

SITE PLAN REVIEW AGENDA

4/5/2023 - 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: [SPR23046](#)

PROJECT TITLE: Neighborhood Church

DESCRIPTION: Converting an Existing Classroom Space that is not being used into a Large Coffee Bar and Gathering Space. Additionally, a new Outdoor Gathering Space will be Created in Front. (R-1-5)

APPLICANT: Will Ruoff

OWNER: CH-NEIGHBORHOOD MENNONITE BRETHRI

APN: 077100104

LOCATION: 5505 W RIGGIN AVE

ITEM NO: 2

SITE PLAN NO: [SPR23056](#)

PROJECT TITLE: Perfekt Union

DESCRIPTION: Outpatient Medi-Spa Offering Aesthetic & Wellness Services.

APPLICANT: Marc Nelson

OWNER: CARL NELSON PROPERTIES LLC

APN: 121100089

LOCATION: 2336 W SUNNYSIDE AVE U

ITEM NO: 3 Added to Agenda

SITE PLAN NO: [SPR23057](#)

PROJECT TITLE: Bombshell Beans

DESCRIPTION: Park Bombshell Beans Mobile Coffee Truck Daily 7 am - 7 pm. (C-S)

APPLICANT: Stephen Mohr

OWNER: GALANTE FREDDIE J & KRISTA(TRS)(FJG &

APN: 100030021

LOCATION: 1441 E MINERAL KING AVE

ITEM NO: 4 Added to Agenda

SITE PLAN NO: [SPR23058](#)

PROJECT TITLE: Caldwell 4-Plex

DESCRIPTION: 2 Duplex's on Future Merged Lots

APPLICANT: Tom Hughes

OWNER: CRUMAL GLENA(TR)(CRUMAL NOLAN LIV TI

APN: 126261016

126261015

LOCATION: 2825 W CALDWELL AVE

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

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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



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

Site Plan Review meetings are held on Wednesdays at 9:00 a.m. online utilizing Microsoft Teams. The applicant or representative must be present.

Application submittal deadline are Thursday at 4:00 p.m. to be scheduled for the next available meeting.

GENERAL PROJECT INFORMATION

Project/Business Name: Neighborhood Church Date: 3.29.2023

Project Description: Converting an existing classroom space that is not being used into a large coffee bar and gathering space. Additionally, a new outdoor gathering space will be created in front

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: SPR No. 2023-046

Property Owner: Neighborhood Church

Applicant(s) Name: Will Ruoff

Project Address/Location: 5505 W Riggin Ave

Assessor Parcel Number: 0 7 7 - 1 0 0 - 1 0 4

Parcel Size (Acreage or Square Feet): 17.85 ac Building or Suite Square Footage: 2,470 sq ft

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ 120,000

Describe All Proposed Building Modifications: Turning assembly classroom
Space into coffee bar including new sinks and serving station
Opening the north wall for a roll up door and creating a covered
Outdoor patio with retractable shade cover

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

Date Received: _____

SPR Agenda: _____ Item No. _____

Zone: _____ SPR No. 2023-046

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: Assembly Classroom

Proposed Building Use: Assembly Coffee Bar

Proposed Hours of Operation: See Operation Statement

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

Number of Employees Per Day: Existing 1-5 Proposed 3-7

Number of Customers Per Day (Estimated): Existing 80 Proposed 120

Predicted Peak Operating Hour: _____

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: <u>Will Ruoff</u>	Signature of Owner or Authorized Agent*	
Address: <u>324 S Santa Fe St</u>	<u>Kelly Thomas</u>	<u>3.29.2023</u>
City, State, Zip: <u>Visalia, CA 93292</u>	Owner	Date
Phone: <u>805.235.5333</u>	<u>Will Ruoff</u>	<u>3.29.2023</u>
Email: <u>willr@4-creeks.com</u>	Authorized Agent*	Date

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER: Kelly Thomas

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

077 -100 -104

AGENT:

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

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

Executed this 29 day of March, 2023.

OWNER	Signatures	AGENT
<u>Kelly Thomas</u>		<u>Will Ruoff</u>
Signature of Owner		Signature of Agent
<u>5505 W Riggin Ave</u>		<u>324 S Santa Fe St</u>
Owner Mailing Address		Agent Mailing Address
<u>Visalia, CA 93292</u>		<u>Visalia, CA 93292</u>
<u>559.901.4774</u>		<u>805.235.5333</u>
Owner Phone Number		Agent Phone Number

Operational Statement

Renovation of Room 1 to large coffee bar and gathering space

Neighborhood Church

5505 W. Riggin Ave.

Visalia, Ca 93291

Proposed Building Use: Assembly Coffee Bar:

- The proposed renovation will include a new Cafe, communal space and an outdoor seating area. In addition to cafe use, the space will be used for small groups, classes, workshops, parties, etc. by the NC family. The Café will only be in operation during hours when other events are happening on the NC campus. Below is an outline showing the operating hours of the expanded Café. Please note that Neighborhood Church already has a permitted Café on campus (different location). We are expanding said Café to accommodate larger groups.
- The current cafe (located in a side room on the south east side of the auditorium lobby) will be turned back into a classroom.

Proposed Hours of Operation:

- Sunday - 8am-1pm
 - Events on campus: Sunday morning worship services at 8:30, 10:00 and 11:30am.
- Wednesday - 5:30-9:00 pm
 - Events on campus: Wednesday night programming including Youth groups, small groups, workshops, and soccer practice.
- Saturday - 9am-12pm
 - Events on campus: Women's retreats, small groups, soccer games, kids special events.

