

SITE PLAN REVIEW AGENDA

2/8/2023 - 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: [SPR22199](#)

PROJECT TITLE: Oaks Marketplace Parcel 3

DESCRIPTION: Two new proposed multi-tenant buildings on Parcel 3 of Oaks Marketplace.

APPLICANT:

OWNER: MOUW LANCE D & JAIME LEE(CO TRS)

APN: 000015051

LOCATION: SEC of Mooney Blvd and Visalia Parkway

ITEM NO: 2 Resubmit

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: 3 Added to Agenda

SITE PLAN NO: [SPR23017](#)

PROJECT TITLE: Mulligans

DESCRIPTION: Indoor Golf Simulator Facility with Restaurant and Bar. (D-MU)

APPLICANT: Scott Wright & Shane Moss

OWNER: LEGACY INVESTMENTS LLC

APN: 094296001

LOCATION: 307 E MAIN ST

ITEM NO: 4 Added to Agenda

SITE PLAN NO: [SPR23018](#)

PROJECT TITLE: New Multi-Tenant Retail Building

DESCRIPTION: Construction of New Multi-Tenant Retail Building Sout of Future Sports/Nordstrom Rack (C-R)

APPLICANT: Jim Sanders

OWNER: CALDWELL MOONEY PARTNERS I LP

APN: 000013902

LOCATION: 3501 S MOONEY BLVD

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

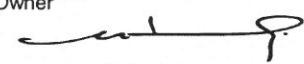
SITE PLAN MINIMUM REQUIREMENTS

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>4Creeks, Inc.</u>	Signature of Owner or Authorized Agent*	
Address: <u>324 S. Santa Fe St.</u>	<small>DocuSigned by:</small> <u>Bernard Te Velde</u> <small>Owner</small>	<u>12/15/22</u> Date
City, State, Zip: <u>Visalia, CA 93292</u>		<u>12/15/22</u> Date
Phone: <u>559-802-3052</u>	Authorized Agent*	
Email: <u>info@4-creeks.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:

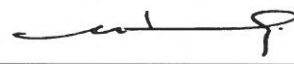
I, Bernard Te Velde, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
126-08-064

AGENT:

I designate 4Creeks, Inc., to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to entitle a new commercial building relative to the property mentioned herein.

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

Executed this 15th day of December, 2022.

OWNER	Signatures	AGENT
<small>DocuSigned by:</small> <u>Bernard Te Velde</u> Signature of Owner		 Signature of Agent
<u>2911 Hanford Armona Road</u> Owner Mailing Address <u>Hanford, CA 93230</u>		<u>324 S. Santa Fe St.</u> Agent Mailing Address <u>Visalia, CA 93292</u>
Owner Phone Number		<u>559-802-3052</u> Agent Phone Number

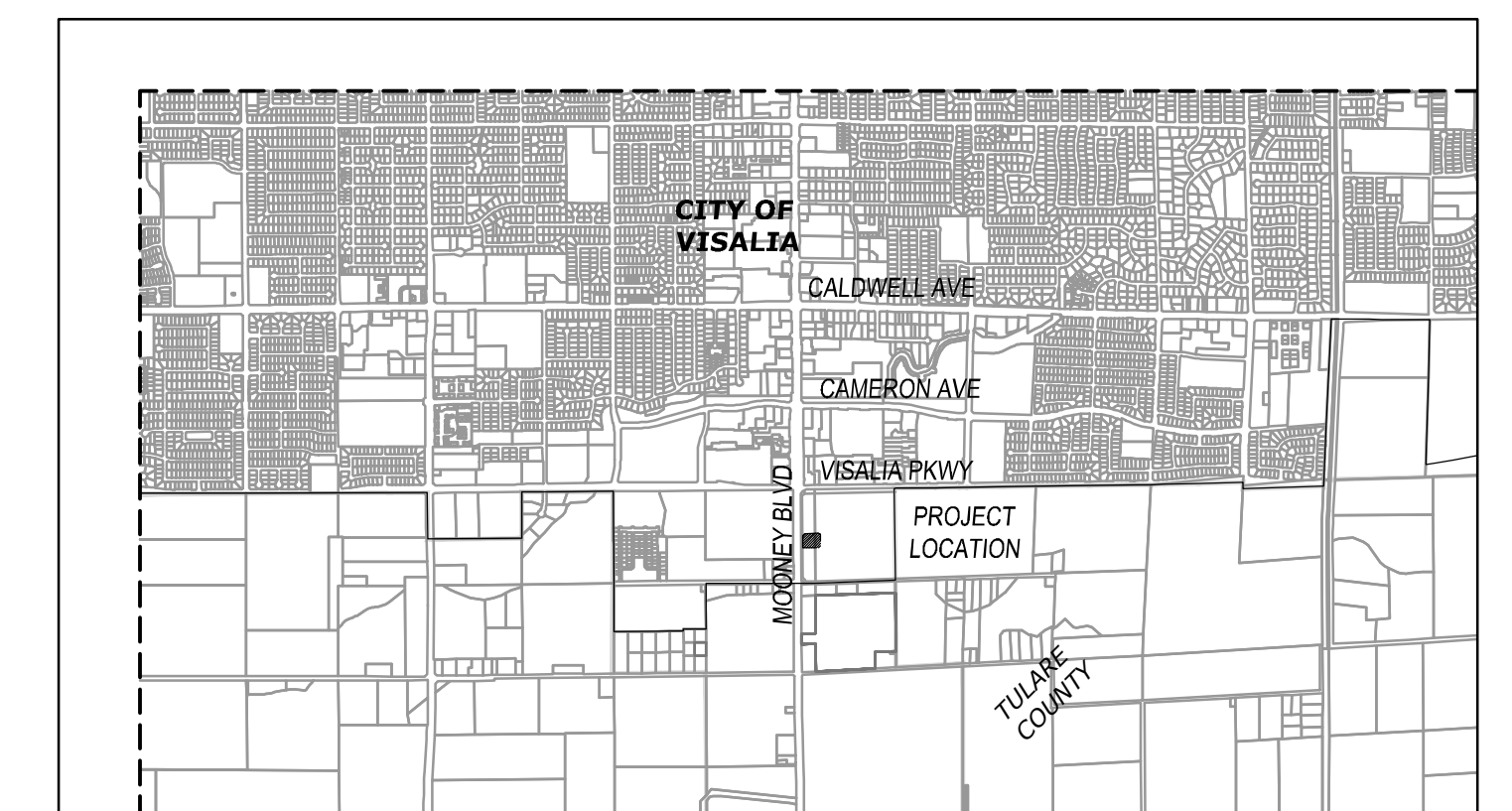
OAKS MARKETPLACE PARCEL 3 DEVELOPMENT

A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

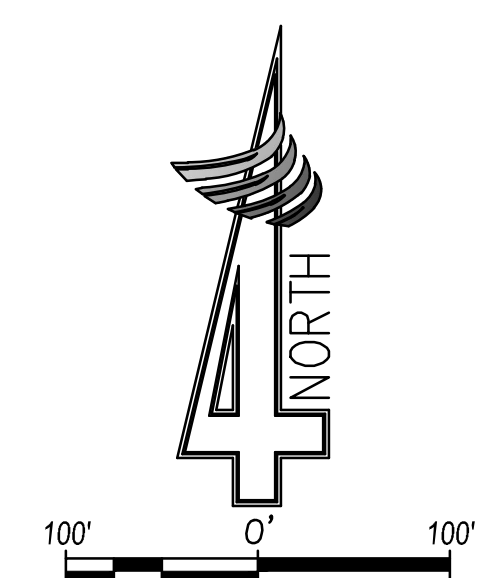
SITE DATA:

APN:	126-080-025, 056
ZONING (EXISTING):	C-R REGIONAL COMMERCIAL
ZONING (PROPOSED):	C-R REGIONAL COMMERCIAL
GENERAL PLAN (EXISTING):	REGIONAL COMMERCIAL
GENERAL PLAN (PROPOSED):	REGIONAL COMMERCIAL
UTILITIES	
SEWER SERVICE:	CITY OF VISALIA
WATER SERVICE:	CITY OF VISALIA
STORM SERVICE:	CITY OF VISALIA
GAS SERVICE:	SOUTHERN CALIFORNIA GAS COMPANY
ELEC. SERVICE:	SOUTHERN CALIFORNIA EDISON
REFUSE SERVICE:	CITY OF VISALIA
TELEPHONE:	SBC
FLOOD ZONE:	X

SETBACKS	
FRONT (MOONEY BLVD):	20'
SIDE (VISALIA PKWY & MIDVALLEY AVE):	10'
REAR (EASTERN PROPERTY BOUNDARY):	15'



VICINITY MAP



PREPARED BY:



324 S. SANTA FE ST., STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215

OAKS MARKETPLACE PARCEL 3 DEVELOPMENT

A PORTION OF LOT 2 OF SHANNON RANCH CENTRAL SUBDIVISION, RECORDED IN VOL. 40 OF MAPS, AT PAGE 99, TCR, LOCATED IN THE SE 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, 24 EAST, MDB&M, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA

PAD ONE

OCCUPANCY	B (BUSINESS) AND A-2 (ASSEMBLY)
TOTAL BUILDING AREA	7,500 SQ FT TOTAL 800 SQ FT RESTAURANT 6,700 SQ FT RETAIL SPACE
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES	ONE
BUILDING HEIGHT	30'-0"

PAD TWO

OCCUPANCY	A-2 (ASSEMBLY)
TOTAL BUILDING AREA	2,500 SQ FT RESTAURANT
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES	ONE
BUILDING HEIGHT	25'-0"

PAD THREE

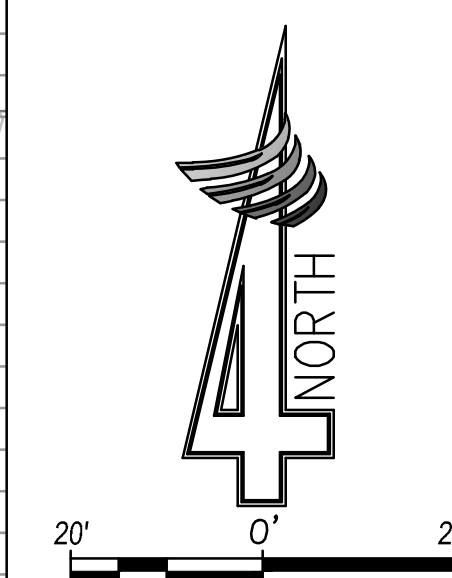
OCCUPANCY	B (BUSINESS)
TOTAL BUILDING AREA	7,500 SQ FT RETAIL SPACE
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES	ONE
BUILDING HEIGHT	30'-0"

BANK KIOSK

OCCUPANCY	B (BUSINESS)
TOTAL BUILDING AREA	400 SQ FT BANK KIOSK
CONSTRUCTION TYPE	V-B
NUMBER OF STORIES	ONE
BUILDING HEIGHT	12'-0"

