

SITE PLAN REVIEW AGENDA

3/29/2023 - 9:00 A.M.

(Via Microsoft Teams)

To review supporting documents, click on the "SITE PLAN NO" link, then click on "Record Info" / "Attachments"

ITEM NO: 1 Resubmit

SITE PLAN NO: [SPR22166](#)

PROJECT TITLE: Mooney & 264 Overall Layout

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

APPLICANT: Ken Williams

OWNER: GEORGE JOHN F & DONNA J (TRS)

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

GEORGE JOHN F & DONNA J (TRS) FM REV

APN: 126340011

126340017

126340018

126340019

126340024

126340025

126340016

LOCATION: 6520 S MOONEY BLVD

ASSIGNED TO: Cristobal Carrillo

Cristobal.Carrillo@visalia.city

ITEM NO: 2 Resubmit

SITE PLAN NO: [SPR23033](#)

PROJECT TITLE: Long Shot

DESCRIPTION: A Tenant Improvement of an Existing Building for a Tasting Room (D-MU)

APPLICANT: Eric McConnaughey

OWNER: DYER RANDY L

APN: 094235003

LOCATION: 511 E MAIN ST

ITEM NO: 3 Added to Agenda

SITE PLAN NO: [SPR23050](#)

PROJECT TITLE: Skillfull Hands

DESCRIPTION: Massage Therapy - CUP (C-MU)

APPLICANT: Zhimin Liang

OWNER: GOGNA PAUL

APN: 122300040

LOCATION: 3300 S FAIRWAY ST UNIT 1

ITEM NO: 4 Added to Agenda

SITE PLAN NO: [SPR23051](#)

PROJECT TITLE: Hot City Tacos Y Mas

DESCRIPTION: Food Truck 7' X 12' (C-N)

APPLICANT: Kenneth Young

OWNER: COLONIAL SHOPPING CENTER LP

APN: 121181002

LOCATION: 3603 W WALNUT 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.

SITE PLAN REVIEW AGENDA

3/29/2023 - 9:00 A.M.

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ITEM NO: 5 **Added to Agenda**

SITE PLAN NO: [SPR23052](#)

PROJECT TITLE: Grace Bible Church Visalia

DESCRIPTION: Removal of Structures; Temporary Parking (R-1-5)

APPLICANT: Neil Zerlang

OWNER: CH-VISALIA EVANGELICAL FREE CHURCH
SAVAGE SUSAN E(TR)(SAVAGE REV TR)

APN: 093274002
093274009

LOCATION: 128 S MARTIN ST

ITEM NO: 6 **Added to Agenda**

SITE PLAN NO: [SPR23053](#)

PROJECT TITLE: PC22-050 Ben Maddox & Houston 2

DESCRIPTION: Medical Office Building, Quick Service Restaurant with Drive-thru, and Multi-family Residential Tract Consisting of 80 Units and a Resource Center. (C-N/RM2)

APPLICANT: Robert Lopez

OWNER: FARSAKIAN PROPERTIES LLC

APN: 098200070

LOCATION: 1308 E HOUSTON AVE

ITEM NO: 7 **Added to Agenda**

SITE PLAN NO: [SPR23054](#)

PROJECT TITLE: COS Training Resource Center

DESCRIPTION: On Demand, Customized Skills Training/Skills Assessment for Visalia Industrial Park Employers. (BRP)

APPLICANT: Jorge Zegarra

OWNER: AMERICAN INCORPORATED

APN: 081170013

LOCATION: 231 S KELSEY ST

ITEM NO: 8 **Added to Agenda**

SITE PLAN NO: [SPR23055](#)

PROJECT TITLE: Glicks

DESCRIPTION: Kitchen Remodel (C-MU)

APPLICANT: Larry Lewis

OWNER: GLICKS OLD FASH M MKT INC

APN: 093173009

LOCATION: 604 W MURRAY AVE

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CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

- **Site Plan Review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant(s) or Representative(s) must be present** -
 - Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: Mooney & 264 Overall Layout Date: 3/16/2023

Project Description: _____

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

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

Applicant(s) Name: Cris George

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

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

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

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____

Describe All Proposed Building Modifications: _____

No proposed building modifications.

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

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. 22-166

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: N/A

Proposed Building Use: _____

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

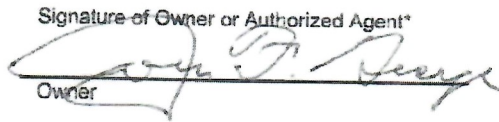
SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

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

Signature of Owner or Authorized Agent*

 Owner _____ Date _____
 Authorized Agent* _____ Date _____

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

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

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

AGENT:

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

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

Executed this _____ day of _____, 20____.

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

Avenue 264 (Liberty Road) - Tulare County Requirements

Craig Anderson <canderso@tularecounty.ca.gov>

Wed, Feb 22, 2023 at 4:41 PM

To: Krystal Sanchez <ksanchez@awe-inc.com>

Cc: Allen Williams <awilliams@awe-inc.com>, Robert Young <ryoung@awe-inc.com>

Krystal,

I ran your inquiry to our traffic/transportation gurus. In summary:

First of all, Ave 264/Mooney is a Caltrans intersection so they would need to be involved in the design process. It seems that one likely improvement could be to add E/W left turn lanes and update the signal to protected phase. That being said, it is unlikely we could require the developer to complete the improvements since right of way would likely be needed on the west leg. I would suggest the property owner dedicate some right of way along the north side of the Avenue 264 frontage for future EB left turn and possibly right turn lane, and contribute a fair share toward the future improvements.

Caltrans may want to look at other traffic control types such as a roundabout, I would recommend the property owner consult with Caltrans as a first step.

According to *Tulare County SB 743 Guidelines*, a Local Transportation Analysis (LTA) is required for all projects that generate traffic greater than 100 peak-hour trips in the AM or PM peak hours. Further, projects shall provide physical improvements or a fair share payment toward physical improvements when it contributes a 5% or higher increase in traffic to a roadway facility anticipated to operate at level of service E or F.

Based on the land use of the buildings, it could be high trip generator based upon all the parking stalls. We could run the numbers in ITE Trip Gen if we know the land use type(s). Otherwise, the developer would have to show that they do not meet the 100 peak-hour threshold.

For VMT analysis, we would want development to provide a sidewalk to promote non-vehicular trips. With Liberty School across the street, this makes sense (a safe route) and would provide a buffer as opposed to walking on shoulder with driveways adjacent to roadway (Avenue 264). They would get VMT credits for that. Because it is on Mooney and there is bus service, the probably wouldn't have to worry too much about VMT. We would need to know their land use type.

Avenue 264 is a locally serving road. It is not designated as a collector or arterial in the Tulare County General Plan Circulation Element. Avenue 264 is not included in any Visalia or Tulare future plans.

On a side note, we may want to consider future designation of Avenue 264 of a collector due to its freeway access and signalized intersections at Demaree and Mooney. It has likely picked up additional trips as a result of Cartmill interchange project that eliminated Oaks Street (Akers) State Route 99 NB off connection.

Hope this helps,

Craig

From: Krystal Sanchez <ksanchez@awe-inc.com>
Sent: Wednesday, February 22, 2023 10:56
To: Craig Anderson <canderso@tularecounty.ca.gov>
Cc: Allen Williams <awilliams@awe-inc.com>; Robert Young <ryoung@awe-inc.com>
Subject: Avenue 264 (Liberty Road) - Tulare County Requirements

This Message Is From an External Sender

This message came from outside your organization.

Good Morning Craig,

We are working on a project on the Northeast corner of Mooney Blvd & Ave 264. We are being told by the City that we need to coordinate with the County regarding improvements for Avenue 264 (Liberty Rd) as they believe it is going to be designated as an Arterial Street. Would you happen to have any information on what the County is going to require or know who I can reach out to so that I can get that information? I have attached the Site Plan for project reference. Please let me know if you have any questions.

Thank you,

Krystal Sanchez



810 West Acequia

[Quoted text hidden]

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

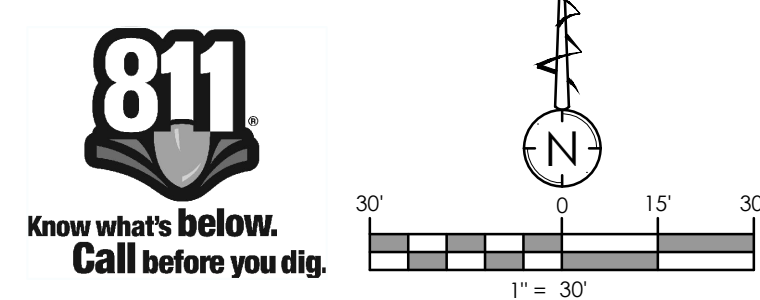
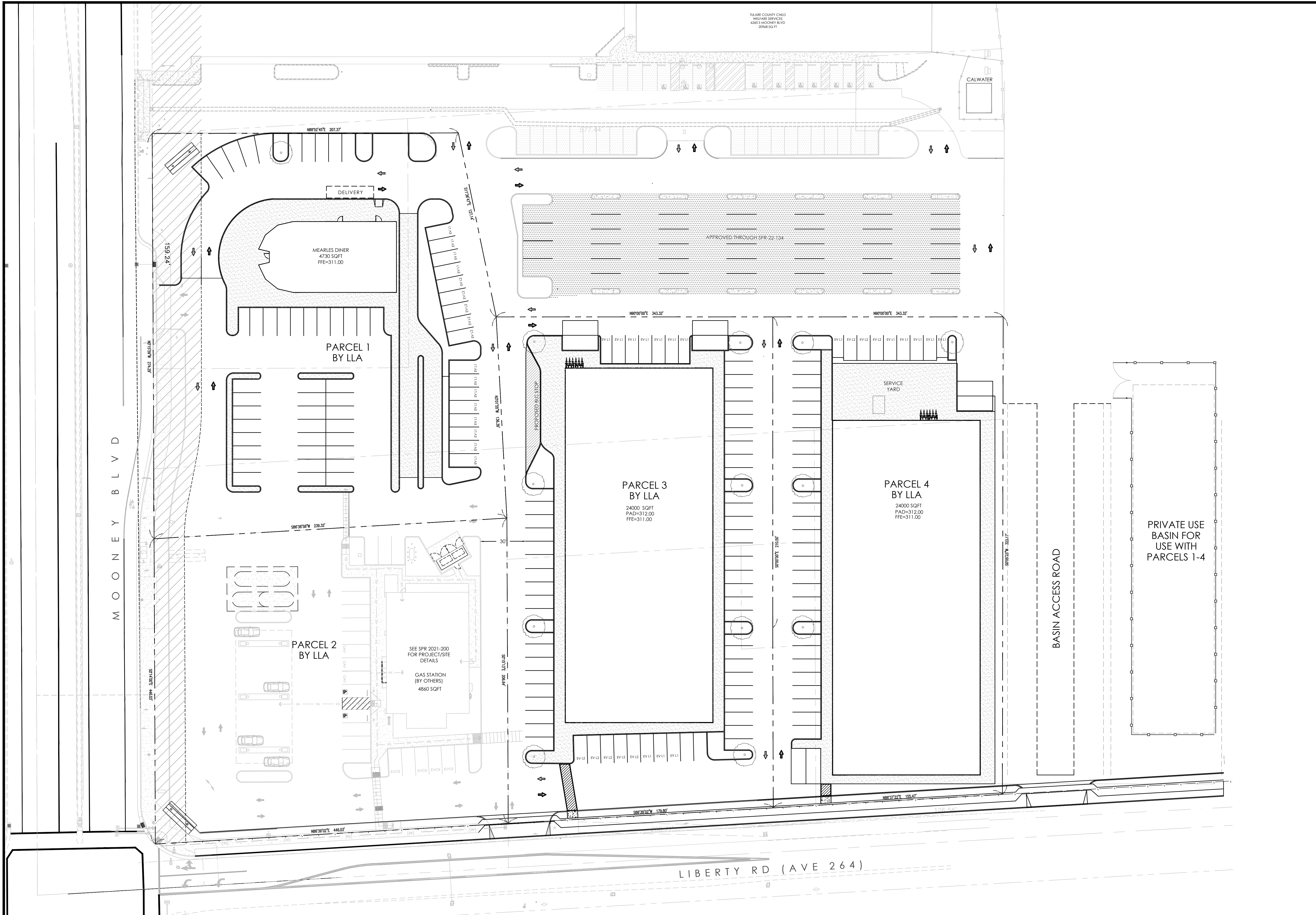
OWNER
 JOHN F. & DONNA J. GEORGE FAMILY TRUST
 315 E TULARE
 VISALIA CA 93291
 559-730-6612

AGENT
 AW ENGINEERING
 810 W ACEQUIA AVENUE
 VISALIA CA 93291
 559-713-6139

LEGEND

EXISTING PL

PROPOSED LOT LINE



LOT LINE ADJUSTMENT EXHIBIT

REVISIONS	REV. BY	DATE

APPROVED
 Jesse Allen Williams R.C.E. 64742

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

COMMERCIAL SHELL BUILDING
 GEORGE FAMILY TRUST

SCALE:
 1" = 30'

JOB #:
 21021

FLOOD ZONE:
 "X"

DRAWN BY:
 R.J.Y.

C1 SHEET

© 2021 AW ENGINEERING, VISALIA, CALIFORNIA. ALL RIGHTS RESERVED. DRAWING NO. 21-021-01

Operational Statement

SPR 22-166

Project Located on the Northeast Corner of Mooney Blvd. & Ave. 264

Parcel 1 – Mearle’s Drive In

- Proposed two-story diner. The first floor in the restaurant will be for kitchen, dining and waiting area. The second floor will be for storage and office space.
- Diner Style food & atmosphere.
- Site is currently vacant.
- Proposed hours of operation are Monday thru Sunday, 5a.m. – 12 a.m.
- Anticipating having roughly 115 customers at any given time.
- It is unknown at this time the number of employees that will be needed, but upon build out we anticipate roughly 10 – 15 staff members would be needed at any given time (i.e., waiters, servers, cooks, dishwashers).
- There will not be any employees living onsite.
- Delivery trucks on site would be for typical restaurant food & supply deliveries weekly.
- Typical restaurant equipment will be used in diner (i.e., stoves, ovens, dishwashers, Juke Box, etc.)
- No hazardous materials will be used, stored, or produced on this site.

Parcel 2 - Please refer to SPR 2021-200.

