

SITE PLAN REVIEW AGENDA

2/1/2023 - 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: [SPR21155](#)

PROJECT TITLE: Donut Shop

DESCRIPTION: Donut Sales Drive - Thru (C-N)

APPLICANT: Steve Sparshott

OWNER: TAING SIEN

APN: 091161009

091161047

091161052

LOCATION: 1526 N DINUBA BLVD

ITEM NO: 2 Resubmit

SITE PLAN NO: [SPR22185](#)

PROJECT TITLE: Light Industrial Development

DESCRIPTION: Industrial Development to include 5 New Buildings

APPLICANT: Aaron Oliver

OWNER: VALLEY OAK SPCA INC

APN: 000013771

081100048

LOCATION: 1315 N. Nevada St

ITEM NO: 3 Resubmit

SITE PLAN NO: [SPR22197](#)

ASSIGNED TO: Cristobal Carrillo

Cristobal.Carrillo@visalia.city

PROJECT TITLE: American, Inc.

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 Resubmit

SITE PLAN NO: [SPR23004](#)

ASSIGNED TO: Cristobal Carrillo

Cristobal.Carrillo@visalia.city

PROJECT TITLE: 2 LOT PARCEL MAP TUSCANY VILLAS

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: 5 Added to Agenda

SITE PLAN NO: [SPR23015](#)

PROJECT TITLE: Golden Sun Massage

DESCRIPTION: Massage for the Foot and Body. (O-C)

APPLICANT: Zheng Fang Hu

OWNER: CHEN WEI-TZUOH

APN: 097053011

LOCATION: 431 S BRIDGE ST

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

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ITEM NO: 6 **Added to Agenda**

SITE PLAN NO: [SPR23016](#)

PROJECT TITLE: Austros Auto Group, LLC

DESCRIPTION: Storage Place for Austros Auto Group, LLC to Store Vehicles for other Dealerships to Purchase, will not be open to the Public. (D-NU)

APPLICANT: Flor Evelyn Herrejon

OWNER: MADRIGAL RITA IRENE

APN: 094282002

LOCATION: 211 E SCHOOL AVE

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

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

Site Plan Review meetings are held on Wednesdays at 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: MARKET, COFFEE & PASTRY DRIVE-THRU Date: 01/25/2023
Project Description: RETAIL SPACE FOR A SPECIALTY MARKET & A DRIVE-THRU COFFEE & PASTRY FACILITY
Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2021-155
Property Owner: SIEN Y. TAING
Applicant(s) Name: TAE ARCHITECTURE & PLANNING
Project Address/Location: 1526 N. DINUBA BLVD.
Assessor Parcel Number: 091-161-052, 047 & 009 BUILDING "A": 1297 S.F.
Parcel Size (Acreage or Square Feet): 0.6 ACRES Building or Suite Square Footage: BUILDING "B": 3484 S.F.

Are There Any Proposed Building Modifications: Yes No
Estimated Cost of Modifications to Building: \$ 1.2 MILLION
Describe All Proposed Building Modifications: PROPOSAL IS TO CONSTRUCT TWO
NEW RETAIL BUILDINGS

--- THIS AREA FOR CITY STAFF USE ONLY ---
Date Received: _____
SPR Agenda: 02.01.2023 Item No. _____
Zone: _____ SPR No. 21-155
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: SITE IS VACANT, LAST USE WAS RESIDENTIAL
Proposed Building Use: RETAIL STORE & COFFEE & PASTRY
Proposed Hours of Operation: _____
Days of Week In Operation (Circle): Su M T W Th F Sa SEE ATTACHED
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): NONE
Describe Any Special Events Planned for the Facility: N/A

SITE PLAN MINIMUM REQUIREMENTS

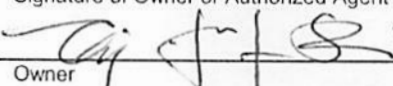
SITE PLAN REQUIREMENTS

- ↪ 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: TAE ARCHITECTURE & PLANNING
 Address: P.O. BOX 1177
 City, State, Zip TULARE, CA 93275
 Phone: 559.688.2071
 Email: MIKEP@TAEINC.COM

Signature of Owner or Authorized Agent*

 Owner
Michael P. Porter
 Authorized Agent*

1/26/23
 Date
1-26-2023
 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, SIEN Y. TAING, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
091-161-052, 091-161-047 & 091-161-009

AGENT:

I designate TAE ARCHITECTURE & PLANNING, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to PROCESS SITE PLAN REVIEW relative to the property mentioned herein.

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

Executed this 26th day of JANUARY, 2023.

| OWNER | AGENT |
|---|--------------------------|
| Signatures | Signatures |
|  | <i>Michael P. Porter</i> |
| Signature of Owner | Signature of Agent |
| <u>P.O. Box 1269</u> | <u>P.O. Box 1177</u> |
| Owner Mailing Address | Agent Mailing Address |
| <u>VISALIA, CA 93277</u> | <u>TULARE, CA 93275</u> |
| <u>949.378.9057</u> | <u>559.688.2071</u> |
| Owner Phone Number | Agent Phone Number |

First Step Market

Hours:

8:00am - 9:00pm Mon - Sat

9:00am - 7:00pm Sun

First Step Market is a specialty produce market. We plan to sell staple foods and other cooking ingredients. Our focus will be on fresh produce, dairy products, grains, fresh meat/poultry, seasoning and to-go prepared food. No alcohol or tobacco.

The type of equipment used for this operation are produce stands/fridge, walk-in cooler with display swing doors, meat/poultry display case, grill top and cooktop combo, cook hood, mop sink, commercial sink, display rack and checkout registers.