BUILDING AND PARKING

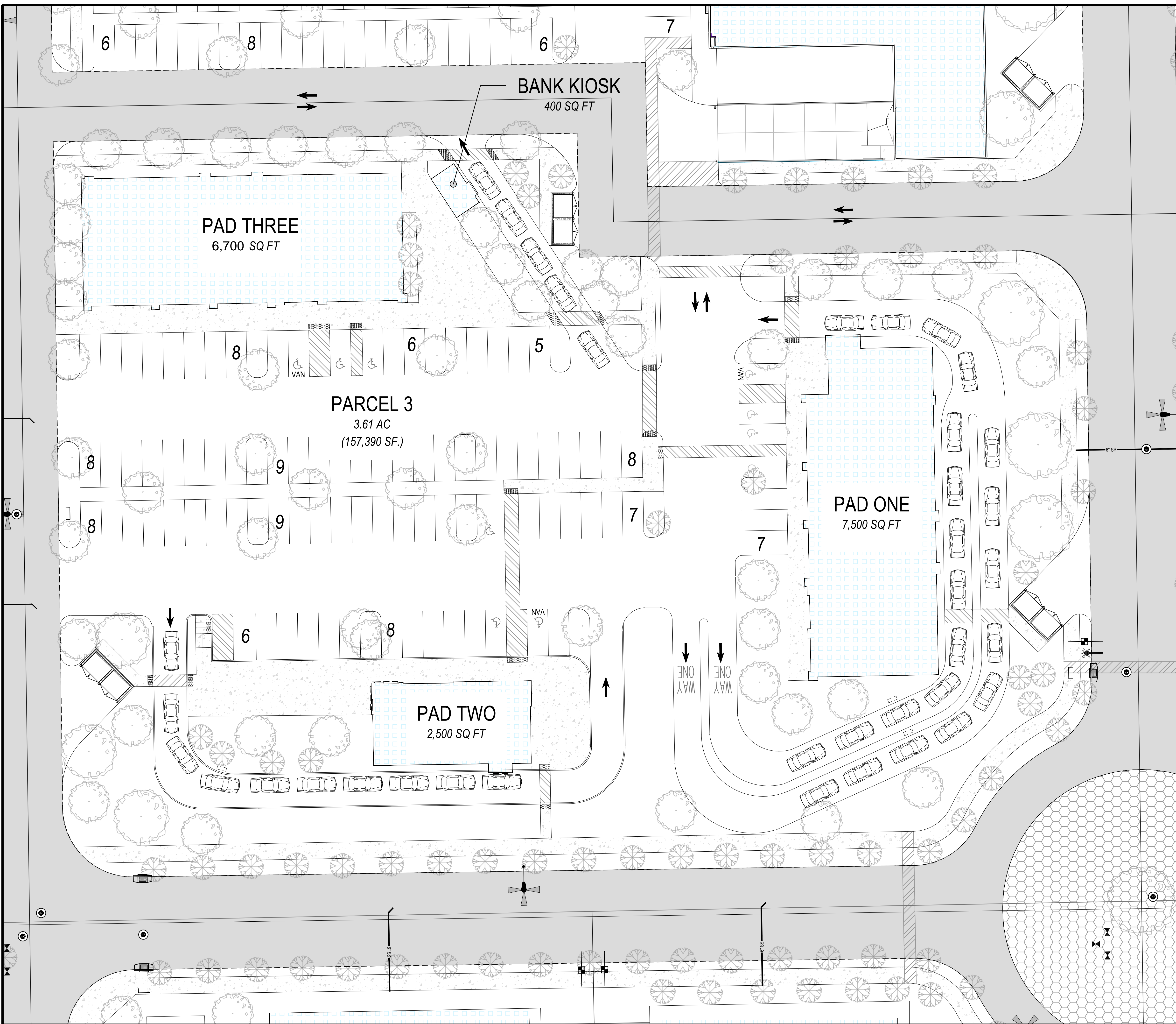
BUILDING AREA	SPACE SF	PARKING REQUIRED
PAD ONE RETAIL	6,700 SF	23 SPACES
PAD ONE RESTAURANT	800 SF	6 SPACES
PAD TWO RESTAURANT	2,500 SF	17 SPACES
PAD THREE RETAIL	7,500 SF	25 SPACES
PAD THREE RETAIL	400 SF	2 SPACES
TOTAL	17,900 SF	73 SPACES REQUIRED
		89 SPACES PROVIDED



PREPARED BY:



324 S. SANTA FE ST., STE. A
P.O. BOX 7593
VISALIA, CA 93292
TEL: 559.802.3052
FAX: 559.802.3215



Trip Generation - Oaks Marketplace

Approved Site Plan

Phase 1

<i>Proposed Use</i>	<i>Size (Ksf=1,000sf)</i>	<i>Daily</i>	
		<i>Rate</i>	<i>Trips</i>
Shopping Center (820)	67.30	66.87	4,500
Internal Capture (4%)		-4%	(180)
Subtotal			4,320
Pass-by trip reduction (34%)		-34%	(1,469)
Subtotal:			2,851
Fast Food Restaurant with Drive-Through Window (934)	15.40	470.95	7,253
Internal Capture (4%)		-4%	(290)
Subtotal			6,963
Pass-by trip reduction (50%)		-50%	(3,481)
Subtotal:			3,481
Supermarket (850)	20.47	128.63	2,633
Internal Capture (4%)		-4%	(105)
Subtotal			2,528
Pass-by trip reduction (25%)		-25%	(632)
Subtotal:			1,896
Gasoline/Service Station (944)	4.80	1,202.83	5,774
Internal Capture (4%)		-4%	(231)
Subtotal			5,543
Pass-by trip reduction (50%)		-50%	(2,771)
Subtotal:			2,771
Car Wash (948)	4.38	195.00	853
Internal Capture (10%)		-10%	(85)
Subtotal			768
Pass-by trip reduction (20%)		-20%	(154)
Subtotal:			614
Subtotal:	107.97		11,614

Current Site Plan

Phase 1

<i>Proposed Use</i>	<i>Size (Ksf=1,000sf)</i>	<i>Daily</i>	
		<i>Rate</i>	<i>Trips</i>
Shopping Center (820)	74.28	66.87	4,967
Internal Capture (4%)		-4%	(199)
Subtotal			4,768
Pass-by trip reduction (34%)		-34%	(1,621)
Subtotal:			3,147
Fast Food Restaurant with Drive-Through Window (934)	12.85	470.95	6,052
Internal Capture (4%)		-4%	(242)
Subtotal			5,810
Pass-by trip reduction (50%)		-50%	(2,905)
Subtotal:			2,905
Supermarket (850)	20.47	128.63	2,633
Internal Capture (4%)		-4%	(105)
Subtotal			2,528
Pass-by trip reduction (25%)		-25%	(632)
Subtotal:			1,896
Gasoline/Service Station (944)	4.80	1,202.83	5,774
Internal Capture (4%)		-4%	(231)
Subtotal			5,543
Pass-by trip reduction (50%)		-50%	(2,771)
Subtotal:			2,771
Car Wash (948)	4.38	195.00	853
Internal Capture (10%)		-10%	(85)
Subtotal			768
Pass-by trip reduction (20%)		-20%	(154)
Subtotal:			614
Subtotal:	112.40		11,333

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: Brining Existing Building up to current code. No variance needed at this time

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2023-012

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: _____

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: Warehouse / Production

Proposed Building Use: Warehouse / Production

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing 9 Proposed 9

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

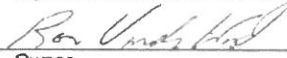

SITE PLAN MINIMUM REQUIREMENTS

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	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>
<u>559.805.4101</u>	<u>805.235.5333</u>
Owner Phone Number	Agent Phone Number



716 W. Grove Visalia, California | +1- (800) 757-3488 | susan@inthelighturns.com

315 E. Acequia Avenue
Visalia, CA 93291
Phone: (559) 713-4444

2-1-2023

**TO BUILDING & COMMUNITY DEVELOPMENT
BUILDING & SAFETY,**

This is a letter to acknowledge that In The Light Urns Inc is the occupant of the building in question at 9716 W. Grove Visalia, 93271

- We are open between 8:00 am to 5:00 Monday Thru Friday.
- We currently have nine active employees employed there handling inventory, printing, and shipping. No current plans for expansion.
- We do not have any customers coming to this facility as we are an eCommerce Company, and all our business is done online.
- Our shipping department only requires a couple of hundred shipments, either coming or going, which are all handled by UPS, FedEx, DHL, and USPS. They come and go throughout the day.
- There are never in other activity other than those described above.

In The Light Urns Inc. is a memorial website that provides families with high-quality cremation urns, keepsakes, and other memorial products. We understand that losing a loved one is a difficult time, and our goal is to help families preserve their cherished memories through our beautiful and timeless memorial products. With a wide range of styles and materials to choose from, we aim to make it easy for families to find the perfect urn that honors their loved one's life and legacy. Whether you are looking for a traditional urn or a more personalized keepsake, our team is here to support you every step of the way. If any other information is required, please do not hesitate to ask.

Sincerely

Rick Fraser

r_fraser@inthelighturns.com

President



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 showing that the additional un-permitted work added to the building is in conformance with the industrial use which allows for 25% of the floor space to be used as office space. Three of the existing rooms are used for manufacturing and production and should not count towards the 25% office space in the building. 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
Fire Sprinklers:	Not Required
Parcel Size:	16,888 sq ft
Existing Building:	4,900 sq ft
Original Office Space:	1,000 sq ft (20%)
Un-permitted Office Space:	980 sq ft
Office area used as production Space:	760 sq ft (includes hallway space)
Total Office Space:	1,220 sq ft (25%)