Parcel 3 – Proposed Printing Shop – Tenant not final at this time

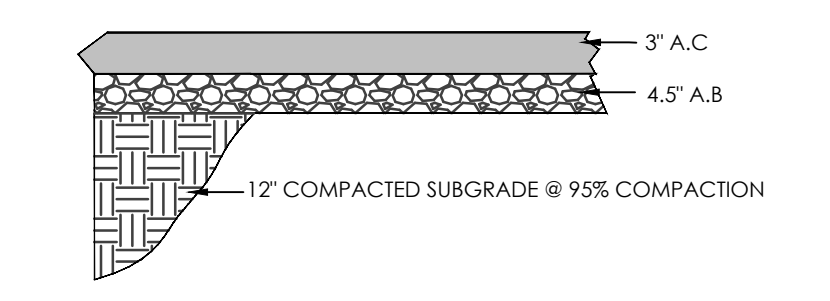
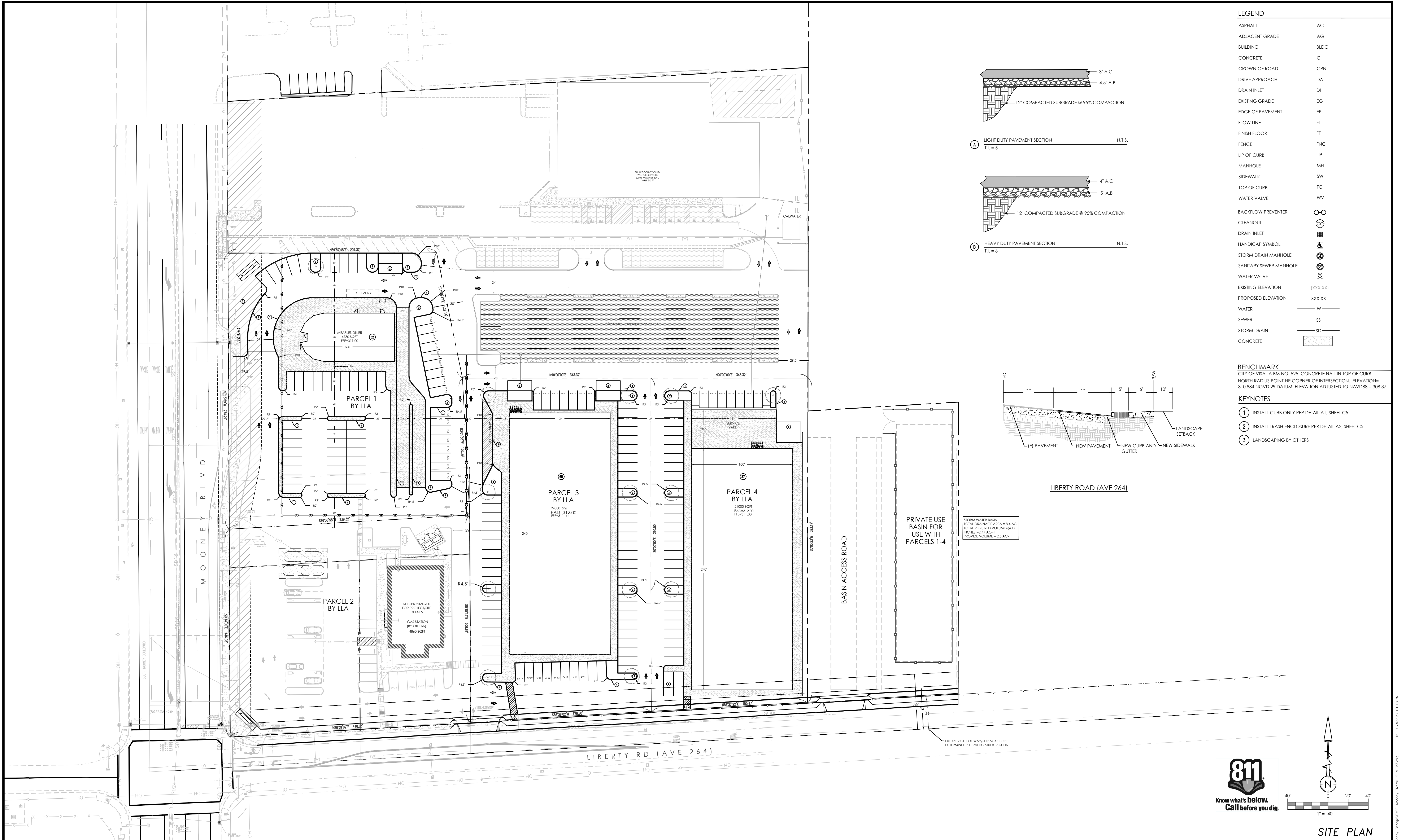
- If parcel 3 becomes a print shop, produced goods may include, but not limited to shirts, hats, signs, etc. Clients will be able to stop in and pick up orders or have their orders shipped. All items will be made to order, no in store shopping will be available.
- Site is currently vacant.
- Proposed hours of operation are Monday thru Friday, 6:30 a.m. – 6:30 p.m.
- Print shop would be year-round, not seasonal.
- There could be roughly 5-10 customers onsite at a time to pick up orders.
- It is unknown the number of employees that would be needed, roughly 10 – 15 employees to handle orders, run printers/equipment, etc.
- No employees would be living onsite.
- Delivery vehicles on site would be for supply deliveries mostly from companies like FedEx, UPS, Amazon, etc.
- Typical print shop equipment would be needed (i.e., different types of printers, heat presses, etc.)
- No Hazardous Material will be used, stored, or produced on this site.

Parcel 4 – Proposed Office Building – Tenant not final at this time

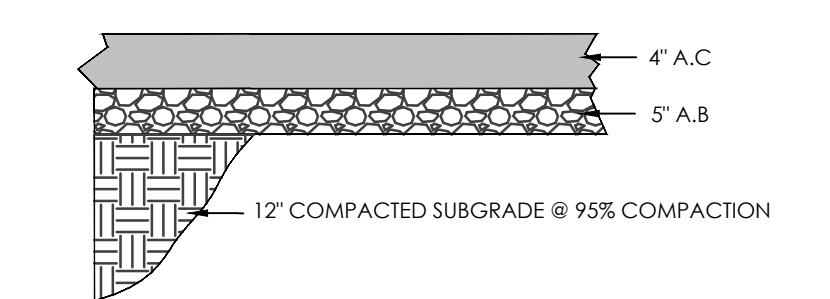
- Tulare County Child Welfare Services looking into this building so they can expand/move locations from another site they are currently leasing. If they were to acquire this building it would be used for office space for workers and clients.
- No products will be produced or sold.
- Site is currently vacant.
- Proposed hours of operation are Monday thru Friday, 6:30 a.m. – 6:30 p.m.
- With Child Welfare Services there could be anywhere from 50-100 clients in the office at any given time.
- We are estimating roughly 200 employees.
- No employees would live onsite.
- No service or delivery vehicles.
- Would need typical office equipment (i.e., cubicles, desks, copiers, etc.)
- No Hazardous Material will be used, stored, or produced on this site.

Proposed Drive In

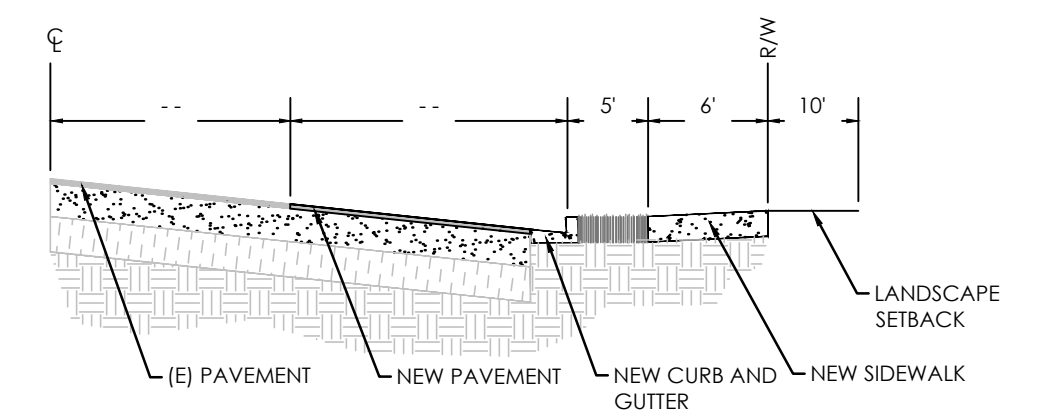
Property owner is proposing a free drive-in theatre. The details are still being worked out, but he is proposing using the East facing wall of the two- story Mearle's for a digital screen and using the parking lot east of Mearle's and South of the existing Child Welfare Services for parking. They would like to get this set up with a radio station so people can just drive up, park, flip to the station and enjoy the movie. This would be in walking distance to Mearle's for people who would like to grab something to eat. Drive in could also potentially be used for Car Shows, Charity Events, etc. Owner plans to hire an Event Organizer to oversee operations and coordination. The property owner is working with a company who can provide the services. They will be coming up with a proposal for the idea, once that is done, more details will be available.



A LIGHT DUTY PAVEMENT SECTION N.T.S.
T.I. = 5



B HEAVY DUTY PAVEMENT SECTION N.T.S.
T.I. = 6

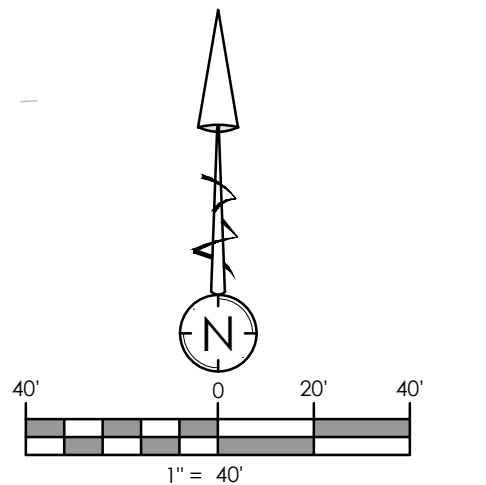


LEGEND	
ASPHALT	AC
ADJACENT GRADE	AG
BUILDING	BLDG
CONCRETE	C
CROWN OF ROAD	CRN
DRIVE APPROACH	DA
DRAIN INLET	DI
EXISTING GRADE	EG
EDGE OF PAVEMENT	EP
FLOW LINE	FL
FINISH FLOOR	FF
FENCE	FNC
LIP OF CURB	LIP
MANHOLE	MH
SIDEWALK	SW
TOP OF CURB	TC
WATER VALVE	WV
BACKFLOW PREVENTER	○
CLEANOUT	⊙
DRAIN INLET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

BENCHMARK
CITY OF VISALIA BM NO. 525, CONCRETE NAIL IN TOP OF CURB
NORTH RADIAL POINT NE CORNER OF INTERSECTION, ELEVATION = 310.884 NGVD 29 DATUM, ELEVATION ADJUSTED TO NAVD83 = 308.37

- KEYNOTES**
- 1 INSTALL CURB ONLY PER DETAIL A1, SHEET C5
 - 2 INSTALL TRASH ENCLOSURE PER DETAIL A2, SHEET C5
 - 3 LANDSCAPING BY OTHERS

STORM WATER BASIN
TOTAL DRAINAGE AREA = 8.4 AC
TOTAL REQUIRED VOLUME = 1.7 INCHES = 2.47 AC-FT
PROVIDED VOLUME = 2.5 AC-FT



REVISIONS	REV. BY	DATE

APPROVED
Jesse Allen Williams R.C.E. 64742

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

REGISTERED PROFESSIONAL ENGINEER
NO. 10307
EXPIRES 12/31/23
STATE OF CALIFORNIA

COMMERCIAL SHELL BUILDING
GEORGE FAMILY TRUST

SCALE: 1" = 40'

JOB #: 21021
DRAWN BY: R.J.Y.

FLOOD ZONE: "X"

C1
SHEET

10/24/2023 10:10:04 AM
 C:\Users\jwilliams\OneDrive\Documents\Projects\21021\21021.dwg
 10/24/2023 10:10:04 AM

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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 - Application submittal deadline is 4pm on Thursdays to be scheduled for the next available meeting -

GENERAL PROJECT INFORMATION

Project/Business Name: LONG SHOT Date: 3/23/2023

Project Description: A TENANT IMPROVEMENT OF AN EXISTING BUILDING FRO A BEER TASTING ROOM

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR23033

Property Owner: Randy Dyer

Applicant(s) Name: Eric McConnaughey

Project Address/Location: _____

Assessor Parcel Number: 0 9 4 - 2 3 5 0 0 3

Parcel Size (Acreage or Square Feet): _____ Building or Suite Square Footage: 4,000

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 75,000

Describe All Proposed Building Modifications: install new restrooms, kitchen & bar

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

Date Received: 03.23.23

SPR Agenda: 03.29.23 Item No. _____

Zone: D-MU SPR No. 23-033

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: Retail

Proposed Building Use: Beer tasting room

Proposed Hours of Operation: 11:00am to 10:00pm

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

Number of Employees Per Day: Existing 0 Proposed 44

Number of Customers Per Day (Estimated): Existing _____ Proposed 75

Predicted Peak Operating Hour: 5 -8

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 live music


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
 - 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: _____	Signature of Owner or Authorized Agent*	
Address: _____	Owner _____	Date _____
City, State, Zip _____		3/23/2023
Phone: _____	Authorized Agent*	Date
Email: _____		

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

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

I, _____, 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.

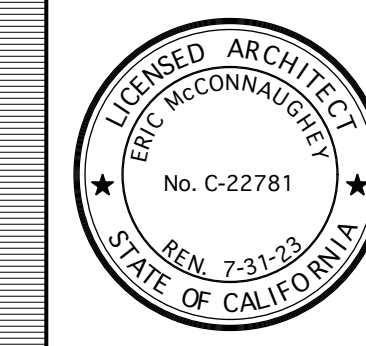
I declare under penalty of perjury the foregoing is true and correct.

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 _____



DESIGN GROUP
INCORPORATED
ARCHITECTS



4412 W. FERGUSON
VISALIA, CA. 93291
(559) 732-9236
FAX: 732-5836

SCALE: AS NOTED

JOB #: 23-001

A NEW TASTING ROOM FOR
LONG SHOT
511 E. MAIN ST. VISALIA, CA

DATE: 3-22-23

△ REVISED:

△ REVISED:

△ REVISED:

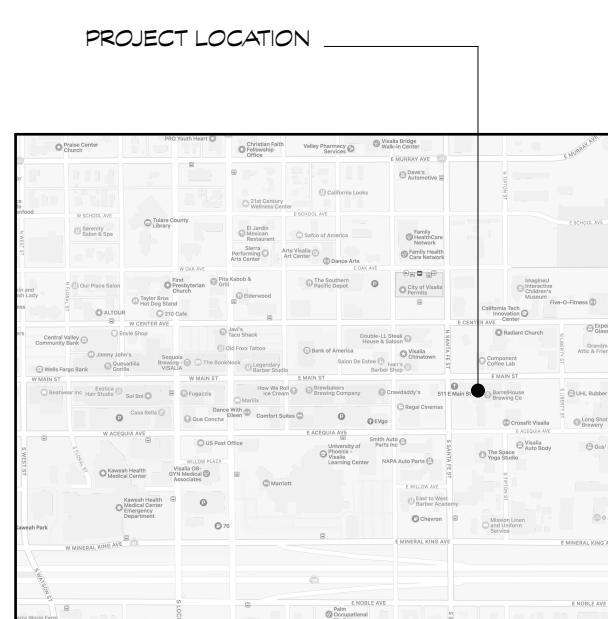
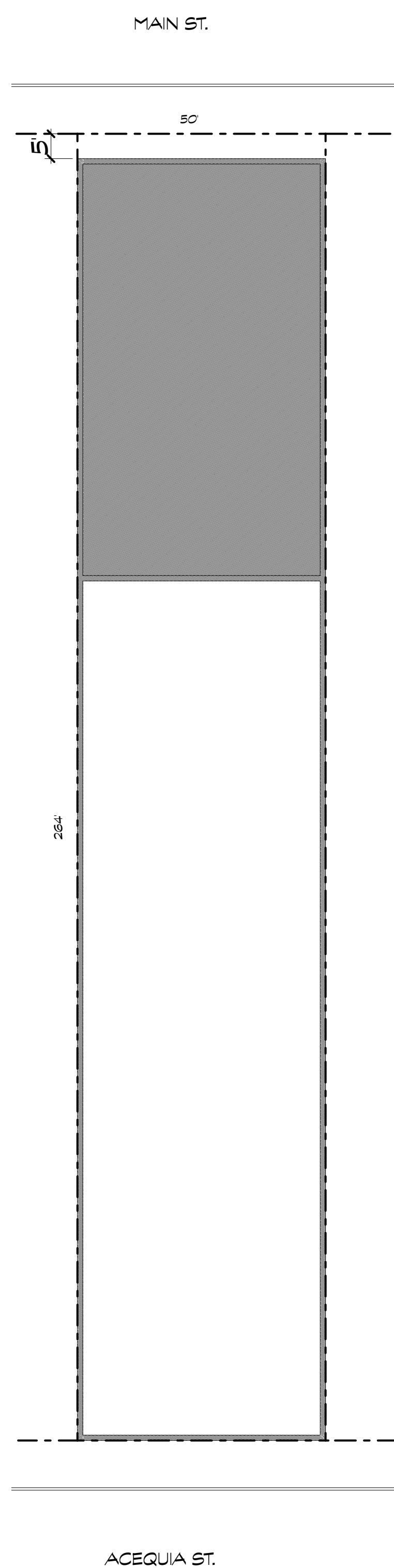
△ REVISED:

△ REVISED:

Sheet:

A-1

3/23/23



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION:

ADDRESS: 511 E. MAIN ST., VISALIA CA., 93221
APN: 094-235-003
OCCUPANCY: A-2
CONSTRUCTION TYPE: V-8
ZONING: C-MU
FLOOD ZONE: AE
GROSS ACREAGE: 0.3 ACRES
BUILDING AREA: 12,900 S.F.