We expect 75 customers a day. Peak hours from 4pm - 7pm. All customers will be walk-in with no delivery service.

Based on the customer count, we will have 2-3 employees throughout the day.

Vendor deliveries will be once a week.

The current use of the site was 2 residential homes and 1 1,500 sq ft candle store.

Ace Coffee & Pastry

Hours:

5:00am - 5:00pm Mon - Fri

5:00am - 5:00pm Sat

6:00am - 4:00pm Sun

Ace will serve hot & cold coffee in different blends. Ace will also serve fresh baked croissants in different varieties—including muffins and danish.

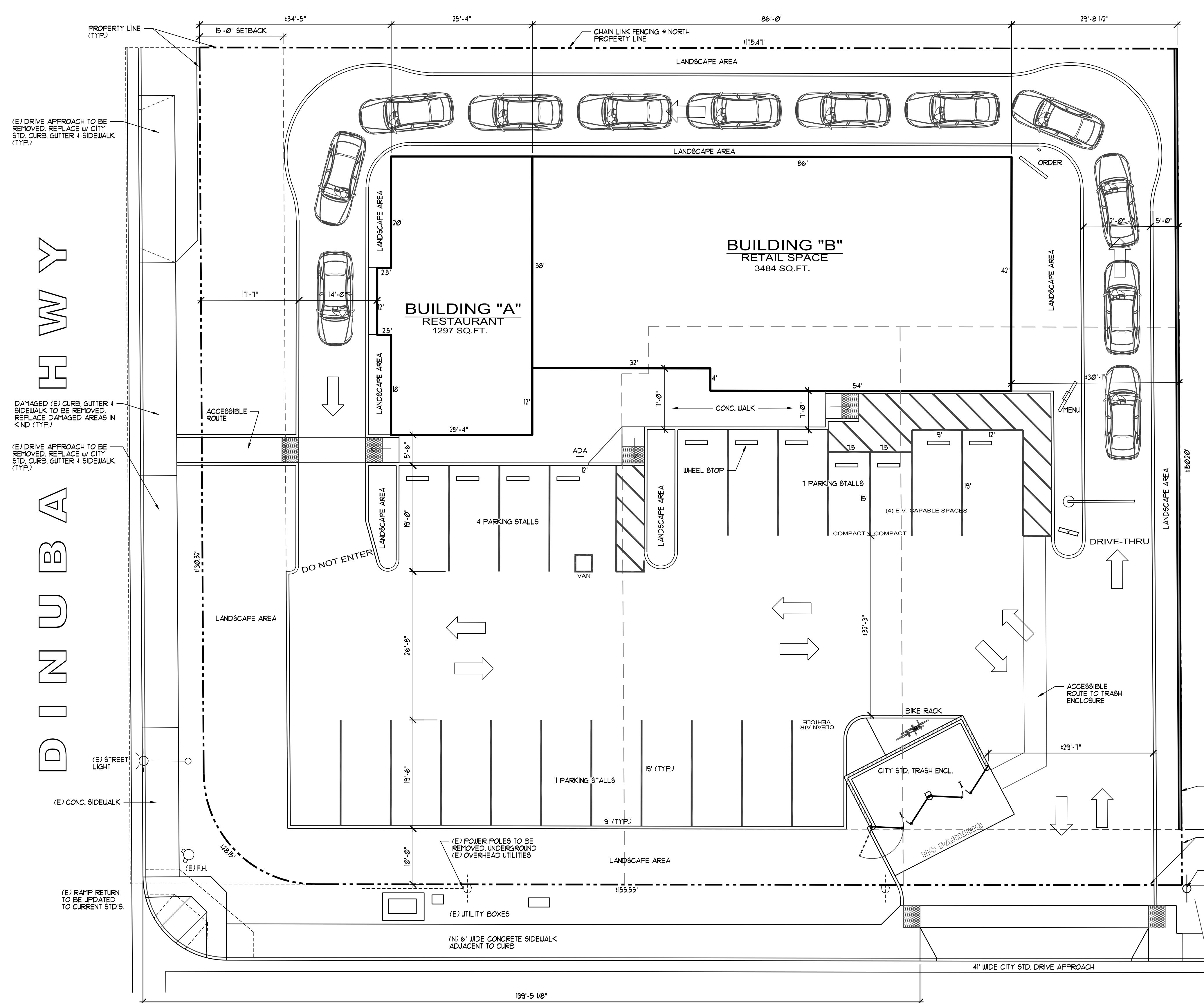
Equipment needed are ovens, cook hood, coffee brewers, blenders, prep-counter, mop sink, commercial sink, glass display cases and checkout counter.

Expected customer count is 100 a day. Peak hours from 6:00am - 11:00am.

Based on the customer count, we will have 2-3 employees throughout the day.

Vendor deliveries will be once a week.

The current use of the site was 2 residential homes and 1 1,500 sq ft candle store.



(E) DRIVE APPROACH TO BE REMOVED, REPLACE W/ CITY STD. CURB, GUTTER & SIDEWALK (TYP.)

DAMAGED (E) CURB, GUTTER & SIDEWALK TO BE REMOVED, REPLACE DAMAGED AREAS IN KIND (TYP.)

(E) DRIVE APPROACH TO BE REMOVED, REPLACE W/ CITY STD. CURB, GUTTER & SIDEWALK (TYP.)

(E) STREET LIGHT

(E) CONC. SIDEWALK

(E) RAMP RETURN TO BE UPDATED TO CURRENT STD'S.

