
Visalia, ca 93291

Southern California Edison (SCE)
phone: (559) 685-3269
2425 s. Blackstone st.
Tulare, ca 93274

Building Safety Division
phone: (559) 713-4495
315 e. Acequia ave
Visalia, ca 93291

VICINITY MAP





4CREEKS

605 Santa Rosa Street,
San Luis Obispo, CA

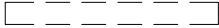
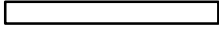

805.904.4394
info@4-creeks.com
www.4-creeks.com

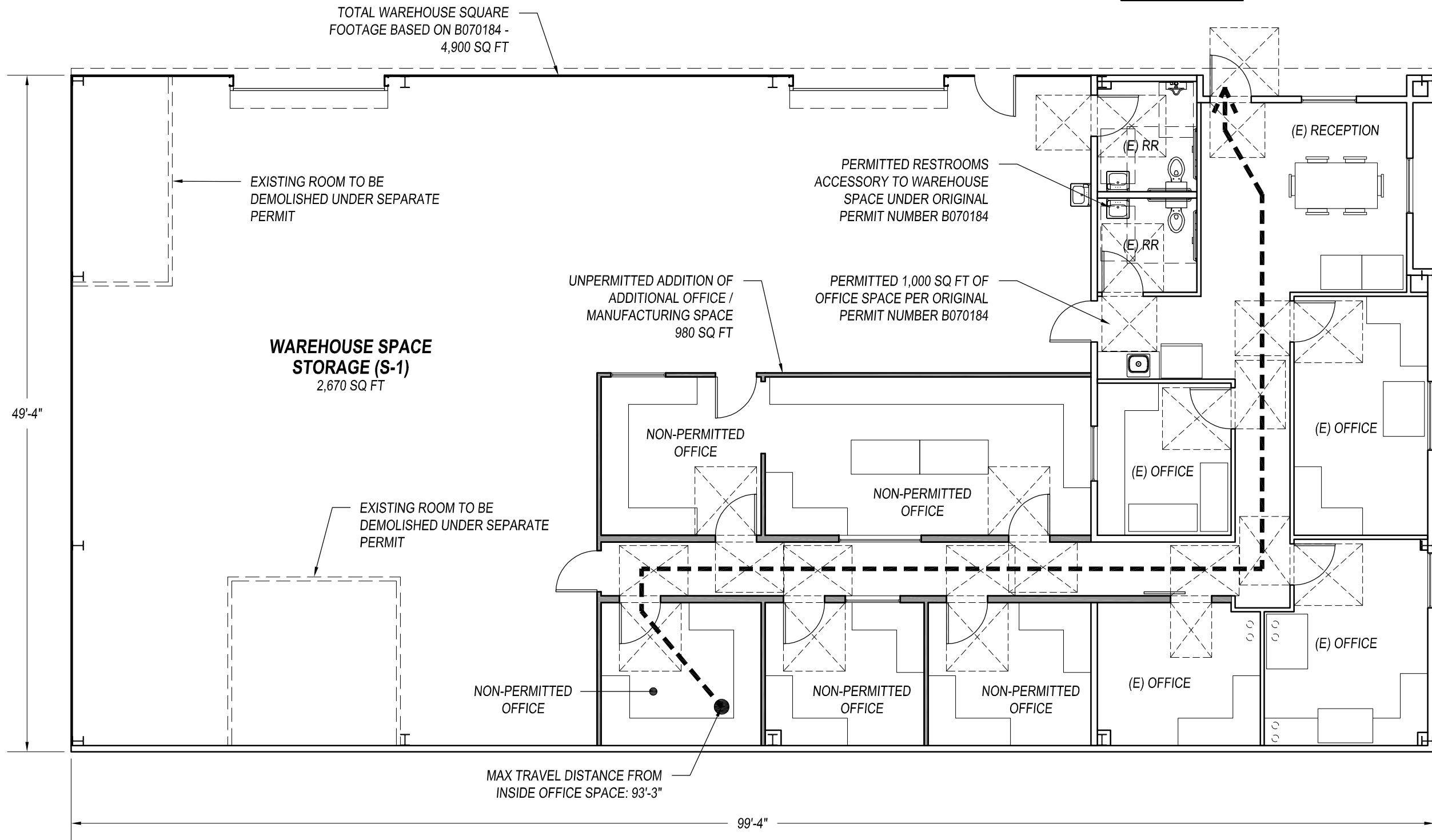
SET NOT FOR
CONSTRUCTION

For planning purposes
only, do not scale drawings



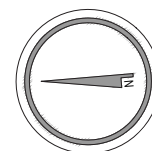
FLOOR PLAN WALL LEGEND

-  TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  UNPERMITTED 2X WALL



EXISTING FLOOR PLAN

SCALE 1/8" = 1'-0"



A2.0

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: RESIDENTIAL SUBDIVISION Date: 1/19/23

Project Description: CONCEPTUAL SUBDIVISION MAP WITH NARROW STREETS TO BE DONATED TO C.O.V.

