

SITE PLAN REVIEW AGENDA

4/26/2023 - 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 **Added to Agenda**

SITE PLAN NO: [SPR23065](#)

PROJECT TITLE: Mariscos El Tati, LLC

DESCRIPTION: Food Truck

APPLICANT: Jose Manuel Villa Gongalez

OWNER: JOBRAN YEZN

APN: 097312019

LOCATION: 1537 S COURT ST UNIT A

ITEM NO: 2 **Added to Agenda**

SITE PLAN NO: [SPR23066](#)

PROJECT TITLE: Colegio

DESCRIPTION: TPM Application Ref: 23-048 R&P

APPLICANT: Steve Macias

OWNER: COLEGIO DE LA TIERRA

APN: 079071030

LOCATION: 3525 N COURT ST

ITEM NO: 3 **Added to Agenda**

SITE PLAN NO: [SPR23067](#)

PROJECT TITLE: City Serve Youth Housing

DESCRIPTION: Four - two Story Modular Apartment Buildings, One Support Service Building Consisting of Laundry and Two Support Centers. (C-N)

APPLICANT: Raquel

OWNER: FARSAKIAN PROPERTIES LLC

APN: 098200070

LOCATION: 1308 E HOUSTON 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 requirement details below). 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: Mariscos El Tati, LLC Date: 4/17/2023

Project Description: Food truck

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

Property Owner: Yazan Mohammad Zitar Jubran

Applicant(s) Name: Jose Manuel Villa Gonzalez

Project Address/Location: 1537 S. Court St

Assessor Parcel Number: 097-312-019

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: \$ 0

Describe All Proposed Building Modifications: NONE

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

Date Received 04/17/2023

SPR Agenda: 04/26/2023 Item No _____

Zone C-N SPR No 23-065

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: Strip mall, operates Smokeshop, burrito shop, tattoo shop etc

Proposed Building Use: Using 3 stalls on parking lot (south part of parking lot)

Proposed Hours of Operation: 11am to 8pm

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

Number of Employees Per Day: Existing 2 Proposed 2

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

Predicted Peak Operating Hour: 12pm-2pm, 5pm-6pm

Describe Any Truck Delivery Schedule & Operations: No delivery
will park trailer & remove trailer daily, using quiet generator

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

- ⇒ 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
 - 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
- ⇒ 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: Yezn Mohammad Ziton Jobran Signature of Owner or Authorized Agent*

Address: 1537 S. Court _____ Date: 4/17/2023

City, State, Zip: Visalia, CA 93277 Owner _____

Phone: 559-749-0059 _____

Email: _____ 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: Yezn Mohammad Ziton Jobran

I, Jobran, 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 17th day of April, 2023

OWNER	AGENT
Signatures	Signatures
Signature of Owner <u>[Signature]</u>	Signature of Agent
Owner Mailing Address <u>1537 S. Court, Visalia CA 93277</u>	Agent Mailing Address
Owner Phone Number <u>(559) 749-0059</u>	Agent Phone Number

AGENCY AUTHORIZATION

OWNER:

I, Yezn Mohammed Zihan Idoran, declare as follows:
(Owners Name)

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

09132019

AGENT:

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

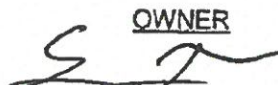
agent for all purposes necessary to file an application for, and obtain a permit to

_____ (Action Sought)

relative to the property mentioned herein.

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

Executed this 17th day of April, 2023

<p><u>OWNER</u></p> <p><u></u> (Signature of Owner)</p> <p><u>1537 S. Court Vista CA 93277</u> (Owner Mailing Address)</p> <p><u>(559) 749-0059</u> (Owner Telephone)</p>	<p><u>AGENT</u></p> <p>_____ (Signature of Agent)</p> <p>_____ (Agent Mailing Address)</p> <p>_____ (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.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)
County of Tulare)

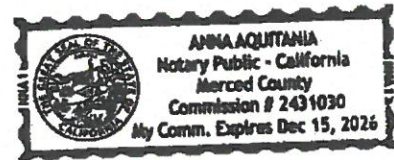
On April 17, 2023 before me, Anne Aquitania Notary Public,
(here insert name and title of the officer)

personally appeared Yerun Mohammad Zitar Jabran

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of City of Wasita Site Plan Review Application - Agency Authorization containing _____ pages, and dated _____

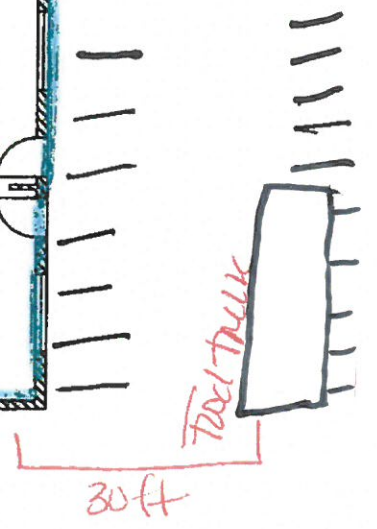
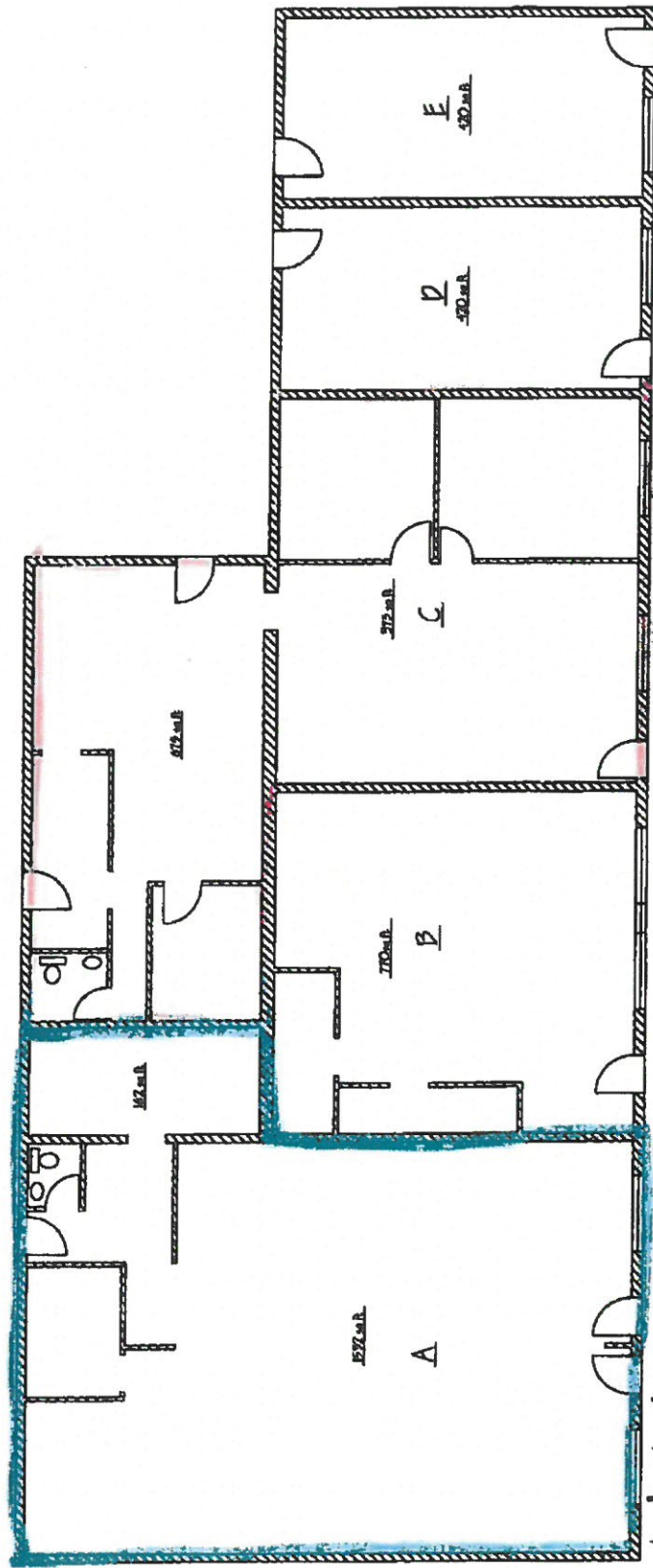
The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____
Title(s) _____
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)	
Notarial event is detailed in notary journal on: Page # _____ Entry # _____	
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/>	

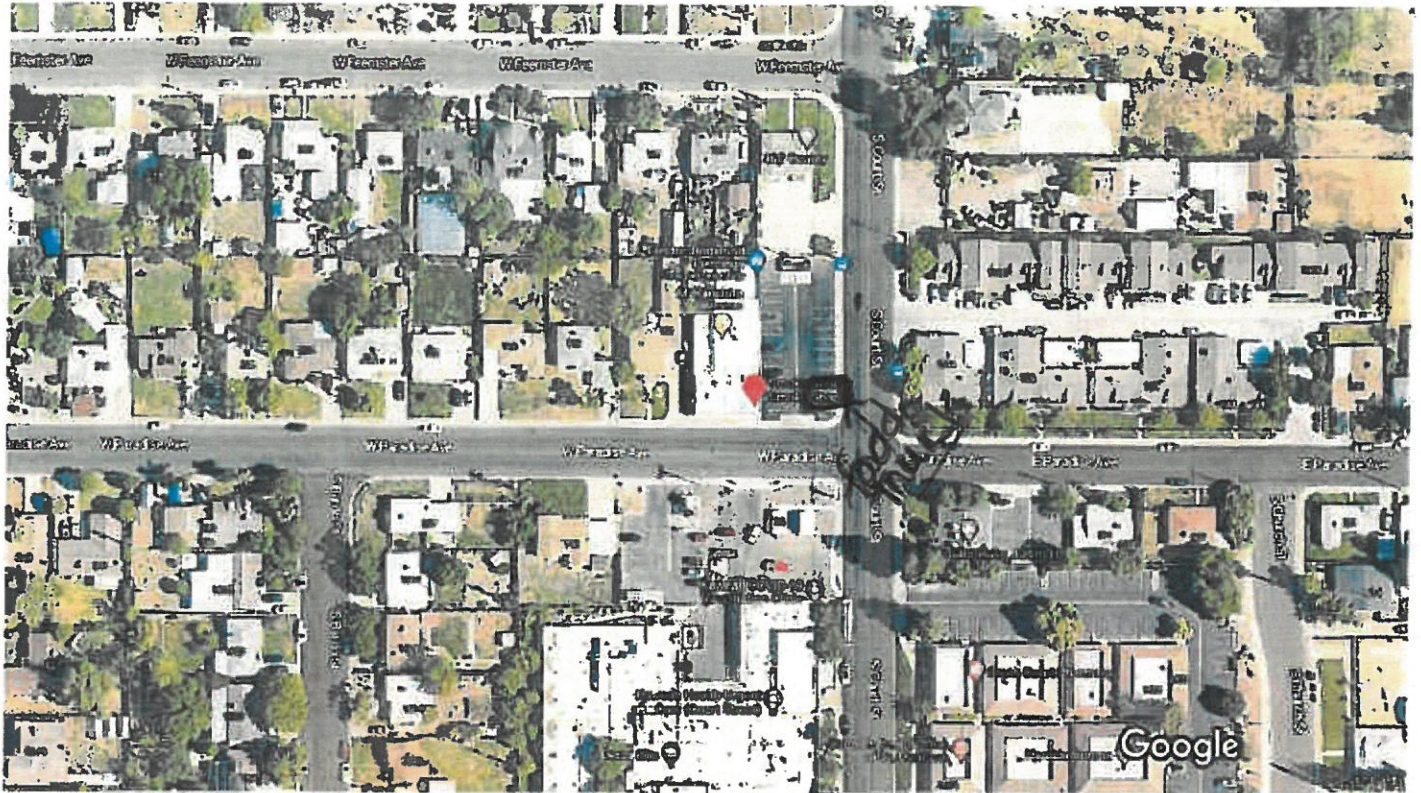
Paradise Ave.



