

SITE PLAN REVIEW AGENDA

3/13/2024 - 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** **MEETING TIME: 09:00**
SITE PLAN NO: [SPR24040](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city
PROJECT TITLE: Troy Russell
DESCRIPTION: Proposed phased expansion will help process fluid milk more efficiently with new automated process equipment.
APPLICANT: Troy Russell - Applicant
OWNER: CALIFORNIA DAIRIES INC
APN: 077111030
ADDRESS: 2000 N PLAZA DR
LOCATION: Northeast corner of N. Plaza Dr. and W. Goshen Ave.
- ITEM NO: 2** **Added to Agenda** **MEETING TIME: 09:15**
SITE PLAN NO: [SPR24041](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: 916 W Murray Mixed Use
DESCRIPTION: This project proposes to construct a new mixed use building with a dine in restaurant at the first floor and an apartment above with a loft at the 3rd level w/ access to the mechanical deck at the second story roof
APPLICANT: Robert H Barron III - Applicant
OWNER: PHAN VERN F
APN: 093243009
ADDRESS: 916 W MURRAY AVE
LOCATION: Northeast corner of W. Murray Ave and N. Jacob St.
- ITEM NO: 3** **Added to Agenda** **MEETING TIME: 09:30**
SITE PLAN NO: [SPR24042](#) ASSIGNED TO: Colleen Moreno Colleen.Moreno@visalia.city
PROJECT TITLE: B+B SALON
DESCRIPTION: OPENING A HAIR AND NAIL SALON. PREVIOUS TENANT WAS A MASSAGE PLACE AND WAS VACATED FROM PREMISES.
APPLICANT: JESSICA ESPINO - Applicant
OWNER: DPI GROUP LLC
APN: 087070015
ADDRESS: 4117 W NOBLE AVE
LOCATION: Southwest corner of S. Chinowth Street and W. Noble Ave
- ITEM NO: 4** **Added to Agenda** **MEETING TIME: 09:45**
SITE PLAN NO: [SPR24043](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.city
PROJECT TITLE: Almond Joy TSM
DESCRIPTION: New subdivision for 133 single family homes.
APPLICANT: Greg Nunley - Applicant
OWNER: ALMOND JOY INC
APN: 119080039
LOCATION: Southwest corner of S. Demaree St. and W. Visalia Pkwy.

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.

SPR ITEM

NO. 1

SPR ITEM

NO. 2

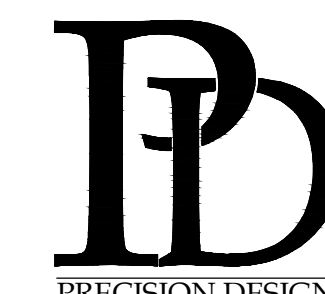
A NEW MIXED USE BUILDING FOR:

VERN PHAN

916 W. Murray Ave.

Visalia CA, 93291

MARCH 4th 2024



Robert H. Barron III, Designer

821 Jenna Ct
Carson City, NV 89701
Voice: 760-420-3917
E-Mail: PrecisionDesignsSD@gmail.com

FOR SITE PLAN REVIEW

PROJECT DATA:

PLANNER: PRECISION DESIGN
ROBERT BARRON
821 JENNA CT.
CARSON CITY, NV 89701
PH: 760-420-3917
EMAIL: PrecisionDesignsSD@gmail.com

OWNER: VERN PHAN
2423 E. VINE CT
VISALIA, CA 93292

PROJECT ADDRESS: 916 W. MURRAY AVE
VISALIA, CA 93291

APN: 093-234-009 & 093-234-010

LEGAL DESCRIPTION: -

SITE AREA: 14,641 S.F. (0.34 AC)

PRELIMINARY AREA TOTALS

BUILDING FOOTPRINT: 2213 S.F. (INCLUDES EXTERIOR STAIRCASE)
RESTAURANT: 2,080 S.F. LOWER LEVEL
RESIDENCE: 1,940 S.F. TOTAL UPPER LEVELS
TOTAL BUILDING AREA: 4,020 S.F.

FLOOD ZONE: X02
ZONING: C-MU
O: VACANT LOT
GENERAL PLAN: MIXED USE A-2 RESTAURANT BELOW,
R-3 SINGLE FAMILY RESIDENCE ABOVE
EXISTING USE: TYPE V-B
PROPOSED USE: FULLY SPRINKLERED

SETBACKS

FRONT: 15'
REAR: 0'
REAR ABUTTING R-1 OR R-M: 15'
SIDE: 0'
SIDE ABUTTING R-1 OR R-M: 15'
STREET SIDE YARDS ON CORNER LOT: 10'

LANDSCAPING SETBACKS

FRONT: 15'
REAR: 5'
REAR ABUTTING R-1 OR R-M: 5'
SIDE: 5' (EXCEPT WHERE A BUILDING IS LOCATED ON SIDE PROPERTY LINE);
SIDE ABUTTING R-1 OR R-M: 5'
STREET SIDE ON CORNER LOT: 10'