SWEET STREET

SITE PLAN

NOTE:
 ITEMS NOTED IN PREVIOUS SITE PLAN REVIEW (2021-195-C, ENGINEERING, ADDITIONAL COMMENT #6) REGARDING CITY GIS COORDINATION & PROPOSED SITE PLAN WILL BE ADDRESSED FOLLOWING THE TOPOGRAPHIC SURVEY OF SAID PROPERTY.
 A PHOTOMETRIC PLAN SHALL BE PROVIDED AS PART OF THE ELECTRICAL CONSTRUCTION DOCUMENTS. THE SITE LIGHTING PLAN SHALL BE DESIGNED SUCH THAT LIGHTING SHALL NOT EXCEED 0.5 LUMENS AT THE PROPERTY LINE.

SITE INFORMATION

OWNER: SIEN Y. TANG
 ADDRESS: 353 BUENA VISTA AVE. VISALIA, CA 93291
 PHONE: (559) 936-3465

PROJECT ADDRESS: 1526 N. DINUBA BLVD. VISALIA, CA
 A/E/N: 091-161-052, 041 & 009
 TOTAL LOT AREA: 2629933 SF, 0.6 ACRES

PARKING:
 BUILDING A: 1297/50 = 9 REQ'D.
 BUILDING B: 3484/300 = 12 REQ'D.
 TOTAL: 21 STALLS REQUIRED
 21 PARKING STALLS PROVIDED
 COMPACT = 2 STALLS
 STANDARD = 18 STALLS
 ACCESSIBLE = 1 STALLS

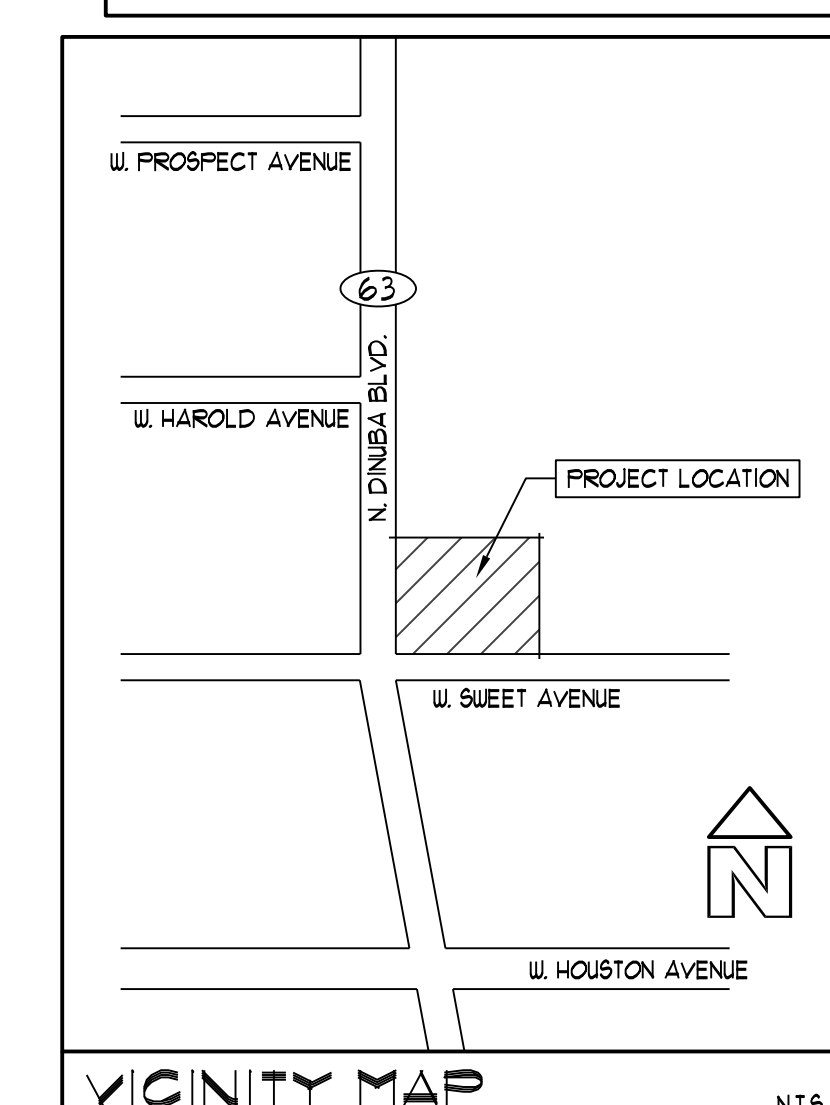
1 ELECTRIC VEHICLE CHARGING STATION PROVIDED

DEVELOPED AREA:
 BUILDING A: 1297 SF
 BUILDING B: 3484 SF
 4781 SF. TOTAL

COVERAGE:
 4781 SF / 2629933 SF = .18 OR 18%
 LANDSCAPE REQUIRED: 6% OF LOT AREA
 0.6 x 2629933 = 15756 SF.
 LANDSCAPE PROVIDED:
 5,976 SF. OF LANDSCAPE AREA

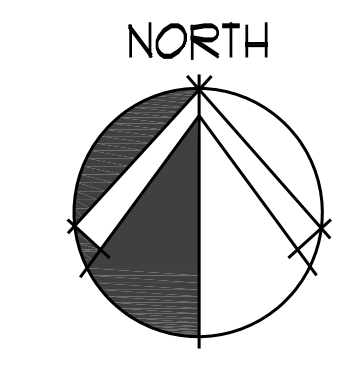
BUILDING INFORMATION

ZONING: NEIGHBORHOOD COMMERCIAL
 OCCUPANCY: B M
 CONSTR. TYPE: V-B
 ALLOWABLE AREA: 9,000 SF. 9,000 SF.
 NON-SPRINKLERED
 BUILDING AREA: 1330 SF. 3484 SF.