Court St



Google Maps Smokin Deals Smoke Shop



Imagery ©2023 Maxar Technologies, Map data ©2023 50 ft



Smokin Deals Smoke Shop

4.7 ★★★★★ (340)

Tobacco shop

Overview

Reviews

About

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: Colegio Date: 4.20.23

Project Description: Tentative Parcel Map application

Site Plan Review Resubmittal: Yes No If Resubmittal, Previous Site Plan Review Number: 2023-048 Ref R&P

Property Owner: Colegio de la Tierra

Applicant(s) Name: Self-Help Enterprises

Project Address/Location: Dinuba Blvd (Hwy 63) @ Glendale

Assessor Parcel Number: 079-071-030 - - - - -

Parcel Size (Acreage or Square Feet): 16.03 Building or Suite Square Footage: N/A

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: 04/20/2023

SPR Agenda: 04/26/2023 Item No. _____

C-MU IS R-M-2, R-M-3

Zone: _____ SPR No. 23-066

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: mixed use

Proposed Hours of Operation: N/A

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: _____

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: _____

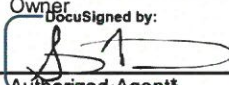
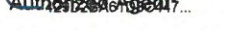
SITE PLAN MINIMUM REQUIREMENTS

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: <u>4-Creeks</u>	Signature of Owner or Authorized Agent*
Address: <u>324 S. Santa Fe St.</u>	
City, State, Zip: <u>Visalia, CA</u>	Owner <u>DocuSigned by:</u> 
Phone: <u>559-802-1589</u>	Date: <u>3/15/2023</u>
Email: <u>stevenm@4creeks.com</u>	Authorized Agent* <u>DocuSigned by:</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, Colegio de la Tierra (Anita Bivian), declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN):

079-071-030

AGENT:

I designate 4-Creeks, to act as my duly authorized agent for all purposes necessary to file an application for, and obtain a permit to Tentative Parcel Map relative to the property mentioned herein.

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

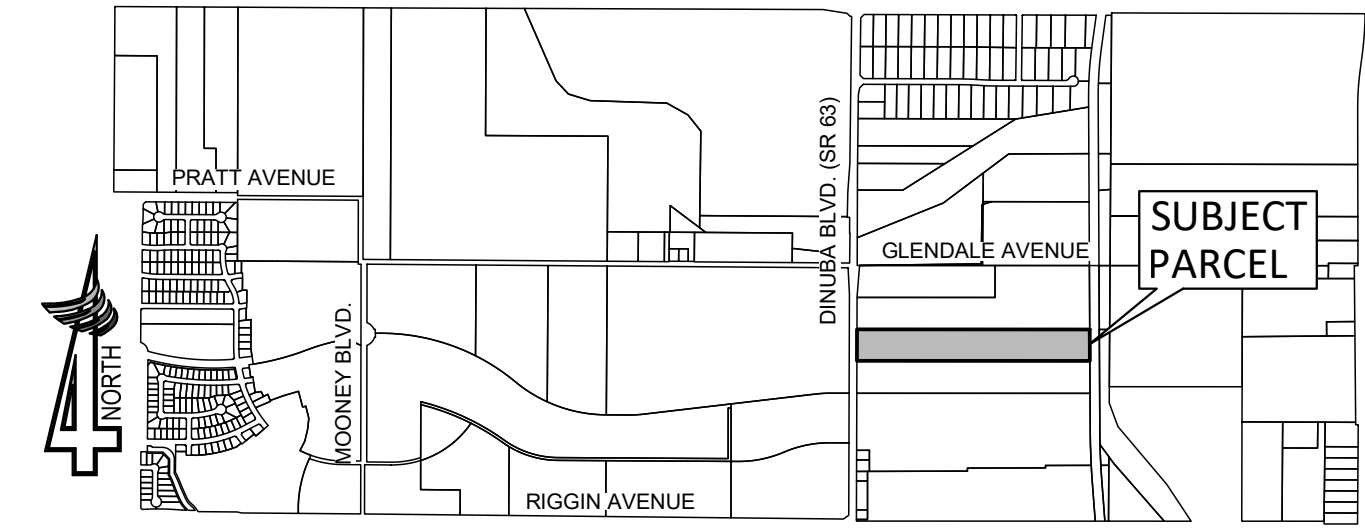
Executed this 15th day of March, 2023.

OWNER	Signatures	AGENT
DocuSigned by: <u>Anita Bivian</u>		DocuSigned by: 
Signature of Owner <u>08C3B176DBB0400...</u>		Signature of Agent <u>429026A61D8C447...</u>
Owner Mailing Address <u>8445 W. Elwin Ct. P.O. Box 6520</u>		Agent Mailing Address <u>324 S. Santa Fe St.</u>
<u>Visalia, CA 93290</u>		<u>Visalia, CA 93292</u>
Owner Phone Number <u>559-802-1589</u>		Agent Phone Number <u>559-802-3052</u>

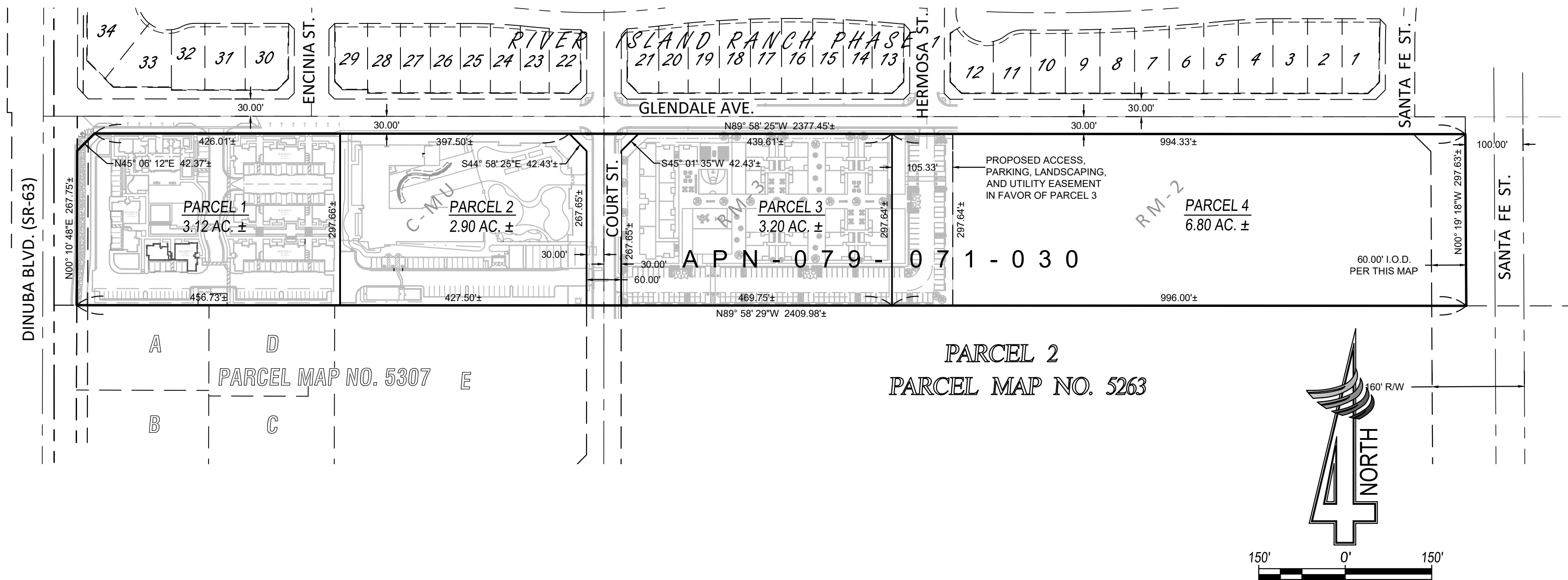
TENTATIVE PARCEL MAP

SITE DATA

OWNER: SELF HELP ENTERPRISES
 APN: 079-071-030
 AREA: 16.02 AC. ±
 SEWER: CITY OF VISALIA
 STORM: CITY OF VISALIA
 WATER: CAL WATER
 GAS: SO. CAL. GAS
 ELEC: EDISON
 FLOOD ZONE: X
 ZONING: C-MU, RM-2, RM-3



VICINITY MAP



PREPARED BY:

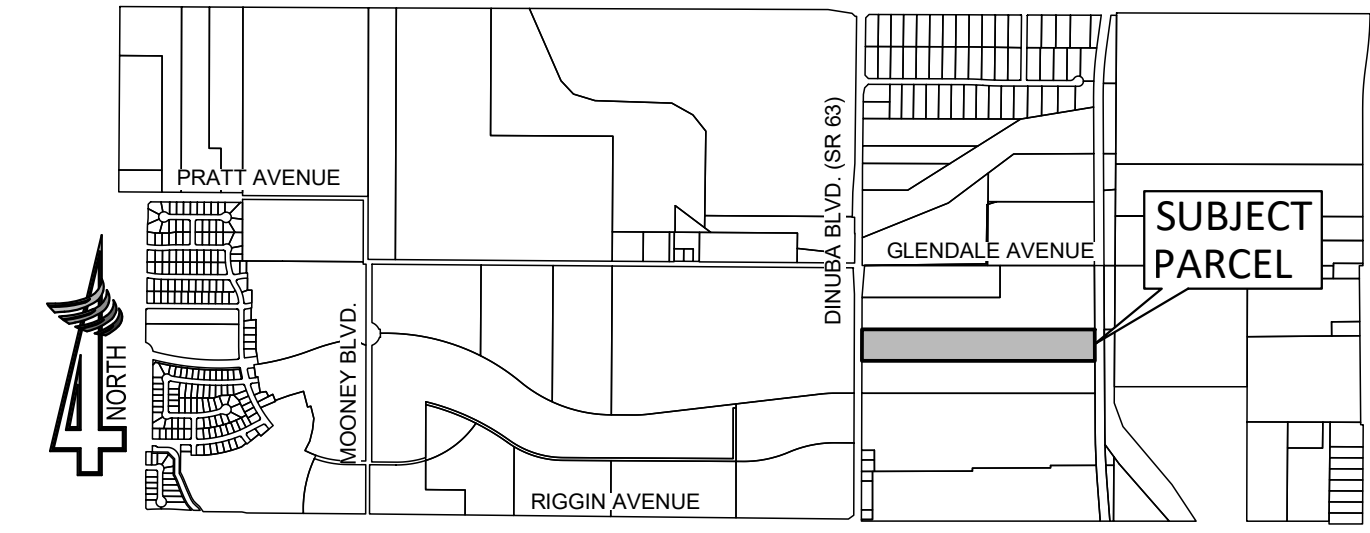


324 S. SANTA FE ST., STE. A
 P.O. BOX 7593
 VISALIA, CA 93292
 TEL: 559.802.3052
 FAX: 559.802.3215

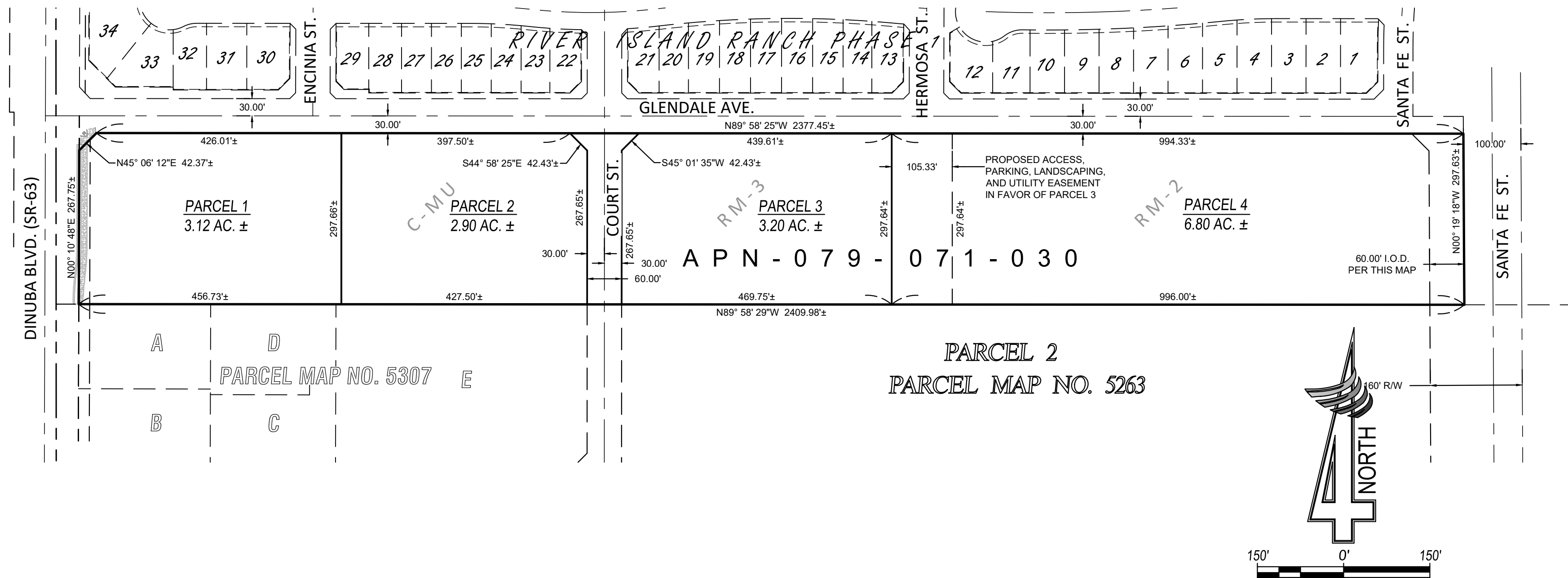
TENTATIVE PARCEL MAP

SITE DATA

OWNER: SELF HELP ENTERPRISES
 APN: 079-071-030
 AREA: 16.02 AC. ±
 SEWER: CITY OF VISALIA
 STORM: CITY OF VISALIA
 WATER: CAL WATER
 GAS: SO. CAL. GAS
 ELEC: EDISON
 FLOOD ZONE: X
 ZONING: C-MU, RM-2, RM-3