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

Property Owner: WILLIAM W. HARDER

Applicant(s) Name: RICHARD BUENO

Project Address/Location: NOT YET ASSIGNED

Assessor Parcel Number: 091-161-063

Parcel Size (Acreage or Square Feet): 1.56 AC Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: N/A

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

Date Received: 1/19/23

SPR Agenda: 1/25/23 Item No. _____

Zone: R-1-5 SPR No. 23-013

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: _____

Proposed Building Use: _____

Proposed Hours of Operation: _____

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

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

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

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

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

- ⇨ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇨ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇨ Site plan shall provide for and indicate all of the following:
 - North arrow
 - 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) 01/19/23

Name: <u>Richard BUENO</u>	Signature of Owner or Authorized Agent* <i>William Worthington Harder</i>	Date 01/19/23
Address: <u>209 W. MAIN ST # 8</u>	Owner	Date
City, State, Zip: <u>VISALIA, CA 93291</u>	<i>[Signature]</i>	<u>1-19-23</u>
Phone: <u>(559) 798-5344</u>	Authorized Agent*	Date
Email: <u>buenorichjr@gmail.com</u>		

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

AGENCY AUTHORIZATION

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

**PROJECT DESCRIPTION:
CONCEPTUAL 4500 S.F. MIN SUBDIVISION MAP**

OWNER: WILLIAM W. HARDER
820 PARK ROW #612
SALINAS, CA. 93901

APPLICANT/AGENT: RICHARD BUENO
208 W. MAIN ST. STE. #3
VISALIA, CA. 93291
(559)798-5844

SITE ADDRESS: NOT ASSIGNED YET

APN: 091-161-063

LOT SIZE: 1.56 AC.

FLOOD ZONE: "X"

ZONING: R-1-5 (1 ADU/5000 S.F.)