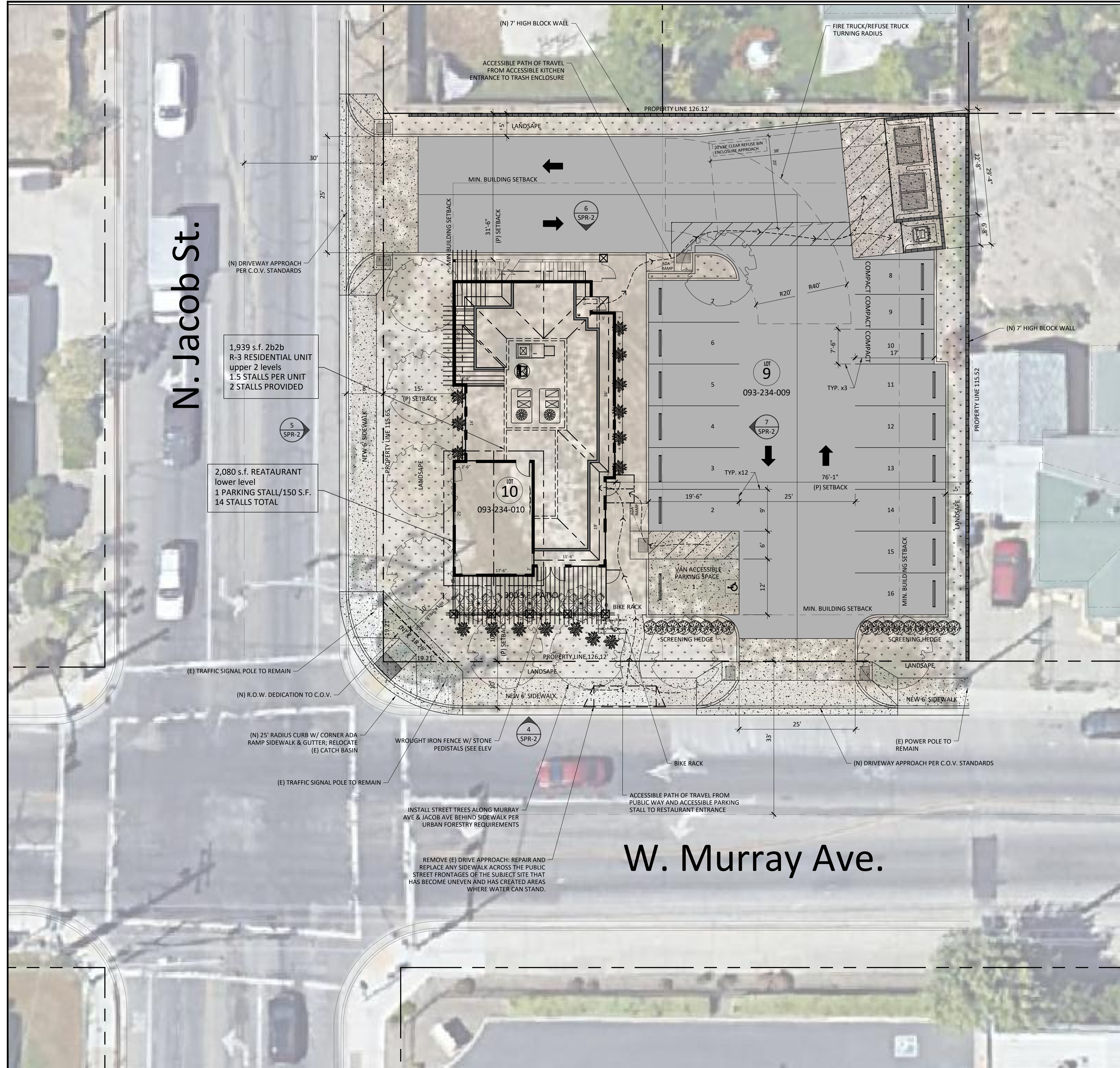
PARKING

REQUIRED PARKING RES.: 1.5 SPACES PER UNIT (2 TOTAL)
REQUIRED PARKING RESTAURANT: 1 SPACES PER 150 S.F. OF FLOOR AREA (14 TOTAL)

TOTAL SPACES REQUIRED: 16
ACCESSIBLE SPACES REQUIRED: 1 (PARKING LOTS WITH UP TO 20 SPACES) (PER 2022 CBC)
TOTAL SPACES PROPOSED: 16, (INCLUDING 1 ACCESSIBLE)
LANDSCAPING REQUIREMENT: 6% OF PARKING LOT AREA (PARKING LOTS WITH UP TO 20 SPACES)
TOTAL PARKING LOT AREA: 24,700 S.F.
TOTAL REQUIRED LANDSCAPING: 282 S.F.
TOTAL LANDSCAPING PROPOSED: 300 S.F.

UTILITIES

GAS: THE GAS CO
ELECTRICAL: SOUTHER CALIFORNIA EDISON
TELEPHONE: SBC TELEPHONE CO
INTERNET: SPECTRUM
WATER: CALIFORNIA WATER CO
SEWER: CITY OF VISALIA
REFUSE: CITY OF VISALIA



N. Jacob St.

W. Murray Ave.

1,939 s.f. 2b2b
R-3 RESIDENTIAL UNIT
upper 2 levels
1.5 STALLS PER UNIT
2 STALLS PROVIDED

2,080 s.f. REATAURANT
lower level
1 PARKING STALL/150 S.F.
14 STALLS TOTAL

#	DATE	REVISION	BY

The General & all Sub Contractors shall verify and be responsible for all dimensions and conditions on the job and Precision Design must be notified in writing of any variation from the dimensions & conditions shown in these drawings.

This document shall not be reproduced nor shall the information contained herein be used or disclosed to others except as expressly authorized by Precision Design