PROJECT NARRATIVE:

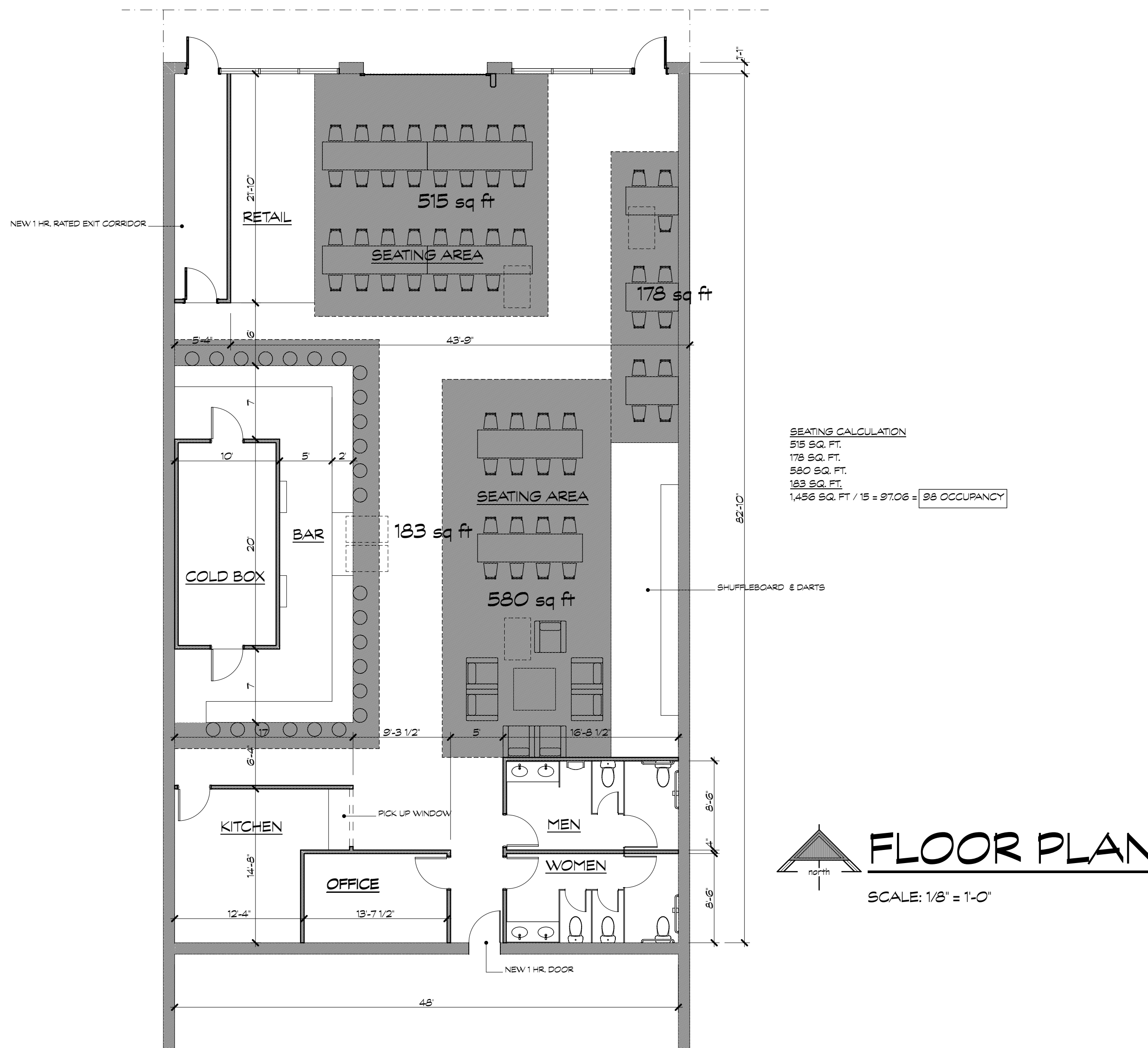
THIS PROJECT IS THE TENANT IMPROVEMENT OF THE NORTH PORTION OF THE EXISTING BUILDING LOCATED AT 511 E. MAIN STREET. THIS PORTION OF THE BUILDING IS SEPARATED FROM THE SOUTHERN PORTION BY AN EXISTING BRICK WALL. THE AREA IS ± 4,000 S.F.

THE USE IS A TASTING ROOM FOR LONG SHOT BREWERY. THIS FACILITY WILL BE OPEN DAILY FROM 11:00AM TO 10:00PM. THERE WILL BE FOUR EMPLOYEES.

THE TASTING ROOM WILL HAVE LIVE MUSIC PERIODICALLY AND BE A FAMILY FRIENDLY ENVIRONMENT BUT NO PETS. A CONDITIONAL USE PERMIT WILL BE APPLIED FOR. TRASH WILL BE PICK UP ON THE ACEQUIA SIDE OF THE BUILDING.

THE KITCHEN WILL PROVIDE PIZZAS WHICH WILL BE COOKED IN TURBO CHEF PIZZA OVENS THAT ARE UL LISTED FOR VENTLESS OPERATION.

SITE PLAN
SCALE: 1" = 20'-0"



FLOOR PLAN
SCALE: 1/8" = 1'-0"

ACEQUIA ST.

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: Skillfull Hands Date: 03/19/2023
 Project Description: Applying for Conditional Use Permit
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Rashid Bissat DBA Gogna Bissat investments
 Applicant(s) Name: Zhimin Liang
 Project Address/Location: 3300 S. Fairway St Unit 102
 Assessor Parcel Number: 122-300-040
 Parcel Size (Acreage or Square Feet): _____ Building or Suite Square Footage: 867

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: 03.20.23
 SPR Agenda: 03.29.23 Item No. _____
 Zone: C-MU SPR No. 23-050
 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: Professional Administrative
 Proposed Building Use: Massage Therapy
 Proposed Hours of Operation: 10:00 A.M - 7:00 P.M.
 Days of Week In Operation (Circle): (Su) (M) (T) (W) (Th) (F) (Sa)
 Number of Employees Per Day: Existing 4 Proposed 4
 Number of Customers Per Day (Estimated): Existing 12 Proposed 12
 Predicted Peak Operating Hour: 2:00pm - 5:00 p.m.
 Describe Any Truck Delivery Schedule & Operations: no Truck delivery
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): entrance from Fairway st
 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>Zhimin Liang</u>	Signature of Owner or Authorized Agent* 	
Address: <u>5710 W La Vida Dr</u>	Owner	Date: <u>3.19.23</u>
City, State, Zip: <u>Visalia CA 93277</u>	Authorized Agent* 	Date: <u>03/19/2023</u>
Phone: <u>626-200-7553</u>		
Email: <u>skillfulhands@outlook.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, Rashid Bissat, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
122-300-040

AGENT:
I designate Zhimin Liang to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to 3300 S Fairway, Visalia CA 93277 relative to the property mentioned herein.

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

Executed this 19 day of April, 2023.

OWNER	AGENT
Signature of Owner	Signature of Agent
<u>PO box 3131</u>	<u>5710 W La Vida Dr Visalia CA 93277</u>
Owner Mailing Address	Agent Mailing Address
<u>Visalia CA 93278</u>	<u>626-200-7553</u>
Owner Phone Number	Agent Phone Number
<u>(559) 289-9658</u>	

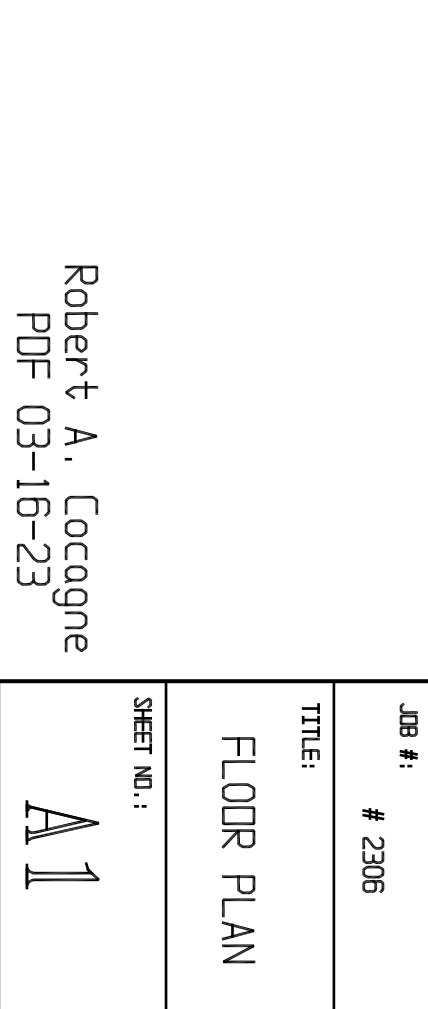
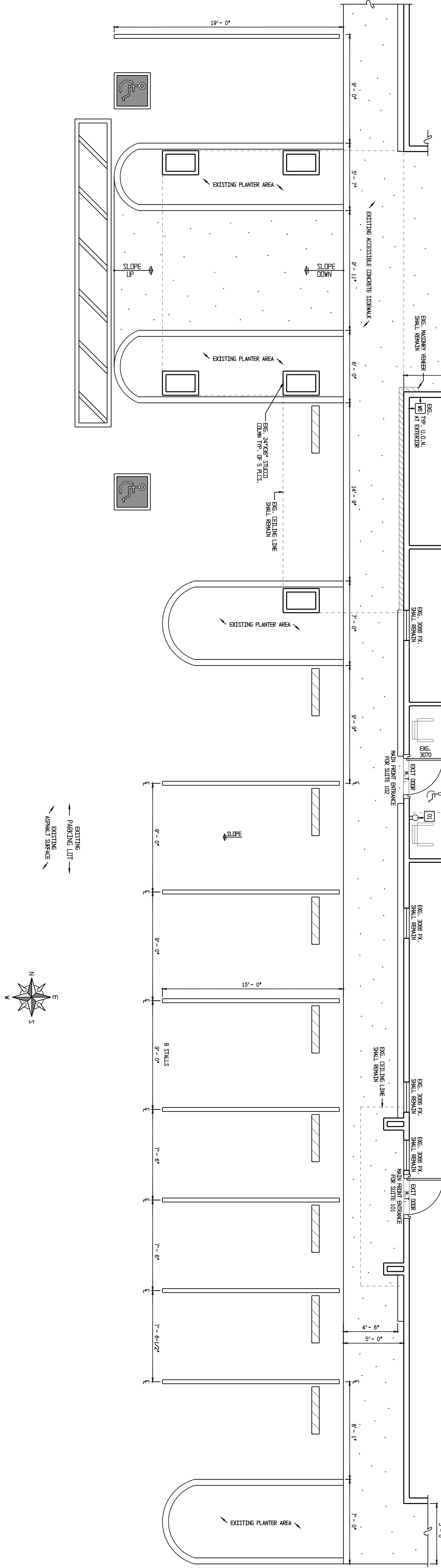
Site Plan Review Operational Statement for Skillful Hands LLC

To whom it may concern,

- Nature of the operation/project – What do you propose to do? Please describe in detail. - We are a professional licensed massage/physical therapy service specializing in chair and table massage, with over a decade of experience and hundreds of 5 star reviews on Google and Yelp. We do have a very significant customer base and serve people from entire Tulare County, as well as Hanford. Our customers consist mostly of mostly older people above 50 years old, however we do have a younger crowd as well.
- What products will be produced or sold by the operation? - We sell our service - Chair and Table Massage.
- What is the existing use of the site? - None, it has been vacant for a while.
- List the hours and days of operation during a typical work week - 10am - 7pm, daily.
- If Seasonal, list the months of operation - all year round 12 months not a seasonal
- Anticipated number of clients/customers at one given time - at least 12 customers per day
- Number of employees and future employees - 4 full time employees
- Will any of the employees live on the site? - No
- Number and type of service or delivery vehicles - No delivery vehicles, besides personal/employees vehicles and customer parking
- What equipment is used? - Chairs and Tables
- Will hazardous materials or waste be produced as part of this business? If yes, please explain. - None
- Other information: We started our business at the Visalia Mall over a decade ago, subsequently relocating our business to Sequoia Mall, which was a better fit for us. The

reason for relocating this time is that our current landlord - Sequoia Mall is currently undergoing extensive renovations starting now and for the next year or so, and is asking all tenants to leave for that period of time. We do not want to shut our doors, as we feel obligated to continue serving many of our loyal and repeat customers. We will not need to do any structural changes, nor will we generate any noise during relocation, as well as when open.

Jimmy Liang,
Owner,
Skillful Hands LLC



GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE SPECIFICATIONS, CODES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. ALL PERMITS AND APPROVALS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- EXISTING CONDITIONS SHALL BE VERIFIED BY VISUAL INSPECTION AND SURVEY. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. DELAYS SHALL BE REPORTED TO THE ARCHITECT AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. ALL PERMITS AND APPROVALS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE SPECIFICATIONS, CODES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. ALL PERMITS AND APPROVALS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
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- CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. DELAYS SHALL BE REPORTED TO THE ARCHITECT AT LEAST 48 HOURS IN ADVANCE.

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT FOR: ZHIMIN LIANG (NICK NAME JIMMY)
PROJECT ADDRESS: 3300 S. FAIRWAY ST., VISALIA, CA. 93277

DRAMA STY: ROBERT COCCONE
DATE: MARCH 02, 2023
SCALE: 1/4" = 1'-0"

SHEET NO.: A1

PROJECT ADDRESS: 3300 S. FAIRWAY ST., VISALIA, CA. 93277



PROJECT INFORMATION:

PROJECT: SKILLFUL HANDS (CONDO)
OWNER: ZHIMIN LIANG (NICK NAME JIMMY) / 859-300-8880
ARCHITECT: ROBERT COCCONE / 559-303-5585
DATE: MARCH 02, 2023
PROJECT ADDRESS: 3300 S. FAIRWAY ST., VISALIA, CA. 93277
PERMIT: 20230000000
DRAWING NO.: 20230000000
SHEET INDEX: A1

SCOPE OF WORK:

1. PROVIDE PER CONDITIONAL USE PERMIT (CUP) FOR RETAIL WAREHOUSE.

APPLICABLE CODES: BASED ON THE 2022 INTERNATIONAL CODES

- 2022 CALIFORNIA BUILDING CODE, TITLE 24 PART 1 (CBC)
- 2022 CALIFORNIA MECHANICAL CODE, TITLE 24 PART 4 (CMC)
- 2022 CALIFORNIA ELECTRICAL CODE, TITLE 24 PART 6 (CEC)
- 2022 CALIFORNIA PLUMBING CODE, TITLE 24 PART 6 (CPC)
- 2022 CALIFORNIA FIRE CODE, TITLE 24 PART 8 (FC)
- 2022 CALIFORNIA SAFETY CODE, TITLE 24 PART 8 (SC)
- 2022 CALIFORNIA AEROSOL CODE, TITLE 24 PART 10 (CAC)
- 2022 CALIFORNIA APPLIED MECHANICAL CODE, TITLE 24 PART 10 (AMC)
- 2022 CALIFORNIA RESIDENTIAL THUNDER CODE, TITLE 24 PART 11 (TRC)
- 2022 CALIFORNIA RESIDENTIAL MECHANICAL CODE, TITLE 24 PART 11 (RMC)

FIRE NOTES:

1. A separate permit is required for a stand system.
2. The stand system shall be installed in accordance with the manufacturer's instructions.
3. The stand system shall be installed in a fire-rated enclosure.
4. The stand system shall be installed in a fire-rated enclosure.
5. The stand system shall be installed in a fire-rated enclosure.
6. The stand system shall be installed in a fire-rated enclosure.
7. The stand system shall be installed in a fire-rated enclosure.
8. The stand system shall be installed in a fire-rated enclosure.
9. The stand system shall be installed in a fire-rated enclosure.
10. The stand system shall be installed in a fire-rated enclosure.