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

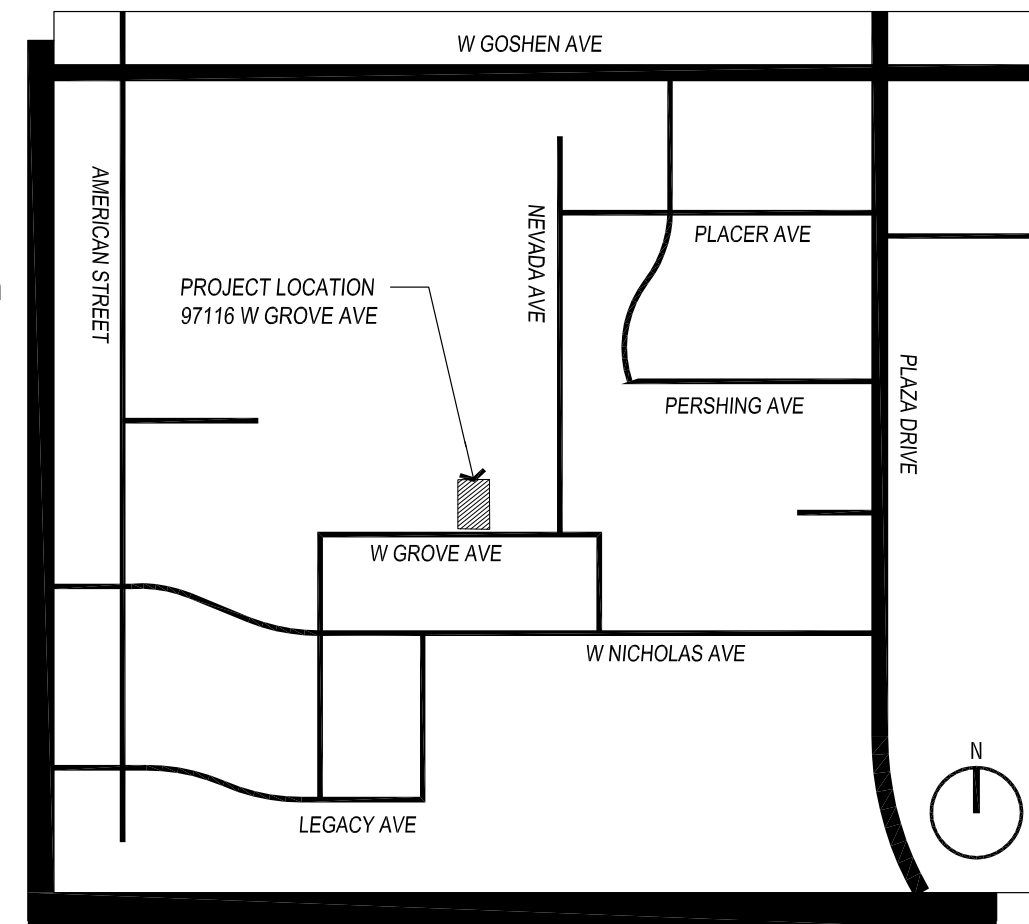
Comcast Cable
phone: (559) 735-2104
1031 n. Plaza drive
Visalia, ca 93291

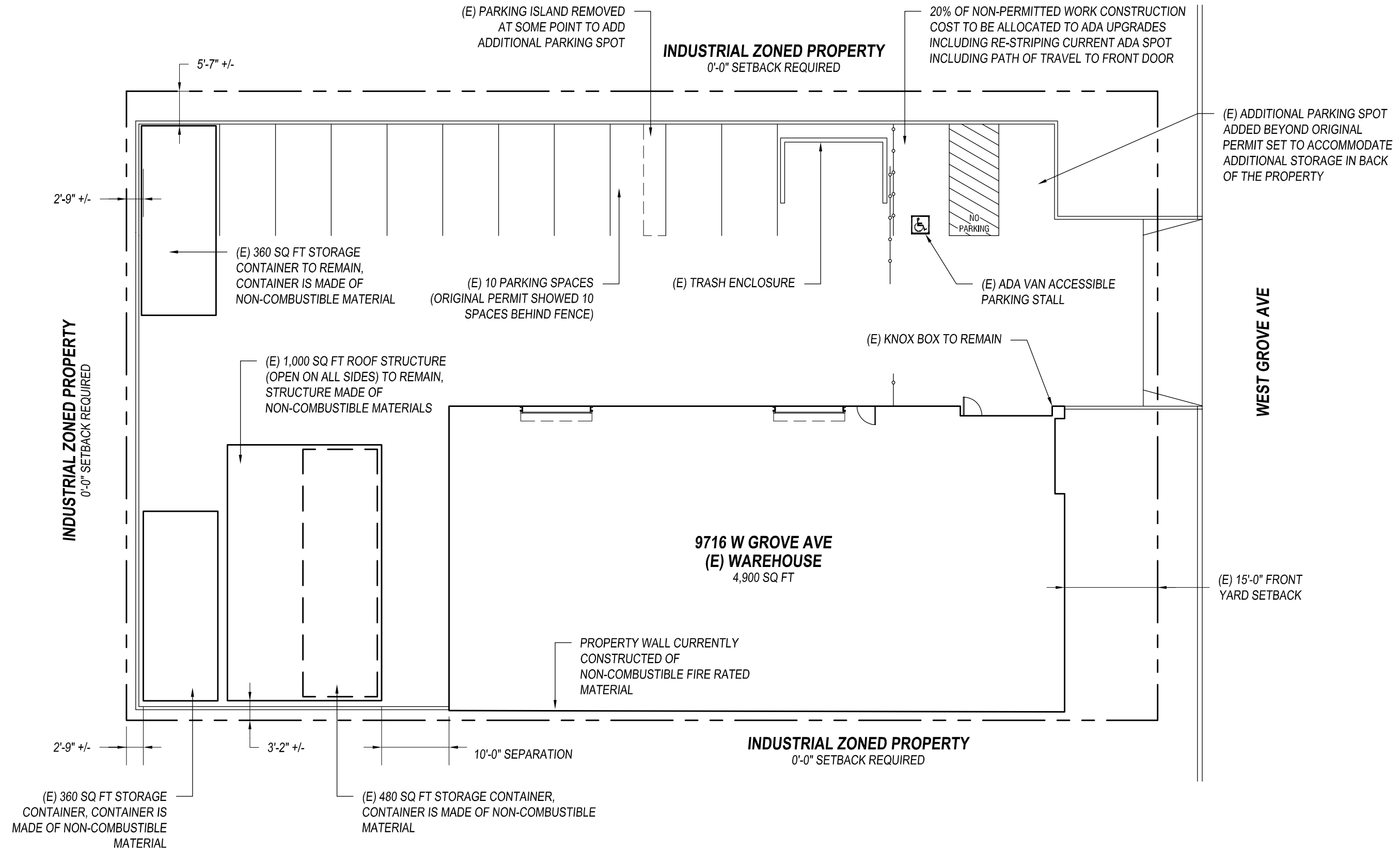
AT&T California
phone: (559) 739-6646
217 w. Cequia ave.
Visalia, ca 93291

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





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



EXISTING SITE PLAN

SCALE 1/16" = 1'-0"

A1.0



4CREEKS

605 Santa Rosa Street,
San Luis Obispo, CA

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

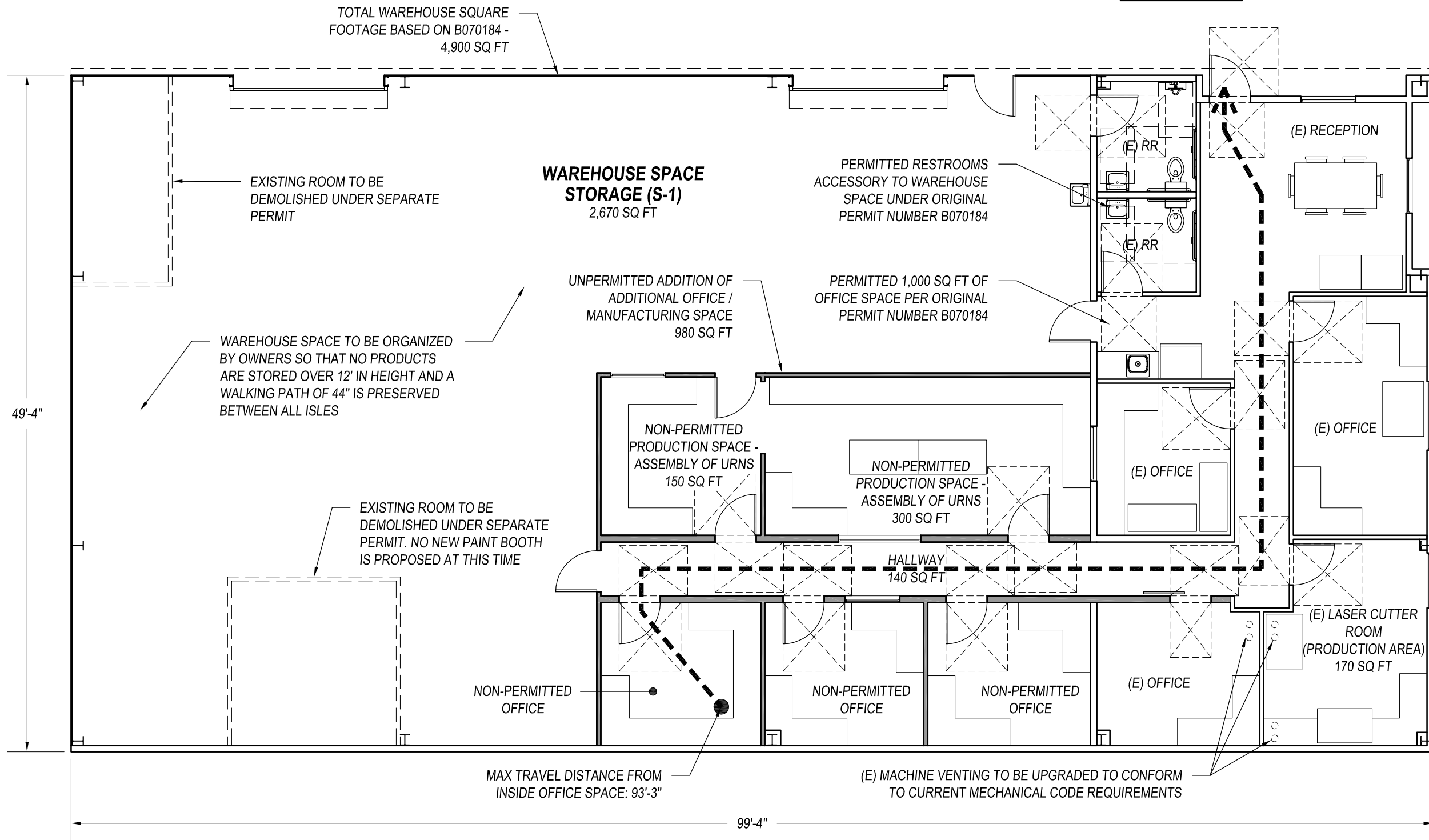
SET NOT FOR
CONSTRUCTION

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: Mulligans Date: 01-30-2023

Project Description: Indoor Golf Simulator facility with restaurant and bar.

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

Property Owner: J.R. Shannon

Applicant(s) Name: Scott Wright and Shane Moss

Project Address/Location: 307 E. Main Street, Visalia, CA 93291

Assessor Parcel Number: 0 9 4 - 2 9 6 - 0 0 1

Parcel Size (Acreage or Square Feet): 0.18 acres Building or Suite Square Footage: 8470

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 1,200,000.00

Describe All Proposed Building Modifications: Demolition of non load bearing walls, concrete, framing, mechanical, electrical, plumbing, fire sprinklers, drywall, paint, suspended ceilings, doors, windows, casework, signage

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

Date Received: 02.02.2023

SPR Agenda: 02.08.2023 Item No. _____

Zone: D-MU SPR No. 23-017

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: Theater

Proposed Building Use: Mixed Use

Proposed Hours of Operation: M-Th 10am-9pm Fri 10am-10pm Sat 9am-10pm Sun 12pm-8pm

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

Number of Employees Per Day: Existing 0 Proposed 7

Number of Customers Per Day (Estimated): Existing 0 Proposed 7

Predicted Peak Operating Hour: Weekdays 6-7pm Weekends 3-5pm

Describe Any Truck Delivery Schedule & Operations: Sysco delivery 1-2 times/week through alley.