A NEW MIXED USE BUILDING FOR:
VERN PHAN
916 W. MURRAY AVE
VISALIA, CA 93291

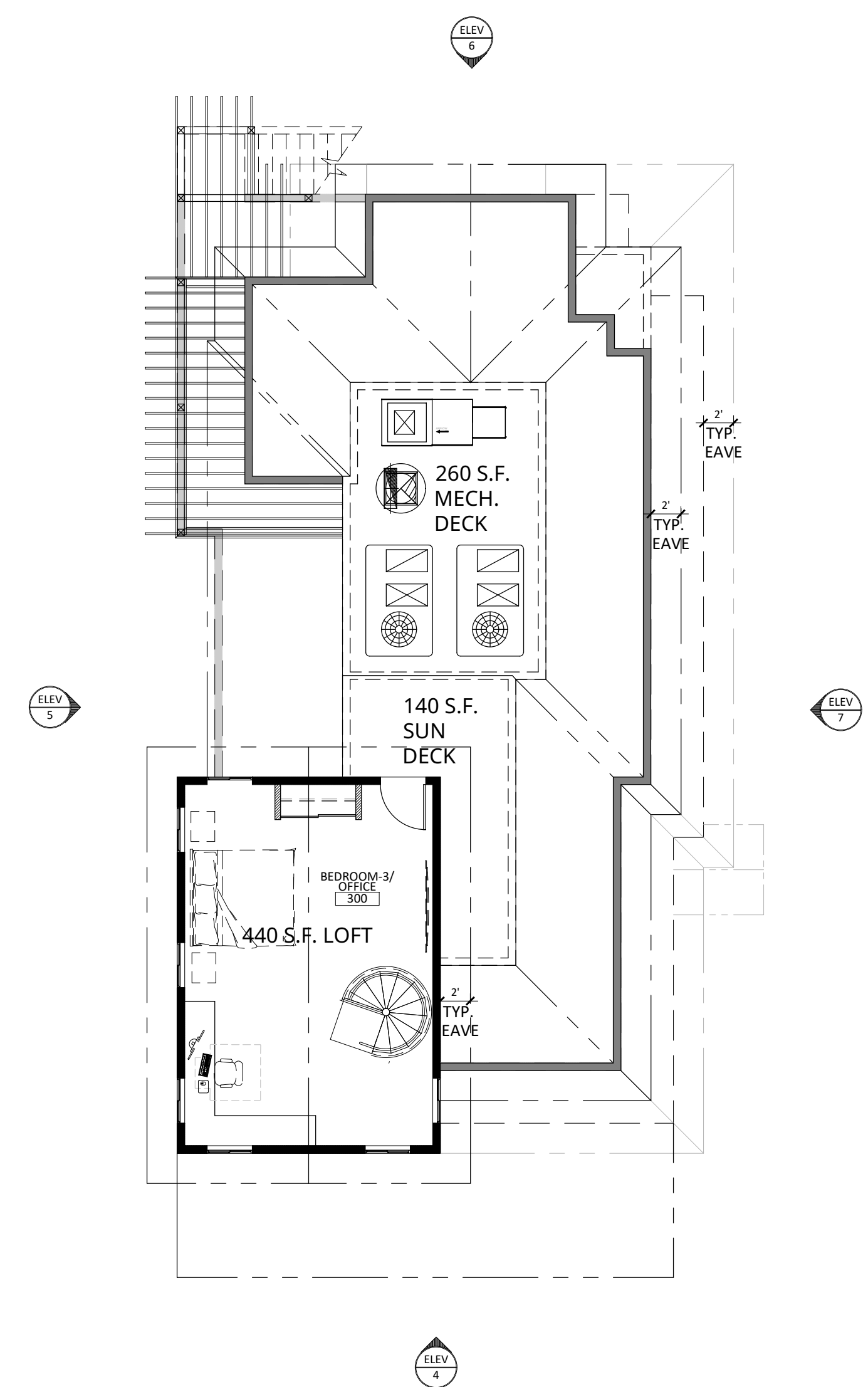
SHEET TITLE:
**SPR
SITE PLAN**

SCALE: SEE PLAN
DRAWN BY: RHB
PLOT DATE: 03/04/24
JOB NO: 24-001

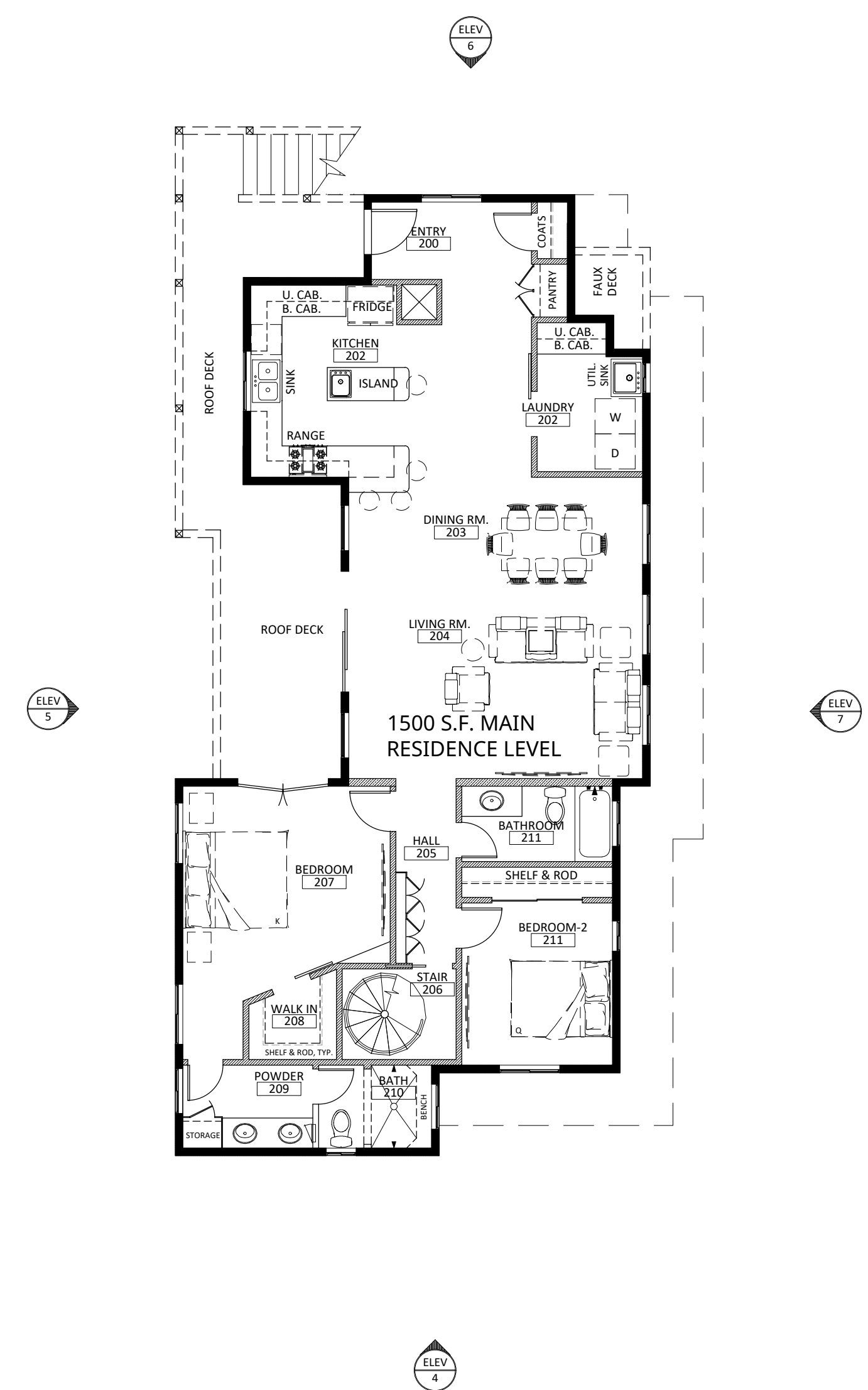
SHEET NUMBER:
SPR-1



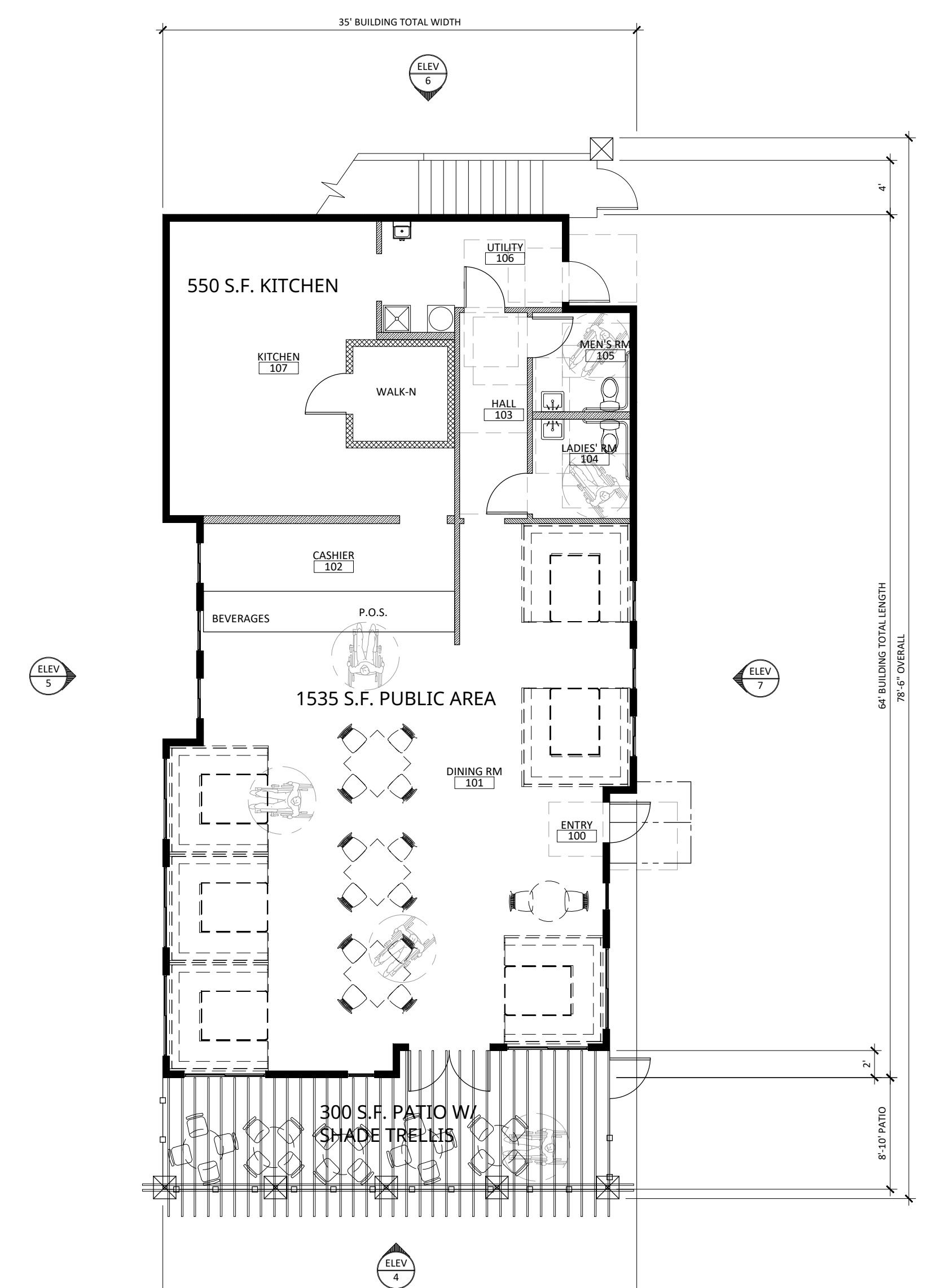
PRECISION DESIGN
 Robert H. Barron III, Designer
 821 Jenna Ct
 Carson City, NV 89701
 Voice: 760-420-3917
 E-Mail: PrecisionDesignsSD@gmail.com



3 3rd FLOOR PLAN
 SCALE: 1/8"=1'-0"



2 2nd FLOOR PLAN
 SCALE: 1/8"=1'-0"



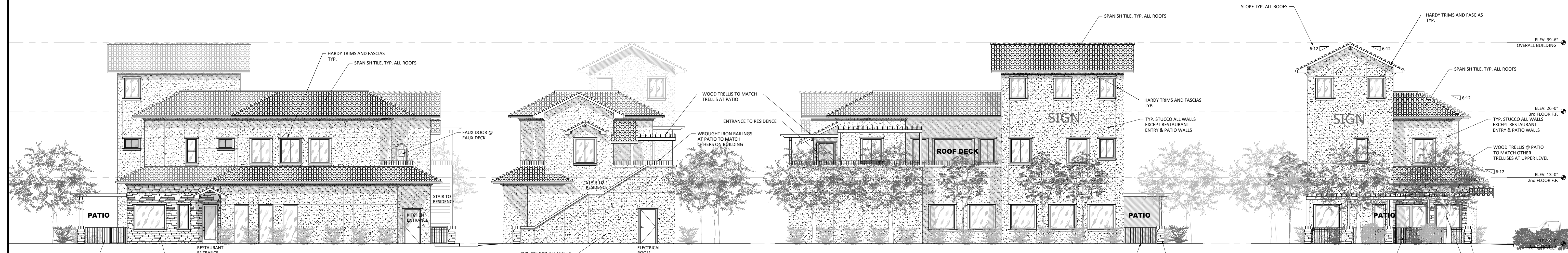
1 1st FLOOR PLAN
 SCALE: 1/8"=1'-0"

#	DATE	REVISION	BY

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NEW MIXED USE BUILDING FOR:
VERN PHAN
 916 W. MURRAY AVE
 VISALIA, CA 93291



7 EXTERIOR ELEVATION
 SCALE N/A
 STANDING IN PK'G LOT LOOKING WEST

6 EXTERIOR ELEVATION
 SCALE N/A
 STANDING IN DRIVEWAY LOOKING SOUTH

5 EXTERIOR ELEVATION
 SCALE N/A
 STANDING ON JACOB LOOKING EAST

4 EXTERIOR ELEVATION
 SCALE N/A
 STANDING ON MURRAY LOOKING NORTH

SHEET TITLE:
SPR 1ST & 2ND FLOOR PLANS

SCALE: SEE PLAN
 DRAWN BY: RHB
 PLOT DATE: 03/04/24
 JOB NO: 24-001

SHEET NUMBER:
SPR-2



PRECISION DESIGN

Robert H. Barron III, DBA

821 JENNA CT.
CARSON CITY, NV 89701
PH: (760) 420-3917
E-Mail: PrecisionDesignsSD@gmail.com

Operational Statement