Number of Employees Per Day:

- Existing: 1-5 (many of them volunteers)
- Proposed: 3-7 (many of them volunteers)

Number of Customers Per Day:

- Existing: 80
- Proposed: 120

Kelly Thomas

Executive Pastor
559-732-9107 x111

ncvisalia.com

kelly@ncvisalia.com



4CREEKS

605 Santa Rosa Street,
San Luis Obispo, CA

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

SET NOT FOR
CONSTRUCTION

For planning purposes
only, do not scale drawings



PROJECT INFORMATION

Project Description:

This Project involves the design of a new coffee bar at the Neighborhood Church. The proposed project includes converting an existing classroom space into a coffee bar with a private lounge and storage. The project scope also includes converting outdoor open space into an outdoor seating area. The scope also includes removing the existing coffee bar and converting it back into a classroom.

Project Address: 5505 W Riggan Ave
Visalia, CA 93292

APN: 077-100-104
Zoning: R-1-20 Single Family Residential
Existing Occupancy: Educational (E), Buissness (B)
Proposed Occupancy: Assembly (A)
Parcel Size: 777,819 sq ft (17.85 Acres)

Existing Building: 26,610 sq ft

Area of Work (Interior): 2,470 sq ft
Area of Work (Exterior): 1,325 sq ft
Total Area of Work: 3,795 sq ft

PROJECT DIRECTORY

Owner:

Kelly and Forrest
5055 W Riggan Ave
Visalia, CA 93277

Contact: kelly@ncvisalia.com
Phone: 559.732.9107

Architect:

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

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

SHEET INDEX

Architectural Sheets

A1.0	Site Plan
A2.0	Floor Plan
A5.0	Exterior Rendering
A5.1	Interior Rendering

AGENCIES AND UTILITIES

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

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

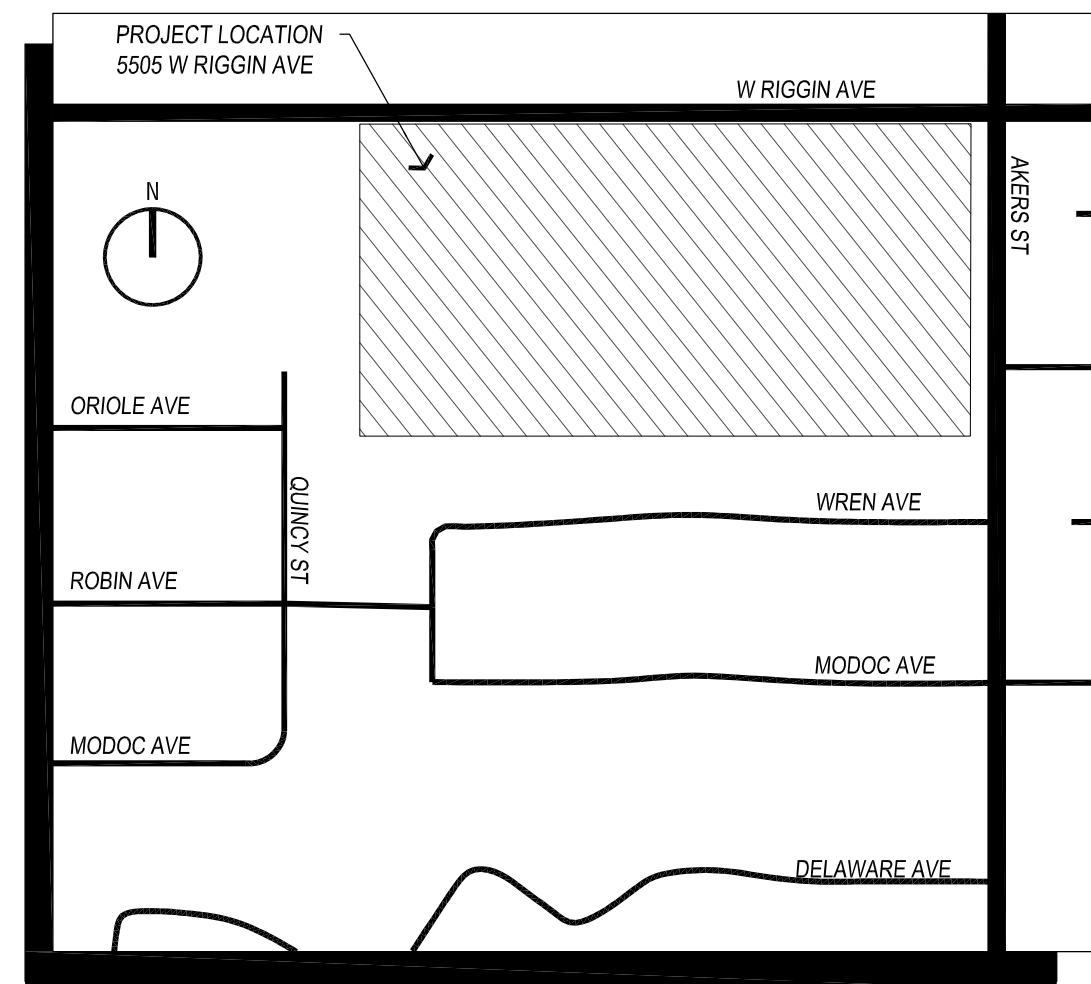
Comcast Cable
phone: (559) 735-2104
1031 n. Plaza drive
Visalia, ca 93291

