

# SITE PLAN REVIEW AGENDA

3/1/2023 - 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: [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)(B)

APN: 091161063

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

**ITEM NO: 2      Resubmit**

SITE PLAN NO: [SPR23026](#)

PROJECT TITLE: JC LZU Capital, LLC

DESCRIPTION: Medical Clinic (O-PA)

APPLICANT: Jonathan C. Liu

OWNER: JC LIU CAPITAL LLC

APN: 121100085

LOCATION: 2324 W SUNNYSIDE AVE

**ITEM NO: 3      Added to Agenda**

SITE PLAN NO: [SPR23029](#)

PROJECT TITLE: Country Club Plaza Shopping Center

DESCRIPTION: Phased Construction for a Previously Approved Development of 9.0 Acre site with 74,243 SF of Retail Building Area. (C-N) Ref: SPR 21-099.

APPLICANT: Michael Parks

OWNER: VISALIA DEVELOPMENT HOLDINGS LTD

APN: 089490028

LOCATION: 1220 N DEMAREE ST

**ITEM NO: 4      Added to Agenda**

SITE PLAN NO: [SPR23030](#)

PROJECT TITLE: Pace International LLC

DESCRIPTION: Proposed 2056 SF Office Addition to Existing Industrial Building (I)

APPLICANT: William T. Fagundes

OWNER: F & C FARMING

APN: 077790012

LOCATION: 8030 W DOE AVE

**ITEM NO: 5      Added to Agenda**

SITE PLAN NO: [SPR23031](#)

PROJECT TITLE: Wild Hearts Adventure Co.

DESCRIPTION: Site usage for Elementary Education Program and Installation of Property Line Perimeter Fence. (C-S)

APPLICANT: Roekmini Pullom

OWNER: DEJONGE DON & SHELLEY

APN: 098110036

LOCATION: 2244 E MINERAL KING 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](http://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: 2/23/23

Project Description: CONCEPTUAL SUBDIVISION MAP w/4500 S.F.  
LOTS min.

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: 2023-013

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: 02/23/2023

SPR Agenda: 03/01/2023 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 \_\_\_\_\_ 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)

Name: Richard Bueno      Signature of Owner or Authorized Agent\* William Worthington Harder

Address: 209 W. Main St # 8      Date 2/23/23

City, State, Zip Visalia, CA 93291      Owner [Signature]      Date 2/23/23

Phone: (559) 798-5344      Authorized Agent\* [Signature]      Date

Email: buenorichjr@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**

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

**REFUSE:** INDIVIDUAL CONTAINERS ( COV)

**STORM WATER:** DRAIN TO STREET

**GAS:** SO-CAL GAS COMPANY

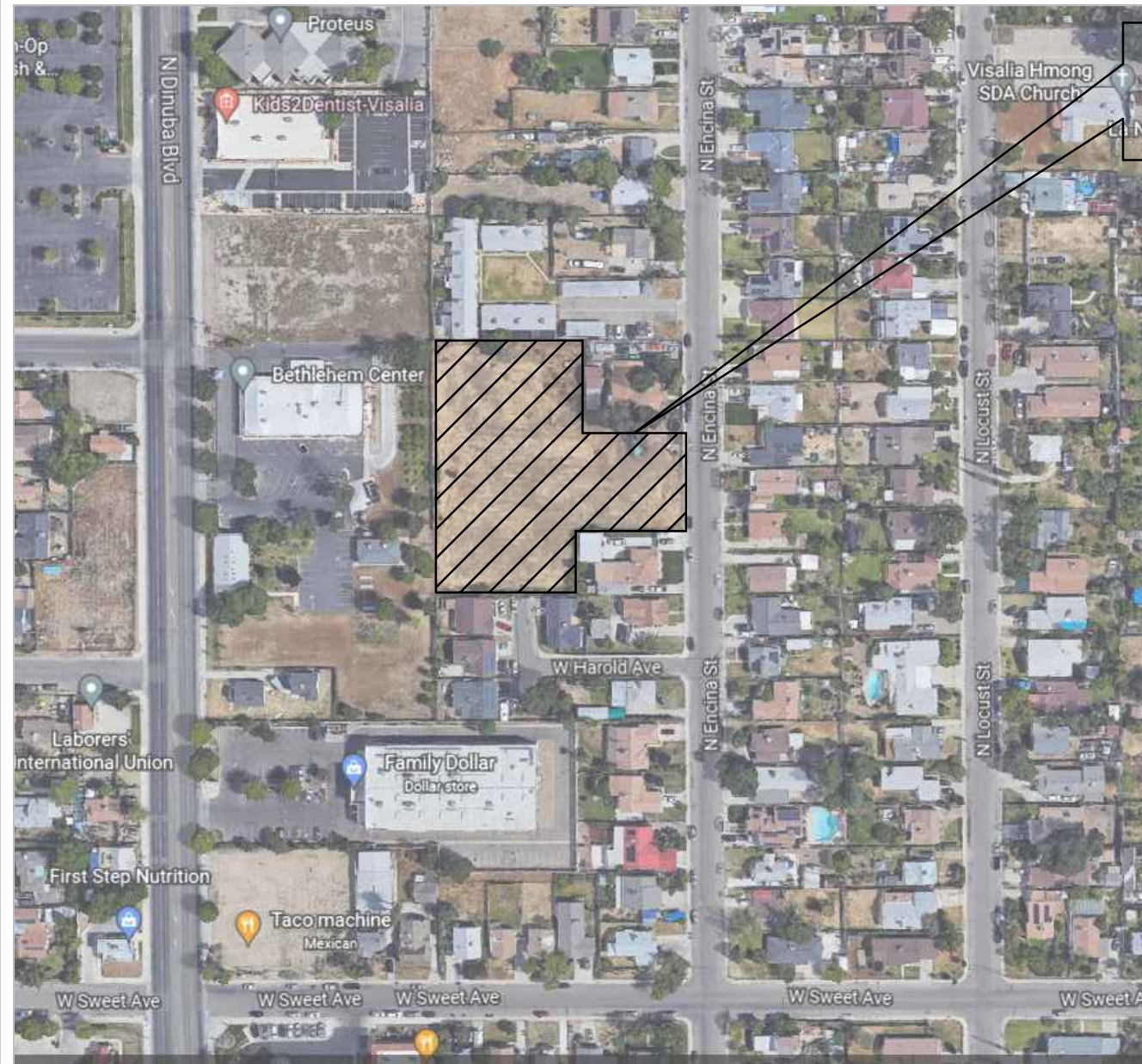
**ELECTRICITY:** SOUTHERN CALIFORNIA EDISON

**WATER:** CAL-WATER

**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		

**ABBREVIATIONS 3B**



**SITE SUBJECT**

**VICINITY MAP N.T.S.**



**SUMMERS ST.**

**HAROLD AVE**

**SUMMERS ST.**

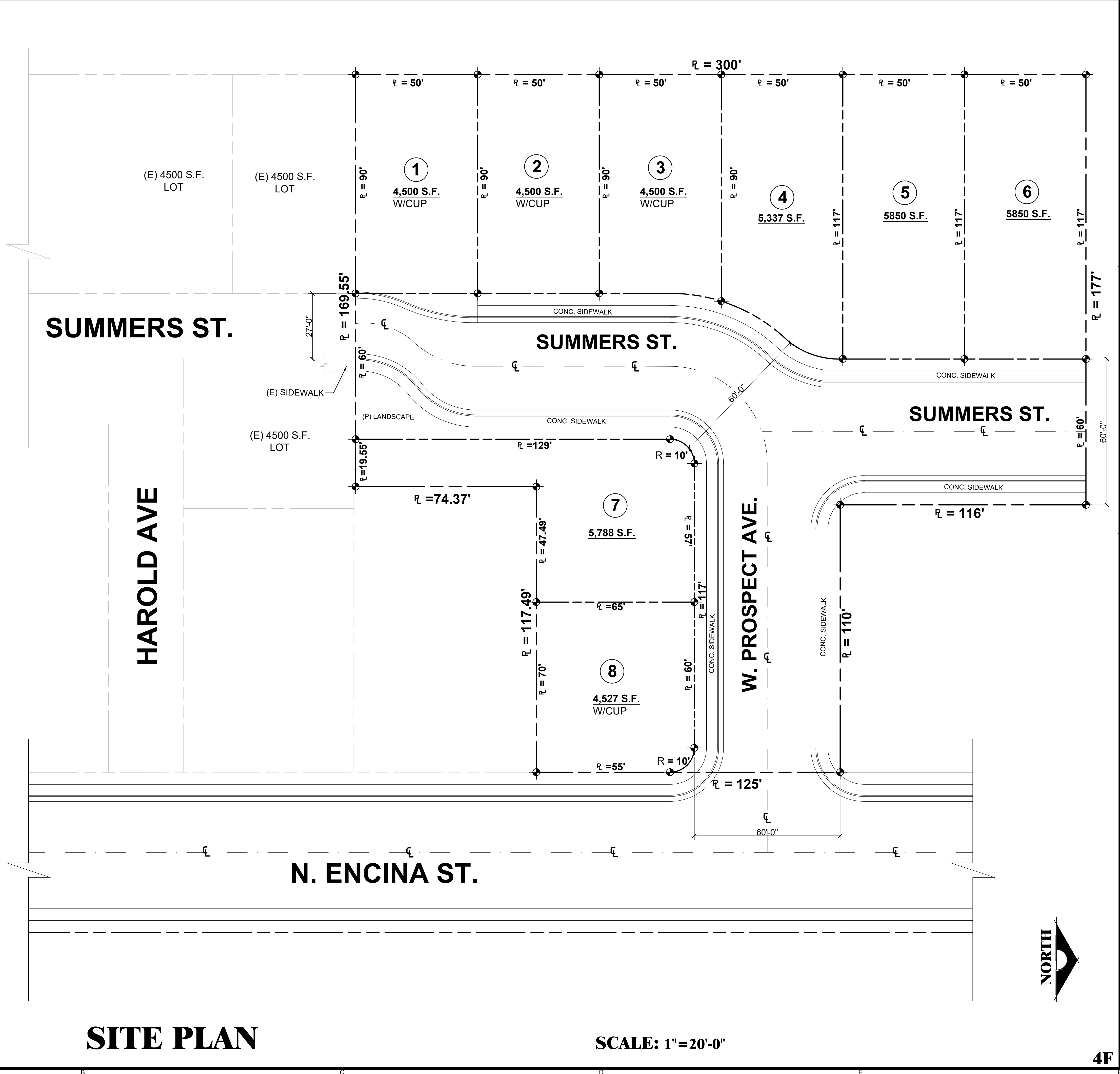
**SUMMERS ST.**

**W. PROSPECT AVE.**

**N. ENCINA ST.**

**SITE PLAN**

**SCALE: 1"=20'-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 SPR #2023-013

1	
2	
3	

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**

PDF 02-23-2023

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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: JC LZU Capital LLC Date: 02/09/2023

Project Description: MEDICAL CLINIC

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: JC LZU Capital LLC

Applicant(s) Name: DR LIH

Project Address/Location: 2318 W SUNNY SIDE AVE

Assessor Parcel Number: \_\_\_\_\_

Parcel Size (Acreage or Square Feet): \_\_\_\_\_ Building or Suite Square Footage: 21240

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

Describe All Proposed Building Modifications: \_\_\_\_\_

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

Date Received: \_\_\_\_\_

SPR Agenda: \_\_\_\_\_ Item No. \_\_\_\_\_

Zone: \_\_\_\_\_ SPR No. \_\_\_\_\_

Historic District: Yes  No

Flood Zone: X  AE  X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: NEW

Proposed Building Use: MEDICAL CLINIC

Proposed Hours of Operation: \_\_\_\_\_

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

Number of Employees Per Day: Existing NA Proposed 30

Number of Customers Per Day (Estimated): Existing NA Proposed 100

Predicted Peak Operating Hour: ?