UTILITY PROVIDERS:

WATER: CALIFORNIA WATER SERVICE (559) 624-1600
 SOLID WASTE, SEWER & STORM: CITY OF VISALIA (559) 715-4499
 ELECTRIC: SOUTHERN CALIFORNIA EDISON (1800) 655-4555
 GAS: SOUTHERN CALIFORNIA GAS CO. (1800) 421-7200
 TELEPHONE: VERIFY W/ OWNER



LAYOUT OF PROPERTY SHOWN IS BASED ON RECORD DATA AND NOT THE RESULT OF A PROPERTY SURVEY. PRIOR TO CONSTRUCTION OF THE FOUNDATION THE CONTRACTOR SHALL LOCATE ALL PROPERTY CORNERS AND REPORT ANY VARIATIONS FROM PLANS.

TAE INCORPORATED
 ARCHITECTURE AND PLANNING
 120 N. "I" STREET
 TULARE, CALIFORNIA 93274
 PH: (559) 688-2071
 FAX: (559) 688-2073
 INFO@TAEINC.COM
 WWW.TAEINC.COM

AFFILIATIONS:
 • INTERNATIONAL CODE COUNCIL
 • LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN

ARCHITECT:
 KEITH H. REYNOLDS
 STATE OF CALIFORNIA LIC. NUM. - C-24255

CONSULTANT:
 MICHAEL PORTER
 LEED #1
 STATE OF CALIFORNIA LIC. NUM. - C-20927

CONSULTANT:
 PROJECT:
 A NEW RETAIL FACILITY FOR:
MR. SIEN Y. TANG
 VISALIA, CALIFORNIA

| DATE | REVISION |
|------|----------|
| | |
| | |
| | |
| | |

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SHEET DESCRIPTION:
 SITE PLAN

| | |
|---------------------------------|----------------------------|
| DRAWN: MIKE PORTER | SHEET NUMBER: A1 |
| SCALE: 1" = 30.00' | DATE: 01/25/2023 |
| DATE: 01/25/2023 | OF SHEETS: |
| PROJECT NUMBER: A.102.22 | |

SCALE: 1" = 10.00'

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- 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: **LIGHT INDUSTRIAL DEVELOPMENT** Date: **1/26/2023**

Project Description: **INDUSTRIAL DEVELOPMENT TO INCLUDE 5 NEW BUILDINGS**

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: **2022-185**

Property Owner: **JEFF AND MERRIANNE STOUT**

Applicant(s) Name: **JEREMY MARTELLA**

Project Address/Location: **1315 NORTH NEVADA STREET**

Assessor Parcel Number: **0 8 1 - 1 0 0 - 0 4 8 & 0 8 1-1 0 0-0 7 7**

Parcel Size (Acreage or Square Feet): **±2.24 AC** Building or Suite Square Footage: **39,000 SF (TOTAL)**

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 - - -

01/26/2022

Date Received: _____

SPR Agenda: **02.01.23** Item No. _____

Zone: _____ SPR No. **22-185**

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: **INDUSTRIAL BUILDINGS (SPECULATIVE BUILD)**

Proposed Hours of Operation: **TBD**

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

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

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

Predicted Peak Operating Hour: **TBD**

Describe Any Truck Delivery Schedule & Operations: **TBD**

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>JEFF STOUT</u> | <u>1/26/2023</u> |
| City, State, Zip: <u>TULARE, CA, 93274</u> | Owner | Date |
| Phone: <u>559-688-5263</u> | <u>AARON OLIVER</u> | <u>1/26/2023</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

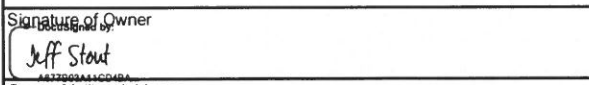
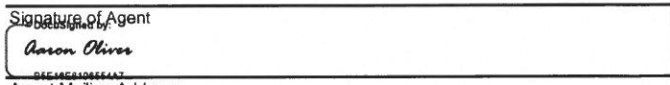
AGENCY AUTHORIZATION FORM

OWNER:
 I, JEFF STOUT, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
081-100-048 081-100-077

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 INDUSTRIAL BUILDINGS relative to the property mentioned herein.

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

Executed this 26th day of January, 2023.

| OWNER | AGENT |
|--|---|
| Signatures | Signatures |
|  <small>Signature of Owner</small> |  <small>Signature of Agent</small> |
| Owner Mailing Address <u>18333 AVE. 312</u> | Agent Mailing Address <u>979 N BLACKSTONE STREET</u> |
| <u>VISALIA, CA 93292</u> | <u>TULARE, CA 93274</u> |
| <small>Owner Phone Number</small> | <small>Agent Phone Number</small> <u>559-688-5263</u> |

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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: American, Inc. Date: 1/25/2023

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: 01/25/2023

SPR Agenda: 02/01/2023 Item No. _____

Zone: _____ SPR No. 22-197

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 to 8929 W. Goshen Avenue without needing to go all the way to Kelsey St.