916 W. Murray Mixed Use: A-2/R-3

Date March 4th, 2024

Property Owner: Vern F. Phan
2423 E. Vine Ct
Visalia, CA 93292
559-679-2095

Business Owner: Vern F. Phan
Proposed Resident: Vern F. Phan

Applicant: Precision Design
Robert Barron
821 Jenna Ct.
Carson City, NV 89701

Project Address: 916 W. Murray Ave
Visalia, CA 93291

Request:

The applicant seeks approval of (1) mixed use, commercial/residential building located at the NE corner of W. Murray Ave & N. Jacob St. in Visalia. The proposed building is 78'-6" long x 35' wide x 39'-6" tall, contains 3 levels and is 4,020 s.f. in total. Site development consists of the building, parking lot, 3 bin refuse enclosure w/ organic waste, landscaping, sidewalks w/ ADA ramps, ADA access from Murray and driveway access from both Jacob & Murray. (*Refuse trucks must enter from Jacob & exit on Murray*). In addition to installing city approved drive approaches on both Murray and Jacob, the project proposes to remove the existing drive approach on Murray, replace the corner radius at the NE corner of the intersection with a new 25'r corner, ADA ramp, sidewalks & gutter and provide a new ROW dedication at same corner. 7' block walls will be erected at the North and E. property lines and will take into consideration any grade differentials if the building pad is raised.