VICINITY MAP



PREPARED BY:



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

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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

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

GENERAL PROJECT INFORMATION

Project/Business Name: CityServe Youth Housing Date: 4/12/2023

Project Description: Four - two story modular apartment buildings, one support service building consisting of laundry and two support centers.

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

Property Owner: Farsakian Properties LLC

Applicant(s) Name: CityServe TulareKings

Project Address/Location: North of Houston Ave, along the west side of Cain St in Visalia, CA

Assessor Parcel Number: 098 - 200 - 070

Parcel Size (Acreage or Square Feet): 3.44 ± acres Building or Suite Square Footage: _____

Are There Any Proposed Building Modifications: Yes No

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

Describe All Proposed Building Modifications: N/A

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

Date Received: 04/20/2023

SPR Agenda: 04/26/2023 Item No. _____

Zone: C-N SPR No. 23-067

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: Vacant Land

Proposed Building Use: Four - two story modular apartment buildings, one support service building consisting of laundry & two support centers

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 0 Proposed 0

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

Predicted Peak Operating Hour: N/A

Describe Any Truck Delivery Schedule & Operations: Normal residential deliveries

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
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 - 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: CityServe TulareKings Signature of Owner or Authorized Agent* _____
 Address: 1021 South Burke Street _____
 City, State, Zip: Visalia, CA 93292 Owner _____ Date _____
 Phone: 559-786-4902 Authorized Agent* _____ 4/13/23
 Email: Raquel@cityservetularekings.com _____ Date _____

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

AGENCY AUTHORIZATION

AGENCY AUTHORIZATION FORM

OWNER:

I, Farsakian Properties LLC, declare as follows; I am the owner of certain real property bearing assessor's parcel number (APN): 098-200-070

AGENT:

I designate AW Engineering, 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 13th day of April, 2023.

OWNER	Signatures	AGENT
DocuSigned by: <u>John Farsakian</u>		<u>Dana Bryan</u>
Signature ID: AFABA6D71DAC460...		Signature ID: 45AKFH2A10...
<u>3655 Golden Leaf Dr., westlake vlg, CA 91361</u>		<u>810 W. Acequia Ave</u>
Owner Mailing Address		Agent Mailing Address
<u>(818) 667-2021</u>		<u>559-713-6139</u>
Owner Phone Number		Agent Phone Number

PROJECT SUMMARY

NWC OF HOUSTON AVE AND CAIN ST.,
VISALIA, CA

BUILDING TYPE: V-A, 2 STORY WOOD MODULAR
V-A, LIGHT GAUGE PANELLIZED COMMUNITY BLDG.

ZONING: C-N (NEIGHBORHOOD COMMERCIAL)
RM-2 (MEDIUM DENSITY MULTIFAMILY RESIDENTIAL)

AREA: 3.43 ACRES (149,801 SF)
UNITS: 92 DU
DENSITY: 26.8 DU/AC

UNIT MIX
1 BED: 80 UNITS (87%)
2 BED: 12 UNITS (13%)

TOTAL: 92 UNITS
AVG. SIZE: 500 SF

TOTAL RESIDENTIAL NET RENTABLE AREA:
46,000 SF

PARKING PROVIDED: 54 SPACES

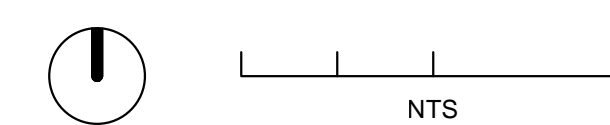


Architecture + Planning
888.456.5849
ktgy.com

CityServe TulareKings
1021 S Burke Street
Visalia, CA 93292

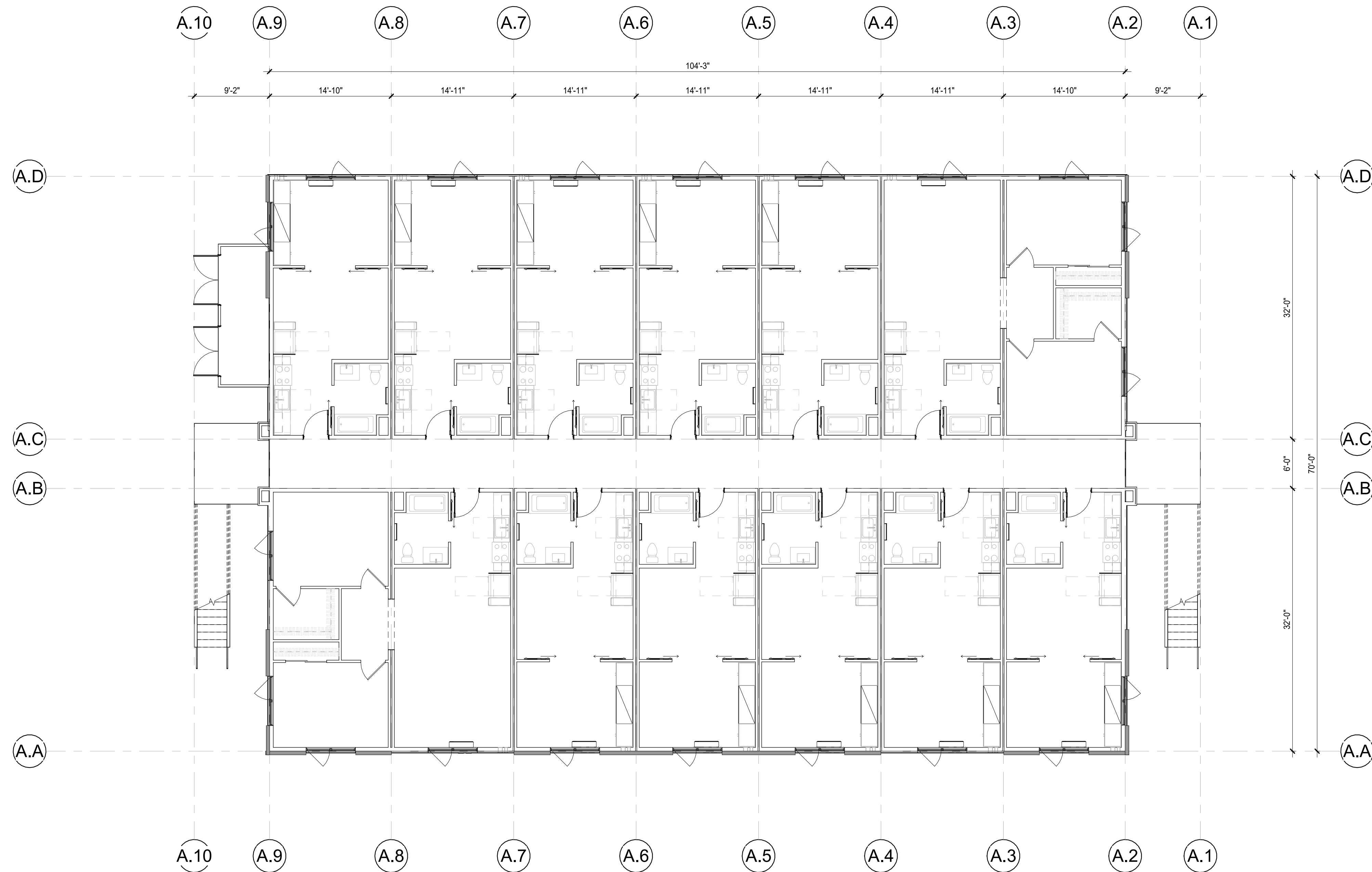
CityServe - Visalia
Visalia, CA # 2022-0982

CONCEPT DESIGN
APRIL 19, 2023



SITE PLAN

A1-0

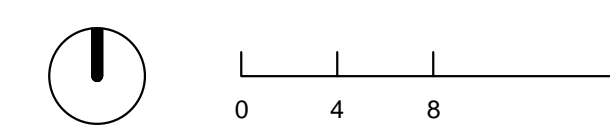


Architecture + Planning
888.456.5849
ktgy.com

CityServe TulareKings
1021 S Burke Street
Visalia, CA 93292

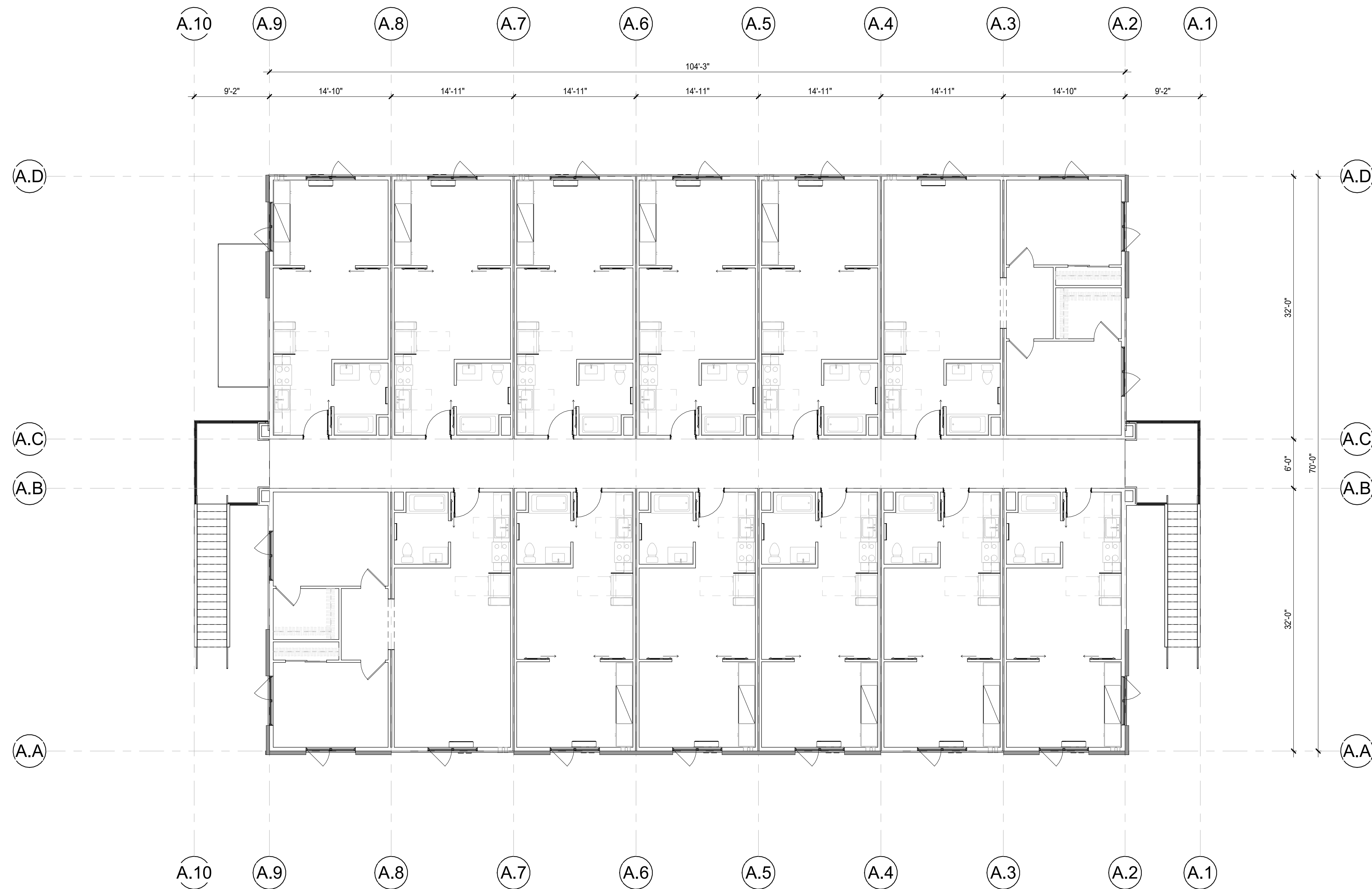
CityServe - Visalia
Visalia, CA # 2022-0982