Describe Any Truck Delivery Schedule & Operations: NA

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): NONE

Describe Any Special Events Planned for the Facility: NONE

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: JC LIU Capital LLC Signature of Owner or Authorized Agent\* \_\_\_\_\_

Address: 2346 W. Sunnyside Ave \_\_\_\_\_

City, State, Zip: Visalia, CA 93277 Owner: JONATHAN C. LIU Date: 02/09/2023

Phone: (559) 731 5087 \_\_\_\_\_

Email: JONATHANCLIU@gmail.com Authorized Agent\* \_\_\_\_\_ Date: 2/9/23

\* 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, JONATHAN C. LIU, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): \_\_\_\_\_

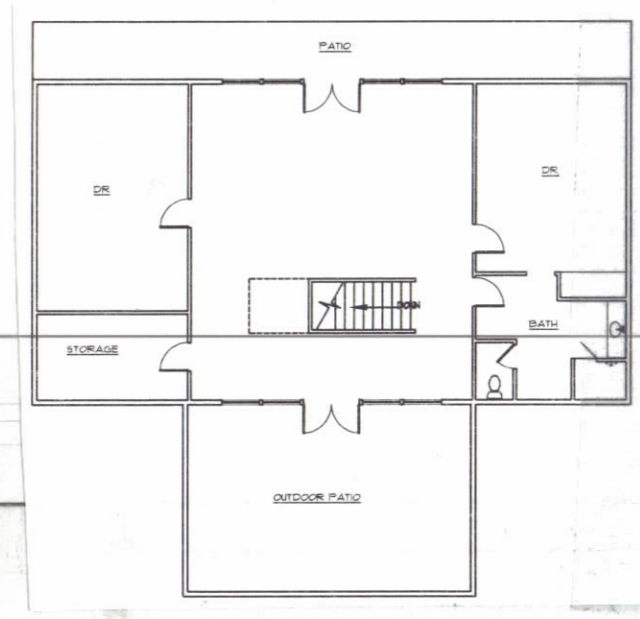
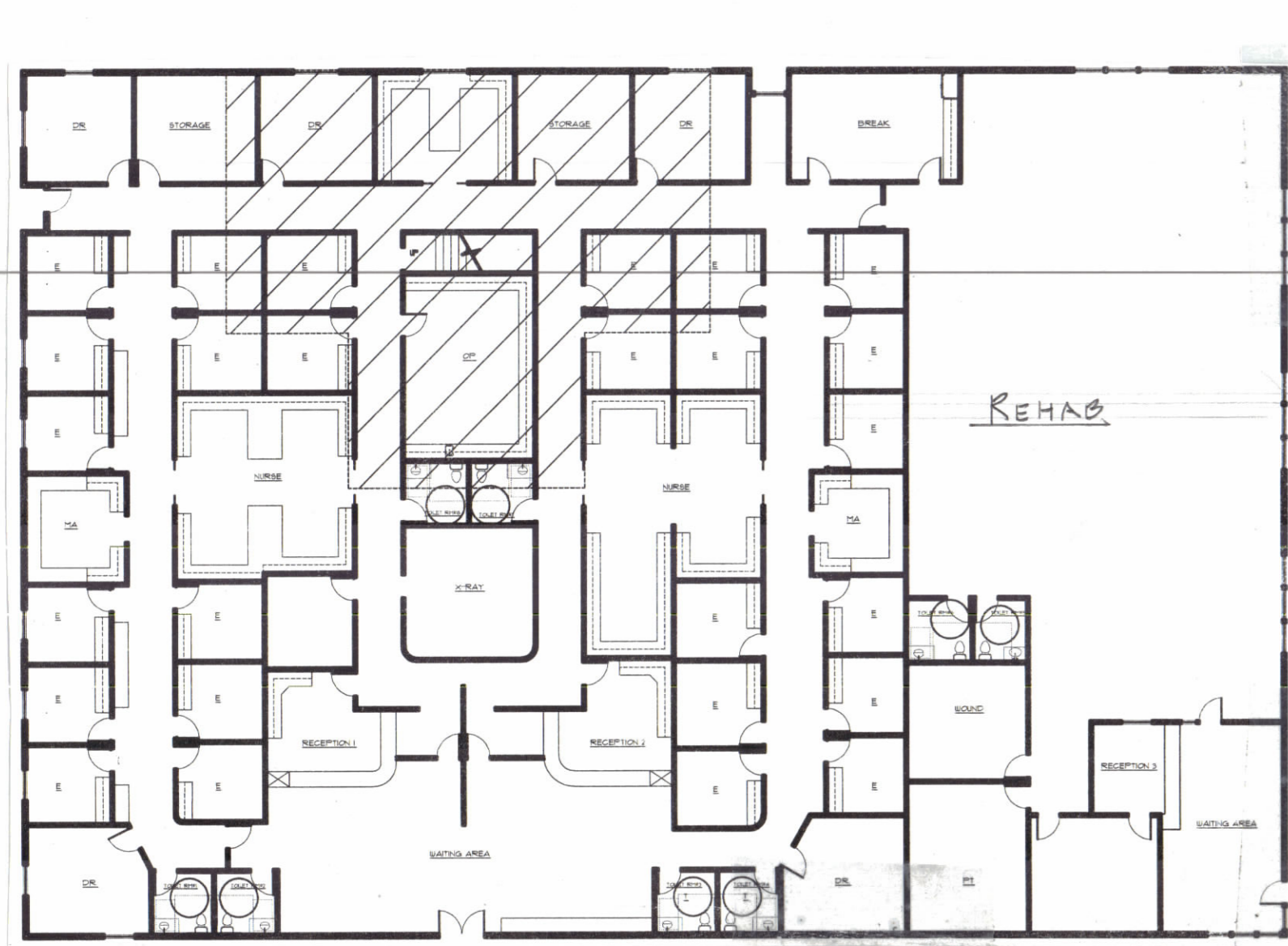
AGENT:

I designate LARRY LEWIS, 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.

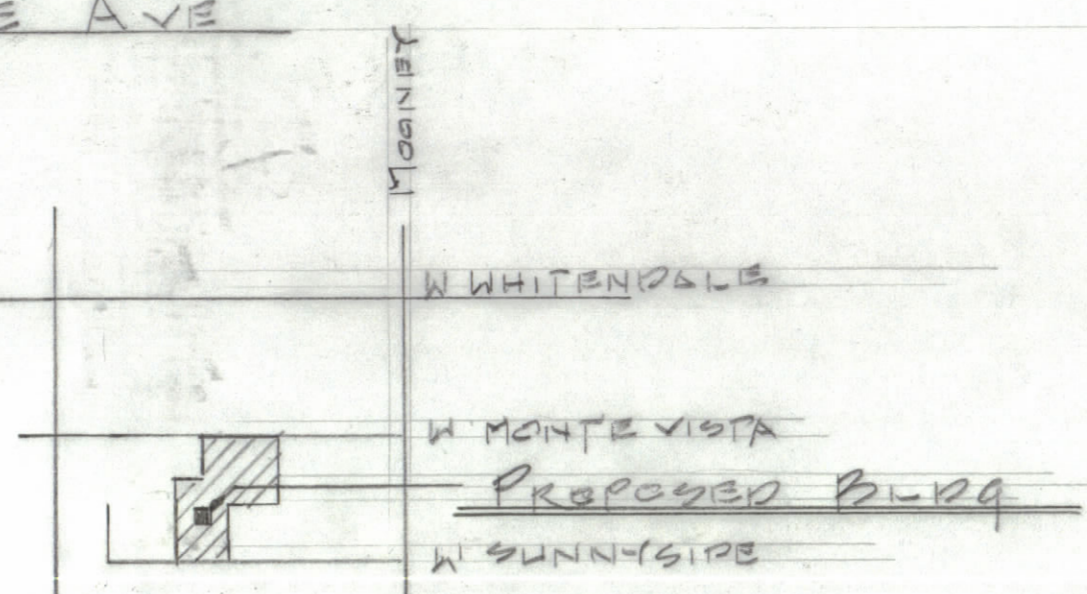
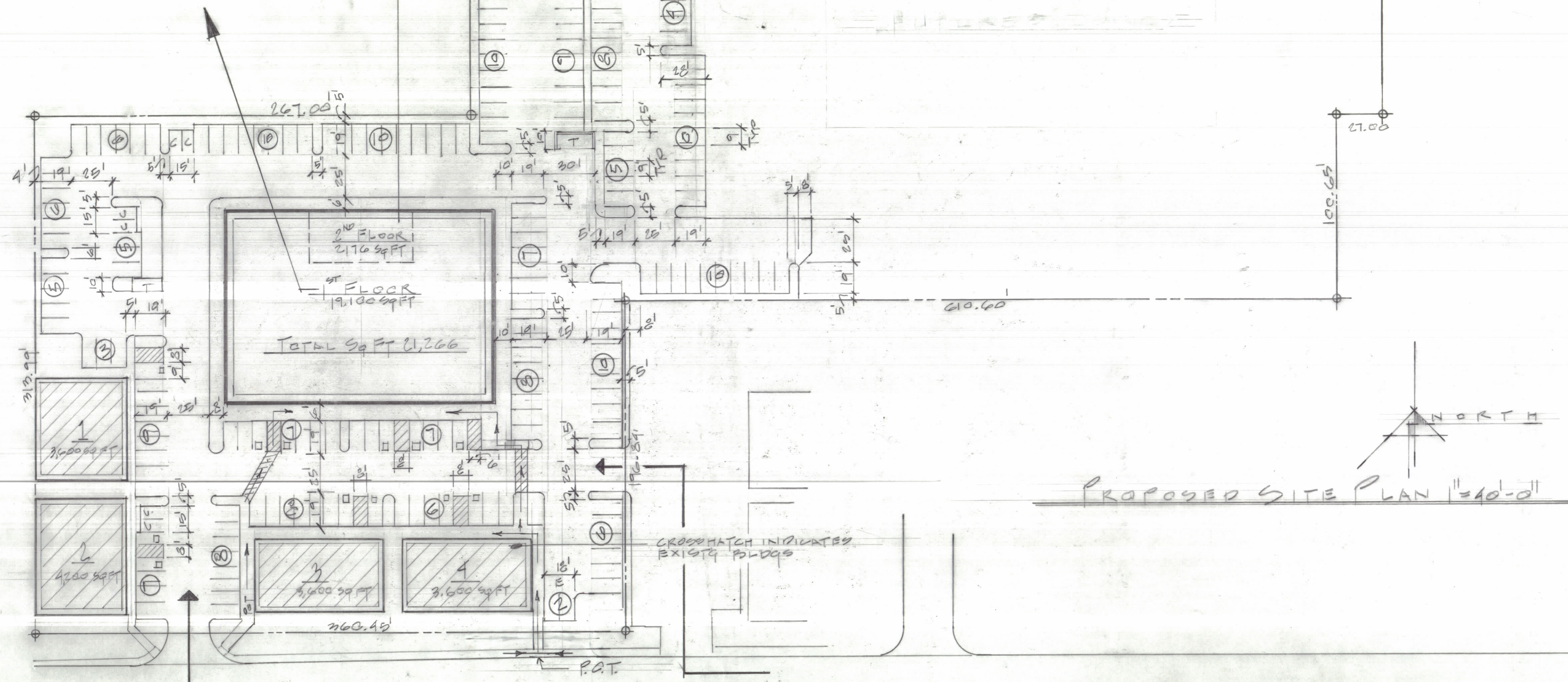
I declare under penalty of perjury the foregoing is true and correct.