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

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

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

VICINITY MAP





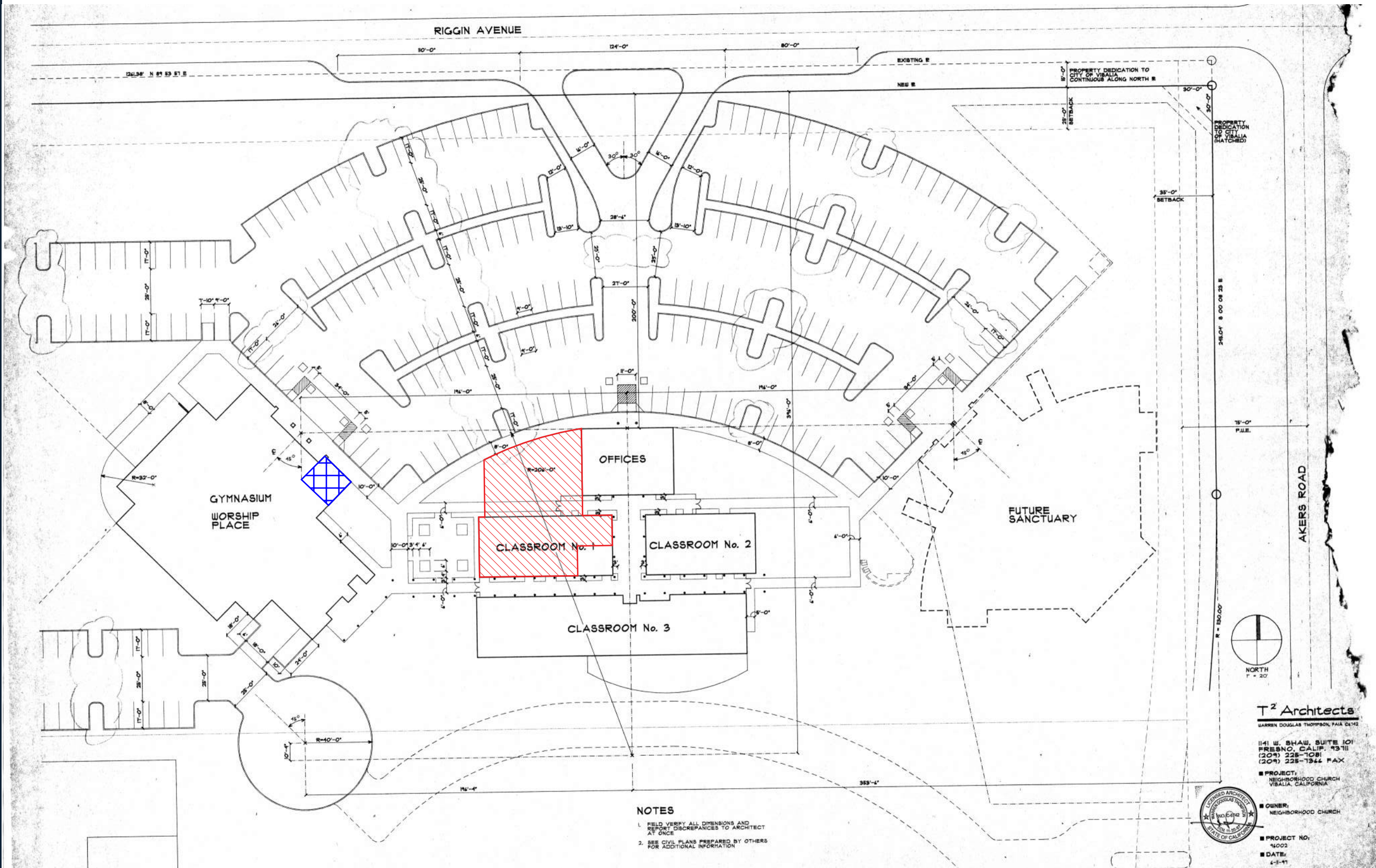
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NOTES
1. FIELD VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO ARCHITECT AT ONCE.
2. SEE CIVIL PLANS PREPARED BY OTHERS FOR ADDITIONAL INFORMATION.

T² Architects
WARREN DOUGLAS THOMPSON, P.A.S. 04/12
1141 W. SHAW, SUITE 101
FRESNO, CALIF. 93711
(209) 228-1081
(209) 228-1944 FAX
PROJECT: NEIGHBORHOOD CHURCH III
VIBALTA, CALIFORNIA
OWNER: NEIGHBORHOOD CHURCH
PROJECT NO: 4002
DATE: 4-1-11

SITE PLAN LEGEND

-  SCOPE OF WORK
-  LOCATION OF EXISTING COFFEE BAR TO BE REPLACED



SITE PLAN

SCALE: N.T.S.