SOUP NOTES:

1. The stand system shall be installed in accordance with the manufacturer's instructions.
2. The stand system shall be installed in a fire-rated enclosure.
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8. The stand system shall be installed in a fire-rated enclosure.
9. The stand system shall be installed in a fire-rated enclosure.
10. The stand system shall be installed in a fire-rated enclosure.

CONTRACTOR NOTES:

1. The contractor shall be responsible for obtaining all necessary permits and approvals from all applicable agencies.
2. The contractor shall be responsible for obtaining all necessary permits and approvals from all applicable agencies.
3. The contractor shall be responsible for obtaining all necessary permits and approvals from all applicable agencies.
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9. The contractor shall be responsible for obtaining all necessary permits and approvals from all applicable agencies.
10. The contractor shall be responsible for obtaining all necessary permits and approvals from all applicable agencies.

OWNER NOTES:

1. The owner shall be responsible for providing all necessary information and documents to the contractor.
2. The owner shall be responsible for providing all necessary information and documents to the contractor.
3. The owner shall be responsible for providing all necessary information and documents to the contractor.
4. The owner shall be responsible for providing all necessary information and documents to the contractor.
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8. The owner shall be responsible for providing all necessary information and documents to the contractor.
9. The owner shall be responsible for providing all necessary information and documents to the contractor.
10. The owner shall be responsible for providing all necessary information and documents to the contractor.

ARCHITECT NOTES:

1. The architect shall be responsible for providing all necessary information and documents to the contractor.
2. The architect shall be responsible for providing all necessary information and documents to the contractor.
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8. The architect shall be responsible for providing all necessary information and documents to the contractor.
9. The architect shall be responsible for providing all necessary information and documents to the contractor.
10. The architect shall be responsible for providing all necessary information and documents to the contractor.

PERMITS:

PERMIT NO. 20230000000
ISSUANCE DATE: MARCH 02, 2023
EXPIRES: MARCH 02, 2024

CONTACT INFORMATION:

Robert A. Coccone
559-303-5585
rcdrafting@aol.com

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: Hot City Tacos Y mas Date: 3-21-23
 Project Description: Food trailer
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Kenneth Young
 Applicant(s) Name: Alberto Bustamante
 Project Address/Location: 3603 W Walnut Ave. Visalia CA.
 Assessor Parcel Number: 121-181-002
 Parcel Size (Acreage or Square Feet): 7x12 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: 03.21.23
 SPR Agenda: 03.29.23 Item No. _____
 Zone: C-N SPR No. 23-051
 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: Mart and Bottle
 Proposed Building Use: Food Trailer
 Proposed Hours of Operation: 6^{pm} - 11pm
 Days of Week In Operation (Circle): Su M T W Th F Sa
 Number of Employees Per Day: Existing 0 Proposed _____
 Number of Customers Per Day (Estimated): Existing 40 Proposed _____
 Predicted Peak Operating Hour: 7pm
 Describe Any Truck Delivery Schedule & Operations: Ø
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): Ø
 Describe Any Special Events Planned for the Facility: No Event

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: Alberto Bustamante Signature of Owner or Authorized Agent*
 Address: 2036 N OAK PARK CT A.P. [Signature] 03-21-23
 City, State, Zip: Visalia CA 93291 Owner Date
 Phone: (559) 904-1362
 Email: onefbustame@gmail.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, _____, 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

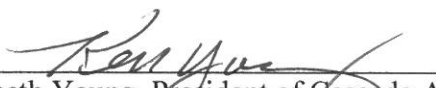
Month to Month Lease

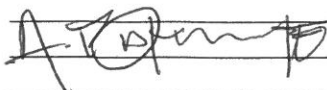
This lease agreement between Colonial Shopping Center, LP.
and Alberto Bustamante, 2036 N Oak Park Ct, Visalia, CA Phone 559-904-1362
This Lease is for space to locate a food truck on the parking lot of 3603 W. Walnut Ave.,
Visalia, CA 93277.

Date: 3-20-2023

1. Lessee will pay \$400.00 per month in advance. Rent is due the 1st of each month and will be prorated if starting in the middle of the month.
2. Lessee will abide by all laws including, but not limited to city license, health permits, liability insurance, electrical codes, and signage as permitted by City.
3. Lessee shall obtain and keep in force during the term of this lease a Commercial General Liability Policy of insurance protecting Lessee and Lessor as additional insured. Such insurance shall be on an occurrence basis single limit coverage in an amount not less than \$1,000,000 per occurrence. Jack Young's Super Markets shall be named as additional insured and certificates of insurance shall be sent to Lessor.
4. Area shall be kept clean of all trash.
5. Garbage shall be separated from recyclables as required by City.
6. Lessee shall not sublet the premises or parking area.
7. Business shall be limited to "HOT CITY TACOS y mas" and related activities.
8. You will be permitted to use our restroom at Mart-N-Bottle, 3603 W. Walnut Ave.
9. Lessor shall not be responsible for any of Lessee's personal property including, but not limited to Kiosk, propane tanks, wiring, and signage.

Lessor:
Colonial Shopping Center, LP


Kenneth Young, President of Cascade Airplanes, Inc.
General Partner of Colonial Shopping Center, LP

Lessee:
Alberto Bustamante


Assessor's Parcel Lookup

Assessor's Office Home Page



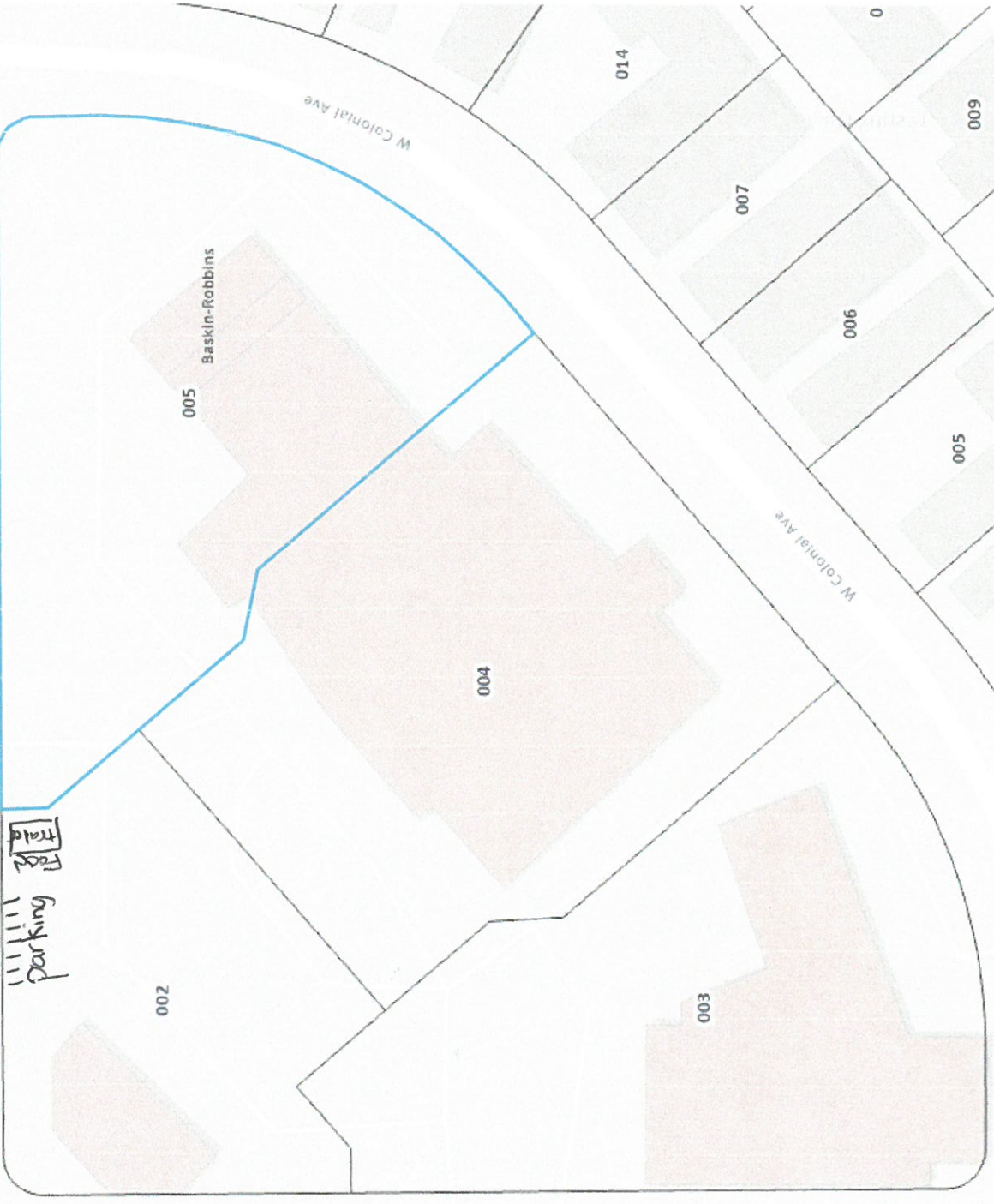
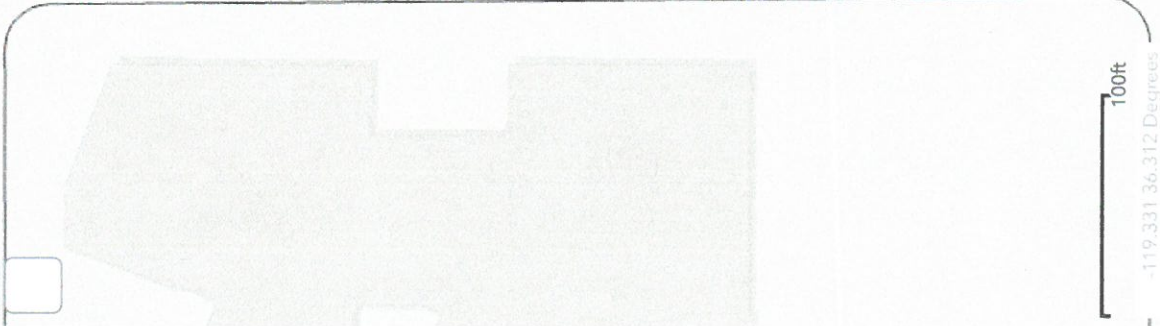
121-181-005



Show search results for 121-18...

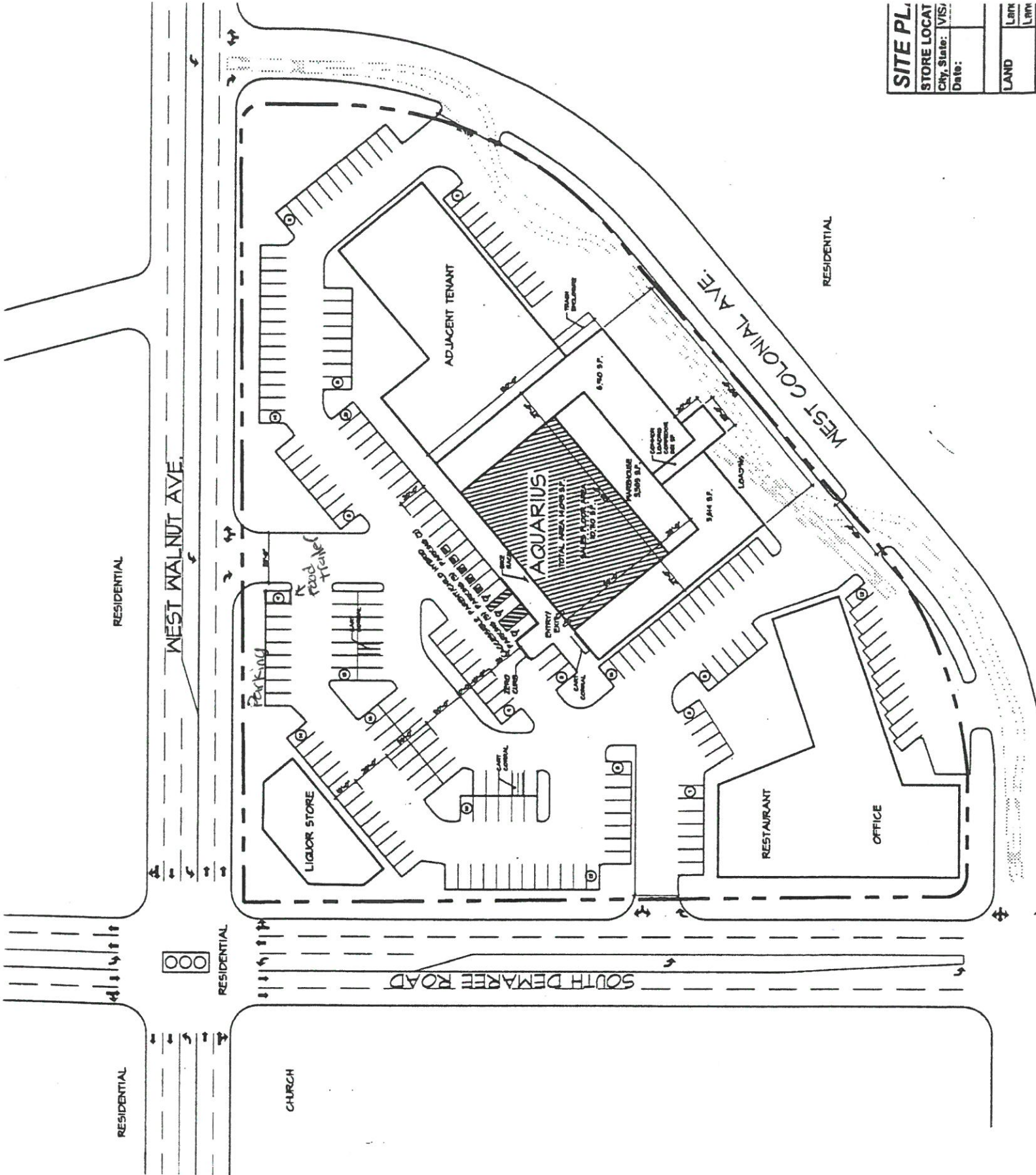
W Walnut Ave

W Walnut Ave



-119.331 36.312 Degrees

SITE PL	
STORE LOCAT	
City, State:	VIS,
Date:	
LAND	Lot
	Line



RESIDENTIAL

WEST WALNUT AVE.

ADJACENT TENANT

AQUARIUS
TOTAL AREA 12,700 S.F.
WAREHOUSE 3,099 S.F.
COMMON LOADING DOCK AREA 1,000 S.F.

LIQUOR STORE

RESTAURANT

OFFICE

CHURCH

SOUTH DEMAREE ROAD

WEST COLONIAL AVE.

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

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: GRACE BIBLE CHURCH VISALIA Date: 3/21/23

Project Description: REMOVAL OF STRUCTURES; TEMPORARY PARKING

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

Property Owner: GRACE BIBLE CHURCH VISALIA, INC.