Executed this 9th day of February, 2023.

OWNER	AGENT
 Signature of Owner	 Signature of Agent
<u>2346 W. Sunnyside Avenue</u> Owner Mailing Address	<u>870 W CENTER</u> Agent Mailing Address
<u>Visalia, CA 93277</u>	<u>VISALIA 93291</u>
<u>(559) 731 5087</u> Owner Phone Number	<u>559 280 1024</u> Agent Phone Number



1<sup>ST</sup> FLOOR PLAN 1"=20'-0"



ADDRESS 2318 W SUNNYSIDE AVE  
 ZONE O-PA  
 BUSINESS MEDICAL CLINIC  
 PARKING: EXISTING BUILDING 15,000 SQ FT/200 = 75 STALLS  
 PROPOSED BLDG 21,240 SQ FT/200 = 106 STALLS  
 181 REQUIRED  
 → 86 PROVIDED

L. LEWIS ARCHITECT  
 ARCHITECTURE PLANNING INTERIORS

## Country Club Plaza Shopping Center Construction Phasing Summary

The Country Club Plaza Shopping Center located at the N/E corner of Goshen Ave. & Demaree St. has current SPR approval (21-099) and Building Permit Issuance (B22-1276) to construct the project as a whole.

However, with the current climate of the construction industry with rising loan interest rates and inflated materials and labor costs the owner has determined that it would not be financially feasible to construct the project under one phase. It is the owners request to submit the current approved plans for a proposed phased construction schedule.

The first primary construction phase would be inclusive of all underground utility and infrastructure to support the proposed and future phases of construction, drive approach and off-site improvements at the cul-de-sac of Wellsey St., screen wall along the east property line, designated fire apparatus access lane, and all buildings and site improvements on APN 089-490-028 as shown on the proposed phasing plan.



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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: Country Club Plaza Shopping Center Date: February 20, 2023

Project Description: Phased construction for a previously approved Development of 9.0 Acre site with 74,243 sq. ft. of retail building area.

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: Ref: SPR 21-099 R&P

Property Owner: Visalia Development Holdings, Ltd.

Applicant(s) Name: Michael L. Parks

Project Address/Location: S/E corner of Demaree St. and Goshen Ave.

Assessor Parcel Number: 089 - 490 - 028

Parcel Size (Acreage or Square Feet): 9.0 Ac. Building or Suite Square Footage: 74,243 sq. ft.

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ \_\_\_\_\_

Describe All Proposed Building Modifications: \_\_\_\_\_  
(Construction Phasing Summary attached)

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

Date Received: 02/20/2023

SPR Agenda: 03/01/2023 Item No. \_\_\_\_\_

Zone: C-N SPR No. 23-029

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: \_\_\_\_\_

Proposed Building Use: \_\_\_\_\_

Proposed Hours of Operation: \_\_\_\_\_

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

Number of Employees Per Day:                      Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Number of Customers Per Day (Estimated):      Existing \_\_\_\_\_ Proposed \_\_\_\_\_

Predicted Peak Operating Hour: \_\_\_\_\_

Describe Any Truck Delivery Schedule & Operations: \_\_\_\_\_

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

Describe Any Special Events Planned for the Facility: \_\_\_\_\_

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
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  - 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: Michael L. Parks Signature of Owner or Authorized Agent\*

Address: 4920 W. Monte Verde Ct.

City, State, Zip Visalia, CA 93277 Owner  Date 2/22/2023

Phone: 559-697-3993 Authorized Agent\*  Date 2/22/23

Email: michael@ddstudiosinc.com

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

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

089-510-028 089-490-028

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 develop and construct a new retail shopping center in multiple phases. 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
<u>960 N. San Antonio Rd., #114</u>		<u>4920 W. Monte Verde Ct.</u>
Owner Mailing Address		Agent Mailing Address
<u>Los Altos, CA 94022</u>		<u>Visalia, CA 93277</u>
Owner Phone Number		Agent Phone Number
<u>650-209-3232</u>		<u>559-697-3993</u>

# Design-Development *studios*

ARCHITECTURE ■ PLANNING ■ DESIGN

---

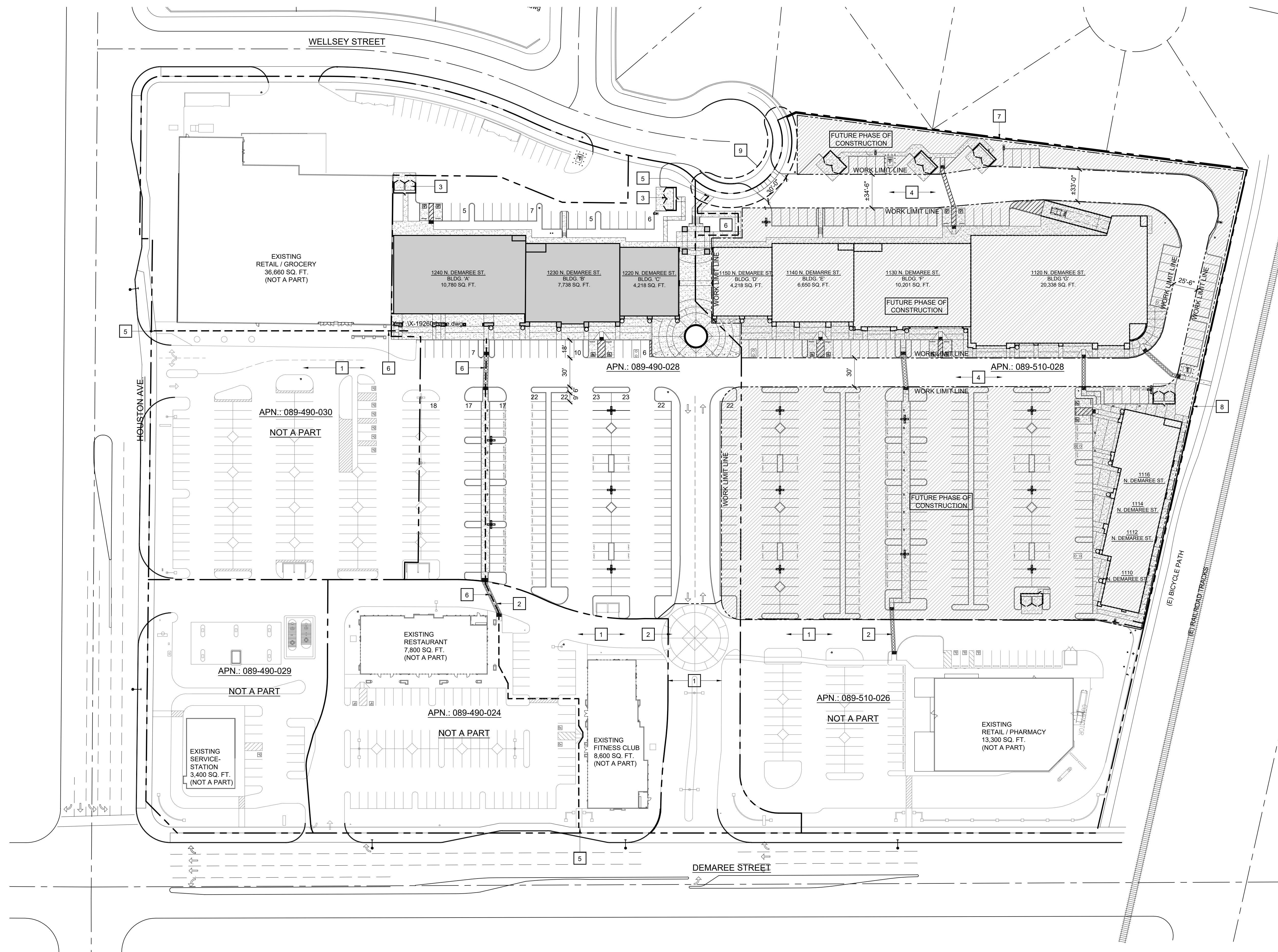
A California Corporation

## Country Club Plaza Shopping Center Construction Phasing Summary

The Country Club Plaza Shopping Center located at the N/E corner of Goshen Ave. & Demaree St. has current SPR approval (21-099) and Building Permit Issuance (B22-1276) to construct the project as a whole.

However, with the current climate of the construction industry with rising loan interest rates and inflated materials and labor costs the owner has determined that it would not be financially feasible to construct the project under one phase. It is the owners request to submit the current approved plans for a proposed phased construction schedule.