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

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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 - 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: Lane Engineers, Inc. Signature of Owner or Authorized Agent* 
 Address: P.O. Box 1059 _____ Date: 1/25/2023
 City, State, Zip: Tulare, CA 93275 Owner
 Phone: (559) 688-5263 _____ Date: 1/25/2023
 Email: wa@laneengineers.com Authorized Agent* _____

* 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):

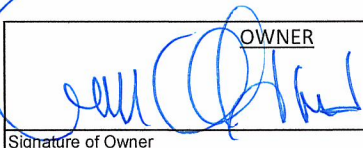

N/A (Road Improvements)

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 25th day of January, 2023.

| OWNER | AGENT |
|---|--|
|  |  |
| 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 |
| <u>Corwyn BOZEH' OLDFIELD</u> | |

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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: TUSCANY VILLAS / VISALIA SHIRK, LLC Date: 1/26/23

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: 01/26/2023

SPR Agenda: 02/01/23 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

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

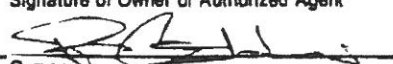

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

| | | |
|---|--|----------------|
| Name: <u>VISALIA SHIRK, LLC</u> | Signature of Owner or Authorized Agent* | 1/12/2023 |
| Address: <u>29350 PACIFIC COST HWY. STE. 12</u> |  | Date |
| City, State, Zip: <u>MALIBU, CA 90265</u> | Owner | <u>1/12/23</u> |
| Phone: <u>(424) 234-5555</u> |  | Date |
| Email: <u>PAULOWHADI@PACIFICRIMCOMPANIES.US</u> | Authorized Agent* | |

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

FEE: FREE

Do First

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

Site Plan Review meetings are held on Wednesdays at 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: Golden Sun Massage Date: 12/29/22

Project Description: Massage for foot, Body.

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

Property Owner: Euphonos Investment LLC

Applicant(s) Name: Zheng Fang Hu

Project Address/Location: 431 S. Bridge St Visalia CA 93277

Assessor Parcel Number: 091-053-011

Parcel Size (Acreage or Square Feet): 2190sqft Building or Suite Square Footage: 5500sqft

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: _____

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: Physician office

Proposed Building Use: Follow up Patients

Proposed Hours of Operation: 8:30 - 9:00

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

Number of Employees Per Day: Existing 2 Proposed Technician

Number of Customers Per Day (Estimated): Existing 8 Proposed Release stress

Predicted Peak Operating Hour: 8:30 - 9:00

Describe Any Truck Delivery Schedule & Operations: WAXON, oil trucks Alcohol etc disinfectant

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

(Provide Separate Attachment if Necessary): 1. Employee per client on hourly or half hour treatment

Describe Any Special Events Planned for the Facility: NONE

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: zheng fang hu Signature of Owner or Authorized Agent*
 Address: 3935 E Myrtle Ave
 City, State, Zip: Visalia, CA 93277 Owner: [Signature] Date: 12/29/22
 Phone: 626-295-1232 Authorized Agent* zheng fang hu Date: 12-29-22
 Email: zhengfanghu20@gmail.com

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

AGENCY AUTHORIZATION

OWNER:

I, Carrie Chen, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
097 053 011

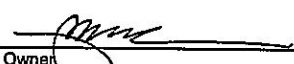
AGENT:

I designate zheng fang hu, 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.