CONCEPT DESIGN
APRIL 19, 2023



TYPICAL BUILDING PLAN
MODULAR BUILDING 1 - LEVEL 1

A1-1

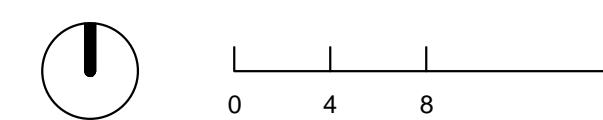


Architecture + Planning
888.456.5849
ktgy.com

CityServe TulareKings
1021 S Burke Street
Visalia, CA 93292

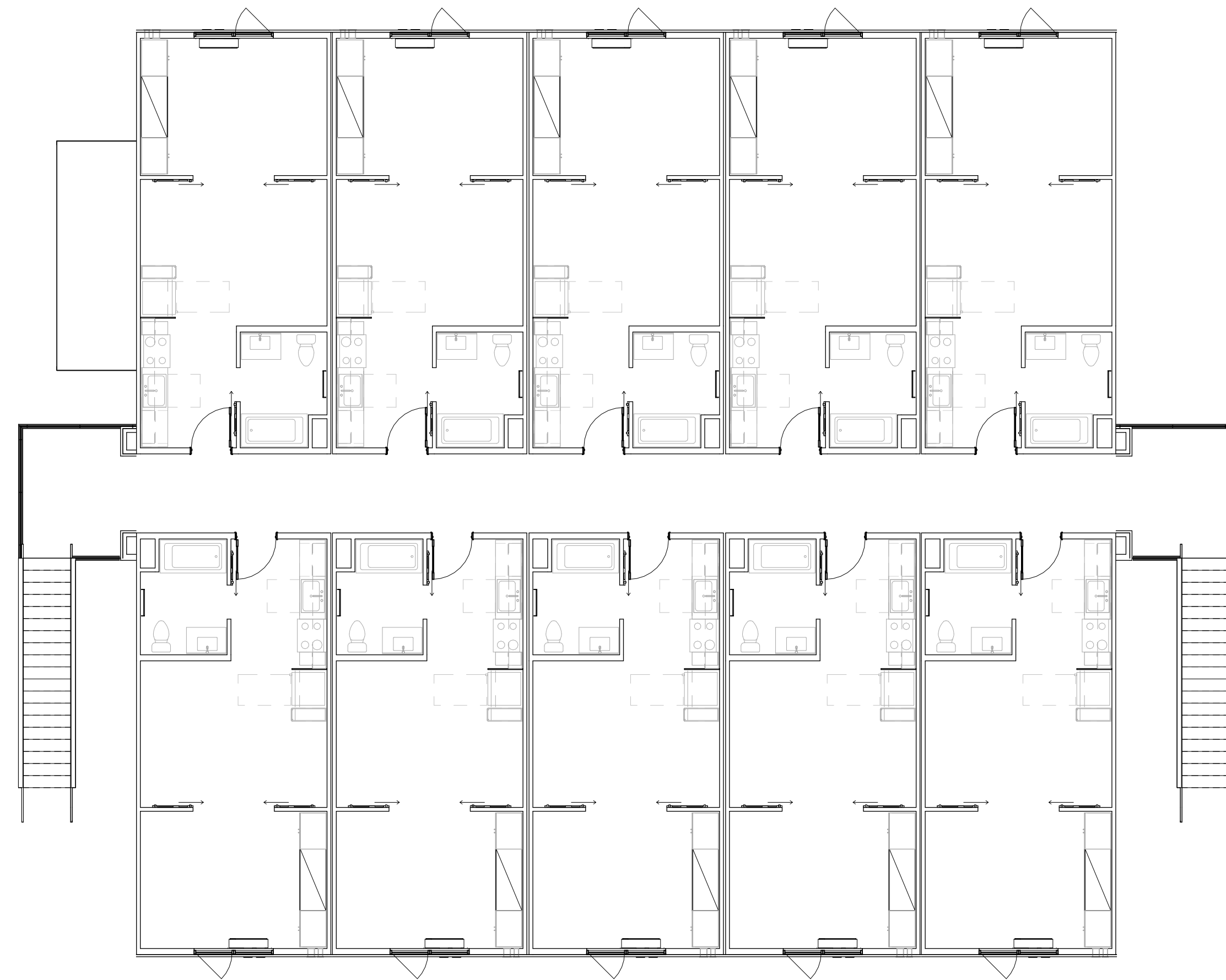
CityServe - Visalia
Visalia, CA # 2022-0982