The first primary construction phase would be inclusive of all underground utility and infrastructure to support the proposed and future phases of construction, drive approach and off-site improvements at the cul-de-sac of Wellsey St., screen wall along the east property line, designated fire apparatus access lane, and all buildings and site improvements on APN 089-490-028 as shown on the proposed phasing plan.



**PROJECT INFORMATION:**

**ADDRESS:** S/E CORNER OF GOSHEN AVE. & DEMAREE ST., VISALIA, 93291 TULARE COUNTY, CA.

**A.P.N.:** 089-490-028 & 089-510-028

**ZONING:** C-N (NEIGHBORHOOD COMMERCIAL)

**FLOOD ZONE:** AE

**PHASE I SITE AREA:** GROSS AREA 172,600 S.F. (4.0 AC)

**OVERALL SITE AREA:** GROSS AREA 392,040 S.F. (9.0 AC)

**PHASE I BUILDING AREA:** 22,736 S.F.

**BUILDING INFORMATION:**

**PROPOSED OCCUPANCY GROUP:** M (MERCANTILE)

**CONSTRUCTION TYPE:** V-B (FULLY SPRINKLERED)

**MAX. BUILDING HEIGHT:** 50 FT. (C.U.P. APPROVED)

**PARKING:** (VISALIA MUNICIPAL CODE, CH. 17.34, OFF-STREET PARKING)

(SHOPPING CENTER - MAJOR): 1 SPACE FOR EACH 225 S.F. OF BUILDING AREA

102 PARKING STALLS REQUIRED  
187 PARKING STALLS PROVIDED (ACCESSIBLE PARKING = 2% OF TOTAL)

**C.U.P. APPROVAL:** 2007-10

**SPR APPROVAL:** 21-099

**BUILDING PERMIT:** B22-1276

**LANDSCAPE NOTES:**

- NOT LESS THAN 10% OF PARKING AREA SHALL BE LANDSCAPED.
- A MINIMUM OF ONE 80 S.F. TREE WELL FOR EVERY (10) PARKING SPACES SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE PARKING LOT.

**SITE LIGHTING NOTES:**

- A MINIMUM OF 1 FOOT CANDLE-MAINTAINED, WITH A MAXIMUM OF A 1:10 RATIO IS REQUIRED.
- LIGHT POLES SHALL BE A MAX. OF 15 FT. TALL.

**PATH OF TRAVEL NOTES:**

- BARRIER FREE PATH OF TRAVEL (P.O.T.) AS INDICATED IS A BARRIER FREE ACCESS WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1:2 AT 1:20 MAX. SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL MAX. SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 5% RUNNING SLOPE (C.B.C. 11B-4303.3), AND CROSS SLOPE SHALL NOT EXCEED 2% VERTICAL.

**PHASE I SITE PLAN KEY NOTES:**

- (E) DRIVE-AISLE
- (E) ORNAMENTAL STAMPED CONCRETE
- TRASH ENCLOSURE
- DESIGNATED FIRE LANE
- PEDESTRIAN ACCESS POINT
- UNOBSTRUCTED PATH OF TRAVEL
- 7 FT. TALL CONCRETE MASONRY WALL AT PROP. LINE
- 3 FT. TALL DECORATIVE CONCRETE MASONRY WALL AT PROP. LINE
- DRIVE APPROACH AND OFF-SITE IMPROVEMENTS

**PROPOSED PHASING PLAN** 1" = 50' FEBRUARY 25, 2023

COUNTRY CLUB PLAZA  
N/E CORNER OF DEMAREE  
AND GOSHEN AVE.  
VISALIA, CA

**Design-Development studios**  
A California Corporation

ARCHITECTURE PLANNING DESIGN

# 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](http://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: Pace International LLC Date: 02-22-23

Project Description: Proposed 2,056 sq. ft. office addition to Existing Industrial Building

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: F&C Farming, et al

Applicant(s) Name: William T. Fagundes

Project Address/Location: 8030 West Doe Avenue Visalia Ca 93291

Assessor Parcel Number: 077 - 790 - 012

Parcel Size (Acreage or Square Feet): 3.26 acres Building or Suite Square Footage: +46,626 sq. ft.

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 300,000

Describe All Proposed Building Modifications: Adding New Offices / Bullpen,  
Break Room & Work Room Areas to existing office space

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

Date Received: 02/22/2023

SPR Agenda: 03/01/2023 Item No. \_\_\_\_\_

Zone: 1 SPR No. 23-030

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 Storage

Proposed Building Use: Office & Warehouse

Proposed Hours of Operation: 7am to 5pm, Monday thru Friday

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

Number of Employees Per Day: Existing 2 Proposed 10

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

Predicted Peak Operating Hour: 7am to 5pm Monday thru Friday

Describe Any Truck Delivery Schedule & Operations: Varies during the week, but no more than 2 per day, 2-3 days per week.

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

(Provide Separate Attachment if Necessary): See attached page

Describe Any Special Events Planned for the Facility: \_\_\_\_\_

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)

Name: William T. Fagundes Signature of Owner or Authorized Agent\*  
 Address: 131 E. Kern Avenue  
 City, State, Zip Tulare Ca 93274 Owner \_\_\_\_\_ Date \_\_\_\_\_  
 Phone: (559) 731-0403 Authorized Agent\* \_\_\_\_\_ 02-22-23  
 Email: FagundesDrafting@gmail.com Date \_\_\_\_\_

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

**AGENCY AUTHORIZATION**

AGENCY AUTHORIZATION FORM

OWNER:

I, Fred Lagomarsino, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):  
077-790-012

AGENT:

I designate William T Fagundes, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Pace International at 8030 W Doe Avenue relative to the property mentioned herein.

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

Executed this 22 day of February, 2023.

OWNER	Signatures	AGENT
<p><small>Digitized by:</small>                        Signature of Owner</p> <p><u>222 N. Garden St., Suite 400</u>                      Owner Mailing Address</p> <p><u>Visalia, CA 93291</u></p> <p><u>559-735-9700</u>                      Owner Phone Number</p>	<p>                      Signature of Agent</p>	<p><u>131 E. Kern Ave. Tulare Ca 93274</u>                      Agent Mailing Address</p> <p><u>(559) 731-0403</u>                      Agent Phone Number</p>

# Pace International

February 21, 2023

## Operational Statement for Pace International:

We currently have around 10 employees per day on site. Maximum would be 20 employees at a time but this would only occur once a month or less.

Hours of operation are 7 am to 5 pm Monday through Friday.

We generally do not have customers visit our location.

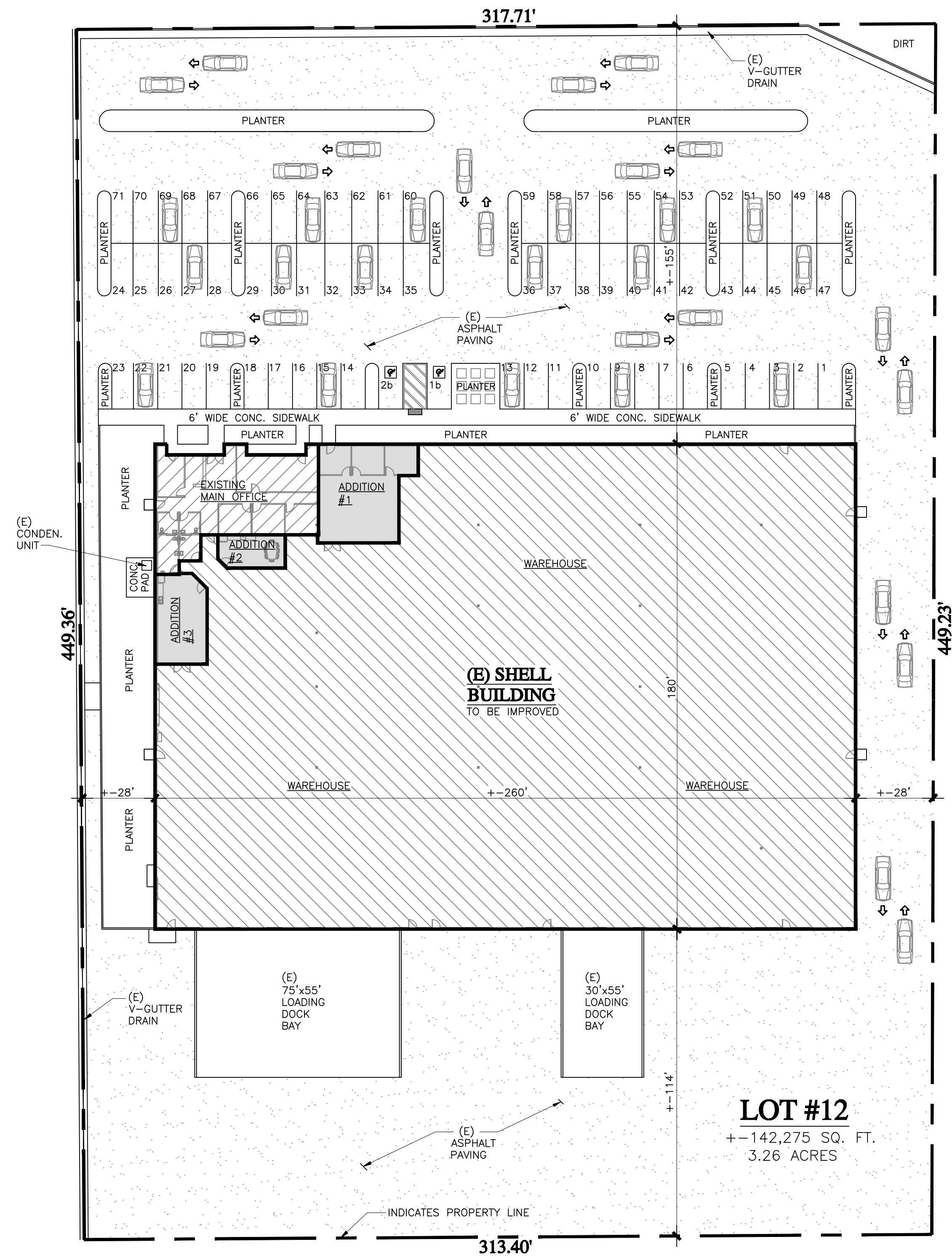
Peak operating hours are 9 am to 4 pm.

Deliveries vary during the week but no more than 2 per day, 2-3 days per week.