Operational Characteristics

Proposed A-3 Use:

The 2,080 s.f. ground floor is planned to be an owner operated dine in restaurant 7 days a week, serving coffee and doughnuts in the early morning hours and Thai food for lunch and dinner. 2 or 3 employees would arrive at 4:00am to begin prepping to open by 5am. After the morning service they prep for lunch and shifts change at 1:00pm. The evening shift will likewise consist of 2 or 3 employees. (*# of employees shall be based on volume to be determined under real world conditions*) The evening shift will finish the lunch service then prep for the dinner rush. Peak hours begin around 3 in the afternoon when the schools begin letting out and may continue through dinner to around 6:00pm. The restaurant is anticipated to close at 8:00pm, and the evening shift clocks out at 9:00pm. Weekends would maintain the same schedule due to the fact that there are several large ball parks, the high school football field and the Soccer city park all within a few blocks of the location. Closing time may be extended to 10:00pm if they experience a busy evening. The owner would be thrilled if sports teams came in on nights or weekends in a group or if businesses in the down town area came in for lunch or even if they ordered large take out lunches for the office. The restaurant will not be providing delivery service.

The restaurant is located on the back of a substantial residential zone and directly across the street from the down town area, is nestled in the heart of a large sports and education destination for people of all ages and is intended to be a hub of positive energy while folks stop in for a recharge on their way to the many different lives and activities they lead.

Proposed R-3 Use:

At the the 1,940 s.f. upper levels, a 3b2b owner occupied apartment is proposed. The 1,500s.f. second floor is planed as the main level and houses the kitchen, laundry, dining, living, guest bed and bath and Owner's Suite. This main level has a large roof deck off the east side of the living room that is attached to the entry landing by a balcony outside the kitchen. A winder stair connects the second level to a 440s.f. third floor loft with a bedroom and office and has access to the second level roof deck where the mechanical equipment is proposed to be housed. CUP is anticipated for the SFR.

Project Data:

Building:

Building Footprint	2213 s.f.
Exterior Stair	133 s.f.
Restaurant	2,080 s.f.
Residence	1,940 s.f.
Total Building Area	4,153 s.f.

Flood Zone:	X02
Zoning:	C-MU
Existing Use:	Vacant Lot
Proposed Use:	Mixed use (A-2 Restaurant Below, R-3 SFR Above)
Type of Const:	V-B
Sprinklered:	Fully Sprinklered
Description:	3 story conventionally framed wood building with stucco exterior, stucco over foam crown moldings, Spanish style red clay tile roof, precast wall caps, various wooden trellises, wrought iron railings and stone veneer accents throughout.
Days of Operation:	M-F
Hours of Operation:	5am-8pm (possibly 10pm)

Parking:

Required Parking Res.:	1.5 spaces per unit (2 total)
Required Parking Restaurant:	1 spaces per 150 s.f. of floor area (14 total)
Total Spaces Required	16
Accessible Spaces Required	1 (parking lots with up to 20 spaces) (per 2022 cbc)
Total Spaces Proposed	16, (including 1 accessible)
Landscaping Requirement	6% of parking lot area (parking lots with up to 20 spaces)
Total Parking Lot Area	±4,700 s.f.
Total Required Landscaping	282 s.f.
Total Landscaping Proposed	300 s.f.