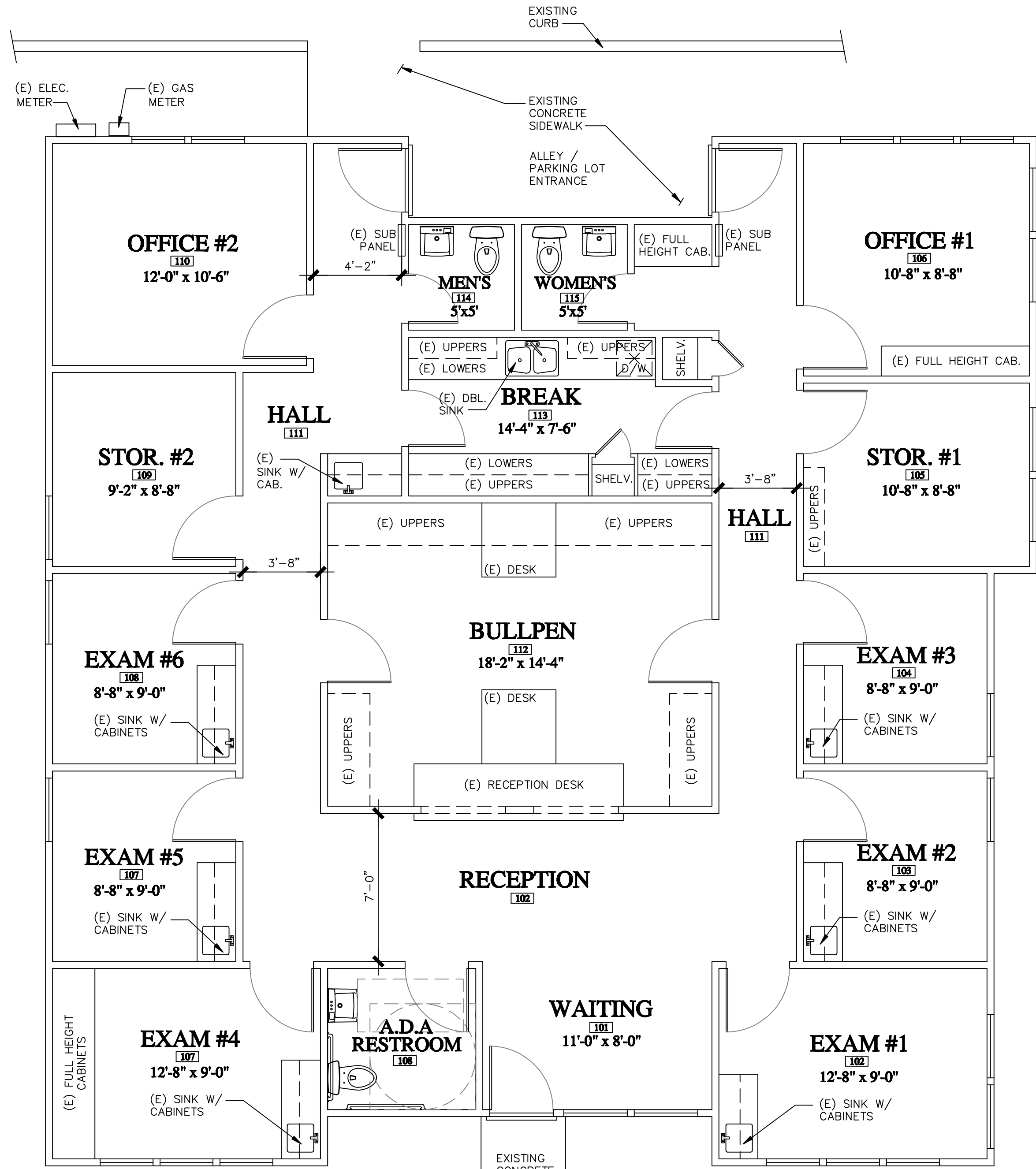
Executed this 29 day of December, 2022

AGENCY AUTHORIZATION FORM

| OWNER | Signatures | AGENT |
|---|------------|---|
|  Signature of Owner | | <u>zheng fang hu</u> Signature of Agent |
| <u>433 S. Bridge St</u> Owner Mailing Address | | <u>3935 E Myrtle</u> Agent Mailing Address |
| <u>Visalia, CA 93277</u> Owner Phone Number | | <u>Visalia CA 93277</u> Agent Phone Number |
| <u>559-679-1977</u> | | <u>626-295-7832</u> |

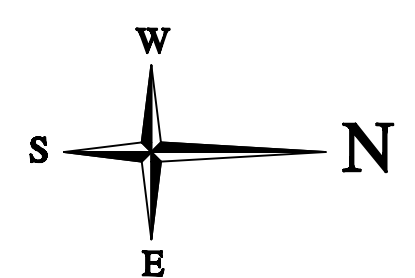
DRAFTSMAN

WILLIAM T. FAGUNDES
 FAGUNDES DRAFTING
 131 E. KERN AVE. TULARE CA 93274
 (559-731-0403)



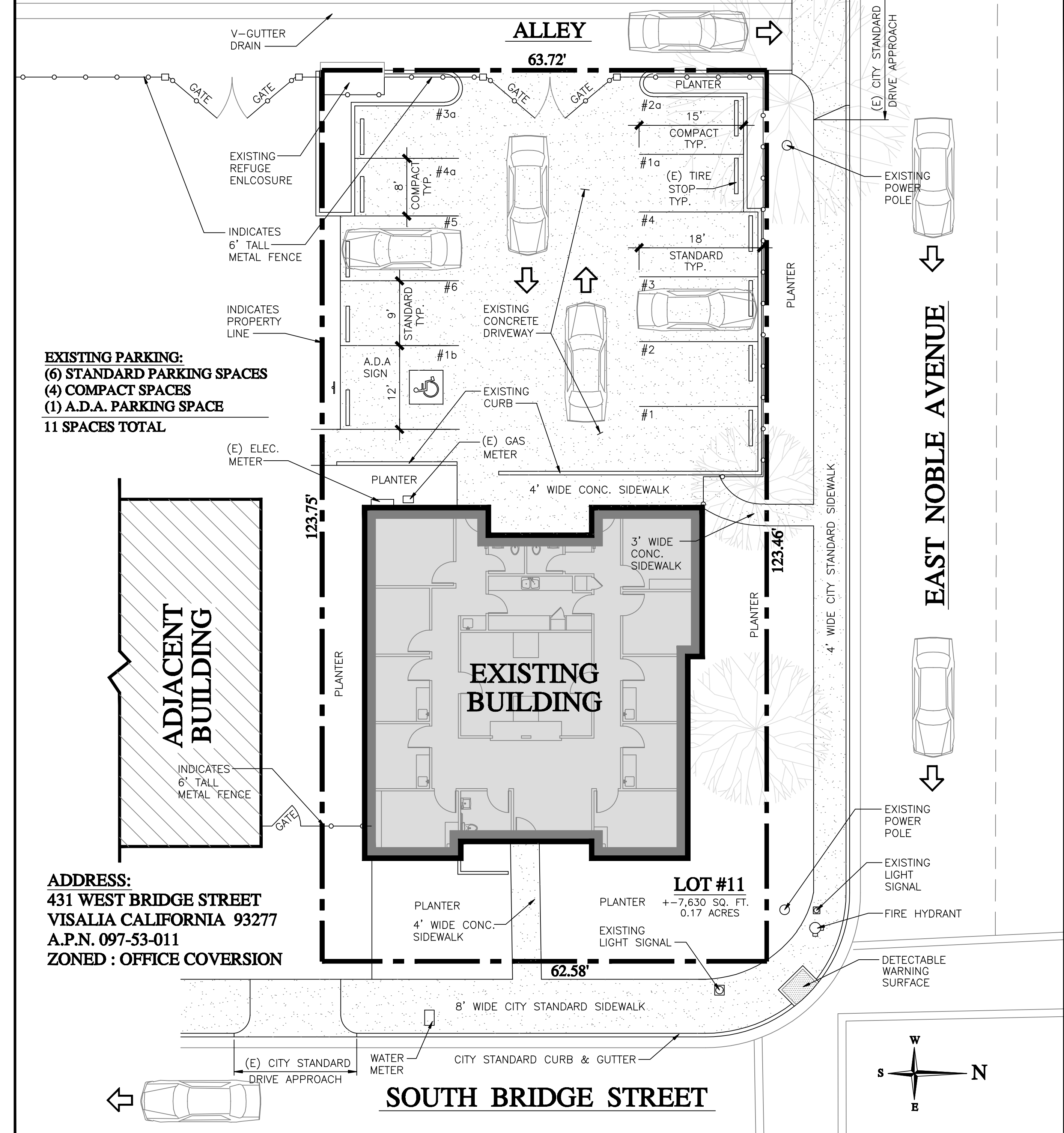
WALL LEGEND
 ——— INDICATES EXISTING 2"x4" STUDS AT 16" OC

SQUARE FOOTAGE
 TOTAL BUILDING AREA ±2,125 SQ. FT.