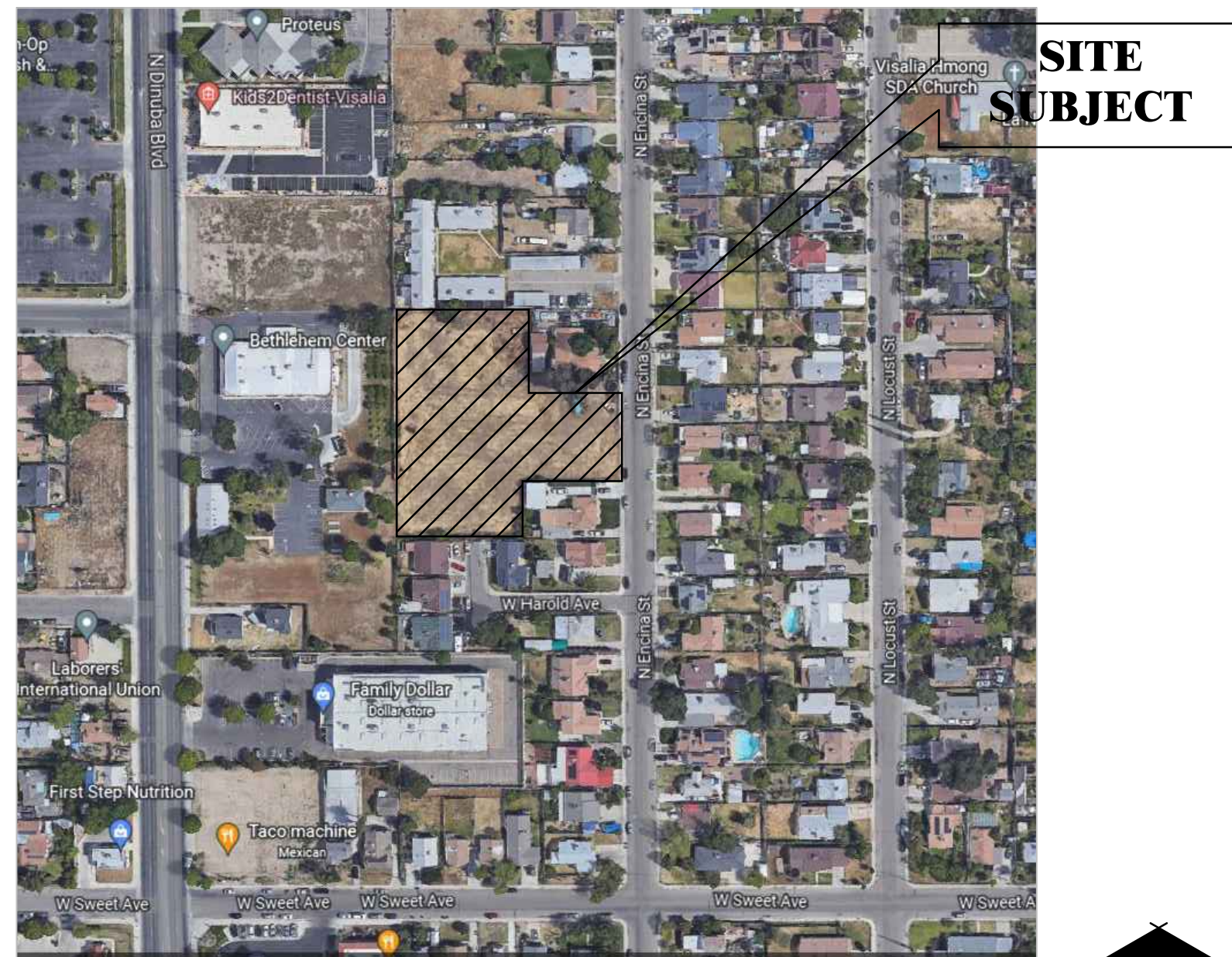
REFUSE: INDIVIDUAL CONTAINERS

STORM WATER: DRAIN TO STREET

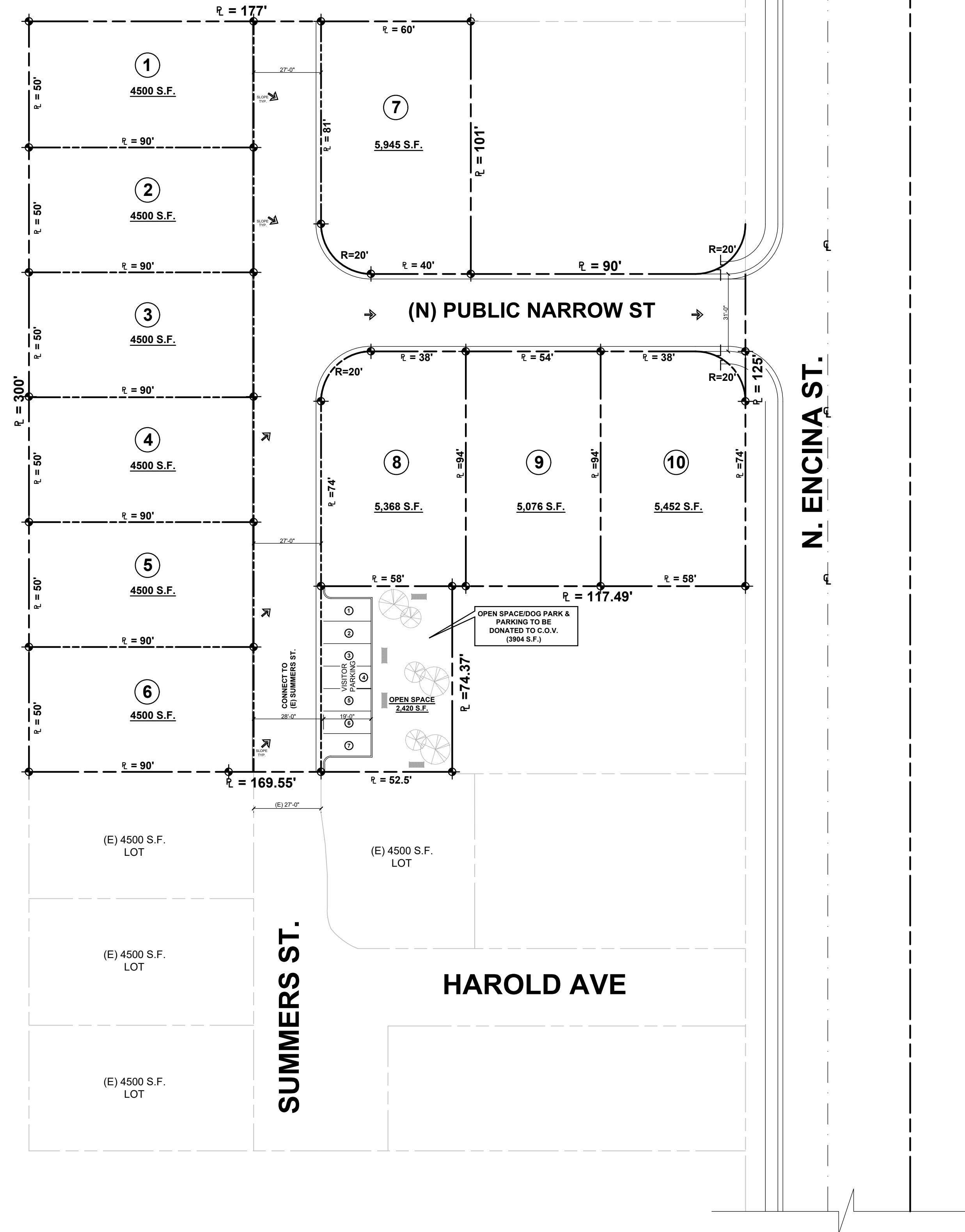
SITE/PROJECT DATA 2B

PL	PROPERTY LINE	W.M.	WATER METER
L	CENTER LINE	P.P.	POWER POLE
(E)	EXISTING	F/H	FIRE HYDRANT
(N)	NEW	STDS.	STANDARDS
(P)	PROPOSED	DTL.	DETAIL
W/	WITH	V.T.R.	VENT THROUGH ROOF
S	SEWER	C.O.	CLEAN OUT
W	WATER	CW	COLD WATER
W.I.	WROUGHT IRON	HW	HOT WATER
C.J.	CEILING JOIST	TYP.	TYPICAL
F.J.	FLOOR JOIST	STL.	STEEL
O.C.	ON CENTER		
BM.	BEAM		
W/H	WATER HEATER		

AVREBBIATIONS 3B



VICINITY MAP N.T.S.



SITE PLAN

SCALE: 1"=30'-0"



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

CONCEPTUAL SUBDIVISION MAP

WILLIAM W. HARDER

091-161-063 VISALIA, CA. 93292

Date: 01/10/2023
Drawn by: A.T.
Checked by: J.G.
Scale: AS NOTED
Job #
Sheet

G1

DO NOT SCALE

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: Beauty Lounge Salon Date: 1/17/23
 Project Description: Salon Services such as hair and Lash extension application.
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Sameh Nasr
 Applicant(s) Name: Juanita Esquibel and Sonia Viruett
 Project Address/Location: 432 S Church St Visalia
 Assessor Parcel Number: 097-052-007
 Parcel Size (Acreage or Square Feet): 0.13 Building or Suite Square Footage: 924

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$0
 Describe All Proposed Building Modifications: NONE

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

Date Received: 1/17/23
 SPR Agenda: 1/25/23 Item No. _____