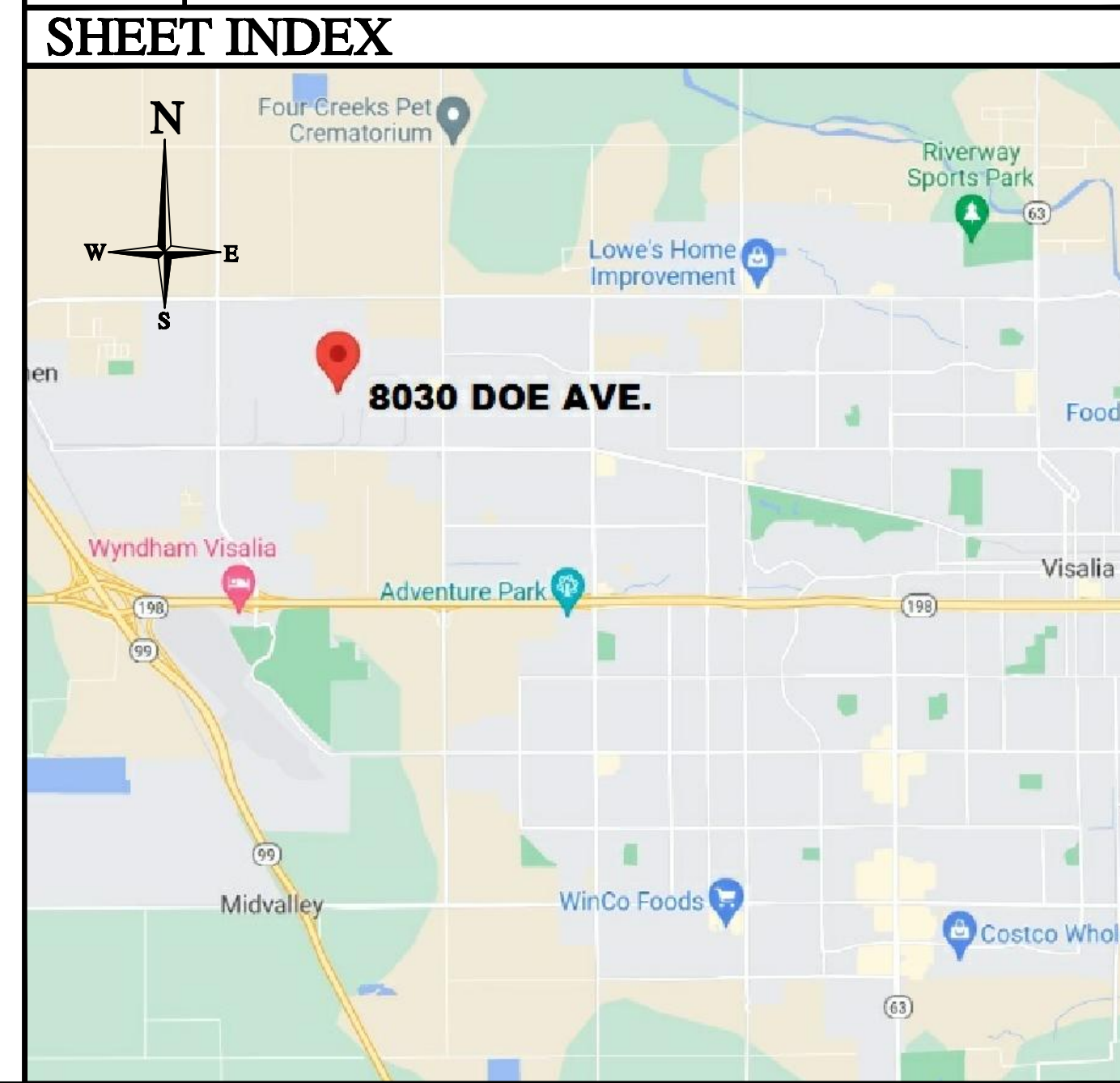


# NEW TENANT IMPROVEMENT FOR: PACE INTERNATIONAL L.L.C.

8030 WEST DOE AVENUE  
VISALIA CA, 93291



A-1	SITE PLAN
A-2	PROPOSED OVERALL FLOOR PLAN
A-3	PROPOSED OFFICE FLOOR PLAN
A-4	EXISTING FLOOR PLANS



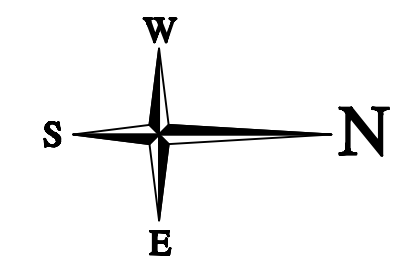
**VICINITY MAP** NOT TO SCALE

SQUARE FOOTAGE	
EXISTING TOTAL SHELL TENANT SPACE	46,626 SQ. FT.
EXISTING OFFICE TENANT SPACE	2,036 SQ. FT.
PROPOSED OFFICE ADDITION SPACE	2,054 SQ. FT.
TOTAL PROPOSED OFFICE SPACE	4,090 SQ. FT.

**PROJECT INFO:**  
8030 WEST DOE AVENUE  
VISALIA CALIFORNIA 93291  
A.P.N. 077-790-012  
ZONED : INDUSTRIAL  
FLOOD ZONE: X02

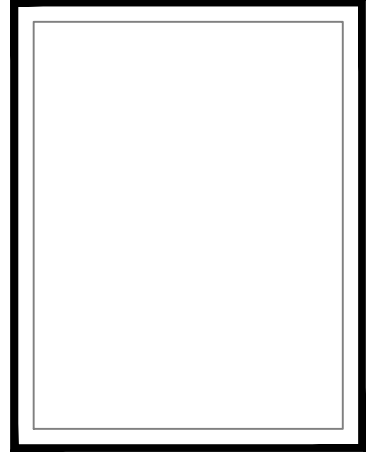
**EXISTING PARKING:**  
(71) STANDARD PARKING SPACES  
(2) A.D.A. PARKING SPACE  
**73 SPACES TOTAL**

**SCOPE OF WORK**  
TENANT IMPROVEMENT -  
2,054 SQ. FT. OFFICE ADDITION



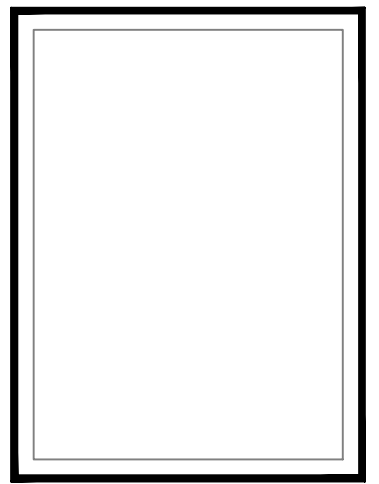
**SITE PLAN** SCALE 1" = 30'-0"

DRAWN BY: WILLIAM FAGUNDES	
DATE: 01/10/2023	SCALE: AS INDICATED
REVISIONS	DATE
1	
2	
3	
4	



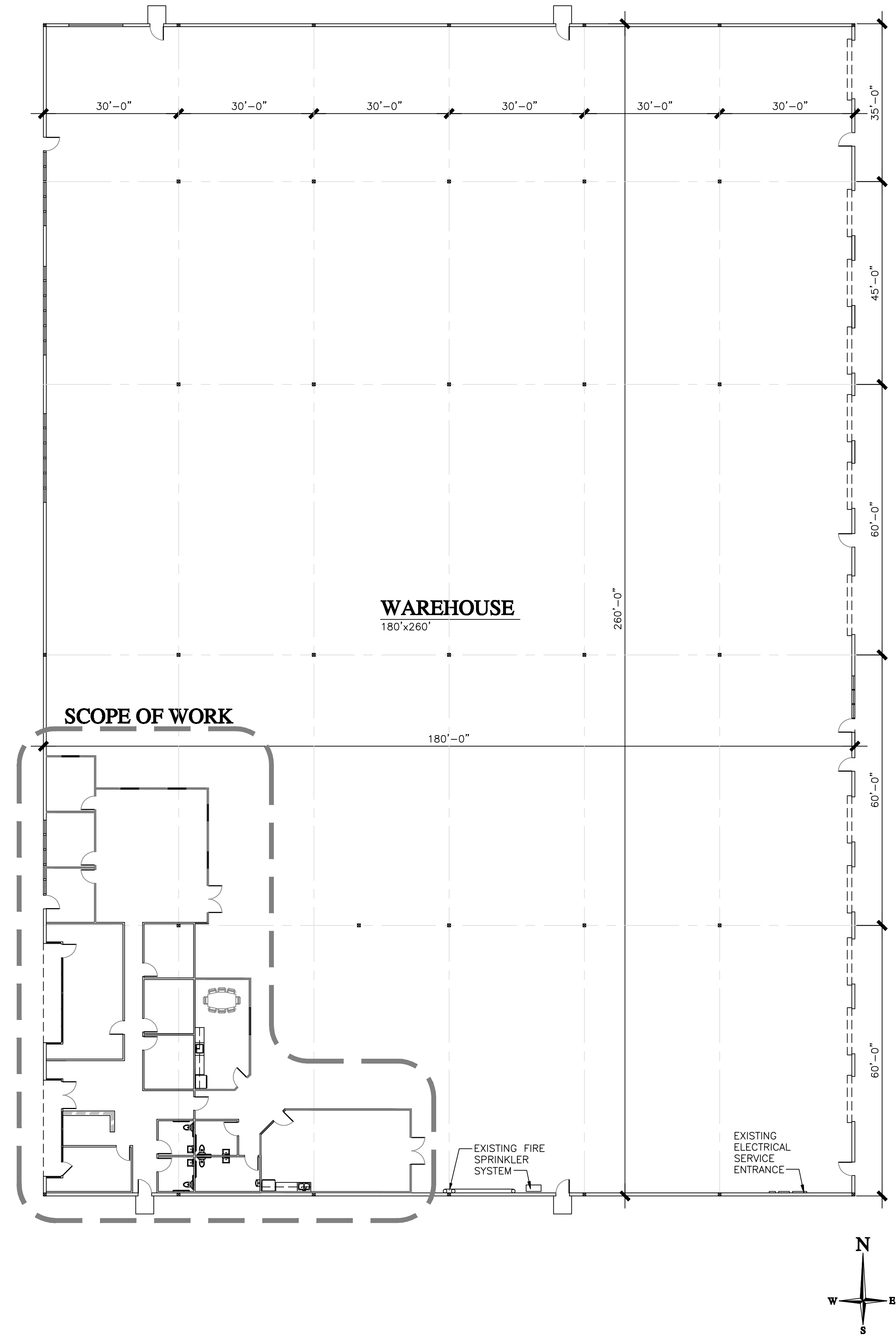
**Fagundes Drafting**  
131 E. KERN STREET SUITE G  
TULARE CA, 93274  
BL # BL-24959