Applicant(s) Name: NEIL ZERLANG - CHAIRMAN OF BOARD

Project Address/Location: 110 & 128 MARTIN STREET

Assessor Parcel Number: 093-274-002 AND 009

Parcel Size (Acreage or Square Feet): 15,000 SF Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

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

Describe All Proposed Building Modifications: REMOVAL

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

Date Received: 03.21.23

SPR Agenda: 03.29.23 Item No. _____

Zone: R-1-5 SPR No. 23-052

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: RESIDENTIAL

Proposed Building Use: TEMPORARY PARKING

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: SUNDAY 8:30-12:00

Describe Any Truck Delivery Schedule & Operations: _____

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

(Provide Separate Attachment if Necessary): _____

Describe Any Special Events Planned for the Facility: _____

SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: GRACE BIBLE CHURCH VISALIA Signature of Owner or Authorized Agent*
 Address: 1317 W. MAIN STREET
 City, State, Zip: VISALIA, CA 93291 Owner: *Neil Nzls* Date: 3/21/23
 Phone: 559-627-3912 Authorized Agent*
 Email: neil.nzls@sbcglobal.net 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:

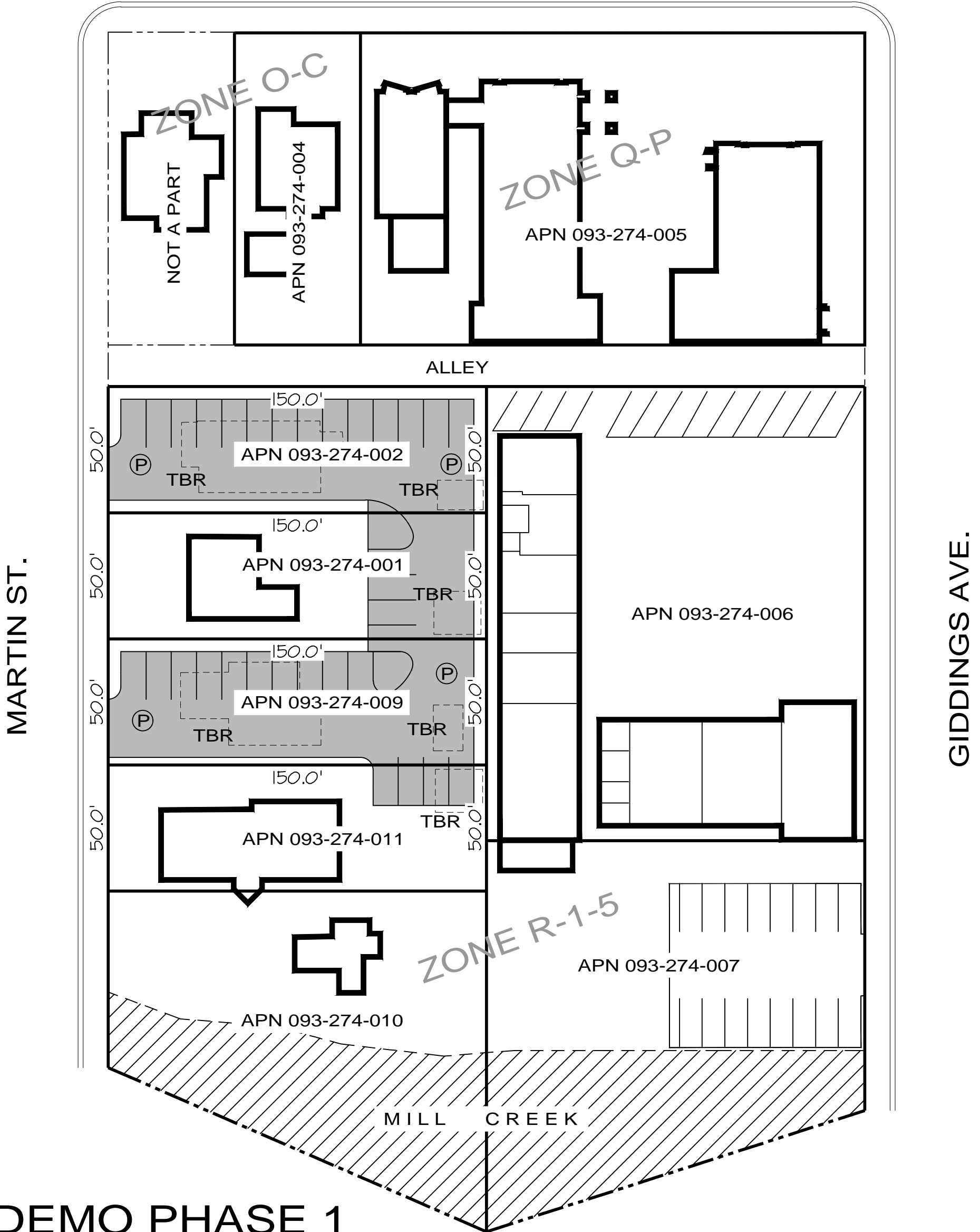
I designate _____, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to _____ relative to the property mentioned herein.

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

MAIN STREET



DEMO PHASE 1

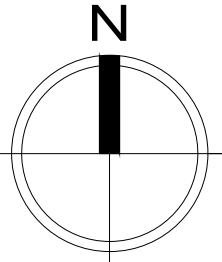
• 110 & 128 MARTIN STREET

LEGEND

- TBR STRUCTURE TO BE REMOVED
- (P) PROPOSED TEMPORARY PARKING AREA

G.B.C.V. SITE MASTER PLAN

SCALE: 1" = 40'-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: PC22-050 Ben Maddox & Houston 2 Date: 3.21.23

Project Description: Medical Office Building, Quick Service Restaurant with drive thru, and multi-family residential tract consisting of 80 units and a resource center.

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

Property Owner: John Farsakian

Applicant(s) Name: Robert Lopez

Project Address/Location: Northwest Corner of Houston and Cain, Visalia 93292

Assessor Parcel Number: 0 9 8 - 2 0 0 - 0 7 0

Parcel Size (Acreage or Square Feet): 9.8 AC Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ \$0.00

Describe All Proposed Building Modifications: Parcel A is a 16,800 SF medical office building. Parcel B- is 2,950 SF QSR w/ Drive thru & remaining 6.45AC for multi- family residential tract w/ 80 units & a multi-use building.

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

Date Received: 03/02/2023

SPR Agenda: 03/29.23 Item No. _____

Zone: C-N R-M-2 SPR No. 23-053

Historic District: Yes No

Flood Zone: X AE X/AE

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

OPERATIONS & TRAFFIC INFORMATION

Existing/Prior Building Use: N/A (New Construction)

Proposed Building Use: See attached Operations Statement

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: minimal normal truck deliveries for proposed facilities.

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

(Provide Separate Attachment if Necessary): See Attached

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: Robert Lopez Signature of Owner or Authorized Agent*
 Address: 5390 E Pine
 City, State, Zip: Fresno, CA, 93727 Date: 9/20/2022
 Phone: 559- 470-7418 Date: 9.20.22
 Email: robert@lcfresno.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 Farsakian, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

0 9 8 2 0 0 0 7 0

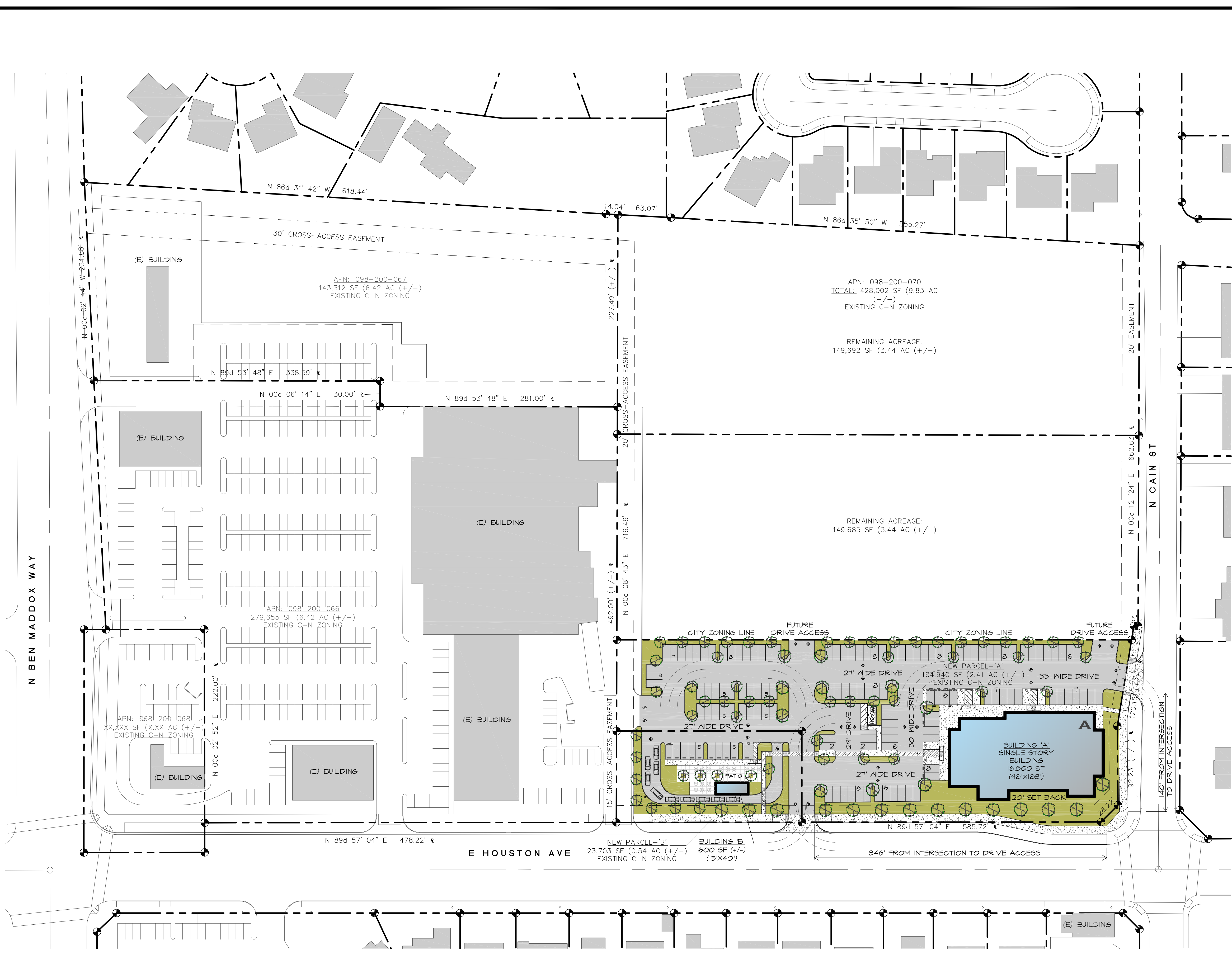
AGENT:

I designate Legacy Realty and Development to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Site Plan Review relative to the property mentioned herein.

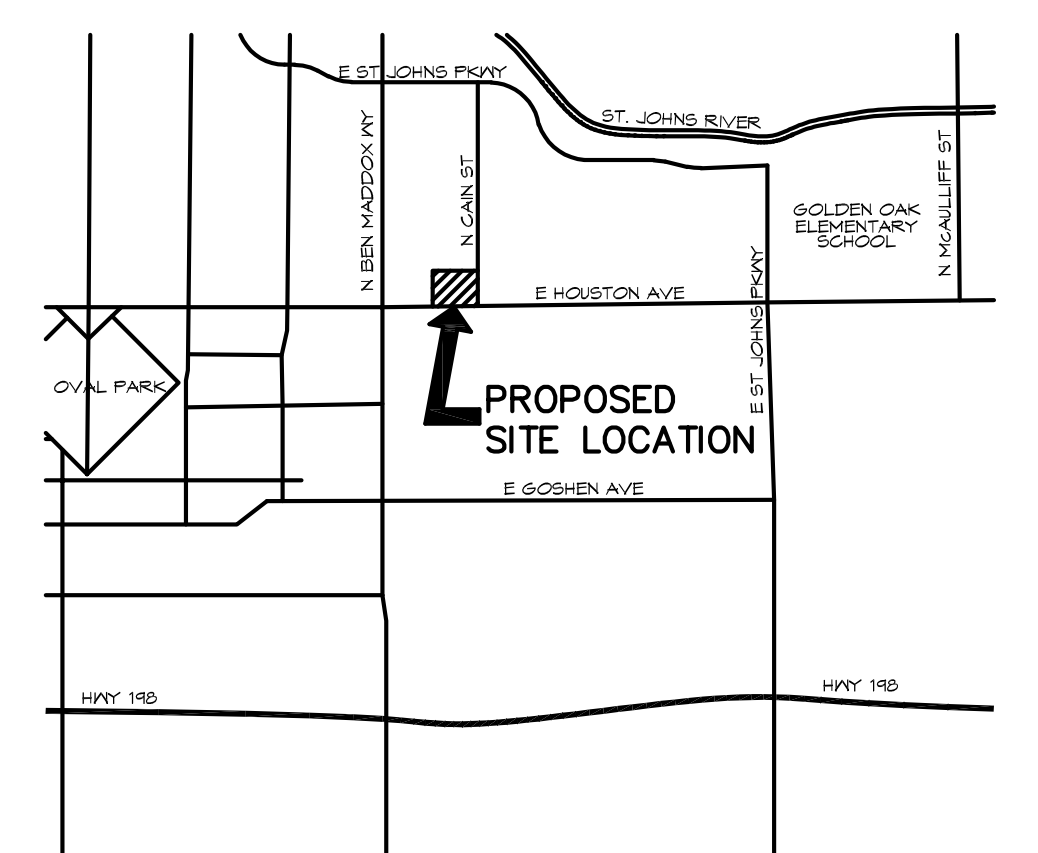
I declare under penalty of perjury the foregoing is true and correct.

Executed this September day of 20th, 20 22

OWNER	Signatures	AGENT
DocuSigned by: <u>John Farsakian</u>		<u>Robert Lopez</u>
Signature of Owner <u>3655 Golden Leaf Dr.</u>		Signature of Agent <u>5390 E Pine Ave Fresno, CA 93727</u>
Owner Mailing Address <u>Westlake Village, CA 91361</u>		Agent Mailing Address
Owner Phone Number <u>(818)706-3210</u>		<u>559- 470-7418</u>
		Agent Phone Number



PARCEL APN: 098-200-070 LOT = +/- 9.83 ACRES (+/- 428,002 SF)	
BUILDING INFORMATION	
OVERALL PARCEL: GROSS: 428,002 SF (9.83 AC +/-) NET: 391,574 SF (8.98 AC) (36,428 SF FOR DEDICATIONS)	
REMAINDER: GROSS: 249,370 SF (6.87 AC +/-) NET: 230,656 SF (6.44 AC +/-) (18,714 SF FOR DEDICATIONS)	
NEW PARCEL 'A': GROSS: 104,940 SF (2.41 AC +/-) NET: 93,363 SF (2.14 AC +/-) (11,577 SF FOR DEDICATIONS)	
BUILDING 'A' TOTAL SF = SINGLE STORY 16,800 SF / 200 = 84 STALLS REQ'D, 128 STALLS PROVIDED	
NEW PARCEL 'B': GROSS: 23,703 SF (0.54 AC +/-) NET: 17,570 SF (0.40 AC +/-) (6,133 SF FOR DEDICATIONS)	
BUILDING 'B' TOTAL SF = SINGLE STORY 600 SF TOTAL 600/150 = 4 STALLS REQ'D, 12 STALLS PROVIDED	
TOTAL BUILDING SF = 17,400 TOTAL STALLS REQ'D = 88	
(P) STALLS PROVIDED = 138 (INCLUDING 7 ACCESSIBLE STALLS)	
PROPERTY ZONING: C-N PER TABLE 5.106.5.3.3 OF CALIFORNIA GREEN BUILDING STEPS: EVCS REQUIREMENTS FOR PROVIDED PARKING: 76-100 STALLS = 5 STALLS 101-150 STALLS = 7 STALLS 151-200 STALLS = 10 STALLS PARKING RATIO: 1.9 PER 1000	



VICINITY PLAN
NTS

CONCEPT SITE PLAN
SCALE: 1" = 60'-0"



- ACQUISITION
- PLANNING
- DESIGN

5390 E. Pine Avenue
Fresno, California 93727
Message: 559.291.1922
Facsimile: 559.314.6190

info@lcfresno.com

CONCEPTUAL SITE PLAN

HOUSTON & BEN
MADDOX AVE
DEVELOPMENT
VISALIA, CA 93292

REVISIONS

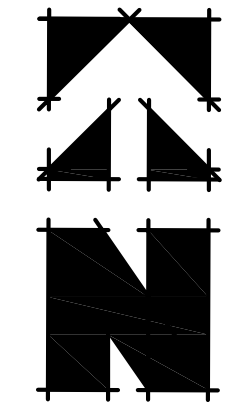
DESCRIPTION	DATE

COPYRIGHT © 2022 LEGACY REALTY AND DEVELOPMENT

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS REPRESENTED HEREON ARE AND SHALL REMAIN THE PROPERTY OF LEGACY REALTY & DEVELOPMENT AND NO PART SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER PROJECT FOR WHICH THEY HAVE NOT BEEN SPECIFICALLY PREPARED AND DEVELOPED AND AS IDENTIFIED ABOVE WITHOUT THE WRITTEN CONSENT OF LEGACY CONSTRUCTION COMPANY. VISUAL CONTACT WITH THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, AND ARRANGEMENTS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THE INDICATIONS, ACCEPTANCE OF THESE RESTRICTIONS.