CONCEPT DESIGN
APRIL 19, 2023

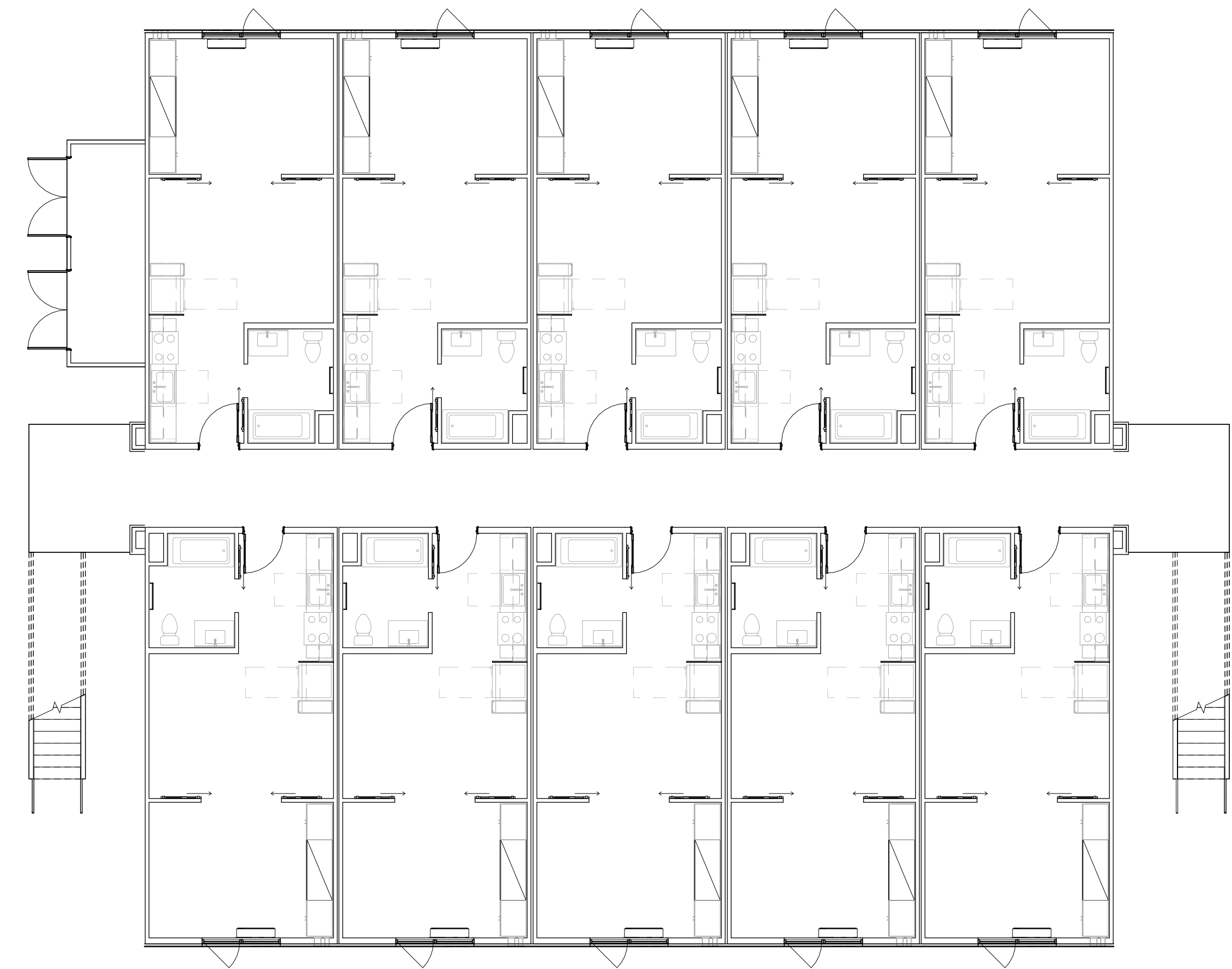


TYPICAL BUILDING PLAN
MODULAR BUILDING 1 - LEVEL 2

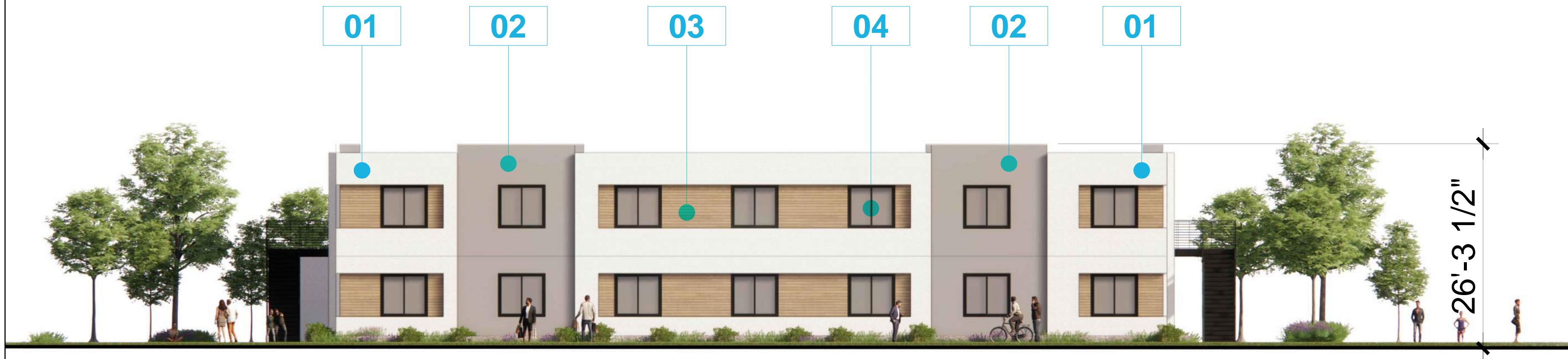
A1-2



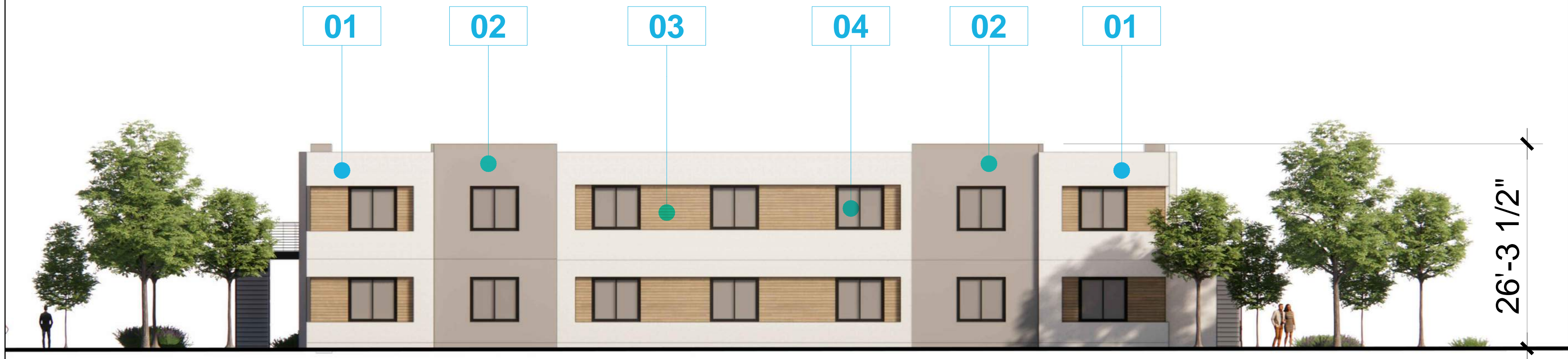
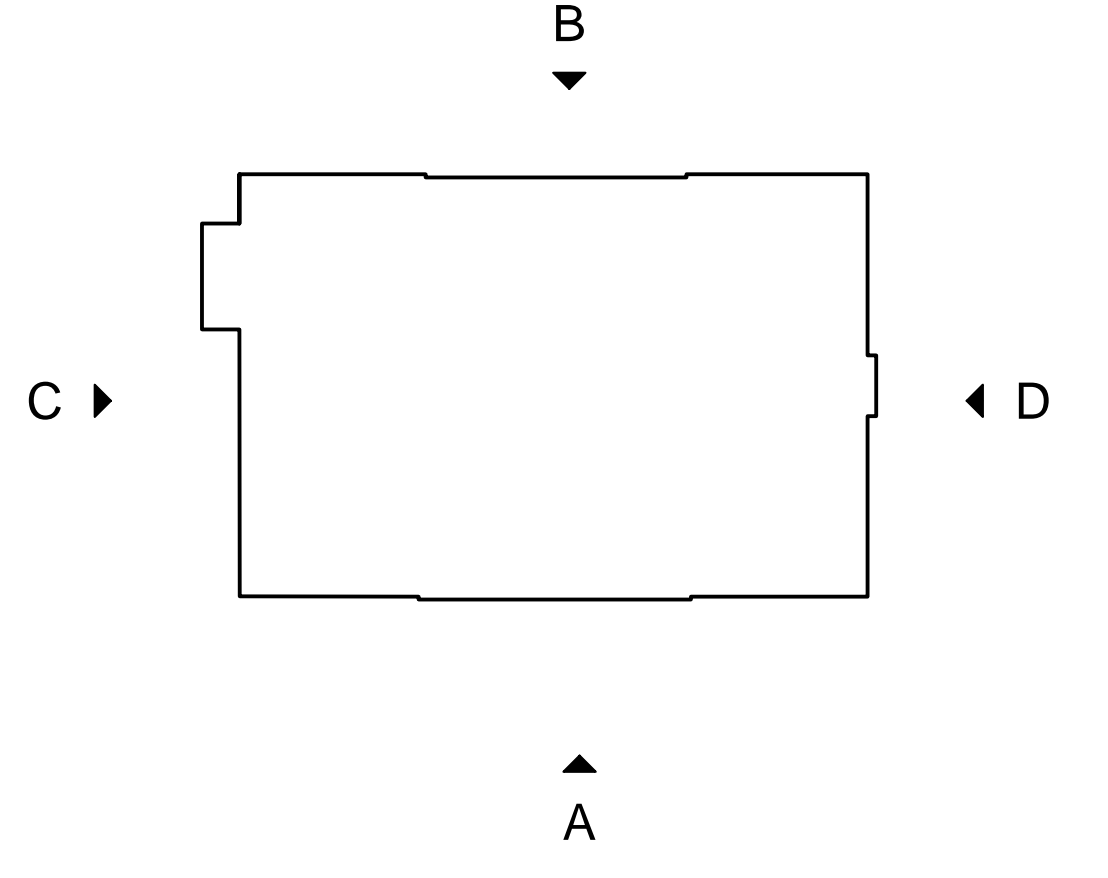
BUILDING 4 LEVEL 02 SCALE: 1/8" = 1'-0" 2



BUILDING 4 LEVEL 01 SCALE: 1/8" = 1'-0" 1



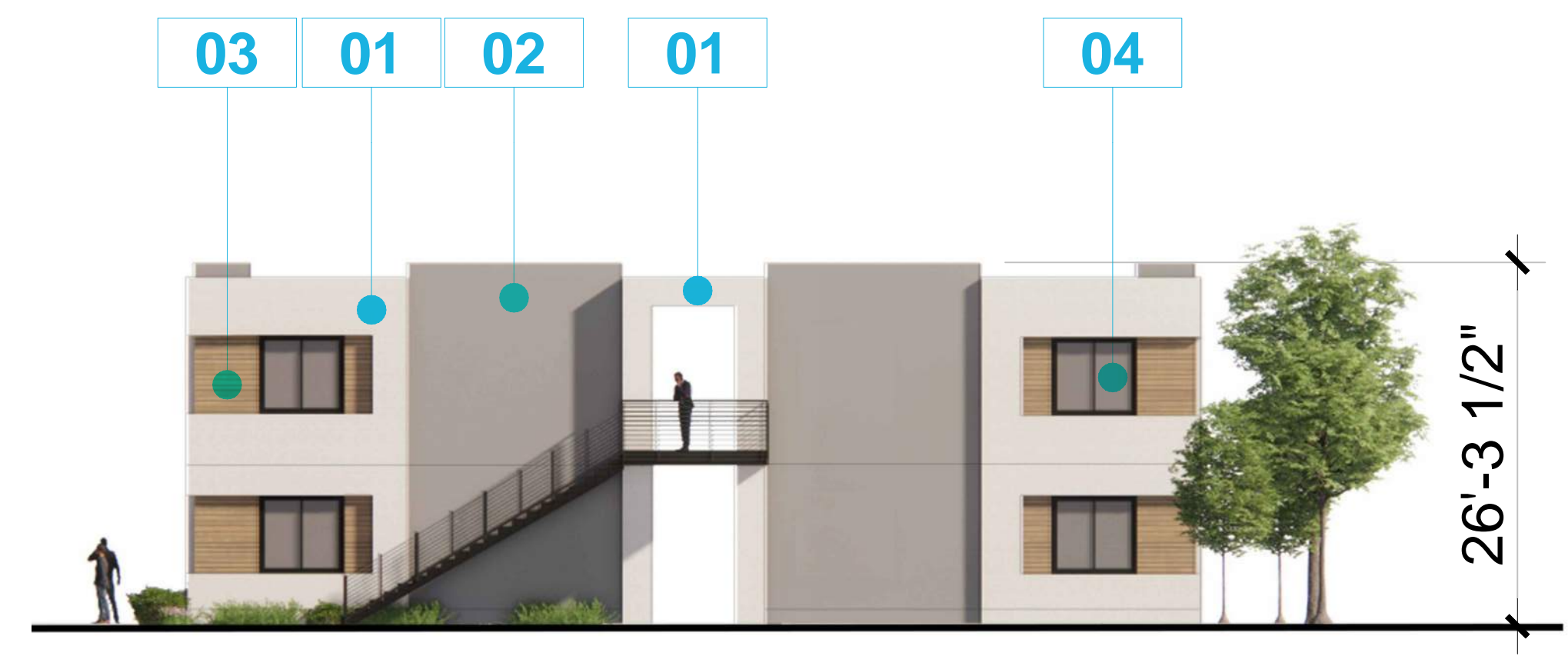
ELEVATION 'A'



ELEVATION 'B'



ELEVATION 'C'



ELEVATION 'D'

CALLOUT LEGEND

- 01 CREAM STUCCO
- 02 GREY STUCCO
- 03 SIDING
- 04 VINYL WINDOW

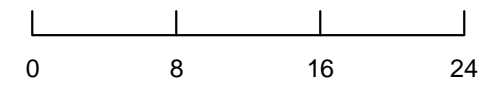


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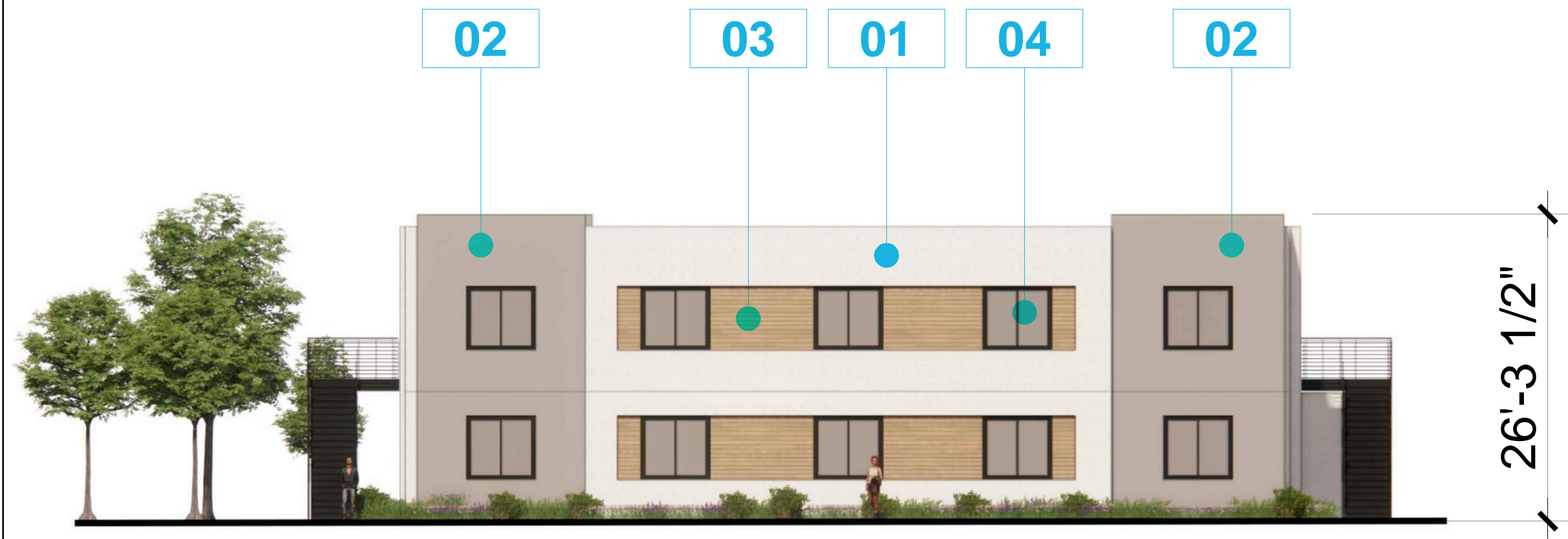
CityServe - Visalia
Visalia, CA # 2022-0982

CONCEPT DESIGN
APRIL 19, 2023

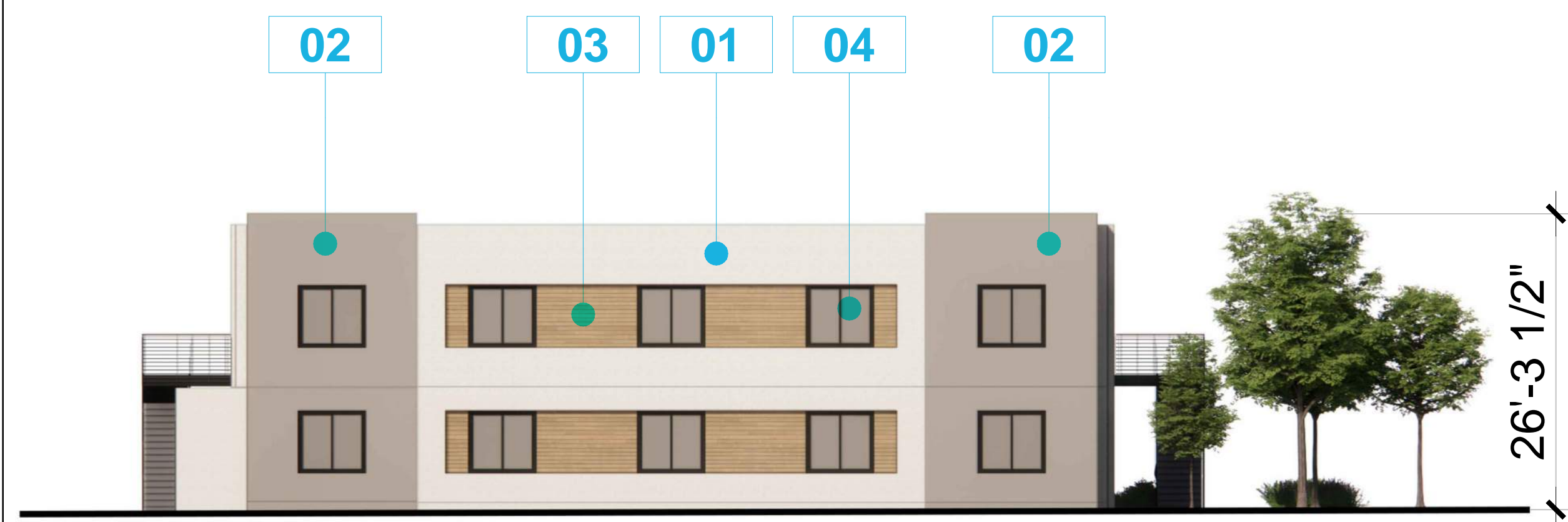


BUILDING ELEVATIONS
MODULAR BUILDING 1

A2-0



ELEVATION 'A'