SIGNATURE

DATE

03/04/24

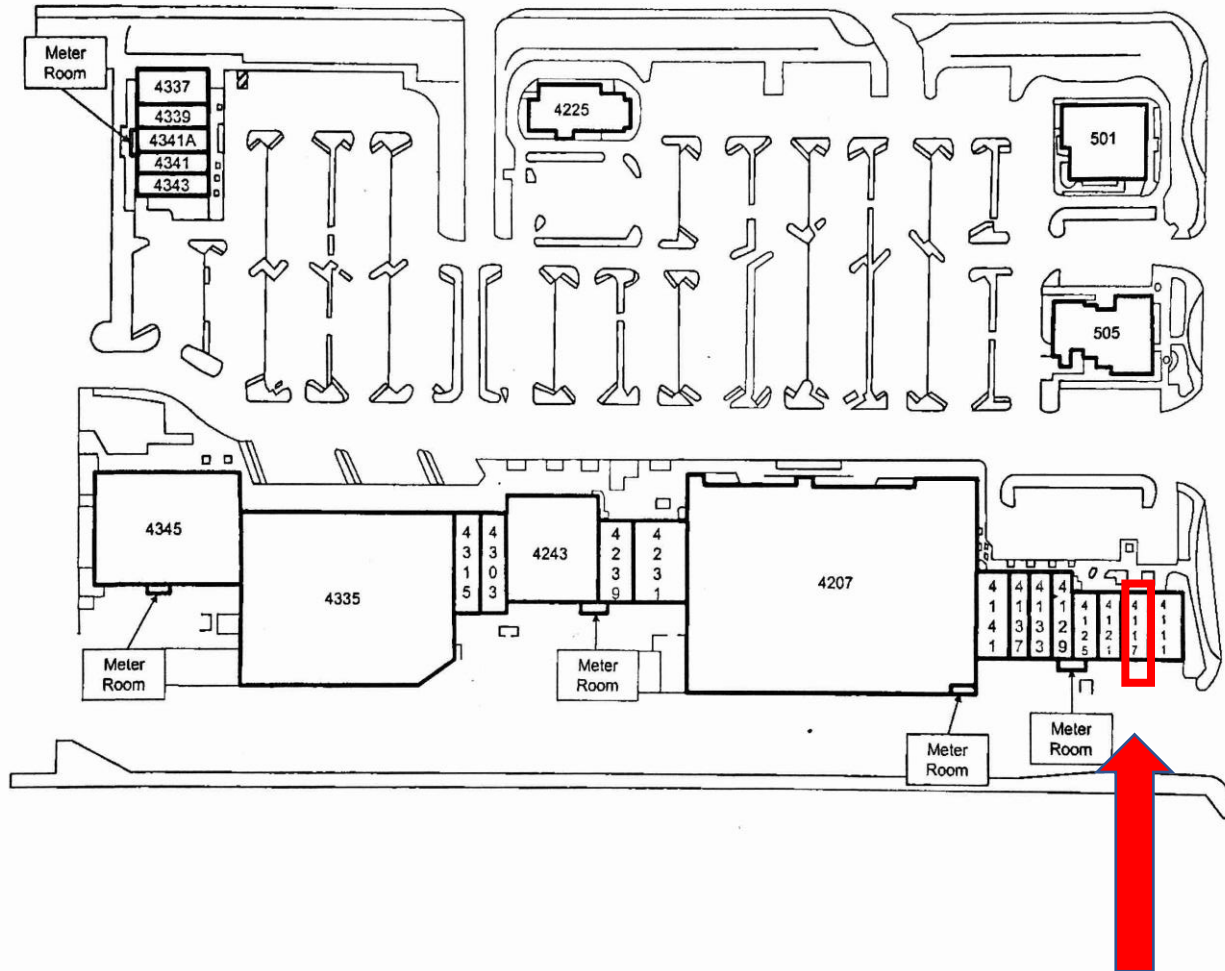
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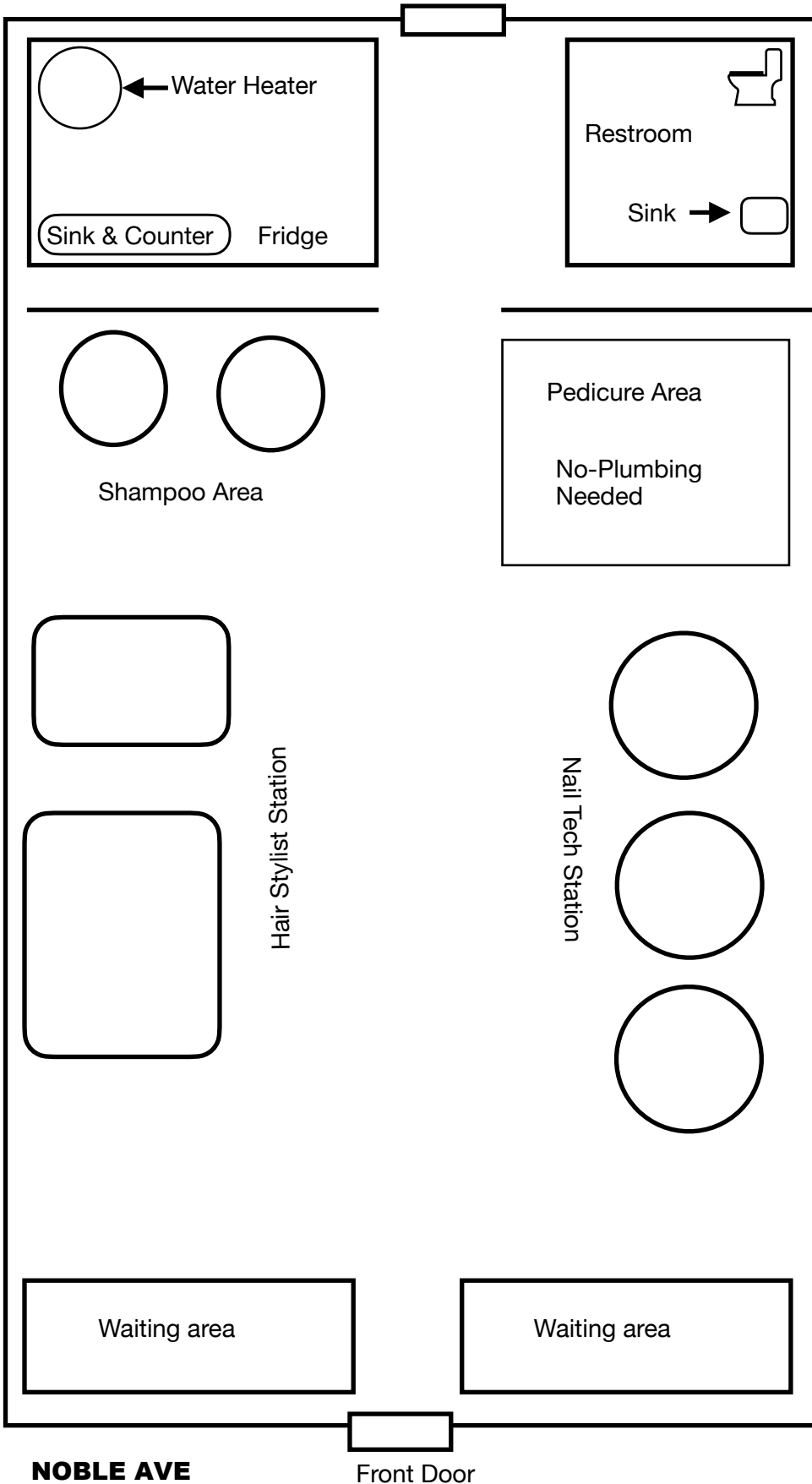
SPR ITEM

NO. 3

Blank Site Plan

Mineral King Plaza





PROPOSED SITE PLAN FOR

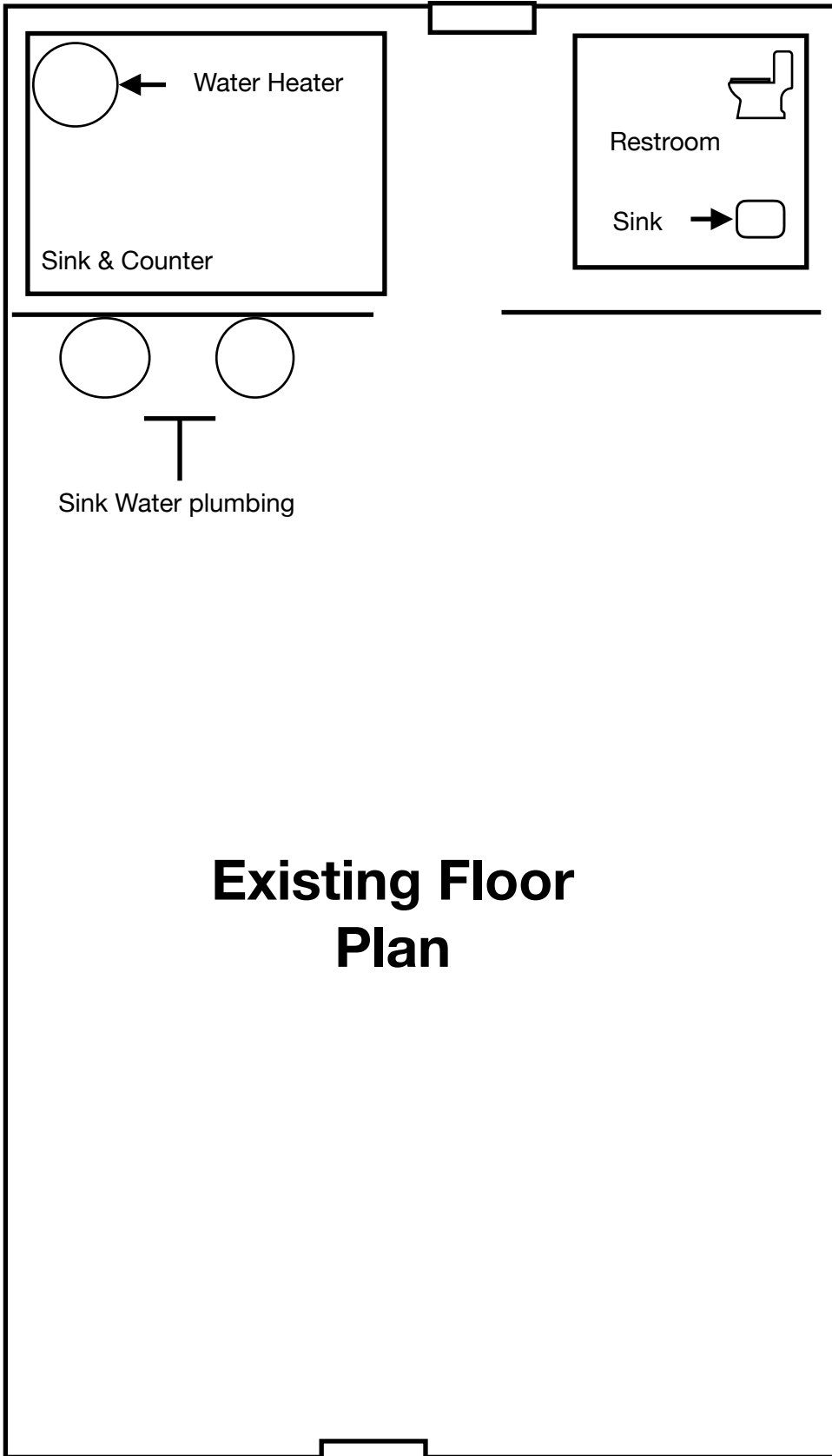
B+B SALON
 OWNER: JESSICA ESPINO
 (559) 595-4055