 Zone: O-C SPR No. 23-014
 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: Physical Therapy
 Proposed Building Use: Hair and Lash Services.
 Proposed Hours of Operation: 9:00 AM to 6:00 PM
 Days of Week In Operation (Circle): Su **M** **T** **W** **Th** **F** **Sa**
 Number of Employees Per Day: Existing 0 Proposed _____
 Number of Customers Per Day (Estimated): Existing 10 Proposed _____
 Predicted Peak Operating Hour: 4:00 PM
 Describe Any Truck Delivery Schedule & Operations: Sparklets Water
 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: Sonia Viruett Signature of Owner or Authorized Agent* _____ Date 1/17/23

Address: 5809 W. Perez Ave _____

City, State, Zip Visalia, Ca 93291 _____

Phone: (559) 302-8307 _____

Email: Sviruett@yahoo.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.

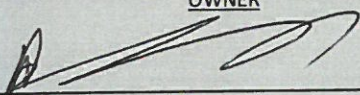
AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:
I, Sameh Nasr, 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____.

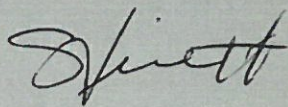
OWNER	AGENT
 _____ Signature of Owner	_____ Signature of Agent
<u>PO Box 3500</u> _____ Owner Mailing Address	_____ Agent Mailing Address
<u>Visalia CA 93278</u> <u>(559) 308 3905</u> _____ Owner Phone Number	_____ Agent Phone Number

Operation Statement

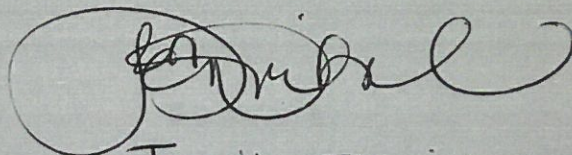
January 17, 2023

The proposed business will consist of two Cosmetologists providing beauty care services which are haircuts, color and lash extension application.