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

(Provide Separate Attachment if Necessary): Employees will park in the rear parking structure. Patrons will utilize street parking, parking structure to the south, and north parking lot. Request one parking stall in front for 10 minute loading/unloading

Describe Any Special Events Planned for the Facility: There are no special events outside of normal business operations.

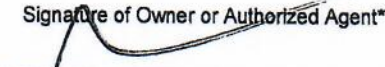
SITE PLAN MINIMUM REQUIREMENTS

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: Scott Wright and Shane Moss Signature of Owner or Authorized Agent* 

Address: 1067 South "Q" Place 01-30-2023
 City, State, Zip Tulare, CA 93274 Owner Date

Phone: (559) 234-2070  01-30-2023
 Email: scott@supremegc.com / shane@mulligans1744.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, J.R. Shannon, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
094-296-001

AGENT:

I designate Scott Wright and Shane Moss to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to provide construction services for tenant improvements to operate the business relative to the property mentioned herein.

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

Executed this 30th day of January, 2023.

OWNER	Signatures
	
AGENT	
Signature of Owner	Signature of Agent
<u>11878 Ave 328</u>	<u>1067 South "Q" Street</u>
Owner Mailing Address	Agent Mailing Address
<u>Visalia 93291</u>	<u>Tulare, CA 93274</u>
Owner Phone Number	Agent Phone Number
<u>559 625 1114</u>	<u>(559) 234-2070</u>



**SUPREME
CONSTRUCTION**
1067 SOUTH Q PLACE
TULARE, CA 93274
O: (559) 234-2070
F: (559) 562-4287
LIC.#: 931367
WWW.SUPREMECC.COM

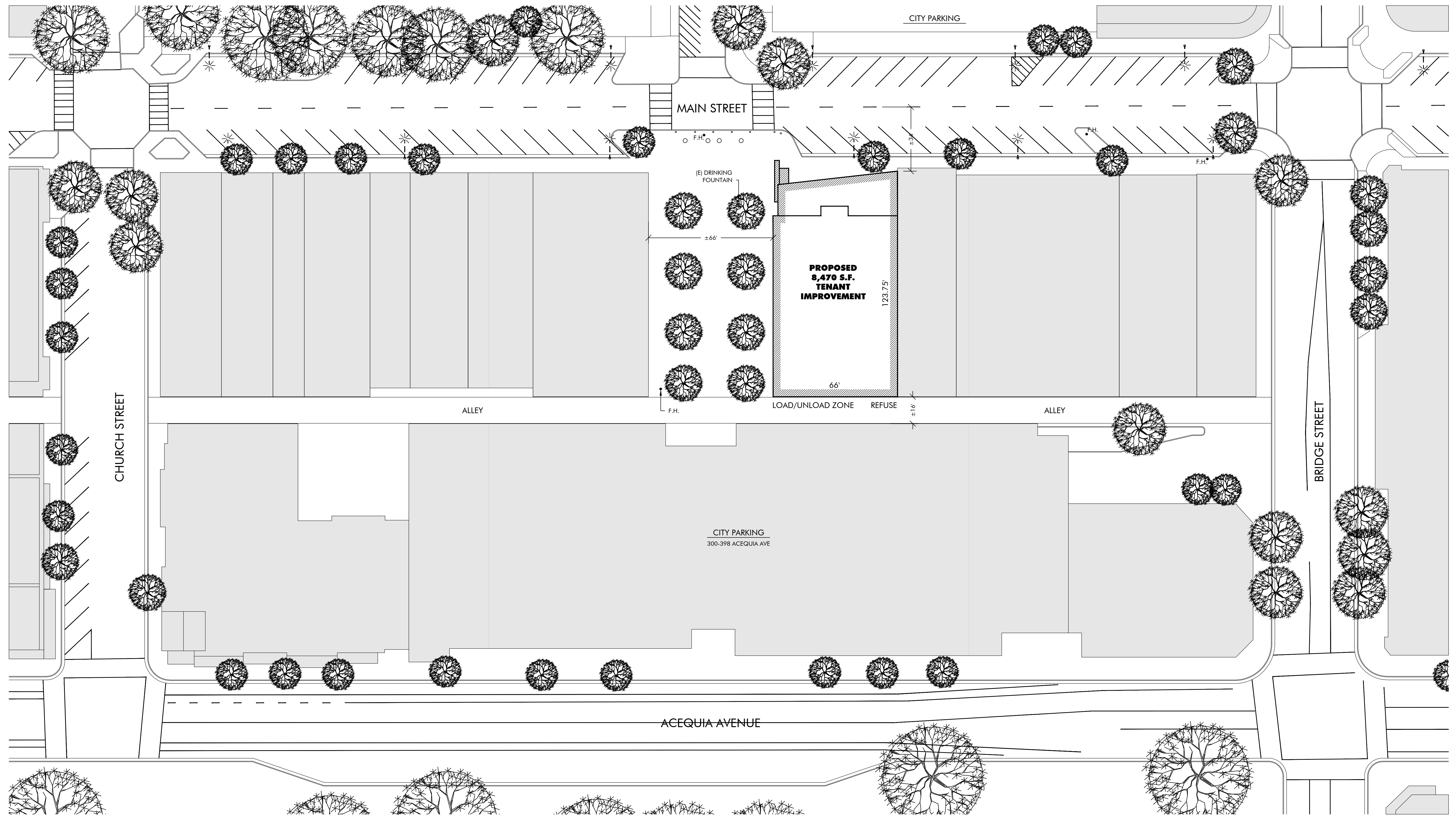
NOTES

REVISIONS:

1	..	..
2	..	..
3	..	..
4	..	..

CLIENT:
MULLIGANS
307 E. MAIN ST.
VISALIA, CA 93291

SITE:
307 E. MAIN ST.
VISALIA, CA 93291



SITE PLAN

SCALE: 1" = 25'-0"

JOB NAME:

MULLIGANS

TITLE:

SITE PLAN

DRAWN BY: ERIC WHITE

DATE: 2/1/23

PROJECT NO.: --

SHEET: **A1-1**

NOTES

..

REVISIONS:

1	..	..
2	..	..
3	..	..
4	..	..

CLIENT:
MULLIGANS
307 E. MAIN ST.
VISALIA, CA 93291

SR:
307 E. MAIN ST.
VISALIA, CA 93291

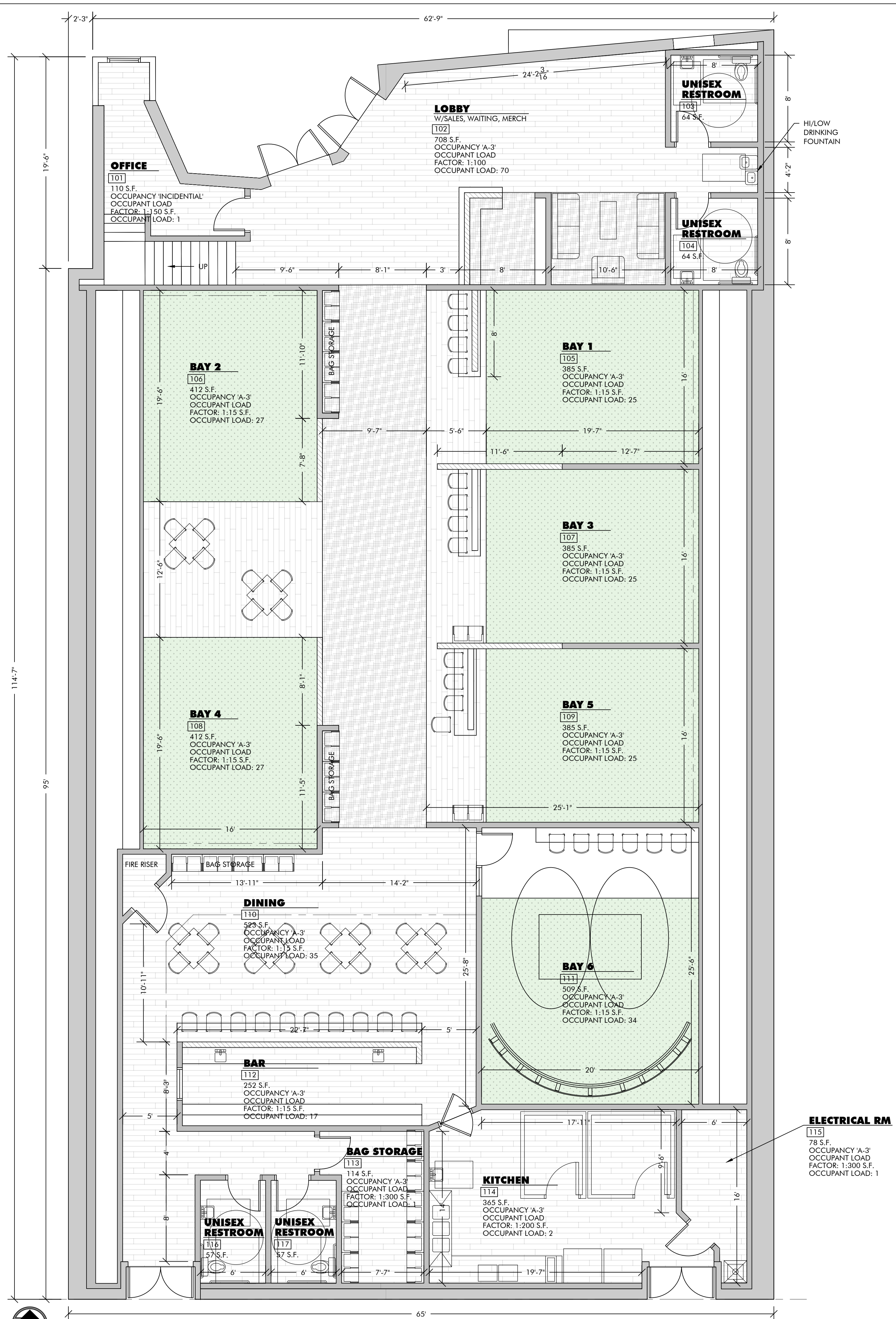
JOB NAME:

TITLE: FIRST FLOOR PLAN

DRAWN BY: ERIC WHITE

DATE: 2/1/23

PROJECT NO.: ..