EXISTING FLOOR PLAN

SCALE 1/4" = 1'-0"

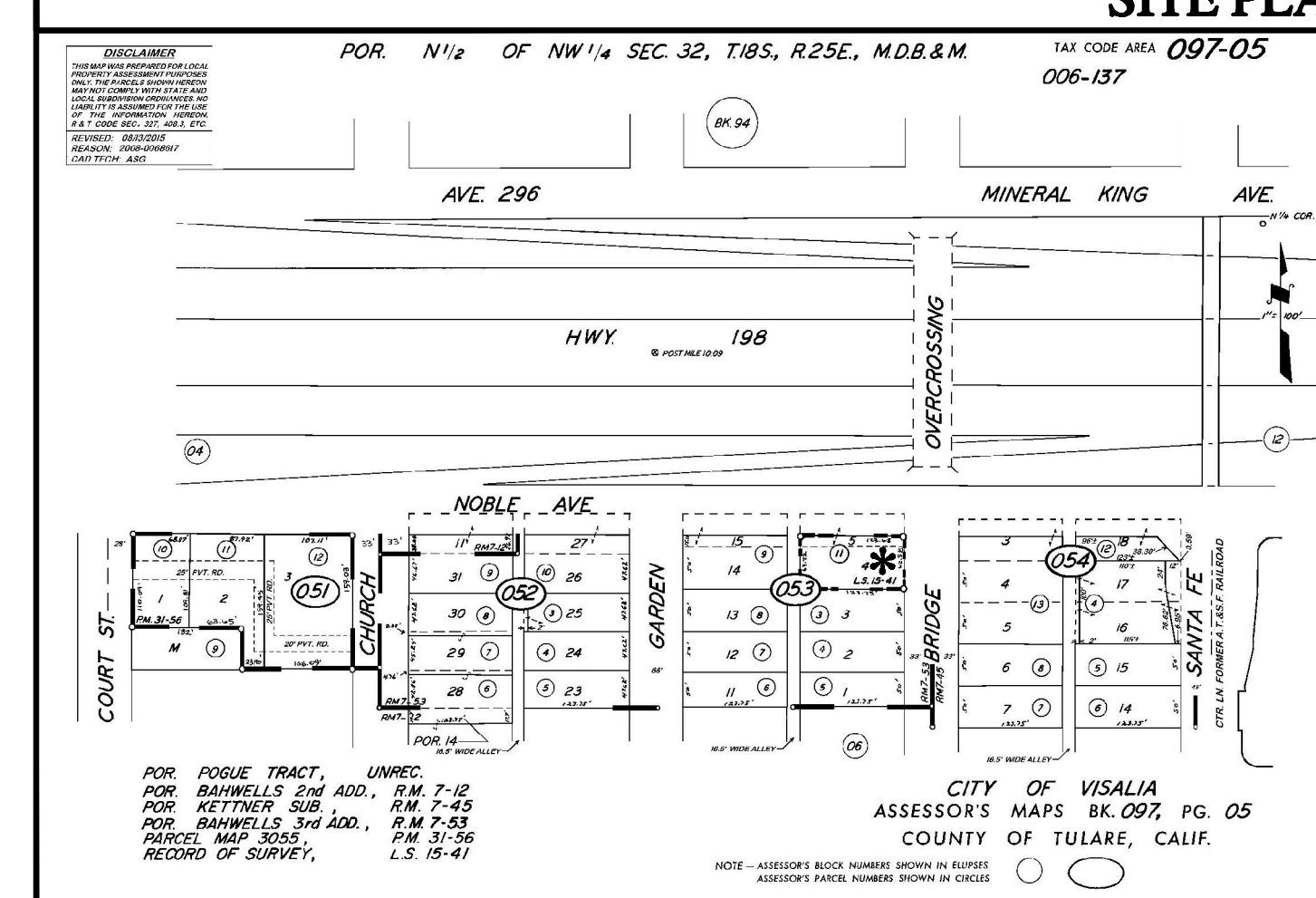


EXISTING PARKING:
 (6) STANDARD PARKING SPACES
 (4) COMPACT SPACES
 (1) A.D.A. PARKING SPACE
 11 SPACES TOTAL

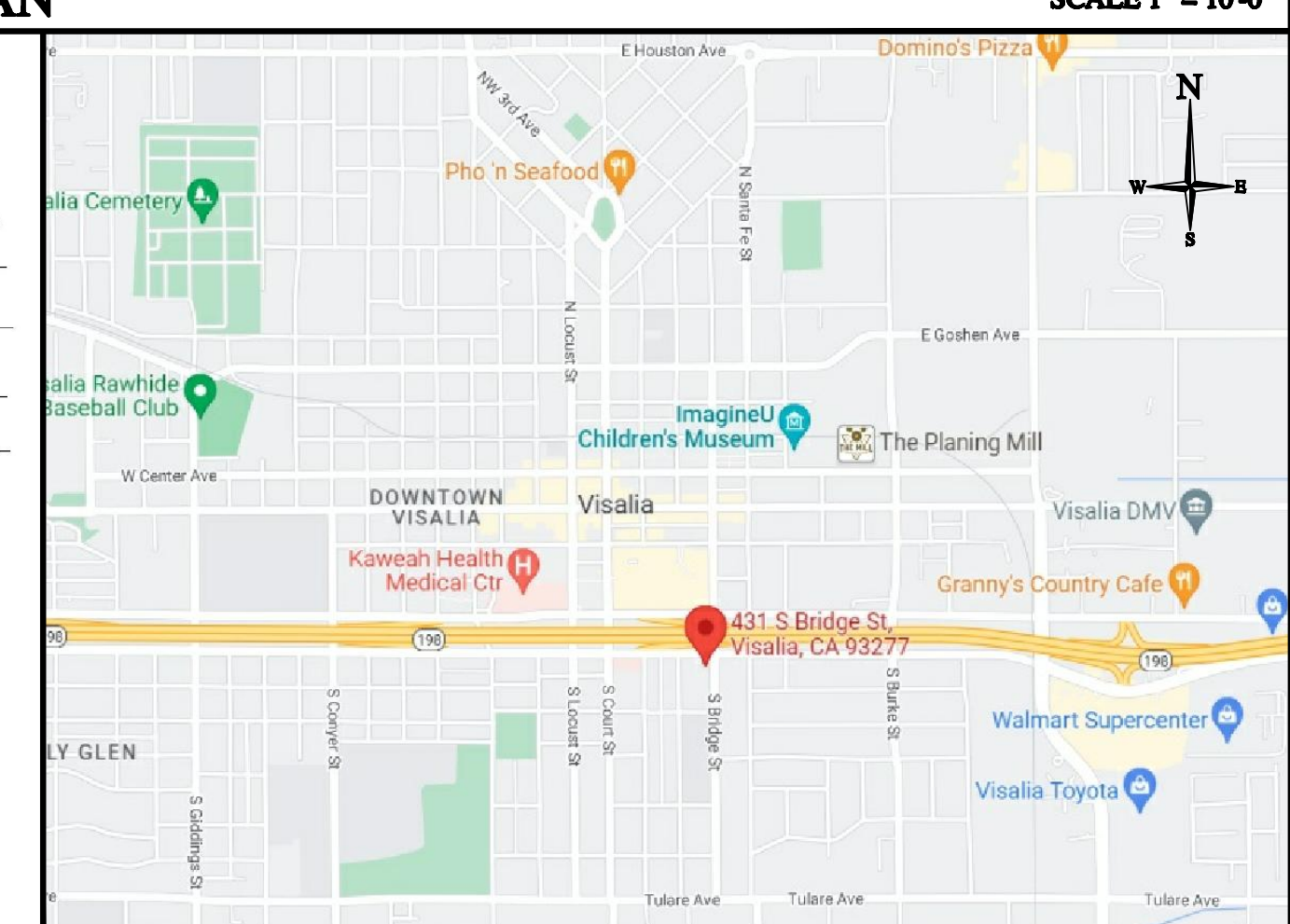
ADDRESS:
 431 WEST BRIDGE STREET
 VISALIA CALIFORNIA 93277
 A.P.N. 097-53-011
 ZONED : OFFICE COVERSION

SITE PLAN

SCALE 1" = 10'-0"



A.P.N. MAP



VICINITY MAP

| | | |
|-----------|------|----|
| REVISIONS | DATE | BY |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

| | | |
|-----------|------|----|
| REVISIONS | DATE | BY |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

THE CHEN FAMILY
 A NEW TENANT FOR:
431 SOUTH BRIDGE AVENUE
 VISALIA, CALIFORNIA 93277

| | |
|-------|------------|
| SHEET | A-1 |
|-------|------------|

JOB NUMBER:
#23-005

N.T.S.

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: Austros Auto Group, LLC Date: 01/18/2023

Project Description: Storage place for Austros Auto Group, LLC to store vehicles for other dealerships to purchase. will not be open to the public.

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

Property Owner: Rita Irene Madrigal

Applicant(s) Name: Flor Evelyn P. Herrejon, Ociel Cano Rebollar

Project Address/Location: 211 East School Street Visalia, California 93291

Assessor Parcel Number: 0 9 4 - 2 8 2 - 0 0 2

Parcel Size (Acreage or Square Feet): 99ftX40in Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

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

Date Received: 01/18/2023