SHEET DESCRIPTION
OVERALL
CONCEPT SITE PLAN

DATE	MARCH 8, 2023
DRAWN BY	RMK
DESIGNED BY	RMK
PROJECT NO.	PC23-050 BEN MADDOX & HOUSTON





TENTATIVE PARCEL MAP

BEING A DIVISION OF THE REMAINDER OF PARCEL MAP NO. 4016 AS RECORDED IN BOOK 41 OF PARCEL MAPS AT PAGE 20 OF OFFICIAL RECORDED LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 25 EAST MOUNT DIABLO MERIDIAN IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.
MARCH 2023



OWNER

FARSAKIAN PROPERTIES, LLC
3655 GOLDEN LEAF DR
WESTLAKE VILLAGE, CA 91361
(818) 706-3210

AUTHORIZED AGENT

AW ENGINEERING
810 W. ACEQUIA AVE
VISALIA, CA 93291
(559) 713-6139

SITE DATA

APN: 098-200-070
ZONING DESIGNATION: C-N NEIGHBORHOOD COMMERCIAL / R-M-2
EXISTING USE: VACANT FIELD
PROPOSED USED: COMMERCIAL / R-M-2
TOTAL AREA : 9.88 AC ±
FLOOD ZONE: ZONE X PANEL 0607C0934E EFF 6/16/2009
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
WATER: CITY OF VISALIA
SEWER: CITY OF VISALIA
REFUSE: CITY OF VISALIA
TELEPHONE: AT&T

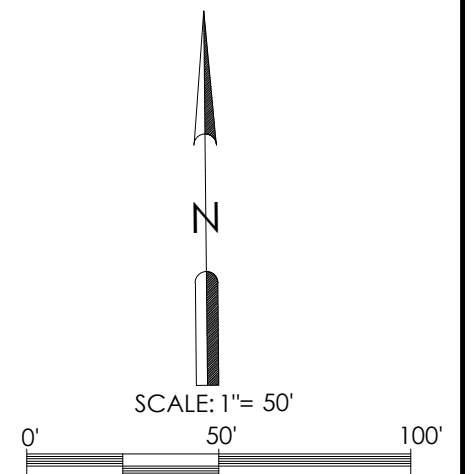
LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
REMAINDER OF PARCEL MAP NO. 4016, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, RECORDED IN BOOK 41 OF PARCEL MAPS, PAGE 20, TULARE COUNTY RECORDS.
EXCEPTING THEREFROM ALL THAT PORTION CONVEYED TO THE CITY OF VISALIA IN DEED RECORDED JULY 30, 1996 INSTRUMENT NO. 96-053986 OF OFFICIAL RECORDS

NOTE:

AERIAL IMAGERY IS FOR INFORMATIONAL PURPOSES ONLY AND PROVIDED BY MICROSOFT.

BOUNDARY LINES SHOWN HEREON IS CALCULATED FROM RECORD DATA PER PARCEL MAP 4016

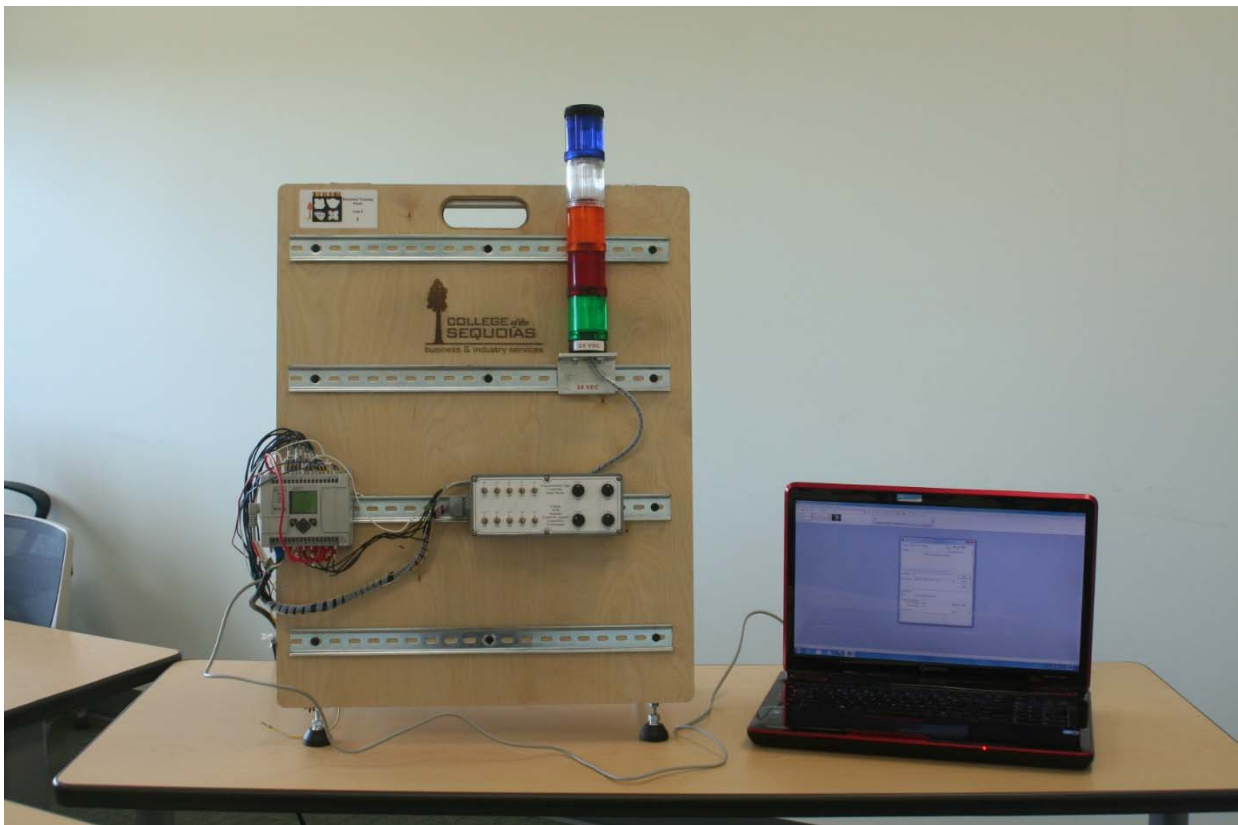


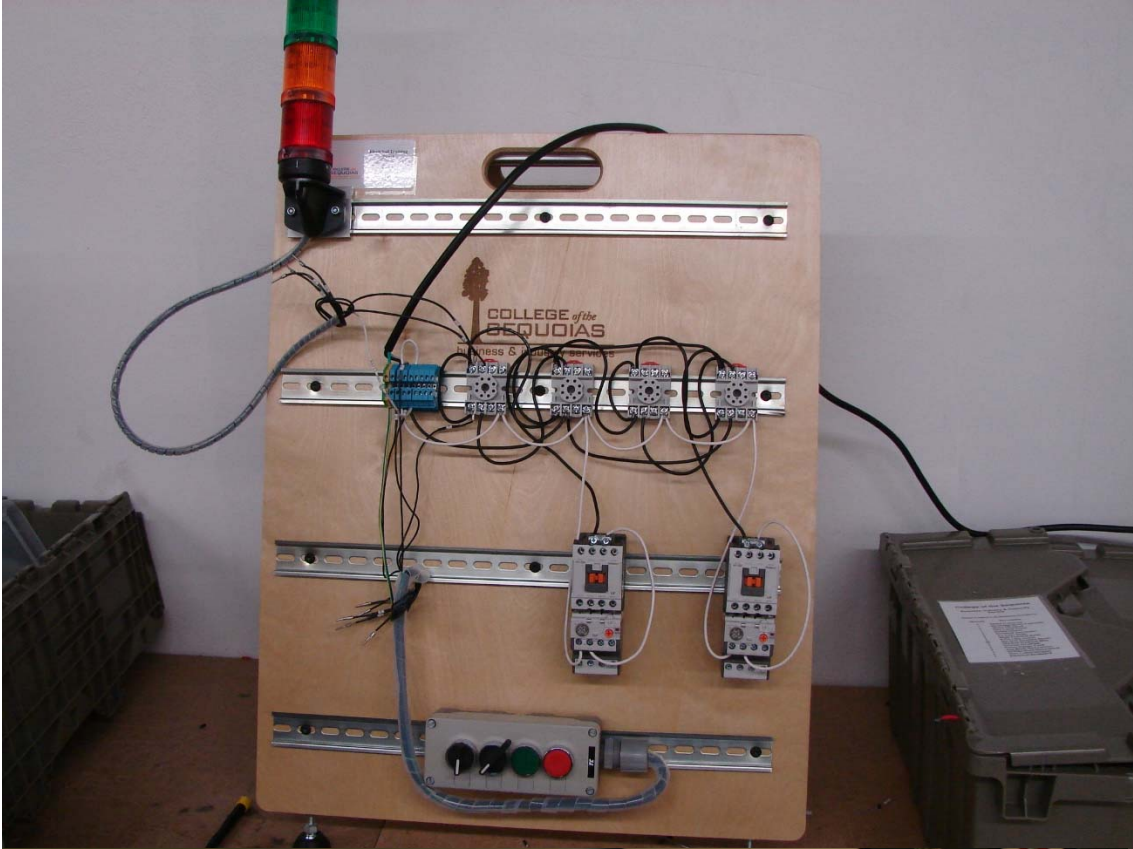
BLS
Borum Land Surveying Inc.
www.borumlandsurveying.com

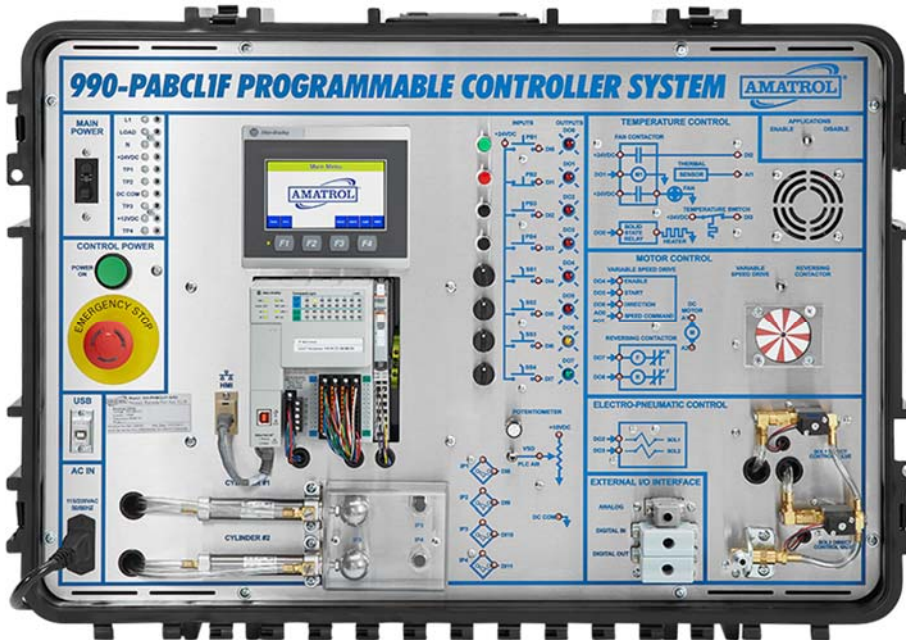
Site Plan Review Operational Statement

Contents of an Operational Statement

- Nature of the operation/project – What do you propose to do? Please describe in detail. The operation involves the delivery of customizable workforce skills training to individuals looking for work or employed by our local employers. It is mostly classroom training, but it could also include hands on training using electrical components such as those included in the attached photos below (electrical training boards, programmable logic controllers, various tools). Most frequently, the training is to 'upskill' incumbent workers for higher skilled opportunities at their existing employers. Trainings could include skills assessments necessary for promotions or special certifications pertinent to their industry. The intent is to host trainings upon employer demand so should likely consist of smaller training group sizes.







- What products will be produced or sold by the operation?
No products will be produced or sold.
- What is the existing use of the site?

Unused space at Sorma USA facility. Sorma USA is a supplier of packaging and palletizing lines for the fresh produce industries.

- List the hours and days of operation during a typical work week
7:45 am to 4:45 pm, Monday thru Friday
- If Seasonal, list the months of operation
Not seasonal
- Anticipated number of clients/customers at one given time
1 to 20 training participants, with higher likelihood of smaller training groups (5 – 10 participants)
- Number of employees and future employees
4
- Will any of the employees live on the site?
No
- Number and type of service or delivery vehicles
None
- What equipment is used?
Projector, projection screen, white boards, flip charts, tables, chairs. There is no equipment per se other than laptops, electrical accessories and components like those in attached photos used as part of the skills training.
- Will hazardous materials or waste be produced as part of this business? If yes, please explain.
No
- Please include any other information that will provide a clear understanding of your business and its operation.

The College of the Sequoias Training Resource Center (TRC) provides responsive, short-term, customized training solutions. The TRC also manages the largest Employment Training Panel (ETP) Multiple Employer Contract award in the greater region which provides a valuable incentive to employers to help encourage training investments into their workforce. With all the growth occurring in the Visalia industrial park, the City of Visalia is providing a year of funding support in the form of a service contract to the TRC to physically locate a training space that Visalia industrial employers will have convenient access to in order to encourage utilization of TRC services and training participation. Which, in turn, will help provide a skilled workforce for participating employers and encourage wage growth and economic benefits for the City and region. Sorma USA has agreed to provide the TRC with an existing fully finished office space to deliver this service in a convenient location (see attached photos below). While there are numerous investments being made into many quality academic and workforce development programs in the area, this program will kickstart a pilot concept that aims to make customizable training services and skills assessments easier to access for industrial employers in Visalia.



Entrance door on right, cubicle on left, will have receptionist counter installed back on.