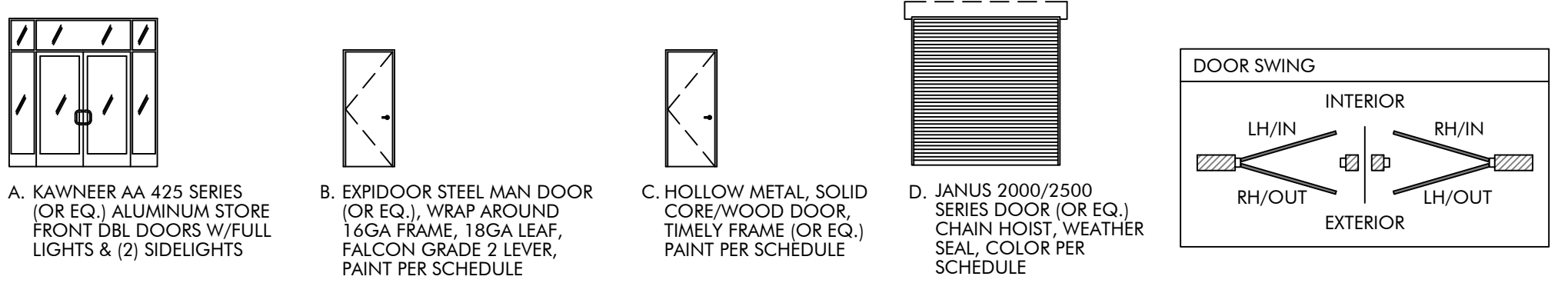


WALL LEGEND

	2X4 STUD FRAMING AT 16' O.C. w/5/8" DRYWALL @ +4' TALL
	2X4 STUD FRAMING AT 16' O.C. w/5/8" DRYWALL @ +12' TALL

DOOR SCHEDULE

DOOR NO.	DOOR			FRAME				SWING	FIRE RATING	HARDWARE	COMMENTS	
	TYPE	WIDTH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH					
1	A	6'	7'	2"	ALUM/GLASS	BLACK	ALUMINUM	BLACK	DBL/OUT	--	A	
2	C	3'	7'	1.75"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	LH/IN	--	B,C	OFFICE, RESTROOM W/LEVER LOCK
3	C	3'	7'	1.75"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	RH/IN	--	B,C	OFFICE, RESTROOM W/LEVER LOCK
4	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	LH/OUT	--	B	
5	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/IN	--	B	
6	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/OUT	--	b	
7	D	12'	12'	--	ROLL UP	FACTORY	--	--	--	--	--	
8	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/OUT	--	b	

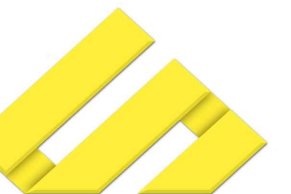


HARDWARE:
A. KAWNEER (OR EQ.) STORE FRONT ENTRY HARDWARE
B. FALCON LEVER (OR EQ.) ENTRY/OFFICE, KEYED ALIKE
C. FALCON LEVER (OR EQ.) PASSAGE

- DOOR NOTES:**
- FORCE FOR PULLING/PUSHING OPEN A DOOR OTHER THAN FIRE DOORS, NOT TO EXCEED 5 POUNDS.
 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN. AND 44" MAX. ABOVE FINISH FLOOR.
 - HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST (PER CBC11B-404.2.7)
 - ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE (EGRESS SIDE) WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER (CBC 1010.1.9.3)
 - MAIN EXIT DOOR SHALL HAVE A READILY VISIBLE, DURABLE SIGN POSTED ON THE EGRESS SIDE OR ON ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED (PER CBC11B-404.2.10)
 - THE BOTTOM 10" OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION (PER CBC 11B-404.2.10)

WINDOW SCHEDULE

TYPE	MANUF.	WIDTH	HEIGHT	HEAD HEIGHT	SERIES	GRADE	ANODIZING	FINISH	GLAZING	COMMENTS	
	FIXED	KAWNEER	6'	4'	--	AA5450	AW-PG50-FW	BLACK #29	FACTORY	DUAL PANE LOW-E	ULTRA THERMAL WINDOWS



**SUPREME
CONSTRUCTION**

1067 SOUTH Q PLACE
TULARE, CA 93274
O: (559) 234-2070
F: (559) 562-6287
LIC.#: 931367
WWW.SUPREMEGC.COM

NOTES

..

REVISIONS:

1	..	..
2	..	..
3	..	..
4	..	..

CLIENT:

MULLIGANS
307 E. MAIN ST.
VISALIA, CA 93291

SITE:

307 E. MAIN ST.
VISALIA, CA 93291

JOB NAME:
MULLIGANS

TITLE:

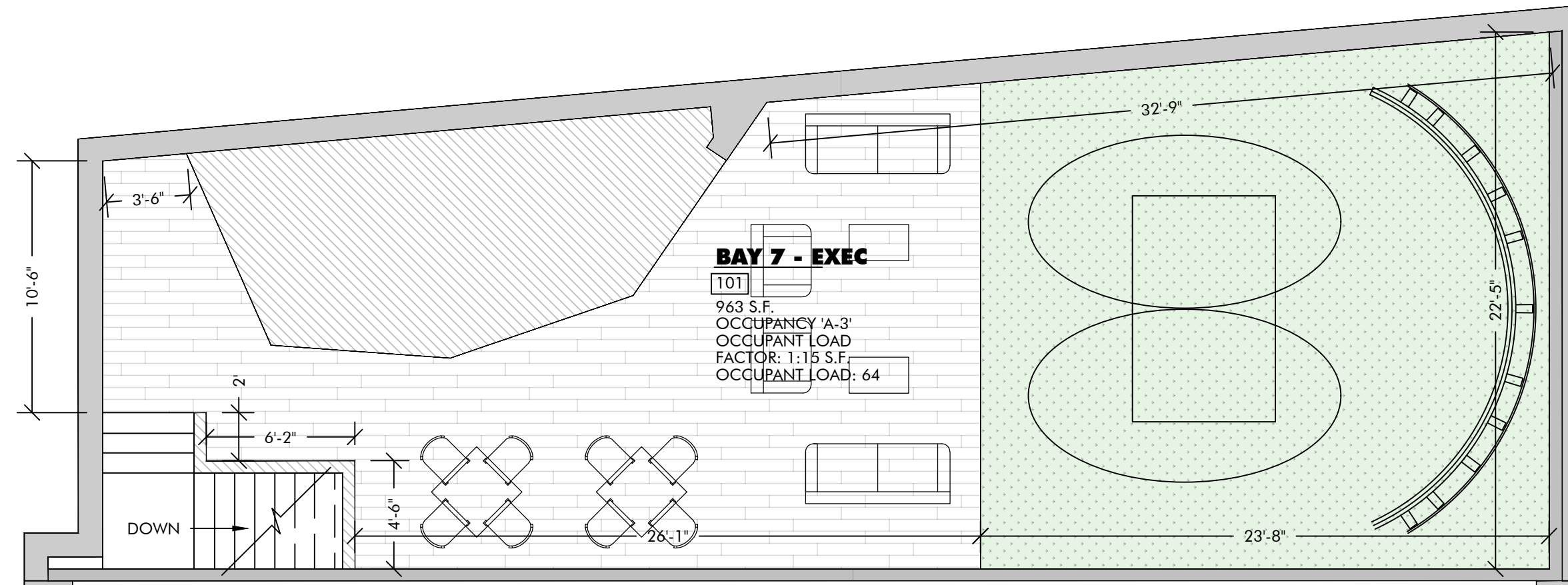
SECOND FLOOR PLAN

DRAWN BY: ERIC WHITE

DATE: 2/1/23

PROJECT NO.: ..

SHEET: **A-3**

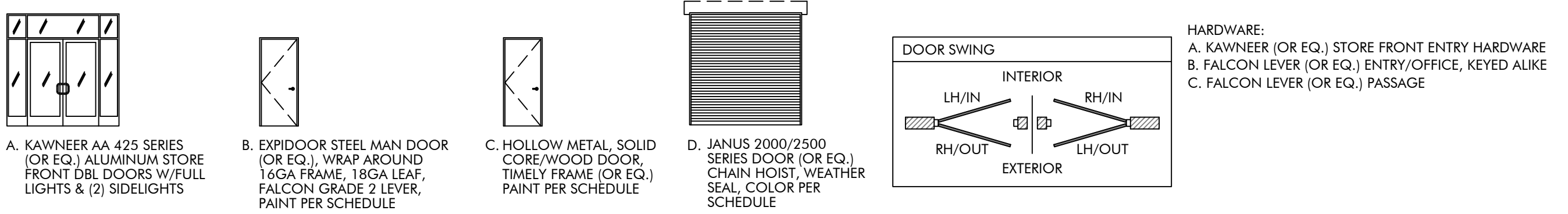


WALL LEGEND

	2X4 STUD FRAMING AT 16" O.C. w/5/8" DRYWALL @ +4' TALL
	2X4 STUD FRAMING AT 16" O.C. w/5/8" DRYWALL @ +12' TALL

DOOR SCHEDULE

DOOR NO.	DOOR				FRAME				SWING	FIRE RATING	HARDWARE	COMMENTS
	TYPE	WIDTH	HEIGHT	THICK	MATERIAL	FINISH	MATERIAL	FINISH				
1	A	6'	7'	2"	ALUM/GLASS	BLACK	ALUMINUM	BLACK	DBL/OUT	--	A	
2	C	3'	7'	1.75"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	LH/IN	--	B,C	OFFICE, RESTROOM W/LEVER LOCK
3	C	3'	7'	1.75"	HOLLOW METAL	PAINT	HOLLOW METAL	PAINT	RH/IN	--	B,C	OFFICE, RESTROOM W/LEVER LOCK
4	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	LH/OUT	--	B	
5	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/IN	--	B	
6	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/OUT	--	b	
7	D	12'	12'	--	ROLL UP	FACTORY	--	--	--	--	--	
8	B	3'	7'	2"	STEEL	PAINT	STEEL	PAINT	RH/OUT	--	b	



- DOOR NOTES:**
- FORCE FOR PULLING/PUSHING OPEN A DOOR OTHER THAN FIRE DOORS, NOT TO EXCEED 5 POUNDS.
 - DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MIN. AND 44" MAX. ABOVE FINISH FLOOR.
 - HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST (PER CBC 11B-404.2.7)
 - ALL EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE (EGRESS SIDE) WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT PER (CBC 1010.1.9.3)
 - MAIN EXIT DOOR SHALL HAVE A READILY VISIBLE, DURABLE SIGN POSTED ON THE EGRESS SIDE OR ON ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED (PER CBC 11B-404.2.10)
 - THE BOTTOM 10" OF ALL DOORS TO HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION (PER CBC 11B-404.2.10)

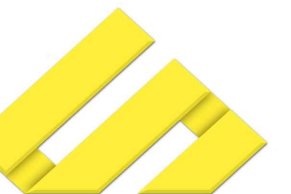
WINDOW SCHEDULE

TYPE	MANUF.	WIDTH	HEIGHT	HEAD HEIGHT	SERIES	GRADE	ANODIZING	FINISH	GLAZING	COMMENTS	
	FIXED	KAWNEER	6'	4'	--	AA5450	AW-PG50-FW	BLACK #29	FACTORY	DUAL PANE LOW-E	ULTRA THERMAL WINDOWS



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



**SUPREME
CONSTRUCTION**

1067 SOUTH Q PLACE
TULARE, CA 93274

O: (559) 234-2070
F: (559) 562-6287

U.C.#: 931367

WWW.SUPREMECC.COM

NOTES

--

REVISIONS:

1	--	--
2	--	--
3	--	--
4	--	--

CLIENT:
MULLIGANS
307 E. MAIN ST.
VISALIA, CA 93291

SITE:
307 E. MAIN ST.
VISALIA, CA 93291

JOB NAME:
MULLIGANS

TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: ERIC WHITE

DATE: 2/1/23

PROJECT NO.: --

SH: **A-4**



NORTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-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 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: New Multi-Tenant Retail Building Date: 1/30/2023
 Project Description: Construction of new multi-tenant retail building south of future Sprouts/Nordstrom Rack
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Caldwell Mooney Partners I, L.P.
 Applicant(s) Name: Caldwell Mooney Partners I, L.P.
 Project Address/Location: 3501 S. Mooney Blvd, Visalia, CA 93277
 Assessor Parcel Number: ~~121-110-055~~ 000-013-902
 Parcel Size (Acreage or Square Feet): 5.98 Acres Building or Suite Square Footage: +/- 4,800 square feet

Are There Any Proposed Building Modifications: Yes No
 Estimated Cost of Modifications to Building: \$ 1,000,000
 Describe All Proposed Building Modifications: Construction new multi tenant retail building south of future Sprouts/Nordstrom Rack in the existing parking lot of the Sequoia Mall

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

Date Received: 1/30/2023
 SPR Agenda: 2/8/2023 Item No. _____
 Zone: C-R SPR No. 23-018
 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: Parking Lot
 Proposed Building Use: Retail and/or QSR
 Proposed Hours of Operation: Varies
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing 0 Proposed To Be Determined
 Number of Customers Per Day (Estimated): Existing 0 Proposed To Be Determined
 Predicted Peak Operating Hour: To Be Determined
 Describe Any Truck Delivery Schedule & Operations: Typical truck delivery operations within a shopping center
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): None
 Describe Any Special Events Planned for the Facility: None

SITE PLAN MINIMUM REQUIREMENTS


SITE PLAN REQUIREMENTS

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

- North arrow	- Existing & proposed structures	- Loading/unloading areas
- All existing & proposed site features	- Adjacent street names	- Accessible path of travel from right of way
- Site dimensions, including building	- Refuse enclosures & containers	- Accessible path of travel from ADA stall
- Existing and proposed fencing at site	- Valley oak trees (show drip line)	- Location and width of drive approaches to site
- Public improvements (curbs, sidewalks, utility poles, hydrants, street lights, etc.)	- Existing & proposed landscaping	- Tentative maps shall adhere to requirements of Visalia Municipal Code Section 16
	- Parking stalls (include ADA)	

REQUIRED SIGNATURE

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

Name: <u>Jim Sanders; Paynter Realty & Investments, Inc.</u>	Signature of Owner or Authorized Agent*	
Address: <u>195 South C. Street, Ste. 200</u>		Date: <u>1-30-23</u>
City, State, Zip: <u>Tustin, CA 92780</u>	Owner: <u>David H. Paynter, General Partner</u>	
Phone: <u>714-731-8892</u>	<u>Caldwell Mooney Partners I, L.P.</u>	Date: <u>1/30/23</u>
Email: <u>jsanders@paynterrealty.com</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:

I, Caldwell Mooney Partners I, L.P., declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

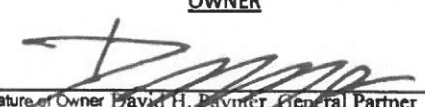
121-110-055

AGENT:

I designate Jim Sanders; Paynter Realty & Investments, Inc., to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to remodel the former Sears building relative to the property mentioned herein.

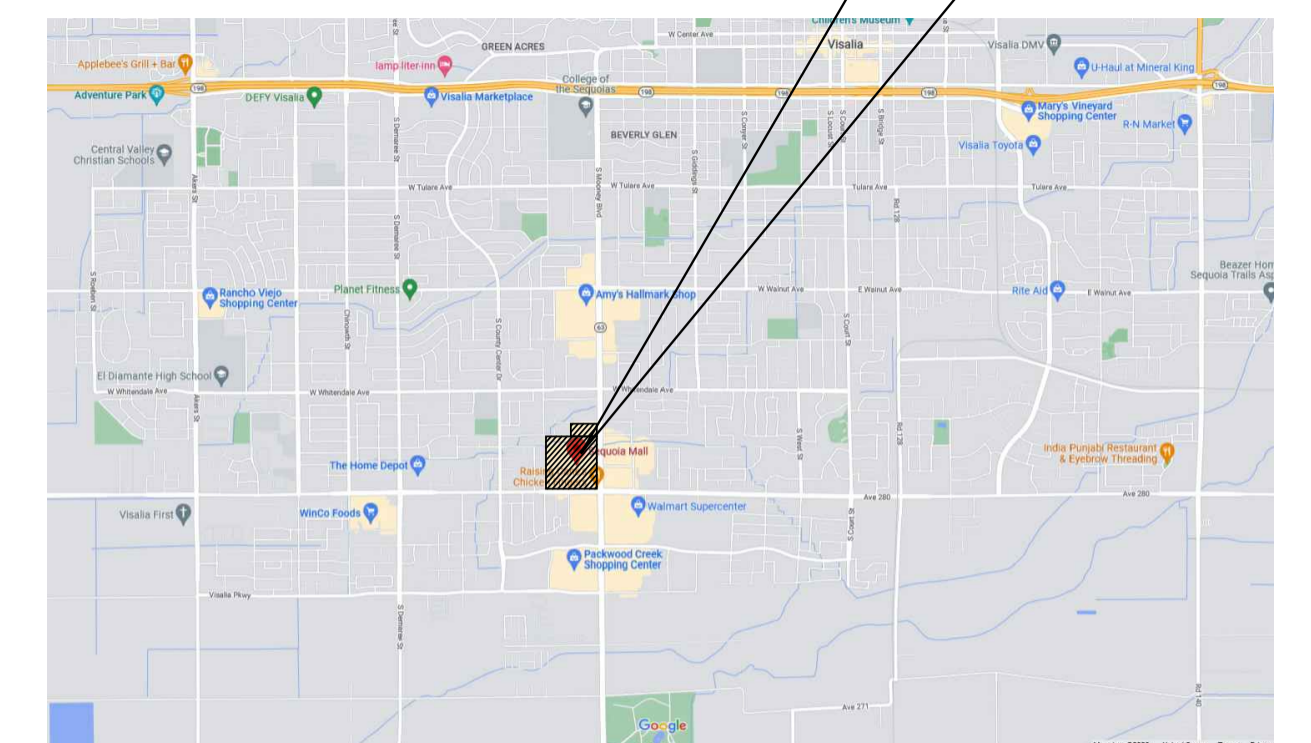
I declare under penalty of perjury the foregoing is true and correct.

Executed this 30th day of January, 2023.

OWNER	Signatures	AGENT
 Signature of Owner <u>David H. Paynter, General Partner</u> <u>Caldwell Mooney Partners I, L.P.</u> <u>195 South C. Street, Ste. 200, Tustin, CA 92780</u> Owner Mailing Address		Signature of Agent _____ Agent Mailing Address _____
<u>714-731-8892</u> Owner Phone Number		Agent Phone Number _____