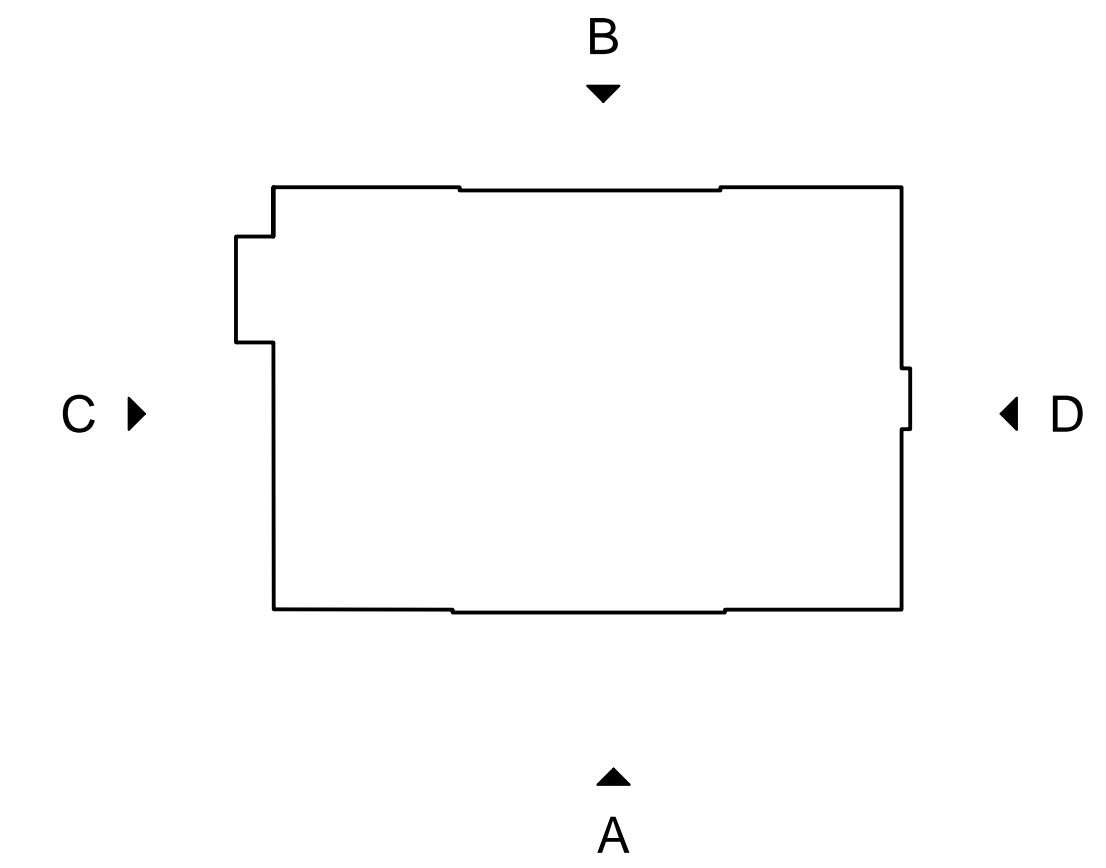
ELEVATION 'B'



ELEVATION 'C'



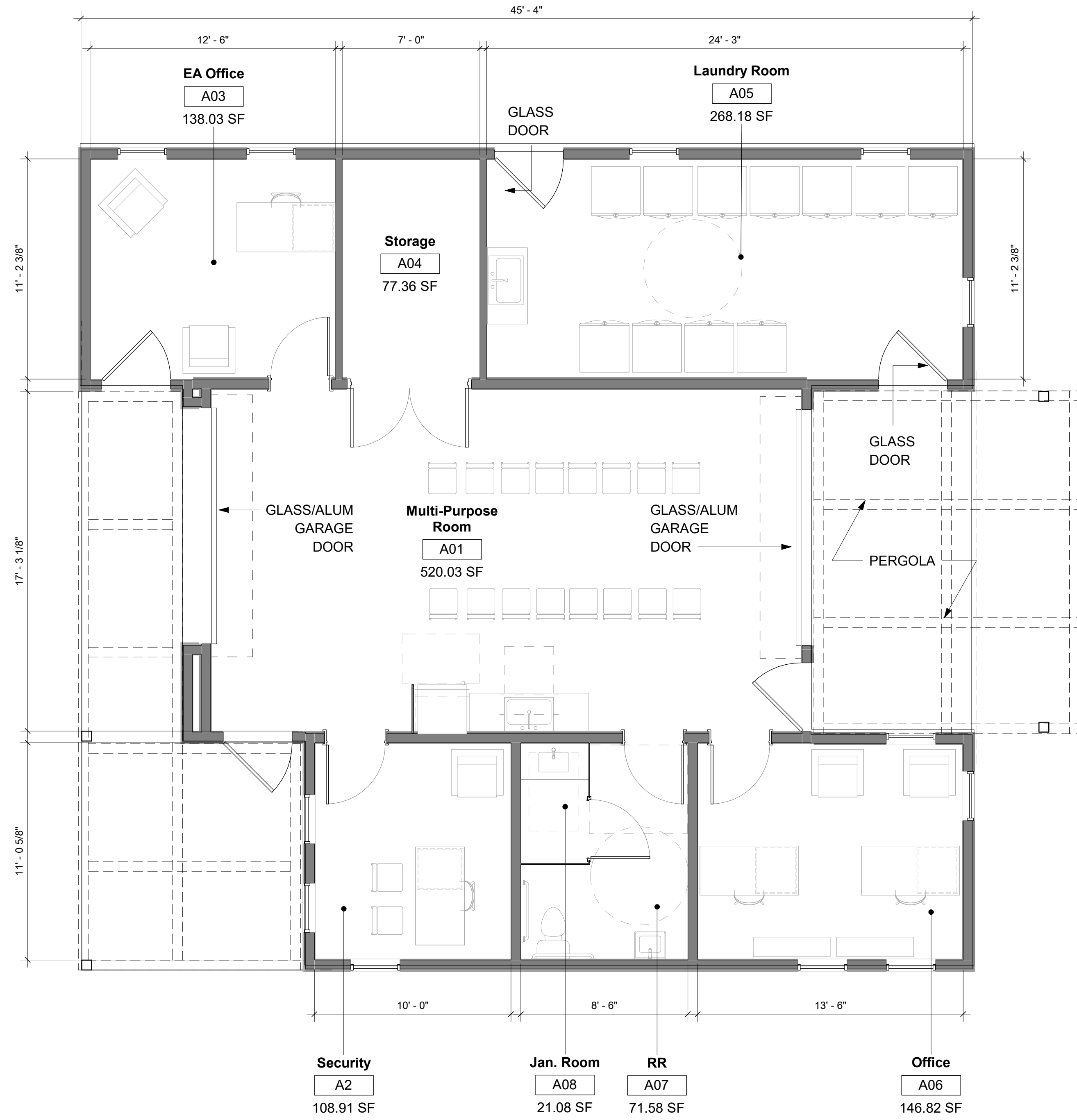
ELEVATION 'D'