A1.0



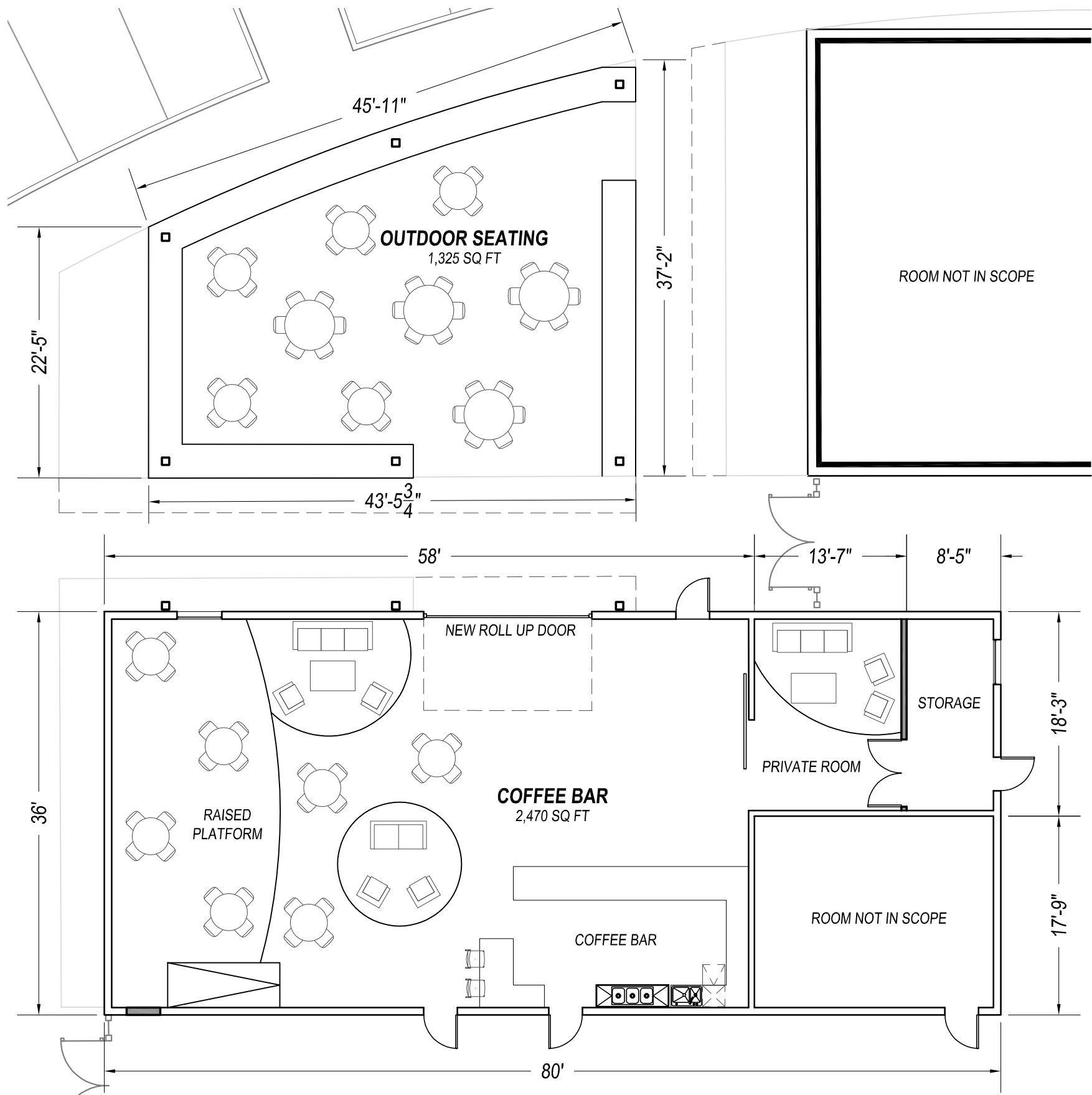
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FLOOR PLAN WALL LEGEND

-  EXISTING WALL TO REMAIN
-  NEW WALL



FLOOR PLAN

SCALE 3/32" = 1'-0"

A2.0



EXTERIOR RENDERING

NOT TO SCALE

A5.0



INTERIOR RENDERING

NOT TO SCALE

A5.1

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: Perfekt Union Date: 3/28/23

Project Description: Medi-spa offering Aesthetic & wellness services

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

Property Owner: Carl Nelson Properties, LLC

Applicant(s) Name: _____

Project Address/Location: 2336 W. Sunnyside Ave, Suite 'C'

Assessor Parcel Number: 121-100-089 Suite C - 1246 Sq Ft

Parcel Size (Acreage or Square Feet): 4,200 sq ft Building or Suite Square Footage: 4,039 sq ft

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ _____ Date Received: 03.27.2023

Describe All Proposed Building Modifications: _____ SPR Agenda: 04.05.23 Item No. _____

Zone: O-PA SPR No. 23-

Historic District: Yes No

Flood Zone: X AE X/AE

--- THIS AREA FOR CITY STAFF USE ONLY ---
Date Received: 03.27.2023
SPR Agenda: 04.05.23 Item No. _____
Zone: O-PA SPR No. 23-
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 Administration / Insurance office

Proposed Building Use: Outpatient - medical spa

Proposed Hours of Operation: M-F 9-5

Days of Week In Operation (Circle): Su Sa

Number of Employees Per Day: Existing 0 Proposed 2

Number of Customers Per Day (Estimated): Existing 0 Proposed 10-30

Predicted Peak Operating Hour: M-F 9-5

Describe Any Truck Delivery Schedule & Operations: No Scheduled deliveries - routine drop offs of supplies as needed

Please Identify Any Unique or Specific Traffic Patterns That Will Require Accommodations For Operations, Customers, or Employees (Provide Separate Attachment if Necessary): no unique traffic patterns

Describe Any Special Events Planned for the Facility: none planned at this time

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: Marc Nelson Signature of Owner or Authorized Agent* _____
 Address: 1519 N 11th Ave Mark Nelson 3/24/2023
 City, State, Zip: Hanford CA 93230 Owner ID: 758F8073F7C044A Date: _____
 Phone: 559-623-2128 ext. 12 Authorized Agent* _____ Date: _____
 Email: _____

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

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 duty authorized agent for all purposes necessary to fill 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.