Existing Sequoia Mall Site Plan

NWC S. MOONEY BLVD &
W. CALDWELL AVENUE
VISALIA, CA

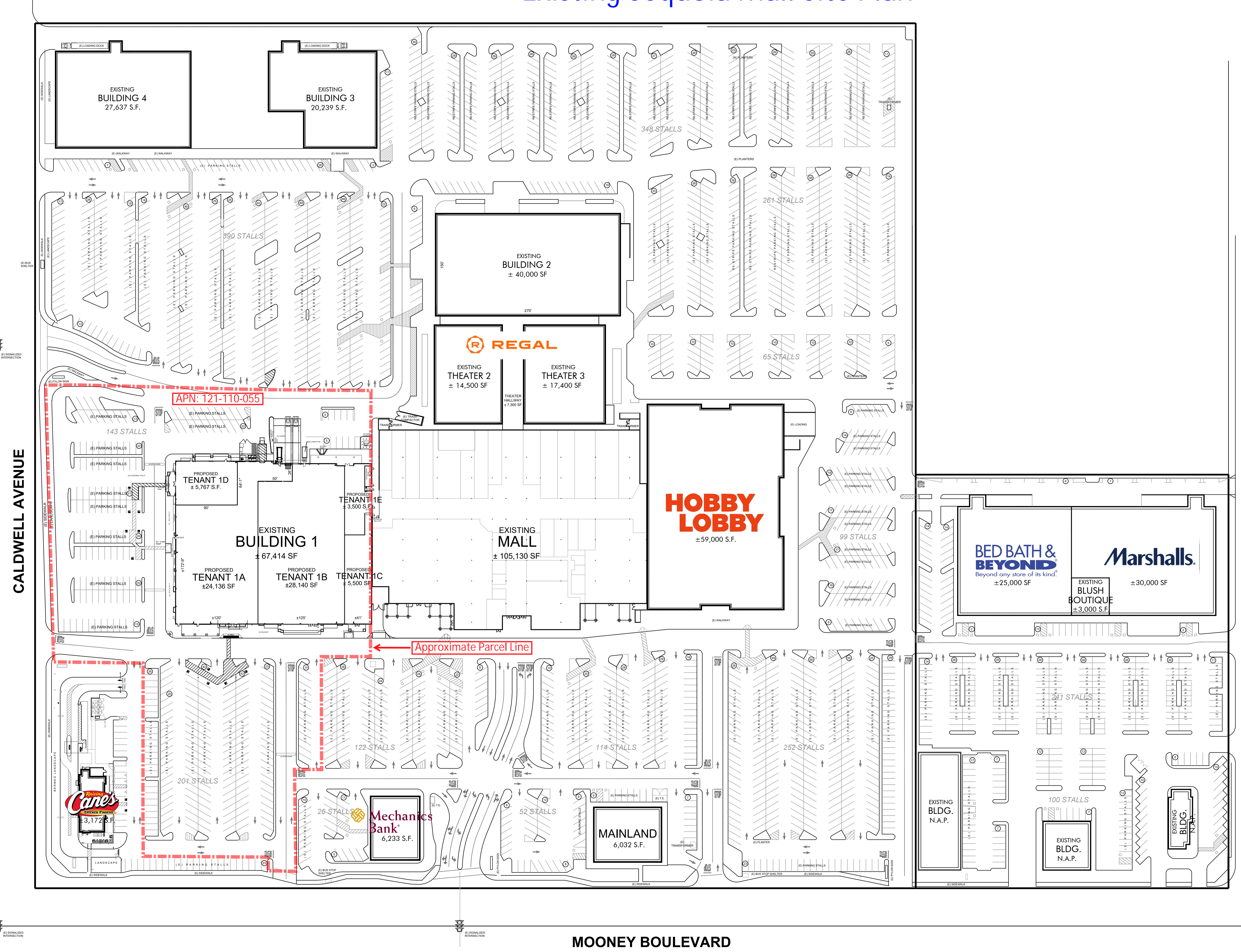


VICINITY MAP
NOT TO SCALE



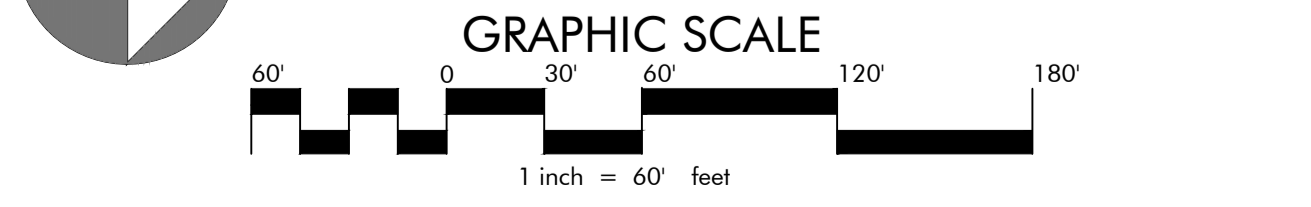
SITE DATA

ZONING	121-110-055
APN	121-110-055
EXISTING USE	SHOPPING CENTER
ZONING	C-R (REGIONAL COMMERCIAL)
SITE AREA	5.98 AC
BUILDING DATA	
BUILDING AREA	
BUILDING 1	± 67,414 SF
Tenant 1A (24,136 SF)	
Tenant 1B (28,140 SF)	
Tenant 1C (5,500 SF)	
Tenant 1D (5,767 SF)	
Tenant 1E (3,500 SF)	
Electrical Room (302 SF)	
FSR (69 SF)	
SHOPPING MALL	± 105,130 SF
BUILDING 2	± 40,000 SF
THEATER 2	± 14,500 SF
THEATER 3	± 17,400 SF
THEATER HALLWAY	± 7,300 SF
HOBBY LOBBY	± 59,000 SF
MAINLAND	± 6,032 SF
MECHANICS BANK	± 6,233 SF
RAISING CANES	± 3,172 SF
BUILDING 3	± 20,239 SF
BUILDING 4	± 27,637 SF
BED BATH & BEYOND	± 25,000 SF
MARSHALLS	± 30,000 SF
BLUSH BOUTIQUE	± 3,000 SF
TOTAL	± 432,057 SF
PARKING DATA	
PARKING REQUIRED:	1,920 STALLS (@ 1/225 SF)
PARKING PROVIDED:	2,414 STALLS
PARKING RATIO:	5.5 / 1000 SF

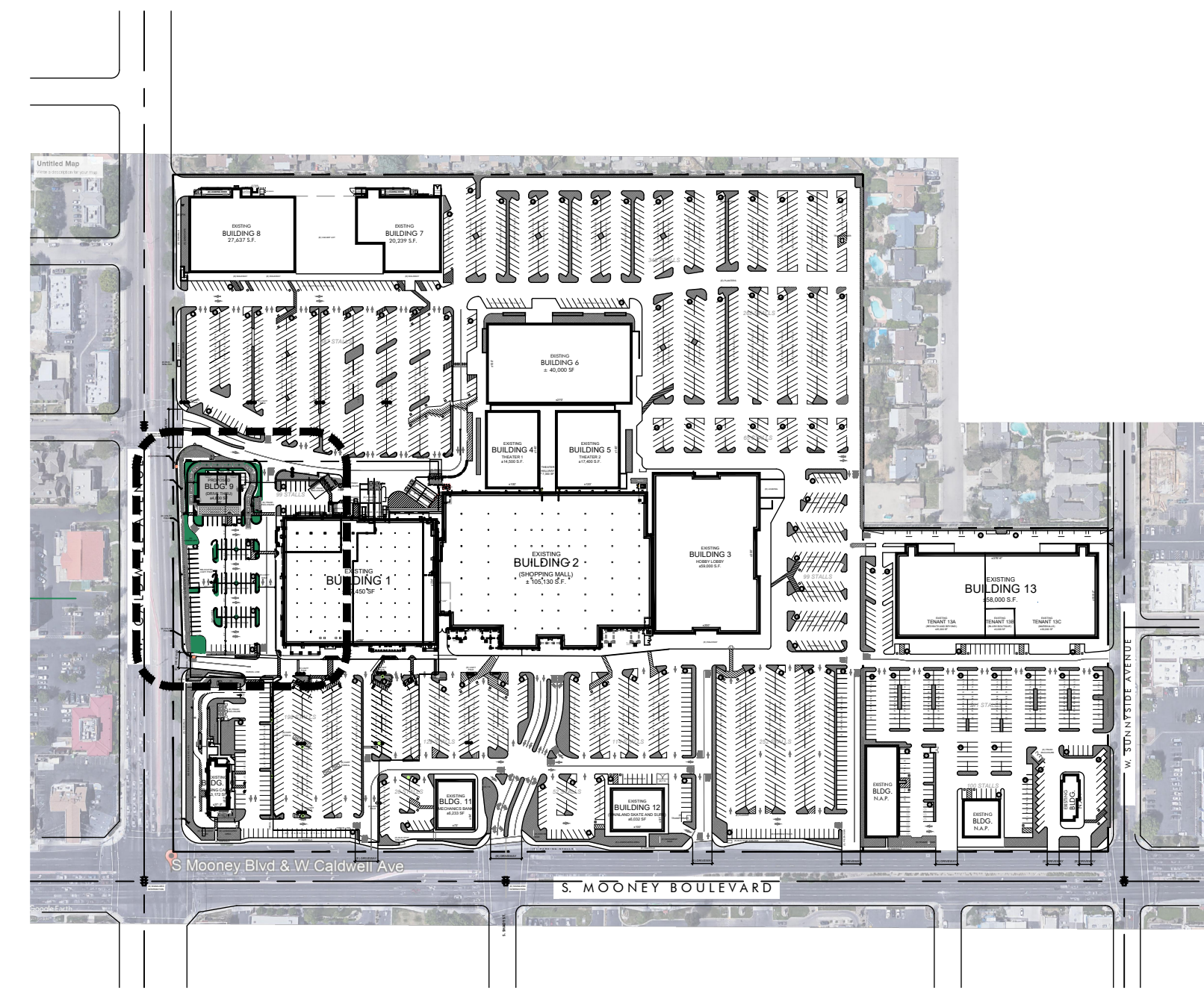
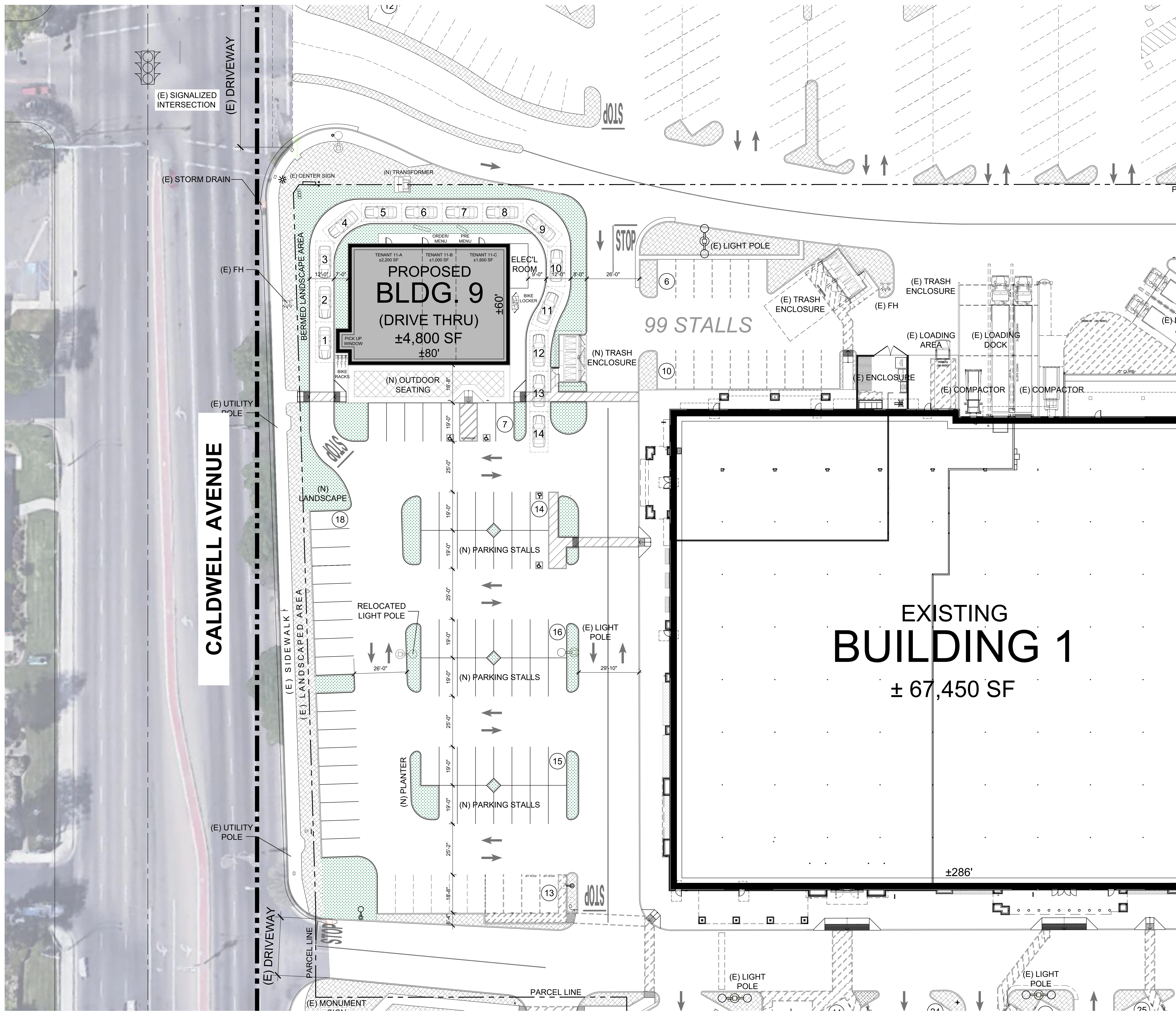


MOONEY BOULEVARD

PROPOSED SITE PLAN

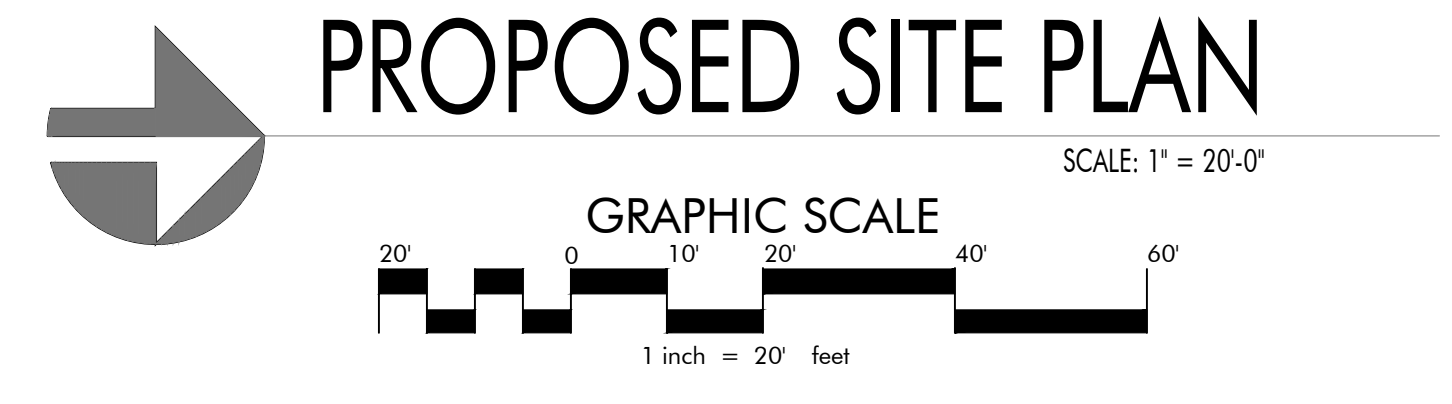


PRELIMINARY SITE PLAN SUBJECT TO CHANGE.