CALLOUT LEGEND

- 01 CREAM STUCCO
- 02 GREY STUCCO
- 03 SIDING
- 04 VINYL WINDOW

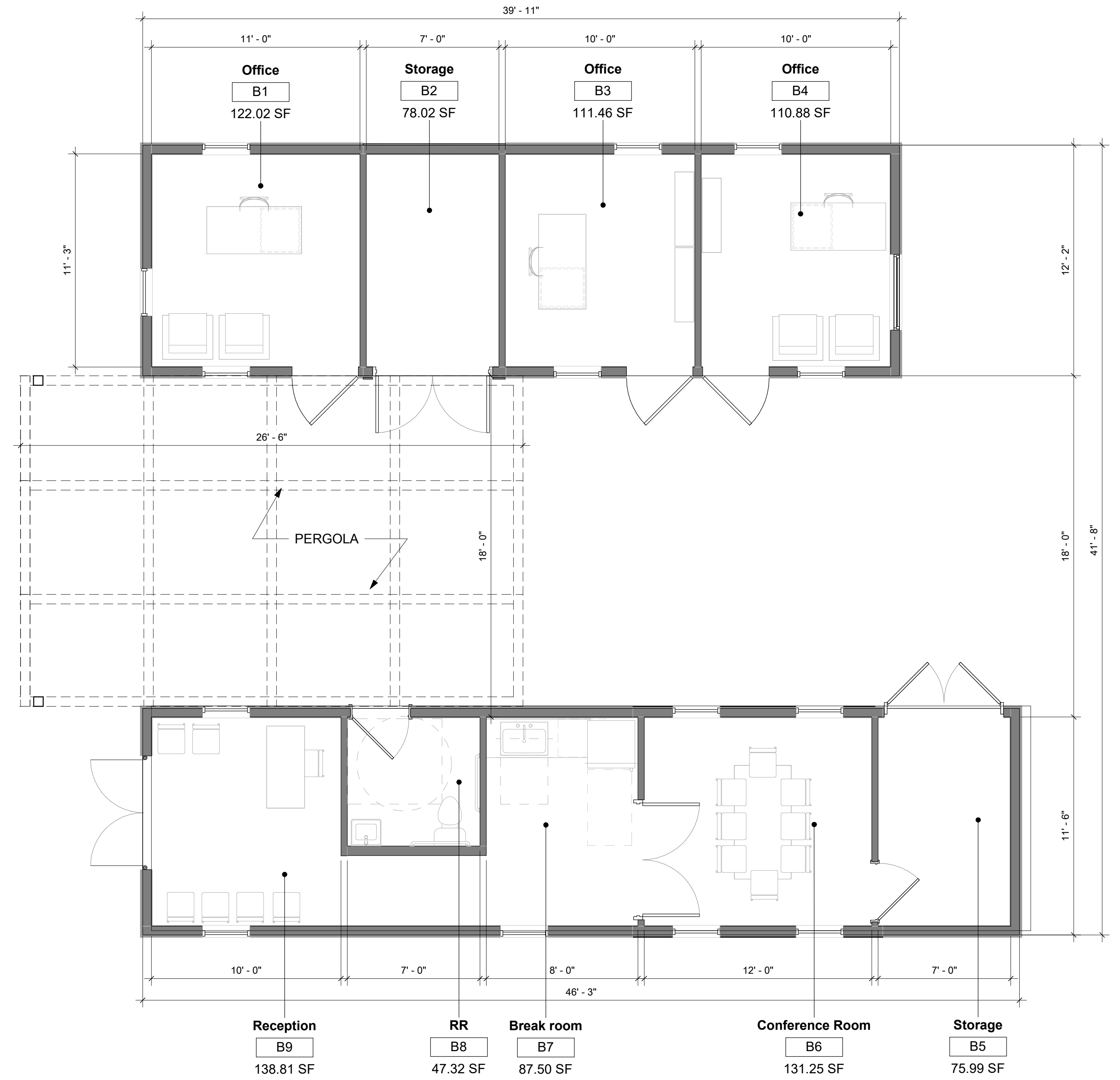
GROSS AREA
1519 SF



BUILDING 1 SCALE: 1/4" = 1'-0" 1

GROSS AREA
553 SF

GROSS AREA
486 SF



BUILDING 2 SCALE: 1/4" = 1'-0" 2

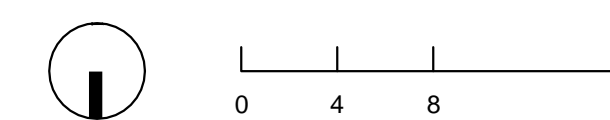


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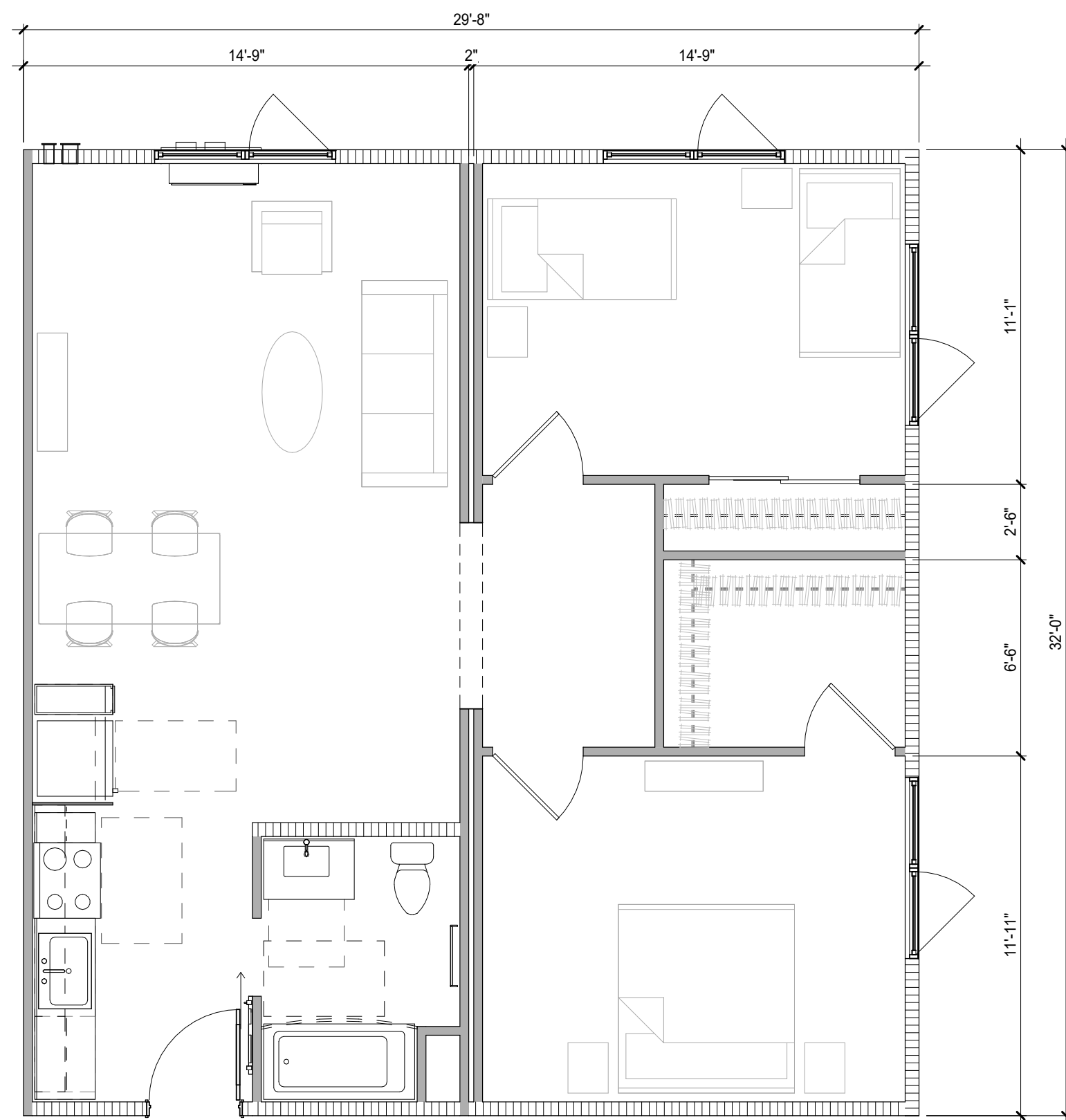
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CONCEPT DESIGN
APRIL 19, 2023

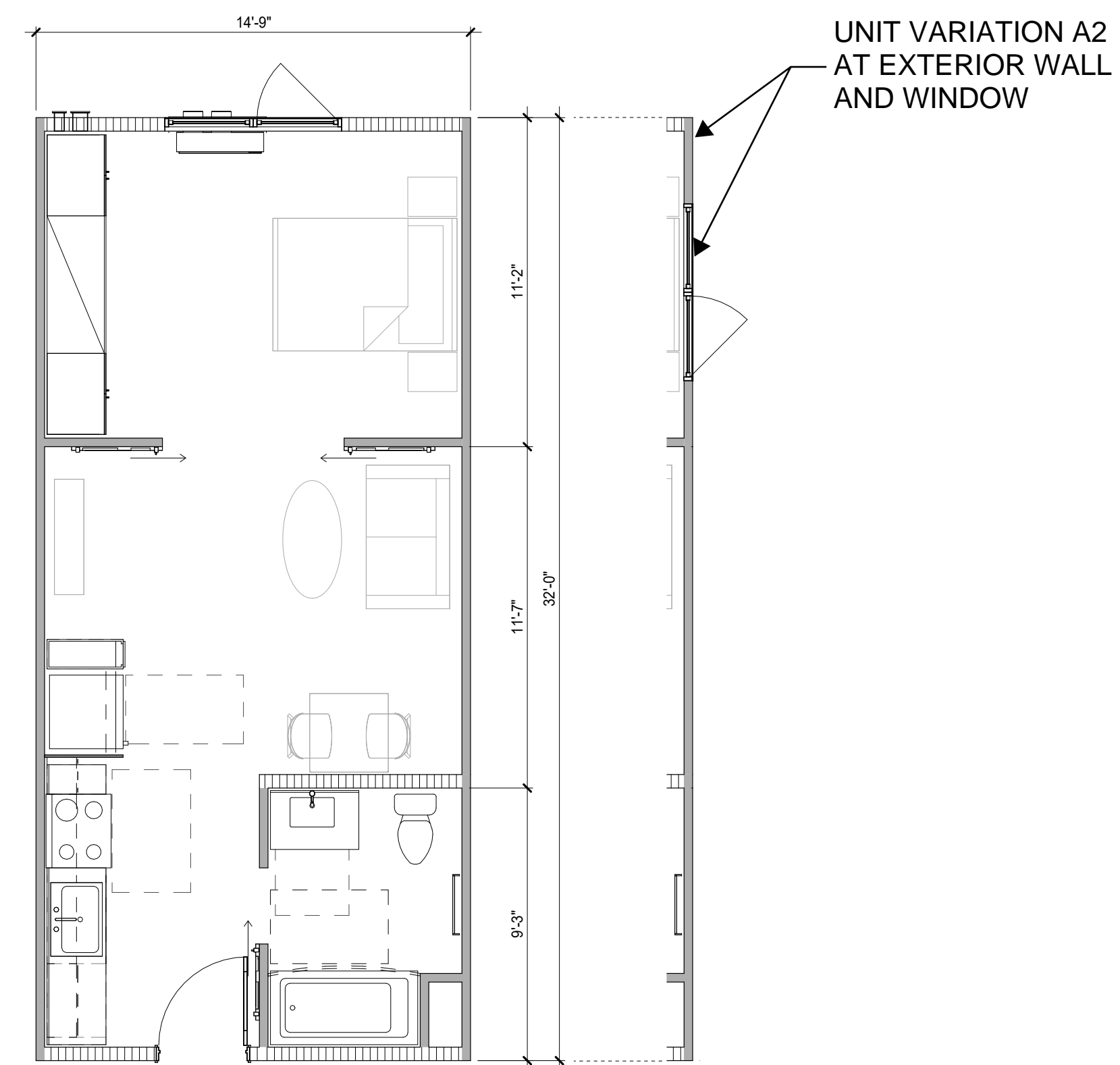


TYPICAL BUILDING PLAN
COMMUNITY BUILDING

A1-4



UNIT B SCALE: 1/4" = 1'-0" 2



UNIT A1 SCALE: 1/4" = 1'-0" 1



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UNIT PLANS

A3-0

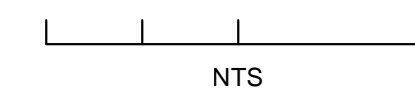


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CONCEPT DESIGN
APRIL 19, 2023



CONCEPTUAL PERSPECTIVES

A4-0

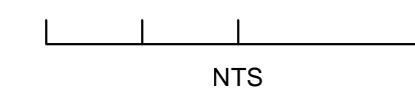


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CONCEPT DESIGN
APRIL 19, 2023



CONCEPTUAL PERSPECTIVES

A4-1



CityServe Lofts – Visalia (Homekey 3.0): OPERATIONAL STATEMENT
APN: 098-200-070, on behalf of CityServe TulareKings

The proposed project is located at the northern-most section of the currently vacant land located at the Northwest corner of North Cain Street and East Houston Avenue in Visalia, CA 93292. The subject of this Site Plan Review consists of a community of 92 multifamily apartments, built utilizing permanent, wood-framed modular construction. The overarching intent is to offer supportive affordable housing for transitional-age youth, 18-25 years, and other displaced low-income individuals to reduce the lack of affordable housing in Tulare County. This well-designed community will utilize and conforms to the city of Visalia's development requirements.

Project Information:

- a. Proposed Project. The intended outcome is to provide 92 affordable apartment units, consisting of 80 one-bedroom units and 12 two-bedroom units, one of which will serve as the manager's unit. The one-bedroom units will be approximately 425 sf. and the two-bedroom units will be approximately 850 sf. There will be a total of four two-story residential buildings. There will also be a 1,500 SF common amenities building with laundry, restroom, office, and multipurpose space, together with two 500 SF support buildings. These buildings will be constructed using a pre-fabricated light gauge steel panel system. Parking, landscaping, and site amenities will also be provided.
- b. Hours of Operation, Employees, Shifts & Vehicular Traffic
 - i. **Hours:** 24 hours a day 7 days/week
 - ii. **Staff:** 1 community manager and 24-hour access to management.
 - iii. **Parking:** Drive approach will be provided from Cain Street to the east of the site, and an emergency vehicle gate will be added to the west of the property, with access-controlled pedestrian gate. Per AB2162, 100% affordable housing is exempt from parking space requirements; however, parking spaces are proposed to meet the estimated needs of the tenant population.
 - iiii. **Residents Access:** The project will be a walk-in community for residents with all-weather surfacing to each unit. Bike racks will be available. An accessible path of travel will meet the requirements of the California Building Code.
- c. **Project sponsor's purpose and need for the project.** The project is to provide a supportively affordable high-quality elevated living opportunity for people whose incomes are below to Area Median Income level (AMI) in varying degrees of the need of support. The overarching goal will be to assist residents in finding an educational

pathway that supports their career goals and ultimately guides them to obtain full-time employment. Supportive services, counseling, and community mentorship will be provided.

- d. **Project Objectives.** To disrupt the cycle of homelessness by providing a supportive affordable elevated living for those people moving from temporary housing programs and other residents of Tulare County.
- e. **Adjoining facility and services.** The property is located in the Northwest area of the city of Visalia. The project will be located just north of the proposed a new healthcare facility, United Healthcare Clinic (UHC), which is planned for the northwest corner of Houston and Cain. The programs and facilities of the CityServe Lofts-Visalia include vehicle parking, laundry services, meeting spaces, and various social services that will be available to the project residents and continue on a permanent basis. Additional public facilities located in close proximity to the project include a Foodmaxx grocery store, a wellness spa, nail salon, several restaurants, an Amazon hub locker and a 24-hour gas station.
- f. **Existing Facilities.** The property is currently undeveloped and formerly was used as agricultural land.
- g. **Density Concession.** Per our conversation with Paul Bernal with the City of Visalia, the property is zoned RM2, which allows for 10-15 units/acre. Based on 3.44 acres, this equates to 51.6 units and with an 80% density bonus, the project will provide a total of 92 units.
- h. **Landscaping.** The property will be landscaped and the landscaping will consist of drought-tolerant plants, trees, and grass.
- i. **Lighting.** LED lighting will be placed in various locations to illuminate common spaces and parking areas to meet code requirements for egress and security.
- j. **Access & Circulation.** Per site plan map. Drive approach will be provided from Cain Street to the east of the site, and an emergency vehicle gate will be added to the west of the property, with an access-controlled pedestrian gate.
- k. **Fire Suppression.** Connection to the City of Visalia water source, and fire hydrant located as the City of Visalia requires. Each building and unit will be equipped with fire suppression equipment as per state requirements.
- l. **Grading and Compaction.** Grading and compaction will be completed per the recommendations of the geotechnical engineer and as reviewed and approved by the City of Visalia.