TRC training space (view #1)



TRC training space (view #2)



Connected office space to training space

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: COS Training Resource Center Date: 3.10.23
 Project Description: On demand, customized skills training/skills assessment for Visalia industrial park employers
 Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: _____
 Property Owner: Sorma Real Estate Inc.
 Applicant(s) Name: Jorge Zegarra
 Project Address/Location: 231 N Kelsey St, Visalia, CA 93291
 Assessor Parcel Number: 081170013
 Parcel Size (Acreage or Square Feet): 826,413 sq.ft Building or Suite Square Footage: 4,000 sq.ft (project)

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: 03.22.2023
 SPR Agenda: 03.29.2023 Item No. _____
 Zone: BRP SPR No. 23-054
 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: Prior project space use was art department for Josten's
 Proposed Building Use: Office
 Proposed Hours of Operation: 7:45 am to 4:45 pm
 Days of Week In Operation (Circle): Su **M** **T** **W** **Th** **F** Sa
 Number of Employees Per Day: Existing 4 Proposed _____
 Number of Customers Per ~~Day~~ (Estimated): Existing _____ Proposed 10/week
 Predicted Peak Operating Hour: N/A
 Describe Any Truck Delivery Schedule & Operations: N/A
 Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees
 (Provide Separate Attachment if Necessary): N/A
 Describe Any Special Events Planned for the Facility: N/A


SITE PLAN MINIMUM REQUIREMENTS

SITE PLAN REQUIREMENTS

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

REQUIRED SIGNATURE

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

Name: <u>Jorge Zegarra</u>	Signature of Owner or Authorized Agent*	
Address: <u>4999 East Bardsley Ave</u>	Owner	Date
City, State, Zip <u> Tulare, CA 93274</u>		
Phone: <u>559.688.3130</u>	Authorized Agent*	Date
Email: <u>jorgez@cos.edu</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, Tracy Hart, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
081170013

AGENT:

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

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

Executed this _____ day of _____, 20____.

<p>OWNER</p> <p></p> <p>Signature of Owner</p> <p><u>231 S Kelsey St</u></p> <p>Owner Mailing Address</p> <p><u>Visalia, CA 93291</u></p> <p><u>(559) 651-1269</u></p> <p>Owner Phone Number</p>	<p>AGENT</p> <p></p> <p>Signature of Agent</p> <p><u>4999 East Bardsley Ave</u></p> <p>Agent Mailing Address</p> <p><u> Tulare, CA 93274</u></p> <p><u>559.688.3130</u></p> <p>Agent Phone Number</p>
--	--

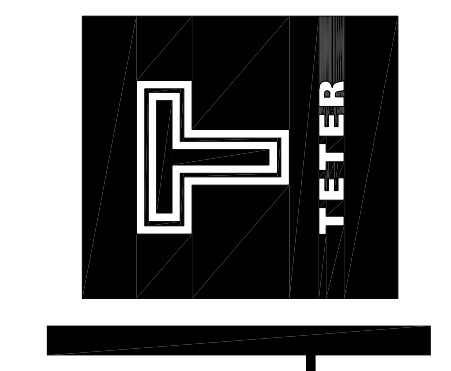
PROJECT INFORMATION

SITE PLAN REVIEW NO.	
OWNER:	SORMA USA LLC.
LOCATION:	231 N. KELSEY ST VISALIA, CA 93291
DESIGN DISTRICT:	H
A.P.N.:	081-170-013
SITE AREA:	10.86 ACRES
FLOOD ZONE:	X
ZONING:	BRP - BUSINESS PARK
CURRENT USE:	OFFICE/WAREHOUSE
NEW USE:	OFFICE/WAREHOUSE
NUMBER OF STORIES:	1
SPRINKLERED:	YES
CONSTRUCTION TYPE:	V-B STEEL SPRINKLED
ENTIRE BUILDING FLOOR AREA WAREHOUSE, OFFICE TOTAL:	TOTAL 109,552 SQ. FT.

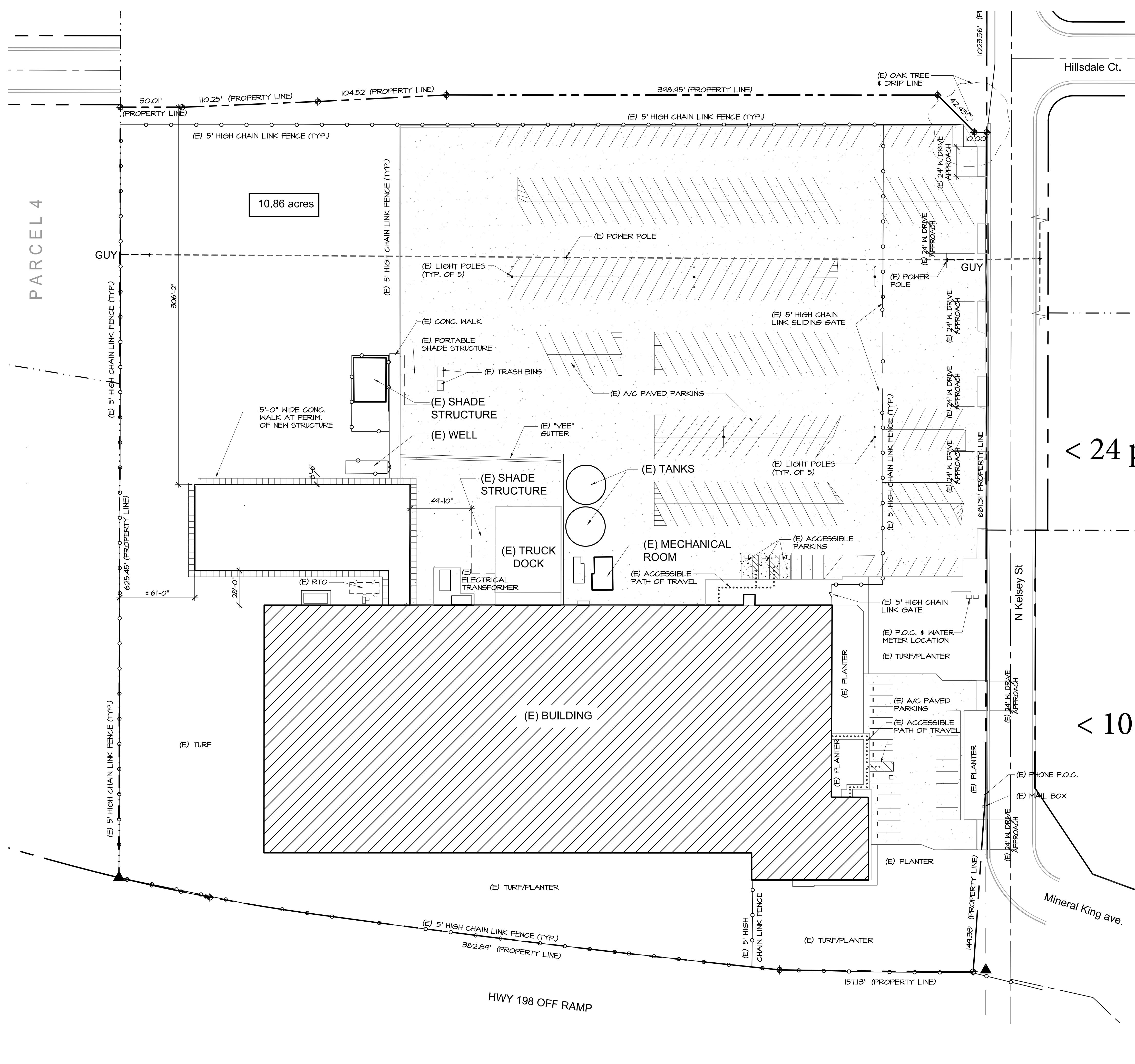
DATE	DESCRIPTION

NOT FOR CONSTRUCTION

TETER, LLP
 FRESNO HEADQUARTERS
 VISALIA | BAKERSFIELD | MODESTO | SAN LUIS OBISPO
ARCHITECTS ENGINEERS CONNECTED

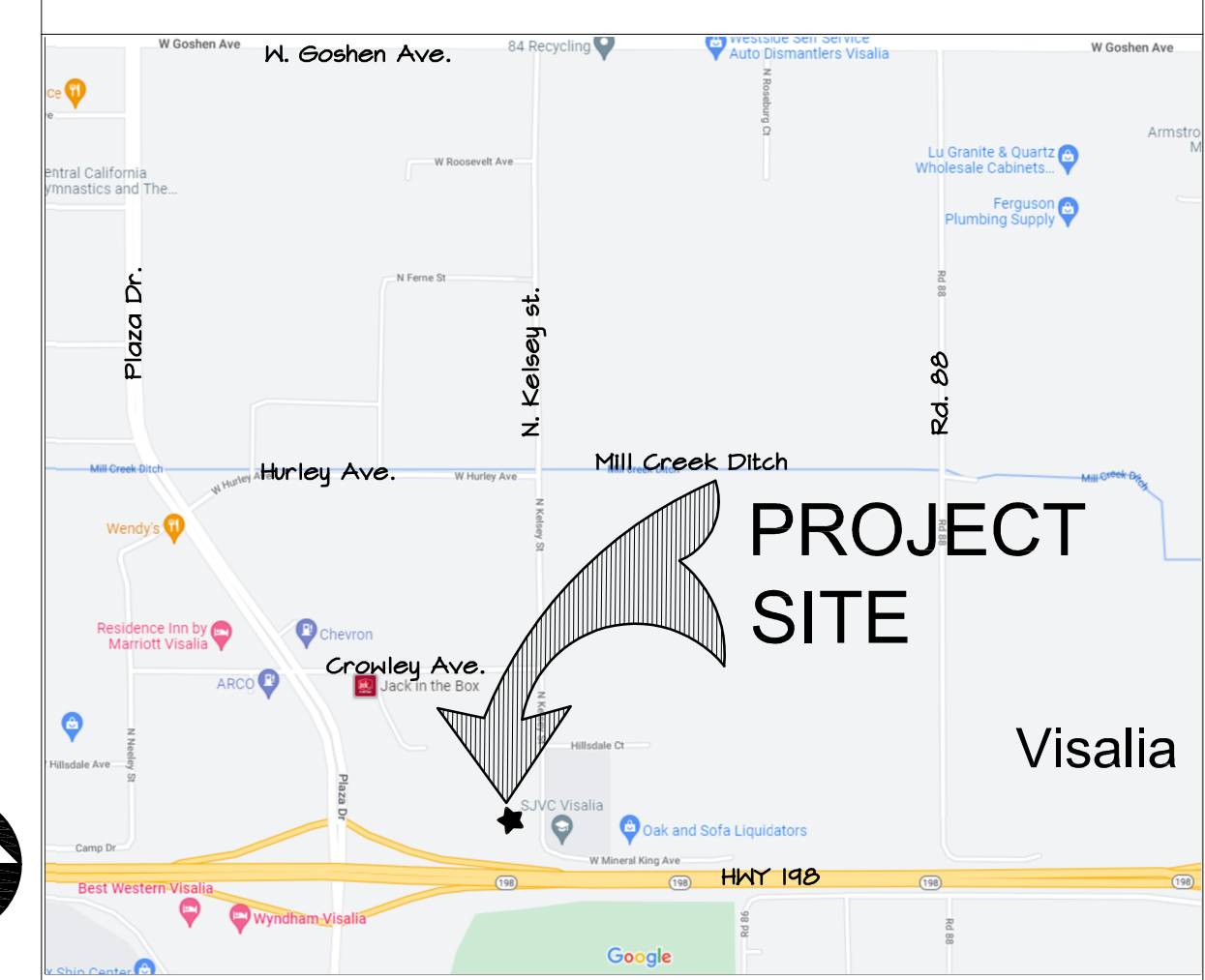


SORMA USA LLC
 SITE PLAN REVIEW
 VISALIA, CA



< 24 parking stalls available

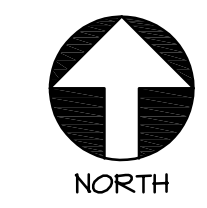
< 10 parking stalls available



PLOT DATE: 5/29/22

SITE PLAN

SCALE: 1" = 40'-0"

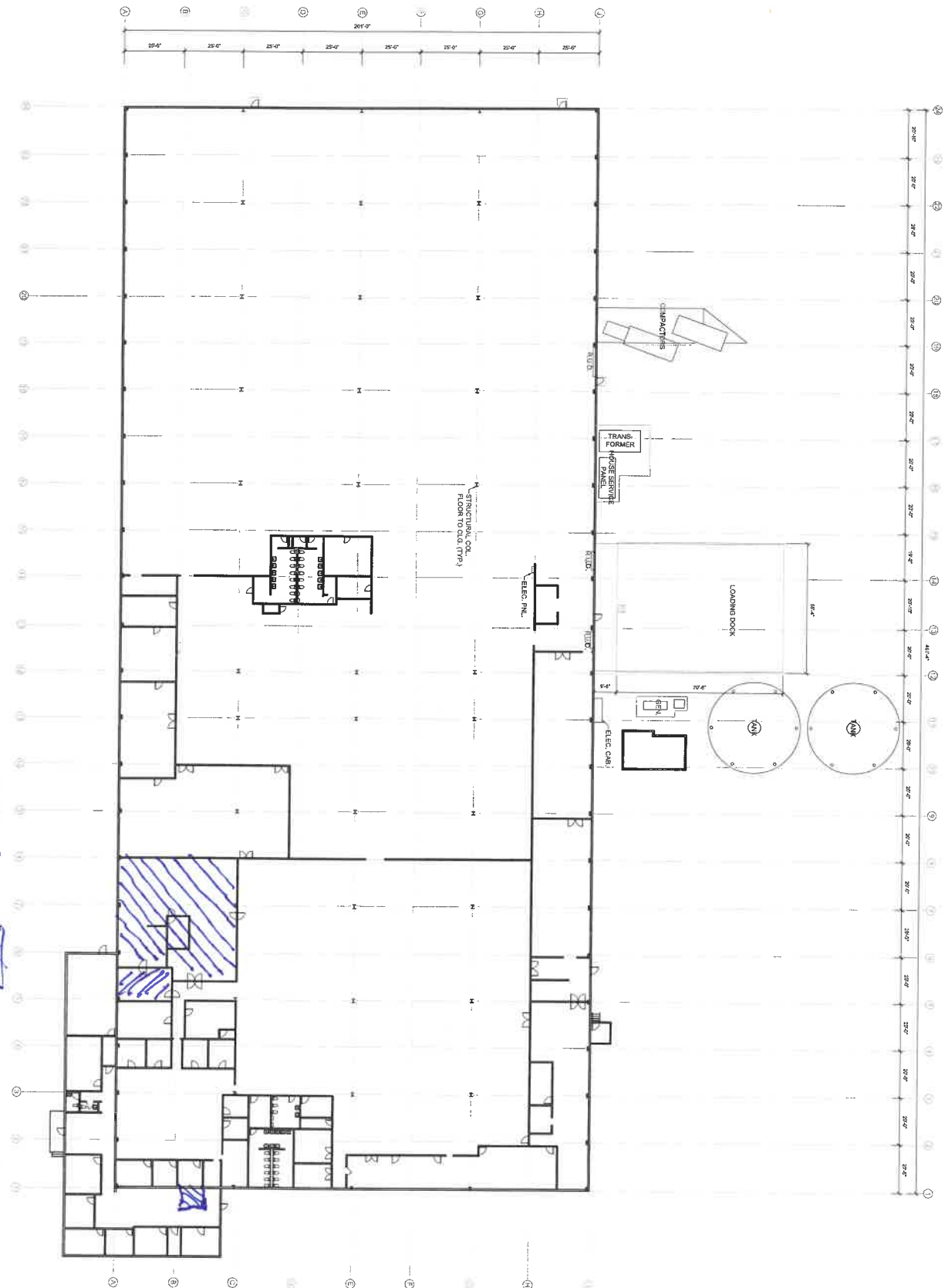


8

VICINITY MAP

N.T.S. 4

PLANT FLOOR PLAN
 1" = 1'-0"



PLANT NORTH
 1
 A-1

PROJECT NO. 21-007
 PROJECT: JOSTEN BUILDING
 CLIENT: JOSTEN BUILDING
 DATE: 03/19/21
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 1'-0"
 SHEET NO. 1 OF 1
A-1

PROJECT: JOSTEN BUILDING
 CLIENT: JOSTEN BUILDING
 DATE: 03/19/21
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 1'-0"
 SHEET NO. 1 OF 1

REV.	DATE	DESCRIPTION

PROJECT: JOSTEN BUILDING
 CLIENT: JOSTEN BUILDING
 DATE: 03/19/21
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 1'-0"
 SHEET NO. 1 OF 1



FOR PROGRESS PRINT HOLD TO BE CONFIRMED

PROPRIETARY:
 THIS DRAWING CONTAINS CONFIDENTIAL INFORMATION PROPRIETARY TO AMERICAN INCORPORATED. IT MUST NOT BE REPRODUCED OR DISCLOSED TO OTHERS IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF AMERICAN INCORPORATED.