4117 W NOBLE AVE, VISALIA
 963.52 SQ FT

SERVICES TO BE PERFORMED
 ARE HAIR COLORING AND
 STYLING ALONG WITH
 MANICURE AND PEDICURE
 SERVICES.

PEDICURE AREA WILL NOT
 NEED PLUMBING. MANICURIST
 WILL BE USING A PORTABLE
 PEDI-BOWL.

Back Door



EXISTING FLOOR PLAN FOR

4117 W NOBLE AVE, VISALIA
963.52 SQ FT

**Existing Floor
Plan**

CHINOWTH AVE

NOBLE AVE

Front Door

B+B Salon

Statement for Site Plan Review - City of Visalia

Introduction:

B+B Salon is excited to present our site plan for review by the City of Visalia. My salon aims to become an integral part of the Visalia community by offering top-notch beauty services in a welcoming and aesthetically pleasing environment. Located 4117 W Noble Ave Visalia, California 93277, our salon is designed to enhance the beauty and well-being of our clients while contributing positively to the local community.

Overview:

B+B Salon is a boutique salon offering a range of services including haircuts, styling, coloring, treatments, manicures and pedicures. Our team of skilled professionals is committed to providing exceptional service with a focus on client satisfaction and safety.

Design and Layout:

The design and layout of B+B Salon has been envisioned to create a comfortable and inviting atmosphere for our clients. The salon will feature a modern open concept and crisp clean interior paint, new vinyl flooring with ample natural light and comfortable seating areas.

Measures:

At B+B Salon, we prioritize the health and safety of our clients and staff. I have implemented strict hygiene and sanitation protocols in accordance with our state's industry standards and guidelines. My salon is equipped to maintain cleanliness and ensure a safe environment for all.

Accessibility and Parking:

We have taken into consideration the accessibility needs of our clients and have ensured that our salon is easily accessible to individuals of all abilities. Additionally, ample parking is available onsite for the convenience of our clients.

Community Engagement:

B+B Salon is committed to being an active and responsible member of the Visalia community. We hope to participate in local events, collaborate with other businesses, and support community initiatives to contribute positively to the social and economic development of the area.

Conclusion:

B+B Salon is dedicated to providing exceptional beauty services to the residents of Visalia and beyond. I believe that my salon will not only meet but exceed the expectations of the community, and we look forward to serving our clients with passion, professionalism, and care.

Contact Information:

For further inquiries, please contact me at 559-595-4055. Thank you for considering my site plan for review. I appreciate the opportunity to contribute to the vibrant and thriving community of Visalia.