- m. **Stormwater protection.** A SWPPP plan will be prepared and submitted to the city prior to the commencement of work and stormwater infrastructure will be designed, approved and installed during the development.
- n. **Construction and construction schedule.** Upon approved permitting by the City of Visalia, it will take approximately 7-10 months to complete the project. This expedited timeframe is achieved with the use of volumetric modular construction for the residential buildings and prefabricated panelized construction for the common buildings. Essentially, the buildings will have been fabricated by the time the foundations are ready.
- o. **Community Center.** A community center consisting of a multi-purpose room, meeting room, laundry facilities, offices, and two restrooms will be constructed. This will be for use by the staff and residents and small gatherings of the residents.
- p. **Security and Maintenance.** Staff supervision and 24/7 access to a manager. Security will include camera coverage as well as gated controlled access to all non-residents.
- q. **Project design features.**
 - a. Electricity. Each building will be designed for solar compliance per Title 24.
 - b. Units. Offsite factory-built units are built with durable surfaces, energy efficiency, solar, and low-E windows.
- r. **Cleaning and Maintenance.** The facility will be mowed, swept, and raked weekly. Drive surfaces will be kept clean of all debris. Living units will be maintained by the maintenance staff of CityServe TulareKings and Seven Oaks church.
- s. **Waste.** Trash and recycling will be collected in dumpsters/totes weekly at the trash enclosures.
- t. **Mail.** Mail and parcel service will be provided at the central mailbox. An Amazon Hub Locker is located within a short walk from the property.
- u. **Additional Permits.** Building permit for at-risk grading, and buildings. The modular units will be reviewed and plan-checked by HCD.

If you have any additional questions or clarifications needed, please contact Raquel Garcia at CityServe TulareKings. Office phone (559) 802-3667 or raquel@cityservetularekings.com .



Raquel Garcia

Executive Director
CityServe Tulare-Kings
raquel@cityservetularekings.com
559-786-4902 (c)

SITE PLAN

BEING A PORTION OF THE REMAINDER OF PARCEL MAP NO. 4016 AS RECORDED IN BOOK 41 OF PARCEL MAPS AT PAGE 20 OF OFFICIAL RECORDS, 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.
APRIL 2023

OWNER
FARSAKATIAN PROPERTIES, LLC
3455 GOLDEN LEAF DR
WESTLAKE VILLAGE, CA 91361
(818) 706-3210

AUTHORIZED AGENT
AW ENGINEERING
810 W. ACQUILA AVE
VISALIA, CA 93291
(559) 713-6199

DEVELOPER
CITYSERVE TULARE HOMEKEY
1021 S. BIRKE STREET
VISALIA, CA 93292

SITE DATA

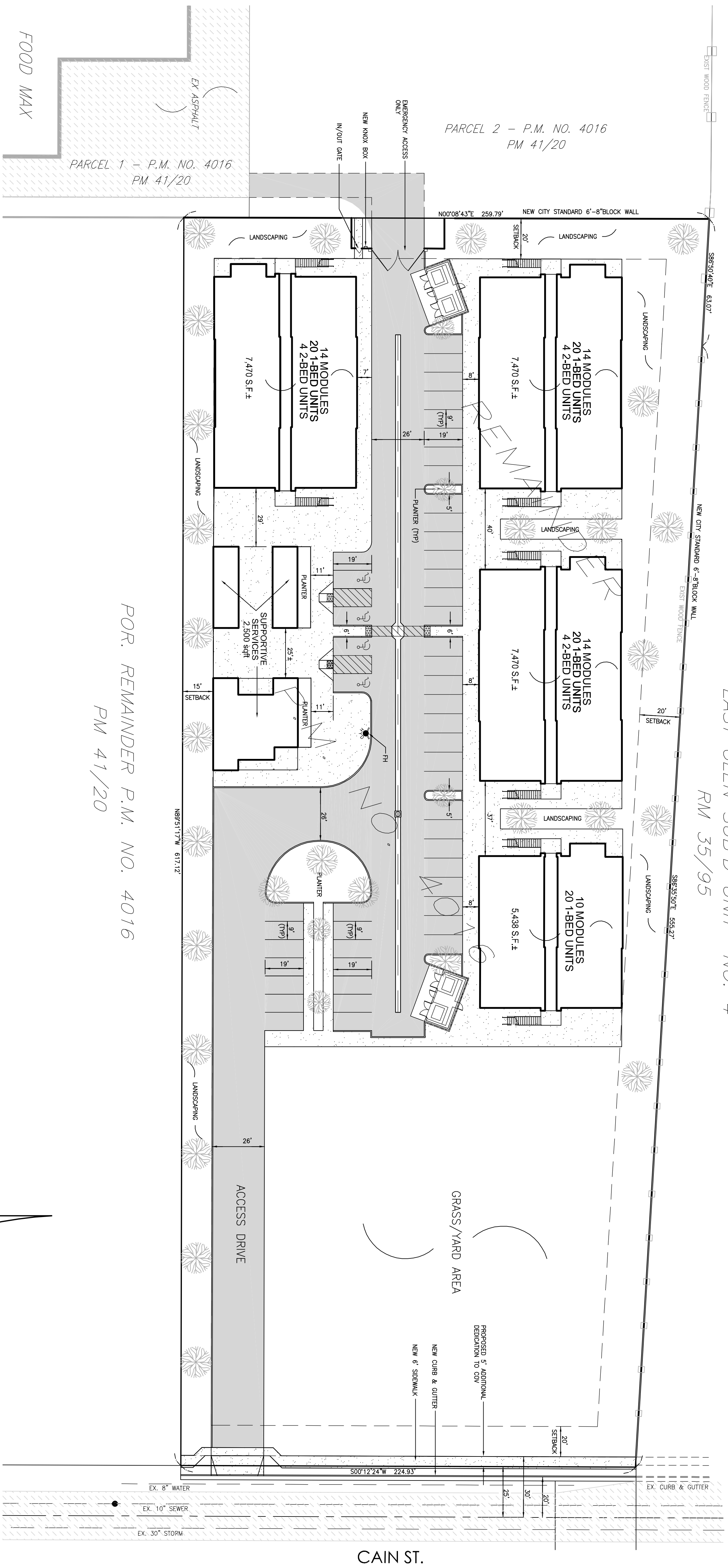
APN FOR: 098-200-070
ZONING DESIGNATION: CN-BIGHORHOOD COMMERCIAL / RM-2
EXISTING USE: VACANT FIELD
PROPOSED USE: RM-2
TOTAL AREA: 3.44 AC ±
FLOOD ZONE: ZONE X PANEL 06070093-EFF 6/1/2009
ELECTRICITY: SOUTHERN CALIFORNIA Edison
WATER: CAL WATER
SEWER: CITY OF VISALIA
STORM DRAIN: CITY OF VISALIA
REUSE: CITY OF VISALIA
TELEPHONE: AT&T
LANDSCAPING: = 44%

PARKING DATA

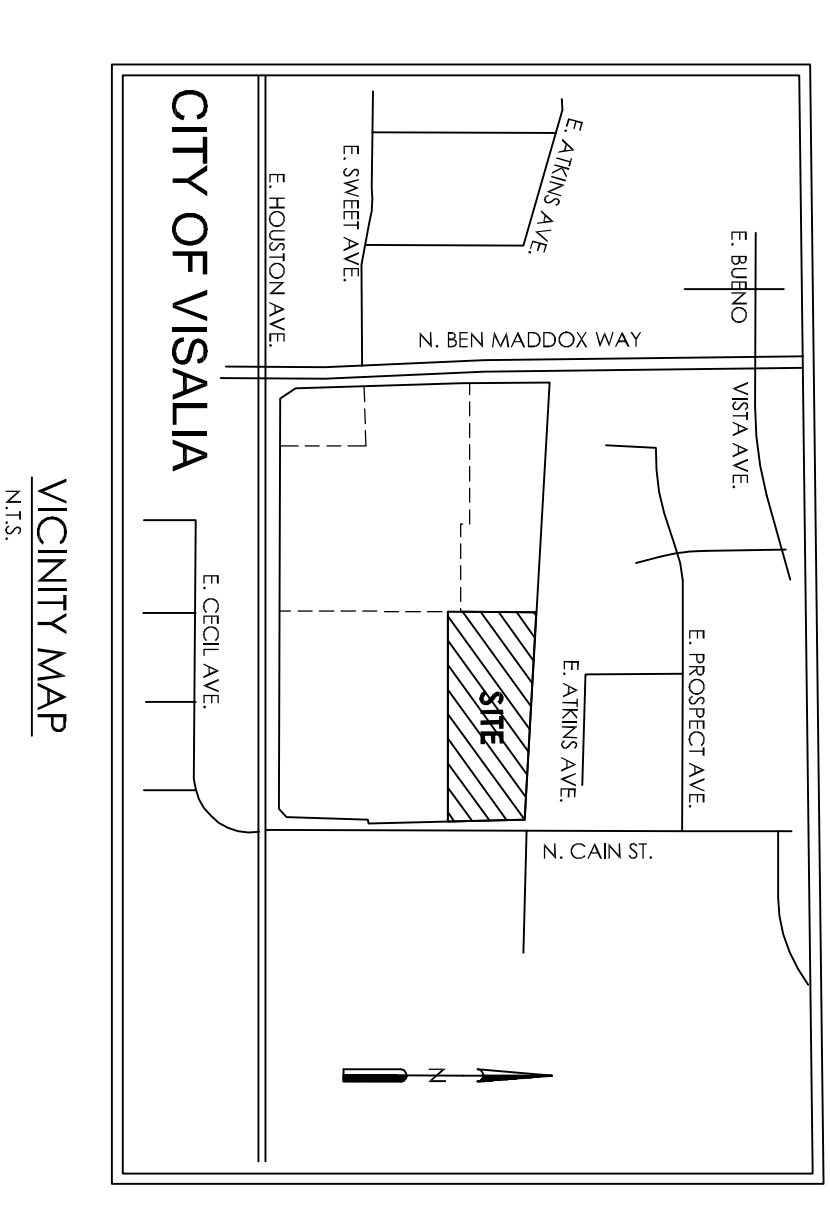
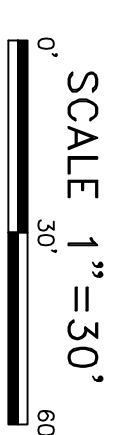
46 STANDARD SPACES
4 HANDICAP SPACES
50 TOTAL SPACES

MODULAR UNITS DATA

80 1-BEDROOM UNITS
52 2-BEDROOM UNITS
92 TOTAL UNITS



POR. REMAINDER P.M. NO. 4016
PM 41/20



SCALE:	AS NOTED	REV. NO.	REVISIONS	REV. BY	DATE	APPROVED BY
DATE:	2-15-22					JESSE ALLEN WILLIAMS R.C.E. 64742
DRAWN BY:	BM					
CHECKED BY:						

REGISTERED PROFESSIONAL ENGINEER
JESSE A. WILLIAMS
No. 64742
Exp. 6/30/23
CIVIL ENGINEER
STATE OF CALIFORNIA

FOR
A.W. ENGINEERING
724 N. BEN MADDOX WAY SUITE A
VISALIA, CA. 93292

CITYSERVE TULARE HOMEKEY

SITE PLAN
VISALIA, CA.

SCALE: AS NOTED
JOB #: 23061
DRAWN BY: BM

SCALE: AS NOTED
FLOOD ZONE: X

SHEET 1 OF 1 SHEETS