**Md GRAHAM & ASSOCIATES, INC.**  
A TENANT IMPROVEMENT FOR:  
**8030 WEST DOE AVENUE**  
VISALIA CALIFORNIA 93291



SHEET  
**A-1**  
JOB NUMBER:  
#23-007





PROPOSED OVERALL FLOOR PLAN

1/16" = 1'-0"

REVISIONS	NO.	DATE
	1	
	2	
	3	
	4	

DRAWN BY:  
**WILLIAM FAGUNDES**

**Fagundes Drafting**  
131 E. KERN STREET SUITE G  
TULARE CA, 93274  
BL # BL-24959

**Md GRAHAM & ASSOCIATES, INC.**  
A TENANT IMPROVEMENT FOR:  
**8030 WEST DOE AVENUE**  
VISALIA CALIFORNIA 93291

SHEET  
**A-2**

JOB NUMBER:  
**#23-007**

DATE: 01/10/2023  
SCALE: AS INDICATED

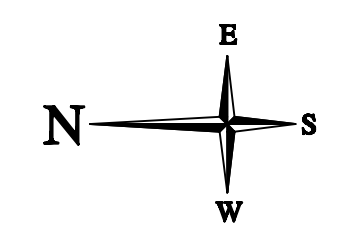


**WALL LEGEND**

(Solid line)	INDICATES NEW 2"x4" STUDS AT 16" OC
(Dashed line)	INDICATES EXISTING 2"x4" STUDS AT 16" OC
(Hatched area)	INDICATES EXISTING CONC. WALL

**SQUARE FOOTAGE**

EXISTING TOTAL SHELL TENANT SPACE	46,626 SQ. FT.
EXISTING OFFICE TENANT SPACE	2,036 SQ. FT.
PROPOSED OFFICE ADDITION SPACE	2,054 SQ. FT.
TOTAL PROPOSED OFFICE SPACE	4,090 SQ. FT.



DRAWN BY: <b>WILLIAM FAGUNDES</b>	
DATE: <b>01/10/2023</b>	SCALE: <b>AS INDICATED</b>
REVISIONS	DATE
1	
2	
3	
4	

**Fagundes Drafting**  
 131 E. KERN STREET SUITE G  
 TULARE CA, 93274  
 BL # BL-24959

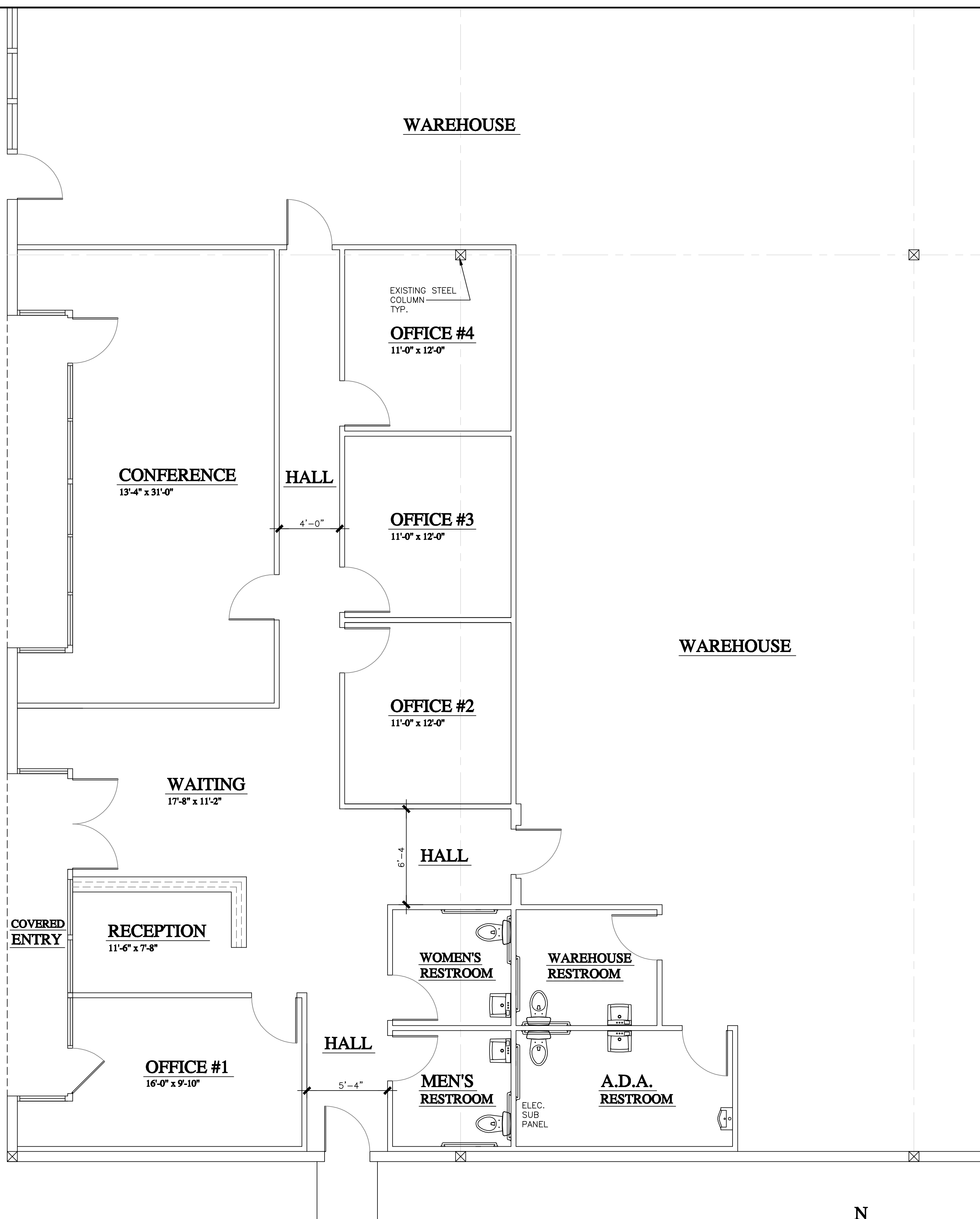
**Md GRAHAM & ASSOCIATES, INC.**  
 A TENANT IMPROVEMENT FOR:  
**8030 WEST DOE AVENUE**  
 VISALIA CALIFORNIA 93291

SHEET  
**A-3**

JOB NUMBER:  
**#23-007**

**PROPOSED OFFICE FLOOR PLAN**

N.T.S.

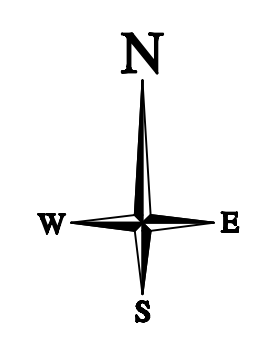


**WALL LEGEND**

	INDICATES EXISTING 2"x4" STUDS AT 16" OC
	INDICATES EXISTING CONC. WALL

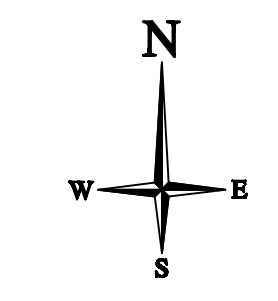
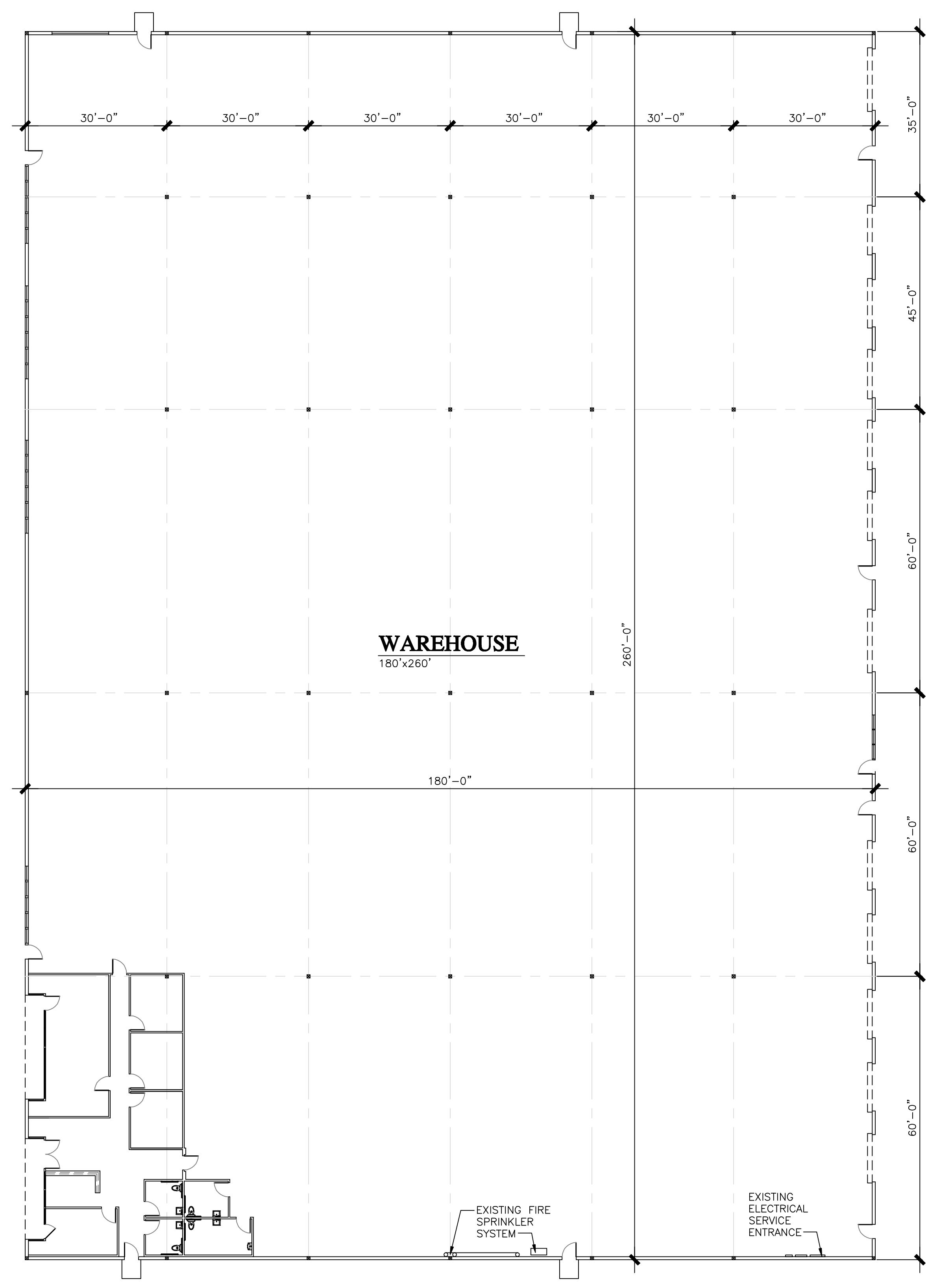
**SQUARE FOOTAGE**

EXISTING TOTAL SHELL TENANT SPACE	46,626 SQ. FT.
EXISTING OFFICE TENANT SPACE	2,036 SQ. FT.