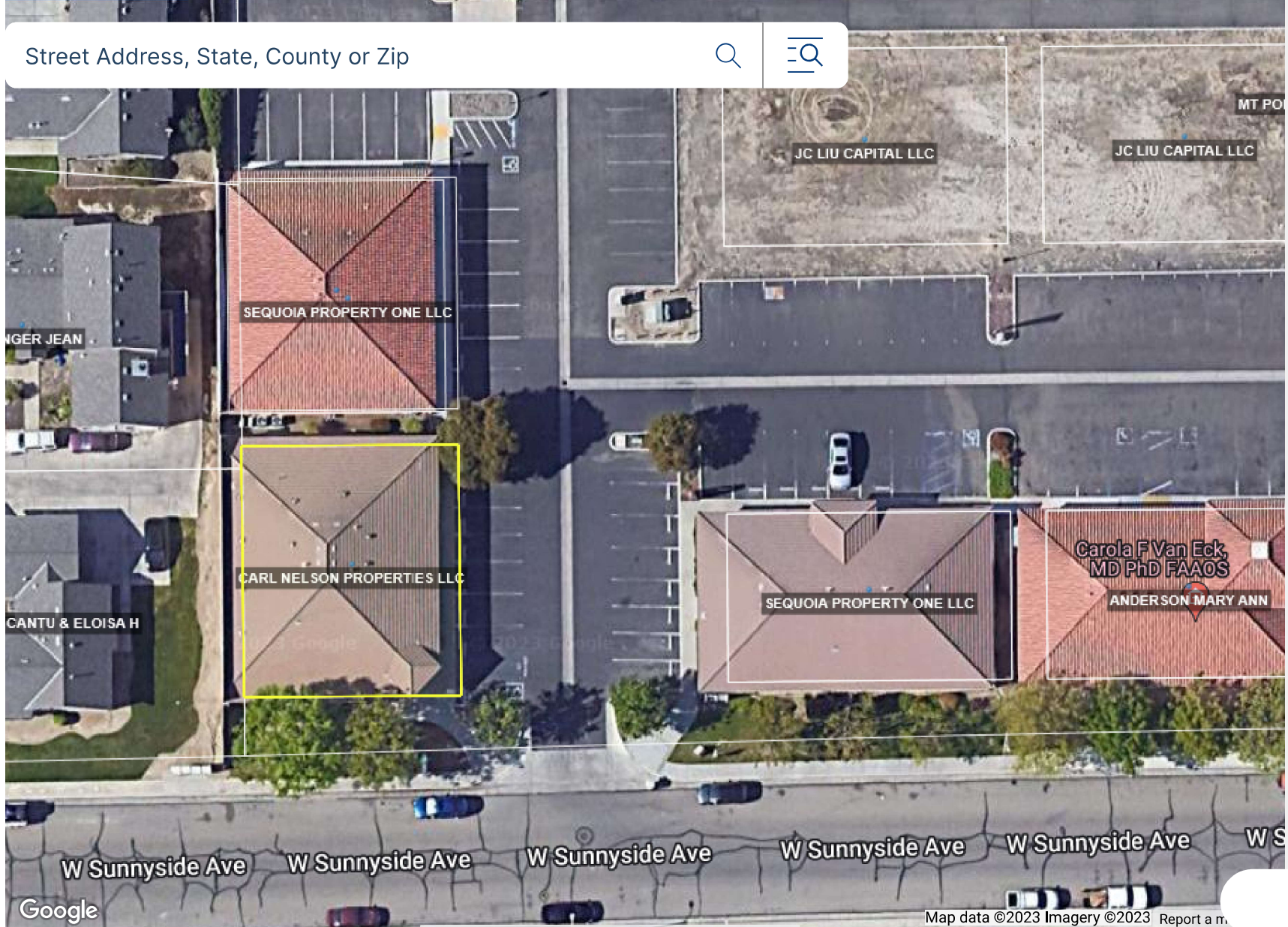
Executed this _____ day of _____, 20____

OWNER	Signatures	AGENT
Signature of Owner (Notary Required)		Signature of Agent
Owner Mailing Address		Agent Mailing Address
Owner Phone Number		Agent Phone Number

Approved by City of Visalia:

By: _____ Date: _____

Street Address, State, County or Zip



Google

Map data ©2023 Imagery ©2023 Report a m

Chat

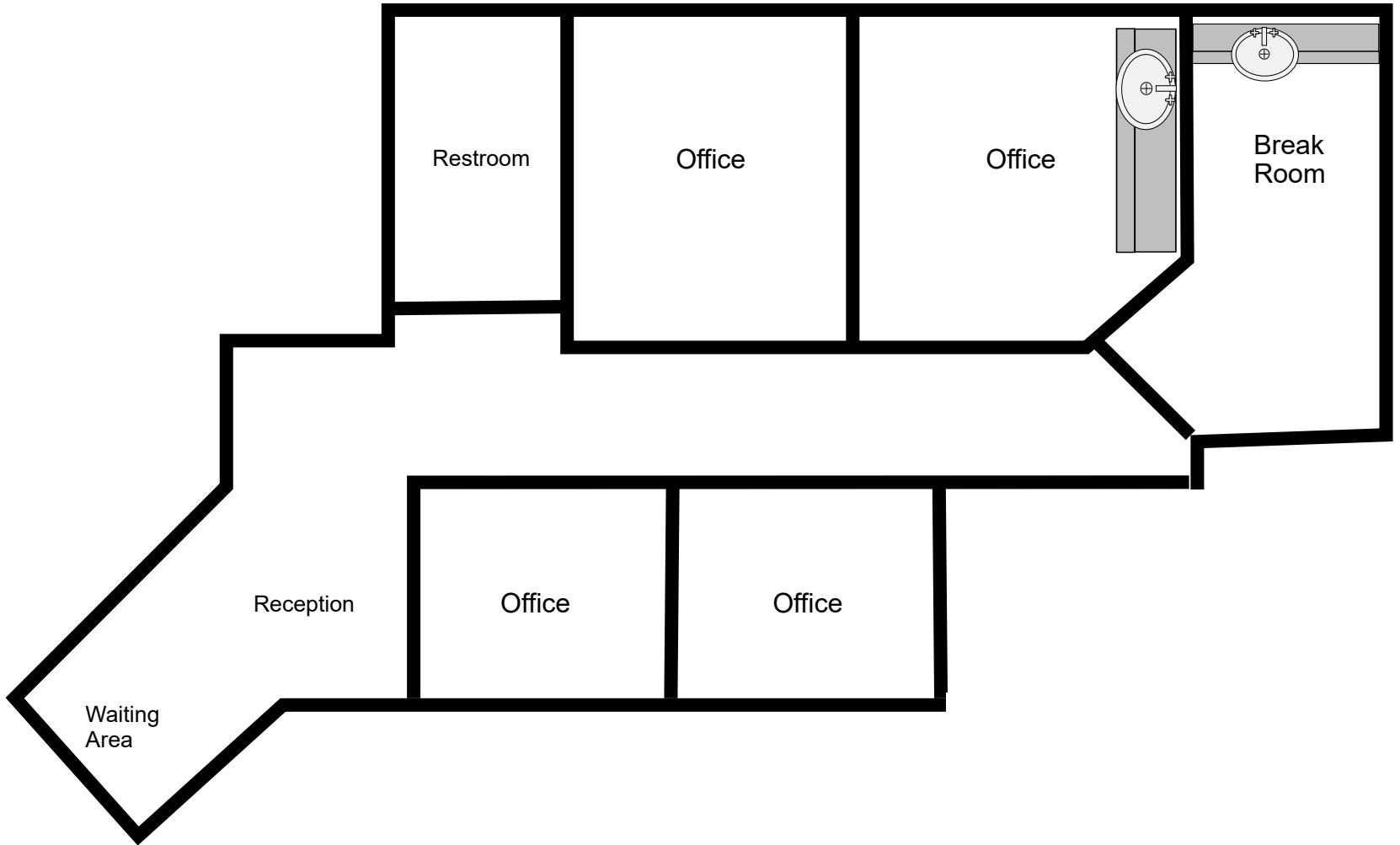
Operational Statement for Perfekt Union

To Whom it may concern:

Perfekt Union was established in Aug 2022 but has yet to offer professional services to the public. We identify as a small business-medical spa type practice that specializes in aesthetics and wellness, professional services are offered by Kaylah B Gonzales PA-C, with Medical Director and Supervising Physician- Dr. Kyon Amiel Hood M.D who also is certified in aesthetics and wellness practices.

Aesthetic services being- the practice of improving the aesthetic appearance with minimally invasive treatments such as neurotoxin (also known as botox), Dermal Fillers, Facials and Microneedling.

Wellness services being- the practice of overall wellness with dietary counseling, medical weight-loss medications with eventual offerings of hormone assessment and balance.



AGENCY AUTHORIZATION

OWNER:

X I, Krista Galante, declare as follows:
(Owners Name)

I am the owner of certain real property bearing assessor's parcel number (APN):

X 100.030.021

AGENT:

I designate STEPHEN MOHR, to act as my duly authorized
(Agent's Name) (Please type or print)

agent for all purposes necessary to file an application for, and obtain a permit to
PARK BOMBSTER BEANS MOBILE COFFEE TRUCK DAILY 7AM-7PM
(Action Sought)

relative to the property mentioned herein.

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

X Executed this 6th day of MARCH, 20 23

<p>OWNER</p> <p><u>[Signature]</u> (Signature of Owner)</p> <p><u>2321 E Noble Ave</u> (Owner Mailing Address)</p> <p><u>Visalia, CA 93292</u></p> <p><u>559.734.4313</u> (Owner Telephone)</p>	<p>AGENT</p> <p><u>[Signature]</u> (Signature of Agent)</p> <p><u>15051 Ave 296</u> (Agent Mailing Address)</p> <p><u>VISALIA CA 93292</u></p> <p><u>559 909 9752</u> (Agent Telephone)</p>
--	--

APPROVED:
CITY OF VISALIA

By: _____
(Signature)

Date: _____

*NOTE: OWNER'S SIGNATURE MUST BE NOTARIZED. Attach acknowledgment of signature(s) by Notary Public.

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 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: BOMBSHELL BEANS Date: _____

Project Description: PARK BOMBSHELL BEANS MOBILE COFFEE TRUCK
DAILY 7 AM - 7 PM

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

Property Owner: G4 Asset Management, LLC, Krista Galante

Applicant(s) Name: STEPHEN MOHR

Project Address/Location: 1441 E Mineral King, Visalia, CA 93292

Assessor Parcel Number: 100-030-021

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

Are There Any Proposed Building Modifications: Yes No

Estimated Cost of Modifications to Building: \$ N/A

Describe All Proposed Building Modifications: _____

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

Date Received: 03.30.2023

SPR Agenda: 04.05.23 Item No. _____

Zone: C-S SPR No. 23-057

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: PARKING LOT

Proposed Building Use: PARK BOMBSHELL BEANS MOBILE COFFEE TRUCK

Proposed Hours of Operation: 7 AM - 7 PM

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

Number of Employees Per Day: Existing 1 Proposed _____

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

Predicted Peak Operating Hour: 10 AM

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

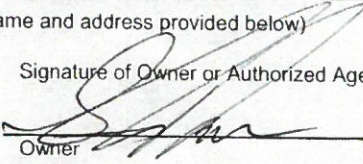
SITE PLAN MINIMUM REQUIREMENTS

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
 - 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: STEPHEN MOHR Signature of Owner or Authorized Agent* 

Address: 15051 AVE 296 Owner STEPHEN MOHR Date 3/6/23

City, State, Zip: VISALIA CA 93292 Authorized Agent* STEPHEN MOHR Date 3/6/23

Phone: 559 909 9752

Email: STEPHEN.MOHR84@AOL.COM

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

AGENCY AUTHORIZATION

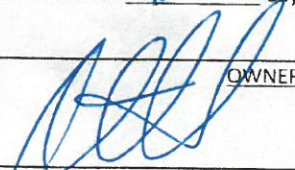

AGENCY AUTHORIZATION FORM

OWNER:
I, Krista Galante, GA Asset Management LLC, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):
100 030 021

AGENT:
I designate STEPHEN MOHR to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to PARK BOMBHELL BEANS MOBILE COFFEE TRUCK relative to the property mentioned herein. DAILY 7AM - 7PM

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

Executed this 6th day of March, 2023.