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



This application MUST be filled out in its entirety and submitted with an acceptable site plan (see details below). Failure to provide all requested information may result in your application being rejected for additional information and excluded from the Site Plan Review agenda

- All plans to be considered on the next available agenda must be submitted by 4:00 p.m. on the Thursday prior to the meeting -

- Site plan review meetings are held on Wednesdays at 9am at City Hall East - 315 E Acequia Ave - Applicant or representative must be present -

GENERAL PROJECT INFORMATION

Project/Business Name: Glicks Date: 3/22/23

Project Description: Kitchen Remodel

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

Property Owner: JAMES JESSEN

Applicant(s) Name: " " "

Project Address/Location: 604 W. MURRAY AVE.

Assessor Parcel Number: 0 9 3 - 1 7 3 - 0 0 9

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: \$ 61,000

Describe All Proposed Building Modifications: OUT DOOR EATING & ADDED COOKING SEE B221515

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

Date Received: 03.23.23

SPR Agenda: 03.29.23 Item No. _____

Zone: C-MU SPR No. 23-055

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: Butcher & Restaurant

Proposed Building Use: SAME

Proposed Hours of Operation: 11am - 10 pm.

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

Number of Employees Per Day: Existing 6 Proposed 12

Number of Customers Per Day (Estimated): Existing 10 Proposed 50

Predicted Peak Operating Hour: 11-2 pm, 6-8 pm

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

- ⇒ Plan(s) must be clear, legible, and on a sheet size appropriate to easily convey all necessary project information. Suggested minimum sheet size for site plans is 11"x17" (Excludes tentative parcel and final maps)
- ⇒ 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)
- ⇒ Submit 20 copies of the site plan with this application, folded to a legal size of 9" x 12" with the print on the outside (no rolled plans)

REQUIRED SIGNATURE

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

Name: JAMES JESSEN Signature of Owner or Authorized Agent*

Address: 604 W MURRAY

City, State, Zip: VISALIA CA Owner _____ Date _____

Phone: 733-8399 LARRY LEWIS Authorized Agent* _____ Date 3/22/23

Email: llewisarch@gmail.com

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

AGENCY AUTHORIZATION FORM

AGENCY AUTHORIZATION

OWNER:

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

AGENT:

I designate LARRY LEWIS, to act as my duty 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.

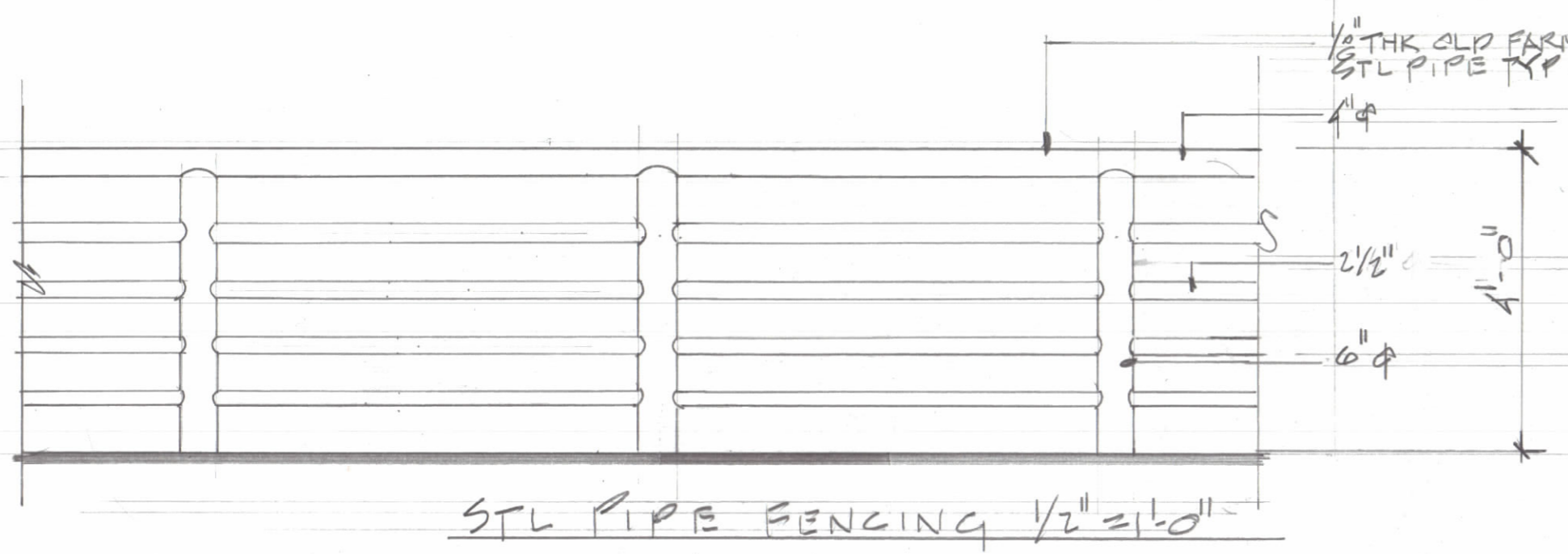
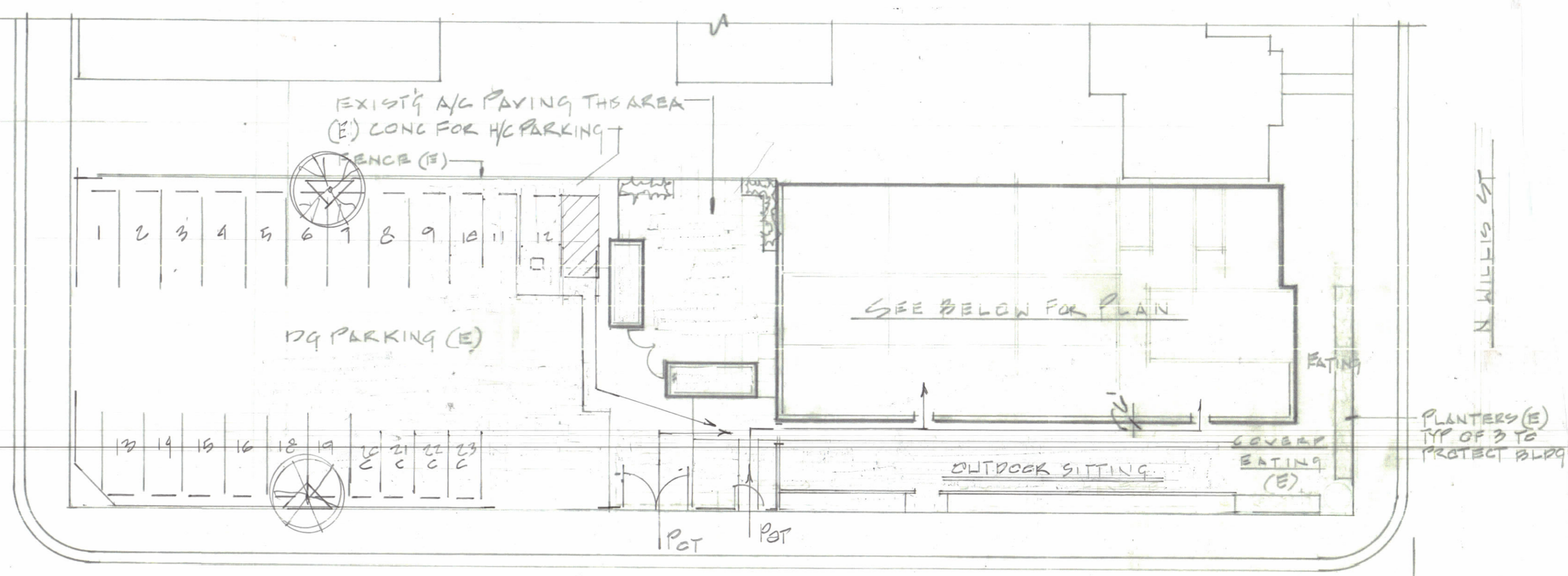
Executed this 22 day of MARCH, 2023

OWNER	AGENT
_____ Signature of Owner (Notary Required)	_____ Signature of Agent
_____ Owner Mailing Address	<u>820 W CENTER</u> Agent Mailing Address
_____ Owner Phone Number	<u>VISALIA 93291</u> <u>280 102A</u> Agent Phone Number

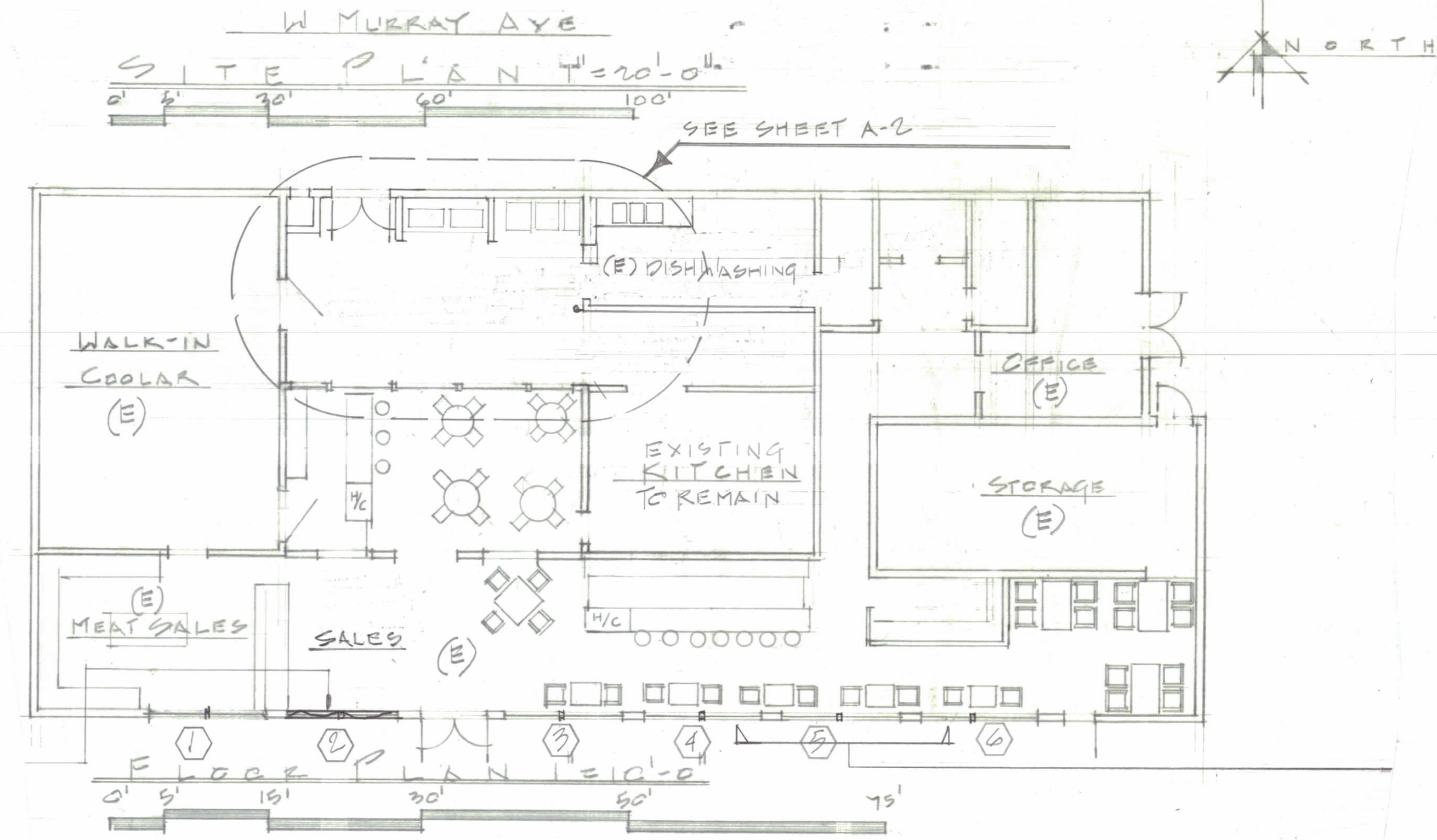
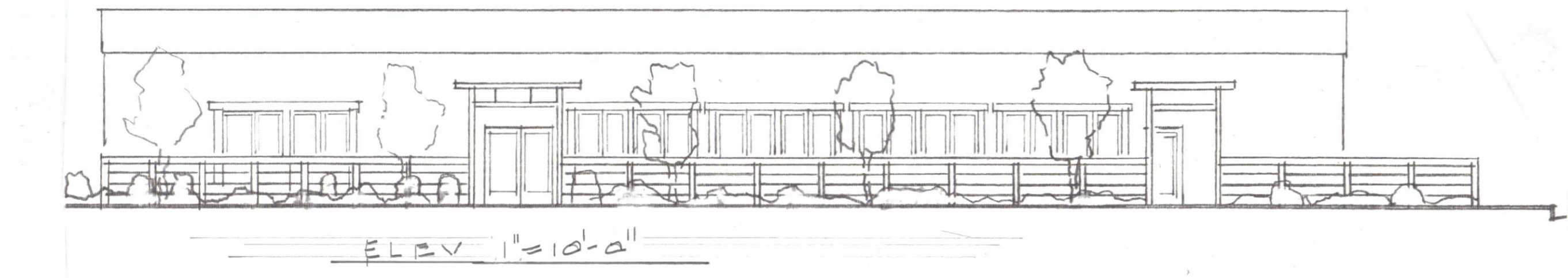
Approved by City of Visalia:

By: _____ Date: _____

NOTES: IT OUR UNDERSTANDING THAT MURRAY WILL BE WIDENED IN 2 YEARS @ WHICH TIME ALL CURB, GUTTER & APPROACH WILL BE BROUGHT UP TO CITY STD'S. PARKING WILL BE PAVED @ THIS TIME



VICINITY MAP NO SCALE



CONSTRUCTION V B OCCUPANCY A-2

THERE IS NO DEMOLITION W/ THIS PROJECT. THE EXISTG KITCHEN IS TO REMAIN AS IS & WELL AS THE EXISTG DISHWASHING AREA. WE ARE ONLY ADDING A WOOD BURNING COOKING AREA & 3 NEW COOKING APPLIANCES W/ HOODS FOR EACH A FLOOR SINK IS EXISTG IN THE COOKING AREA (2) 4' LONG & 6'-0" TALL STL WALL IS TO BE ADDED EACH SIDE OF THE WOOD BURNING COOKING AREA. THE BACK WALL IS CONC AS IS THE SIDE WALL OF THE STOVE AREA. THE EXISTG FLOOR IS CONC.

THE ONLY CONSTRUCTION IS THE ADDITION OF (2) STL WING WALLS, A CONC TABLE & TWO HOODS. ONE OVER THE WOOD BURNING AREA & ONE OVER THE STOVE. THE 59 SQ FT OF THE ONLY ROOM INVOLVED IS 59 SQ FT NO OTHER AREA IN THIS BLDG IS INVOLVED

NOTE

WINDOW (2) IS TO BE REMOVED & WALLED IN. SEE DETL & SHT A-2
 WINDOWS (1) (3) (4) (5) (6) ARE TO BE REPLACED AS PER TYP WINDOW ELEV SHT A-2 & DETAIL (1) & (2) SHT A-2

L. LEWIS ARCHITECT

TITLE: KITCHEN REMODEL FOR GLICKS

NO.	DATE

INTERIORS

PLANNING

ARCHITECTURE

(559) 133-8399

VISALIA CA 93291

820 W. CENTER

APP NO DATE DRAWN BY
 A-1
 SHEET NO