The existing site currently exists of 432 S. Church Street Visalia with five parking stall in rear of property. The proposed hours of operation are Monday through Saturday from 9:00am to 6:00pm Sundays closed. Working by appointment only if cancellation occurs walk-ins will be taken

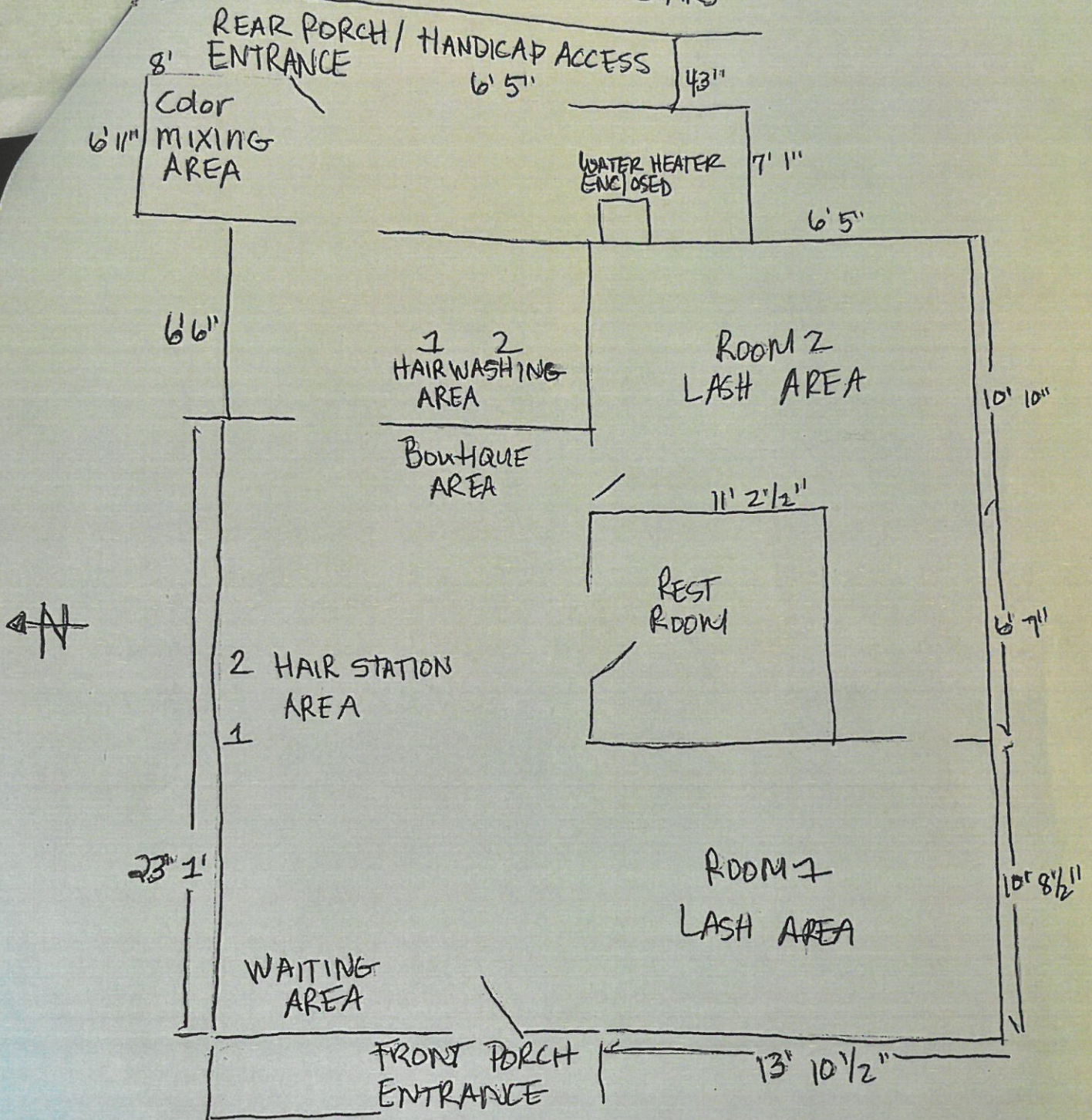


Sonia Viruett



Juanita Esquivel

5 PARKING LOT STARS



Property Owner: Sameh Nasr
Site Area 432 S. Church St
Building Size 924 sf



432 S. Church St.