 OWNER	 AGENT
Signature of Owner	Signature of Agent
<u>2321 E Noble Ave</u>	<u>15051 AVE 296</u>
Owner Mailing Address	Agent Mailing Address
<u>Visalia CA 93292</u>	<u>VISALIA CA 93292</u>
<u>559.734.4313</u>	<u>559 909 9752</u>
Owner Phone Number	Agent Phone Number

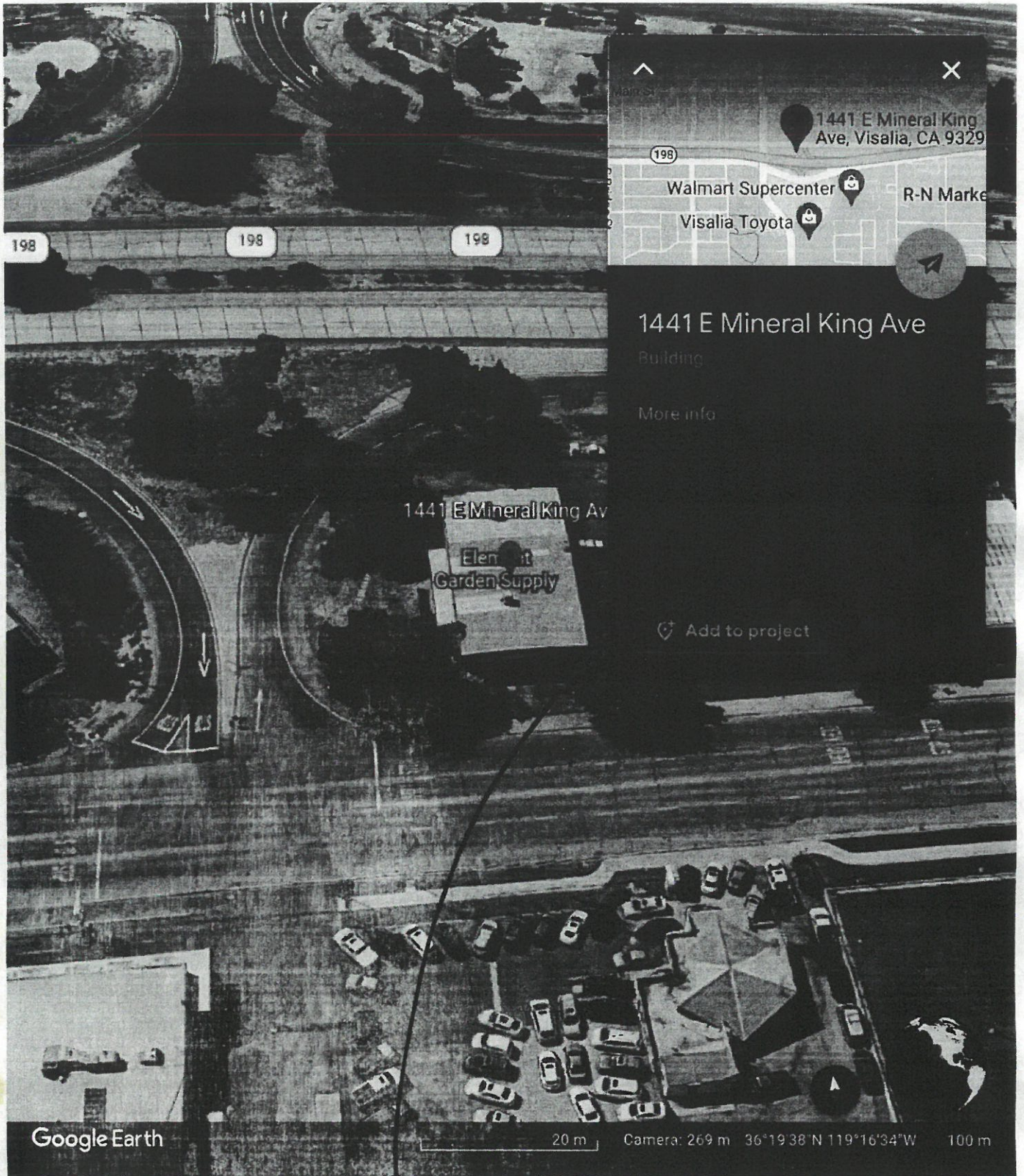
Temporary Conditional Use Permit for:

Operational Statement:

Days: Monday through Sunday (7 days a week)

Hours: 7am – 7pm

Bombshell Beans Mobile Coffee Truck on premise to provide coffee and tea with 1 barista operating the truck.



BOMBHELL COFFEE TRUCK

SITE PLAN MINIMUM REQUIREMENTS

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- ⇒ 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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 - 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: TOM HUGHES Signature of Owner or Authorized Agent*

Address: PO BOX 95

City, State, Zip: EXETER, CA 93221 Owner _____ Date _____

Phone: (559) 280-7950 Authorized Agent* _____ Date 3/30/23

Email: SHOTGUNHUGHES12@MSH.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: [Signature], declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

126-261-015 126-261-016

AGENT: I designate TOM HUGHES, 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.