**EXISTING OFFICE FLOOR PLAN**

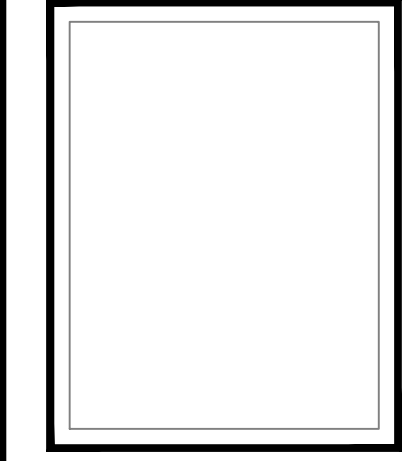
1/4" = 1'-0"



**EXISTING OVERALL FLOOR PLAN**

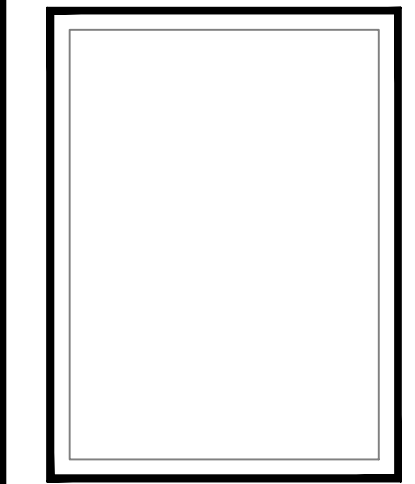
1/16" = 1'-0"

DRAWN BY: WILLIAM FAGUNDES	
DATE: 01/10/2023	SCALE: AS INDICATED
REVISIONS	DATE
1	
2	
3	
4	



**Fagundes Drafting**  
 131 E. KERN STREET SUITE G  
 TULARE CA, 93274  
 BL # BL-24959

**Md GRAHAM & ASSOCIATES, INC.**  
 A TENANT IMPROVEMENT FOR:  
**8030 WEST DOE AVENUE**  
 VISALIA CALIFORNIA 93291



SHEET  
**A-4**  
 JOB NUMBER:  
 #23-007

# 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](http://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: Wild Hearts Adventure Co Date: 2/18/23

Project Description: Site usage for elementary education program and installation of property line perimeter fence.

Site Plan Review Resubmittal: Yes  No  If Resubmittal, Previous Site Plan Review Number: \_\_\_\_\_

Property Owner: Don and Shelley Dejonge

Applicant(s) Name: Raekmini Pullam

Project Address/Location: 2244 E Mineral King Ave Visalia CA 93292

Assessor Parcel Number: 098-110-036

Parcel Size (Acreage or Square Feet): .28 acres Building or Suite Square Footage: 2,150 sq. ft

Are There Any Proposed Building Modifications: Yes  No

Estimated Cost of Modifications to Building: \$ 1500<sup>00</sup>

Describe All Proposed Building Modifications: 4ft wire fence to south and west perimeter of property line.

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

Date Received: 2/23/22

SPR Agenda: 3/01/23 Item No. \_\_\_\_\_

Zone: C-5 SPR No. 23-031

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: Flower Shop

Proposed Building Use: Elementary Education Program

Proposed Hours of Operation: 8am - 4pm

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

Number of Employees Per Day: Existing 2 Proposed 2

Number of Customers Per Day (Estimated): Existing 30 Proposed 30

Predicted Peak Operating Hour: 9am - 3pm

Describe Any Truck Delivery Schedule & Operations: none

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

(Provide Separate Attachment if Necessary): none

Describe Any Special Events Planned for the Facility: none

**SITE PLAN MINIMUM REQUIREMENTS**

SITE PLAN REQUIREMENTS

- ⇒ Submit a digital copy of the site plan(s) and completed application on a flash drive or equivalent (PDF format preferred, hard paper copies not accepted).
- ⇒ Digital copies must be clear, legible, and on a layout sized appropriately to convey all necessary project information.
- ⇒ Site plan shall provide for and indicate all of the following:
  - North arrow
  - 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: Boekmini Pullam Signature of Owner or Authorized Agent\*  
 Address: 3710 W LaVida Ave Designed by: Shelley DeJong 2/23/2023  
 City, State, Zip Visalia CA 93277 Owner Date  
 Phone: (559) 997-6067 Authorized Agent\* Date  
 Email: wildheartseducation@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**

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.

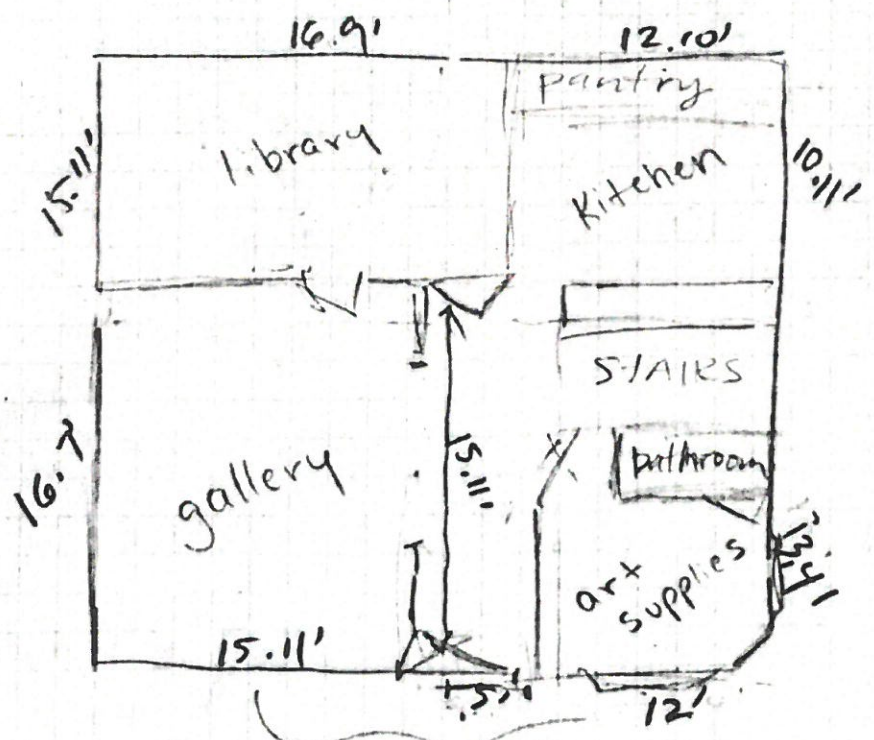
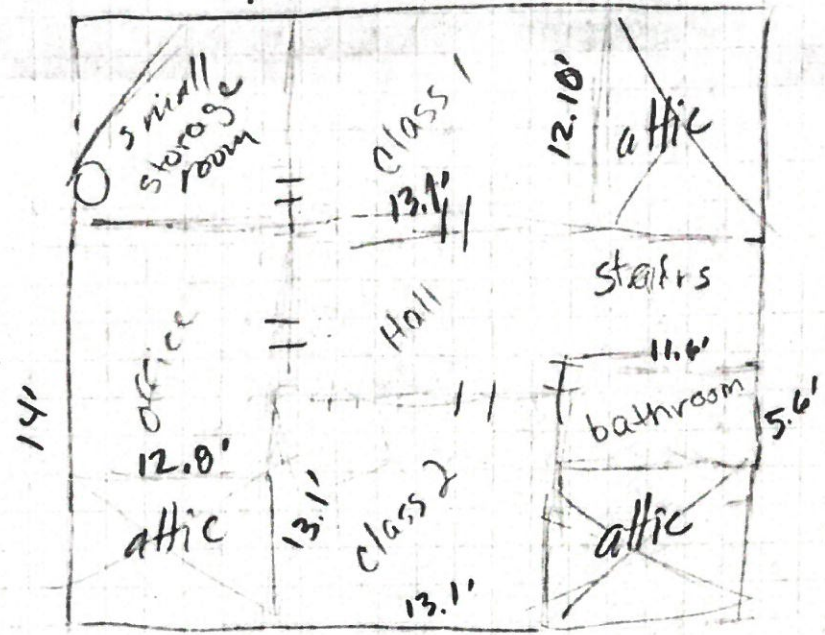
Executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