SPR Agenda: 02/01/2023 Item No. _____

Zone: D-MU SPR No. 23-016

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: Prior use of building was mechanic shop

Proposed Building Use: Storing used vehicles

Proposed Hours of Operation: By appointment only 8Am-5PM

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 _____ Proposed 2

Predicted Peak Operating Hour: 8AM

Describe Any Truck Delivery Schedule & Operations: All Vehicles will be dropped off Monday 7AM on side of building

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).
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 - 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>Flor Evelyn P. Herrejon</u> | Signature of Owner or Authorized Agent* | |
| Address: <u>1600 W Walnut Ave APT 21</u> | <u><i>Rita Irene Madrigal</i></u> | <u>01/18/2023</u> |
| City, State, Zip <u>Visalia, CA 93291</u> | Owner | Date |
| Phone: <u>559-602-5449</u> | | |
| Email: <u>austrosautogroupllc@outlook.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, _____, 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> | Signatures | <u>AGENT</u> |
|-----------------------|------------|-----------------------|
| Signature of Owner | | Signature of Agent |
| Owner Mailing Address | | Agent Mailing Address |
| | | |
| Owner Phone Number | | Agent Phone Number |

Detail Area
25X15

Vehicle 1

Vehicle 2

Office Space
17X12

Whole Lot 99X40

Restroom
12X8

Vehicle 3

Vehicle 4

Vehicle 5

Vehicle 6

School St. will be used only to drop off
vehicles