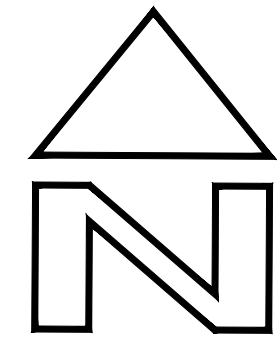
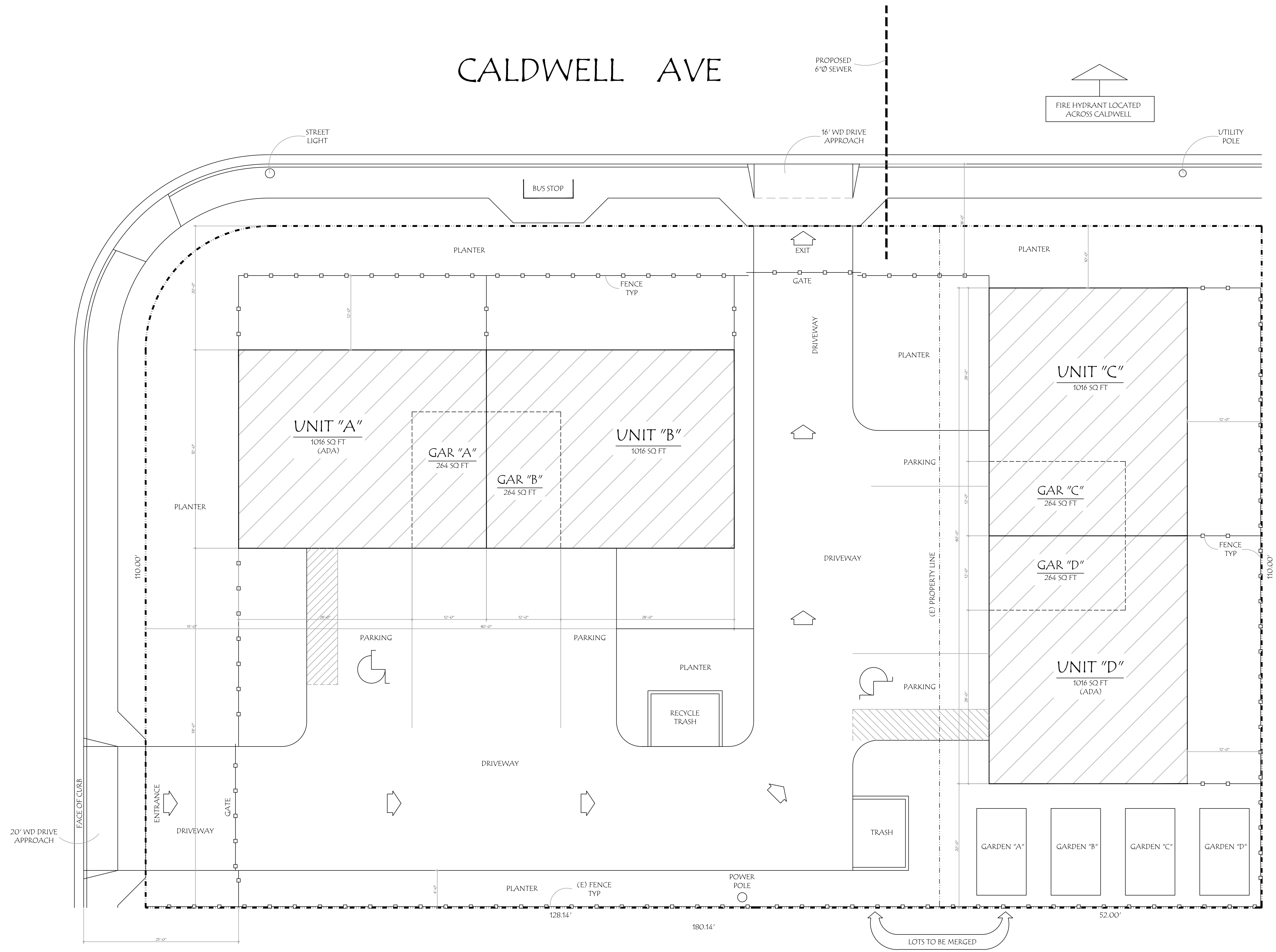
I declare under penalty of perjury the foregoing is true and correct.

Executed this MARCH day of 30, 2023.

OWNER	AGENT
Signatures	Signatures
<u>[Signature]</u>	<u>[Signature]</u>
Signature of Owner	Signature of Agent
<u>31361 PALM DR</u>	<u>P.O. Box 95</u>
Owner Mailing Address	Agent Mailing Address
<u>EXETER, CA 93221</u>	<u>Exeter Ca 93221</u>
Owner Phone Number	Agent Phone Number
<u>(559) 280-9650</u>	<u>559-280-7950</u>

COUNTY CENTER DRIVE

CALDWELL AVE



LEGAL DESCRIPTION
 2831 W. CALDWELL AVE
 VISALIA, CA 93277
 TULARE COUNTY
 APN 121-451-012
 121-451-013

REVISIONS	DATE	BY	DATE	SCALE
1				
2				
3				
4				

DRAWN BY: BNB
 DATE: MARCH '25
 SCALE: AS NOTED

THOMAS HUGHES
 PO BOX 95
 EXETER, CA 95221
 559-280-7950
 TOM@THOMASHUGHES.COM
HDS
 HUGHES DIVERSIFIED CORP.
 GENERAL CONTRACTOR

A NEW CUSTOM 4-PLEX DESIGN FOR
GLENA CRUMAL
 VISALIA, CALIFORNIA

BNB DRAFTING
 BRUCE BUYUKLIAN
 2222 W. SUNNYSIDE AVE. STE. #3
 VISALIA, CA 93277
 BRUYUKLIAN@YAHOO.COM (559) 827-5555

SHEET
JOB NUMBER
22-022