<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

# 2nd floor

# SITE PLAN

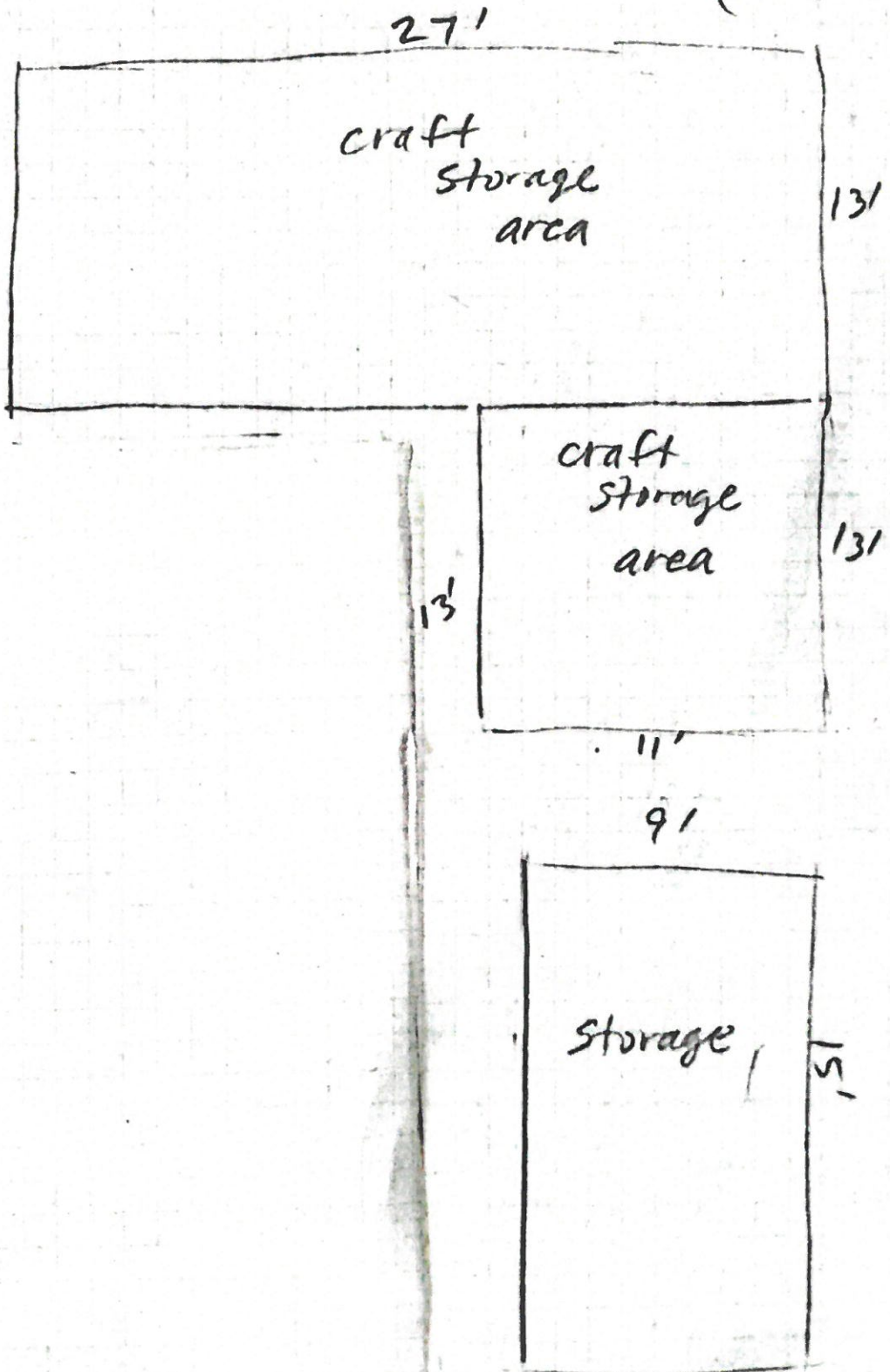
(main home)



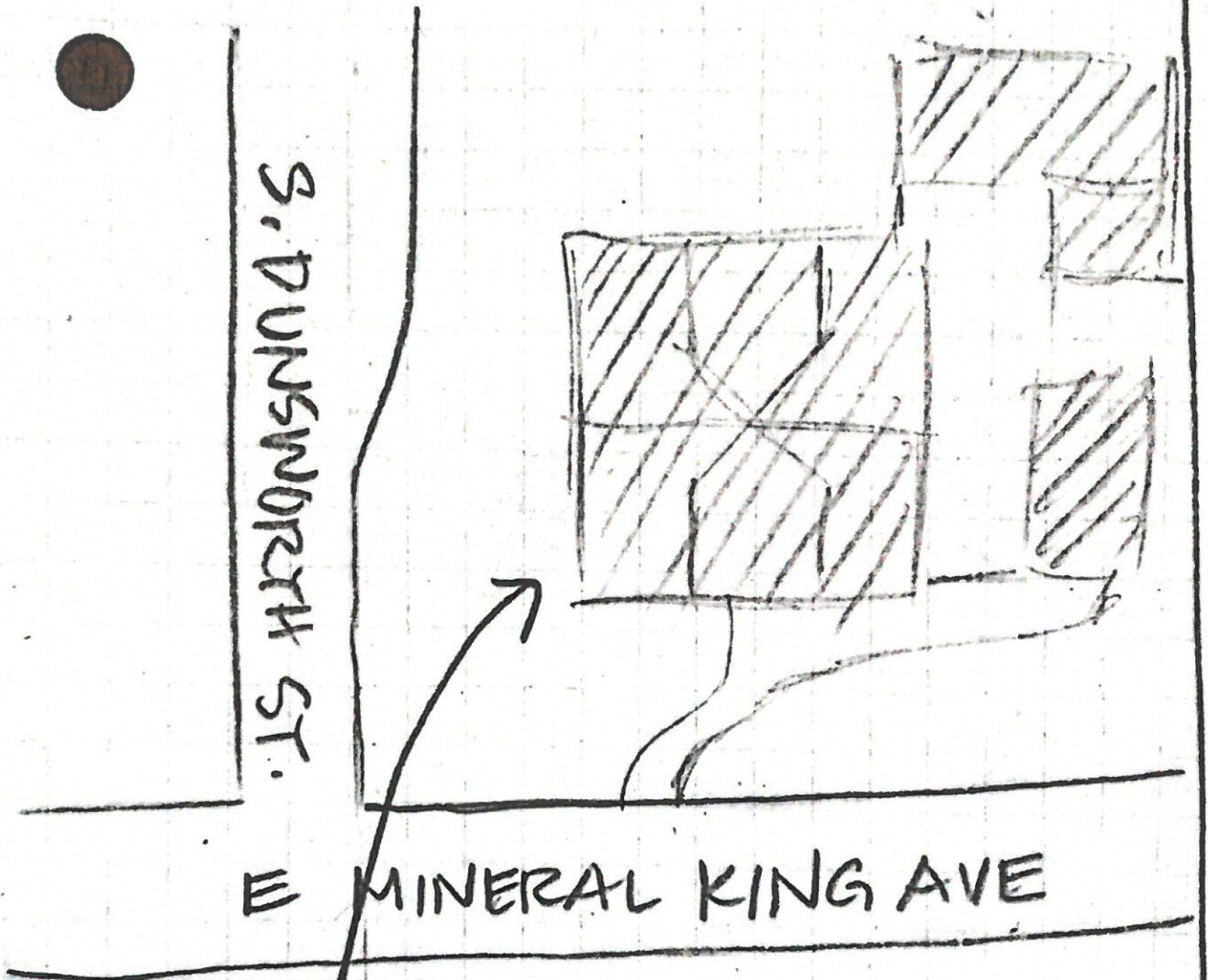
# 1st floor

# SITE PLAN

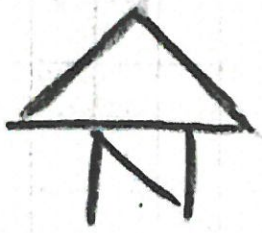
(out buildings)



# VICINITY MAP



Project site





# SITE PLAN



Scale  
□ = 4'

## Legend:

⊛ = tree

▨ = sidewalk

P.L. = property line

⊠ = mailbox

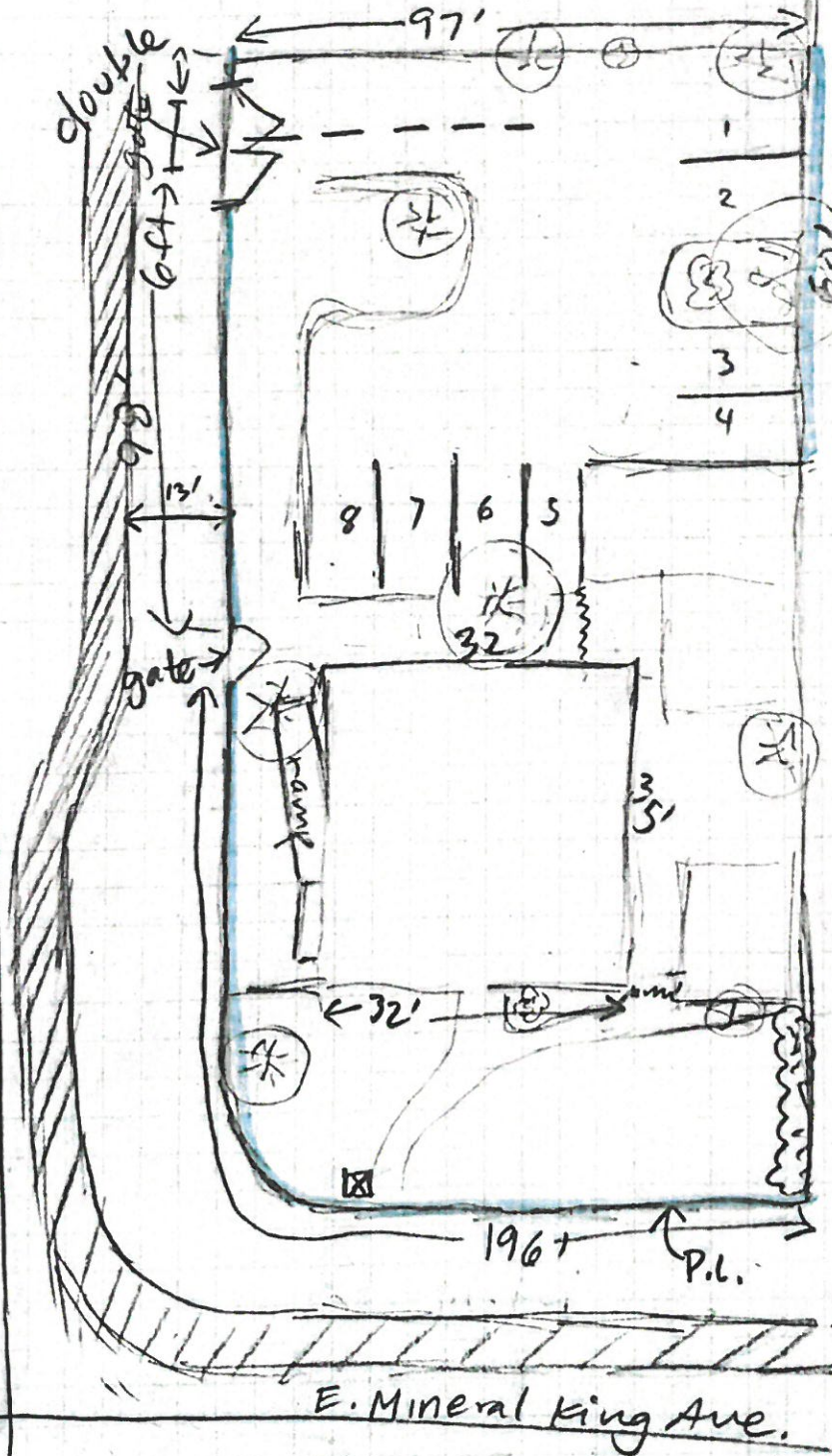
--- = driveway into lot

▭ = proposed 4' fence

→ post and wire

#1-8 = parking spaces

S. Downwork



E. Mineral King Ave.

2244 E. Mineral King Ave.

APN: 098-110036 Legal Owner:

Don & Shelley Dejonge