REFERENCE SITE PLAN
NOT TO SCALE

LEGEND
 EXISTING LANDSCAPE
 NEW LANDSCAPE



PRELIMINARY SITE PLAN SUBJECT TO CHANGE

Paynter Realty and Investments, Inc.

195 South 'C' Street, Suite 200, Tustin California 92780
 TEL: (714) 731-8892

Sequoia Mall - Building 9

NWC W. Caldwell Avenue & S. Mooney Boulevard, Visalia CA

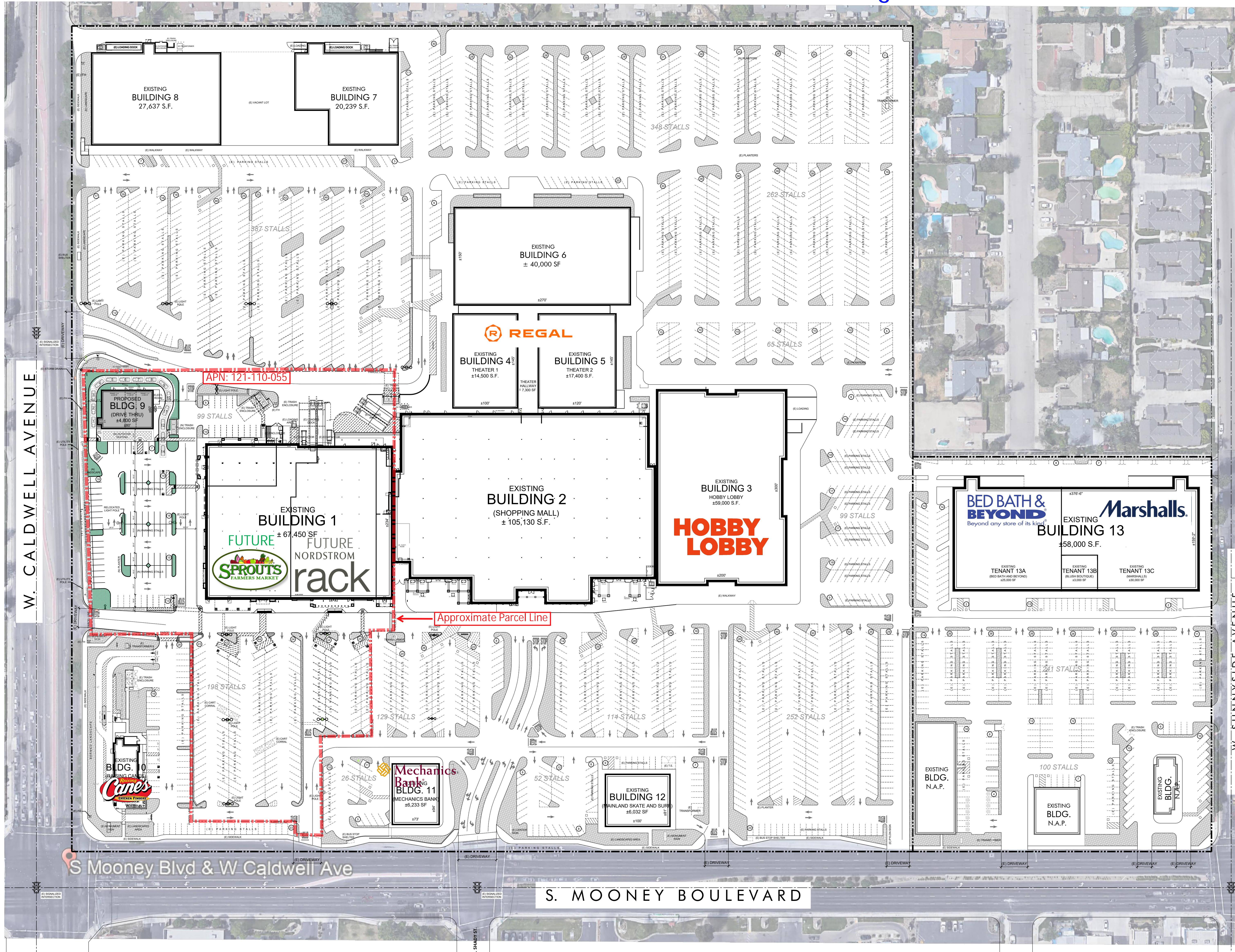
Enlarged Sequoia Mall Site Plan
 New Multi Tenant Retail Building 9

OVERALL SITE PLAN

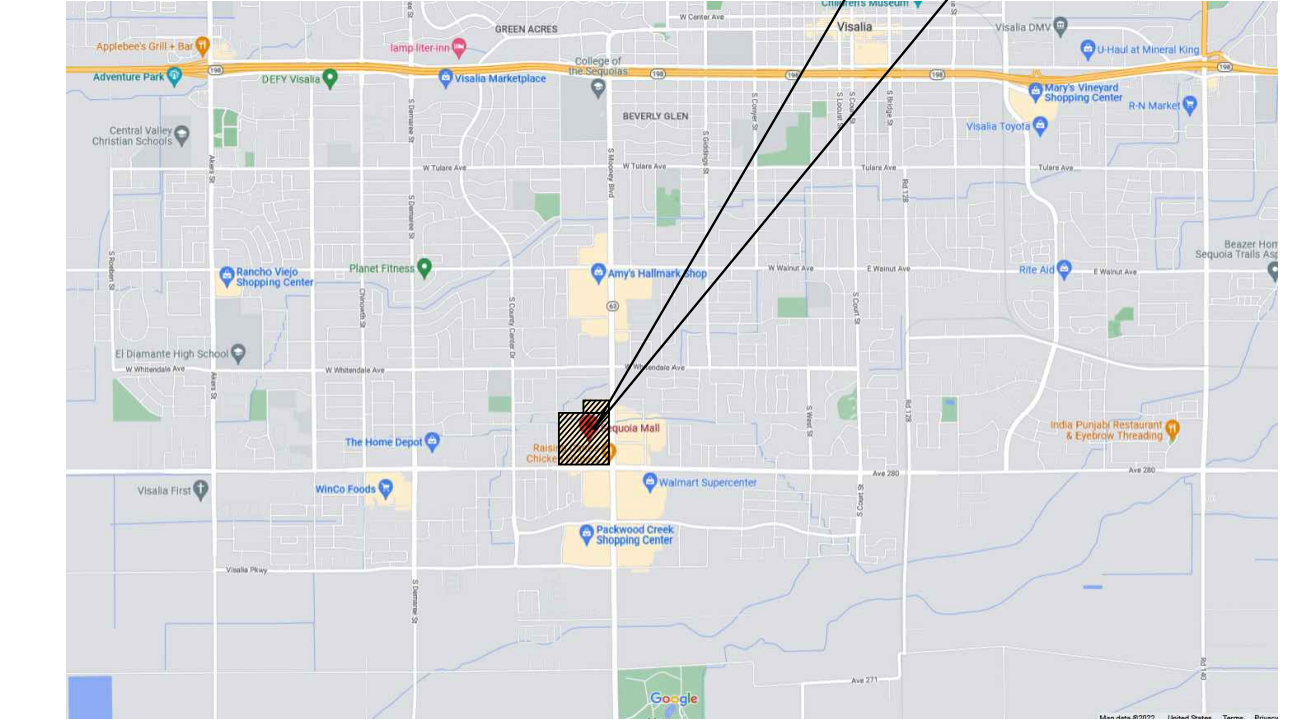
13127TMA	01.27.2023
----------	------------



Overall Sequoia Mall Site Plan New Multi Tenant Retail Building 9



NWC S. MOONEY BLVD &
W. CALDWELL AVENUE
VISALIA, CA



VICINITY MAP

NOT TO SCALE



SITE DATA

ZONING
 APN 121-110-055
 EXISTING USE SHOPPING CENTER
 ZONING C-R (REGIONAL COMMERCIAL)

SITE AREA
 PROJECT SITE AREA: ± 260,488 SF OR 5.98 AC
 (PART OF LARGER SHOPPING CENTER)

BUILDING DATA
 BUILDING AREA
 (E) BUILDING 1 (MARKET / RETAIL) ± 67,450 SF
 (E) BUILDING 2 (MALL) ± 105,130 S.F.
 (E) BUILDING 3 (HOBBY LOBBY) ± 59,000 S.F.
 (E) BUILDING 4 (THEATER 1) ± 14,500 S.F.
 (E) BUILDING 5 (THEATER 2) ± 17,400 S.F.
 (E) BUILDING 6 ± 40,000 SF
 (E) BUILDING 7 ± 20,239 S.F.
 (E) BUILDING 8 ± 27,637 S.F.
 (N) BUILDING 9 (FOOD / DT) ± 4,800 SF
 (E) BUILDING 10 (FOOD/DT) ± 3,172 SF
 (E) BUILDING 11 (BANK) ± 6,233 SF
 (E) BUILDING 12 (RETAIL) ± 6,032 SF
 (E) BUILDING 13 (RETAIL) ± 58,000 SF
 TOTAL ± 429,593 SF

PARKING DATA
 PARKING REQUIRED: 1,909 STALLS (@1/225 SF)
 PARKING PROVIDED: 2,372 STALLS
 PARKING RATIO: 5.5 / 1000 SF

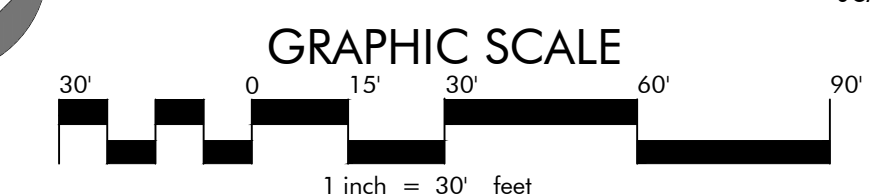
SITE LAYOUT DATA
 MINIMUM DRIVE AISLE 24'-0" (2-WAY)
 STANDARD PARKING STALL 8'-6" x 18"
 PARKING STALL OVERHANG 2'

LEGEND

EXISTING LANDSCAPE
 NEW LANDSCAPE

OVERALL SITE PLAN

SCALE: 1" = 30'-0"



PRELIMINARY SITE PLAN SUBJECT TO CHANGE.