Sincerely,
Jessica Espino
Owner, B+B Salon

SPR ITEM

NO. 4

TENTATIVE SUBDIVISION MAP

ALMOND JOY

VISALIA CALIFORNIA

OWNER

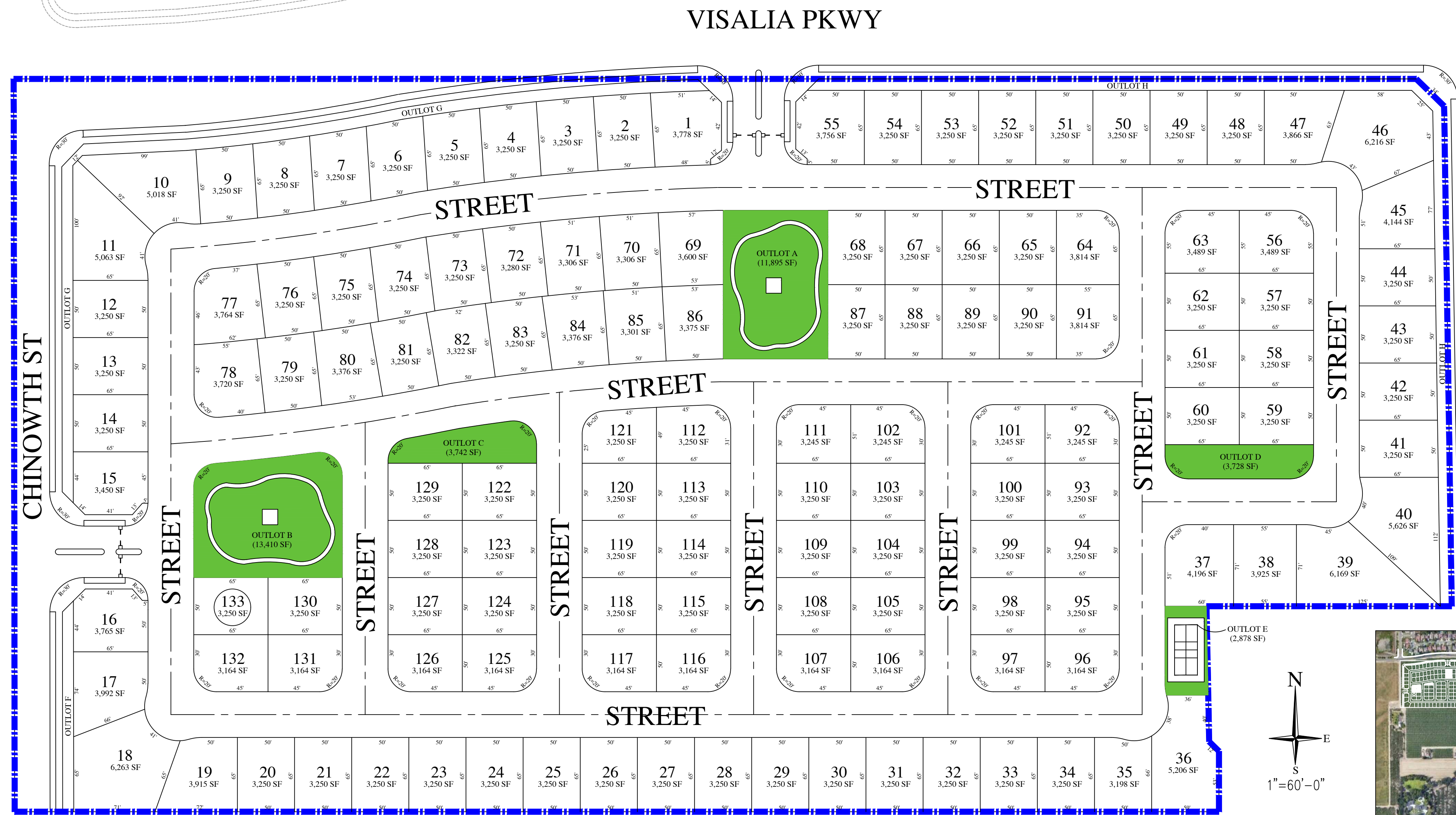
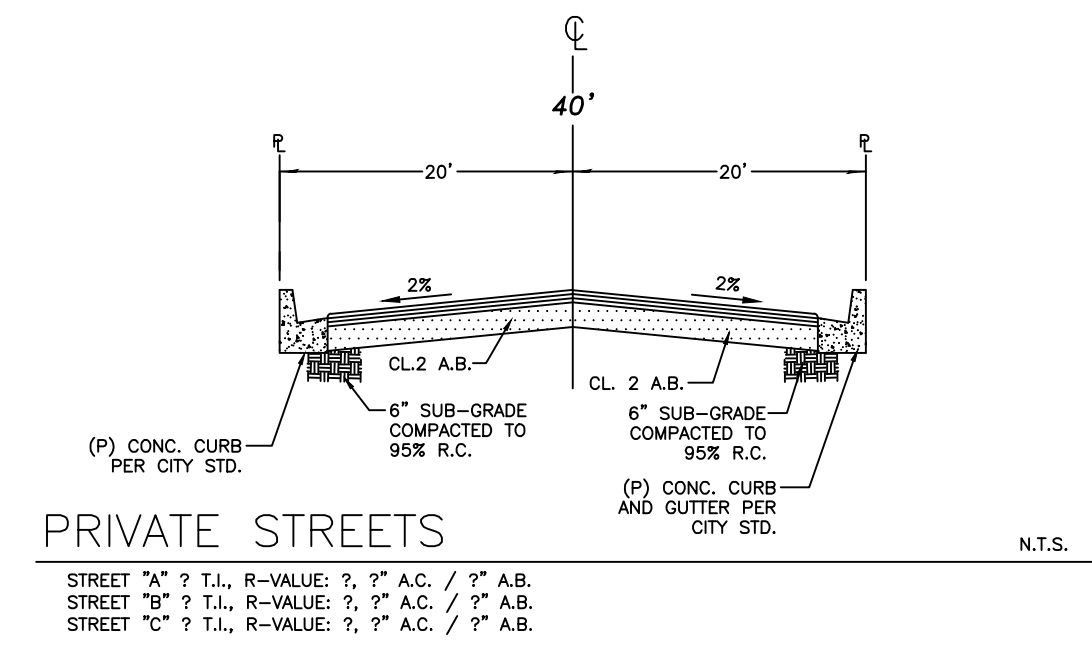
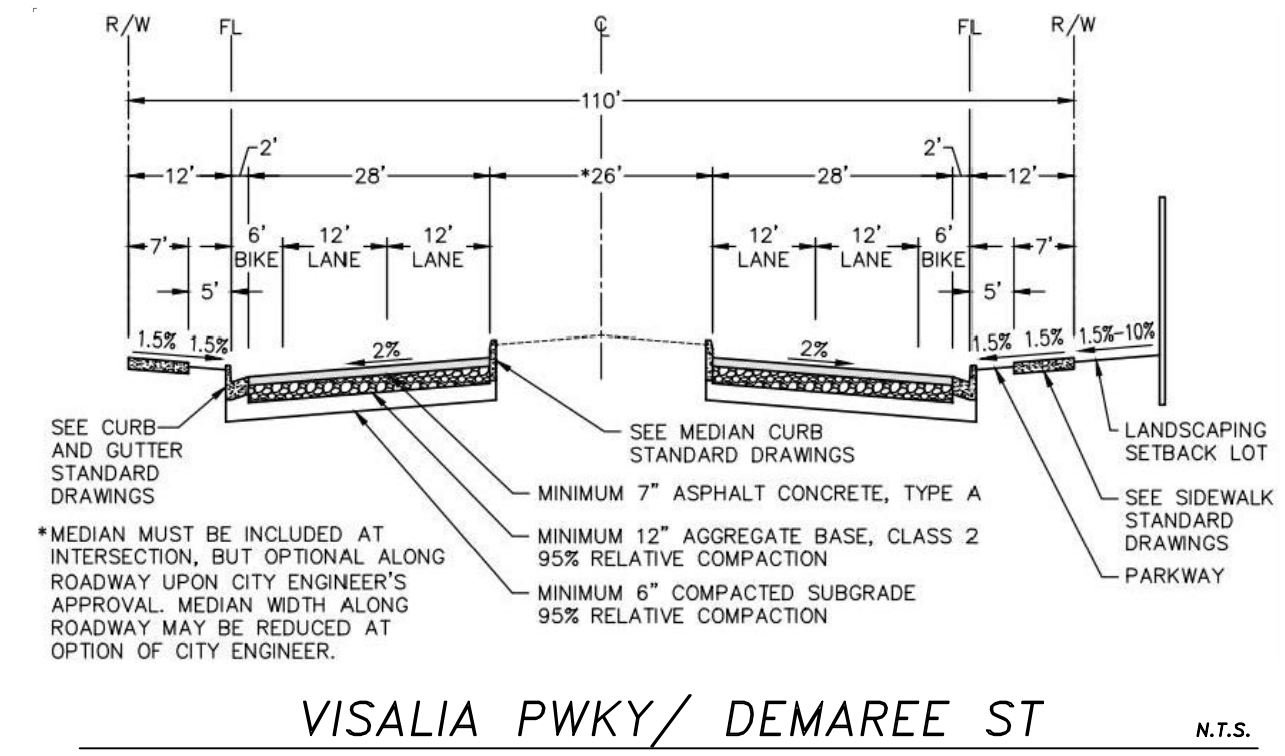
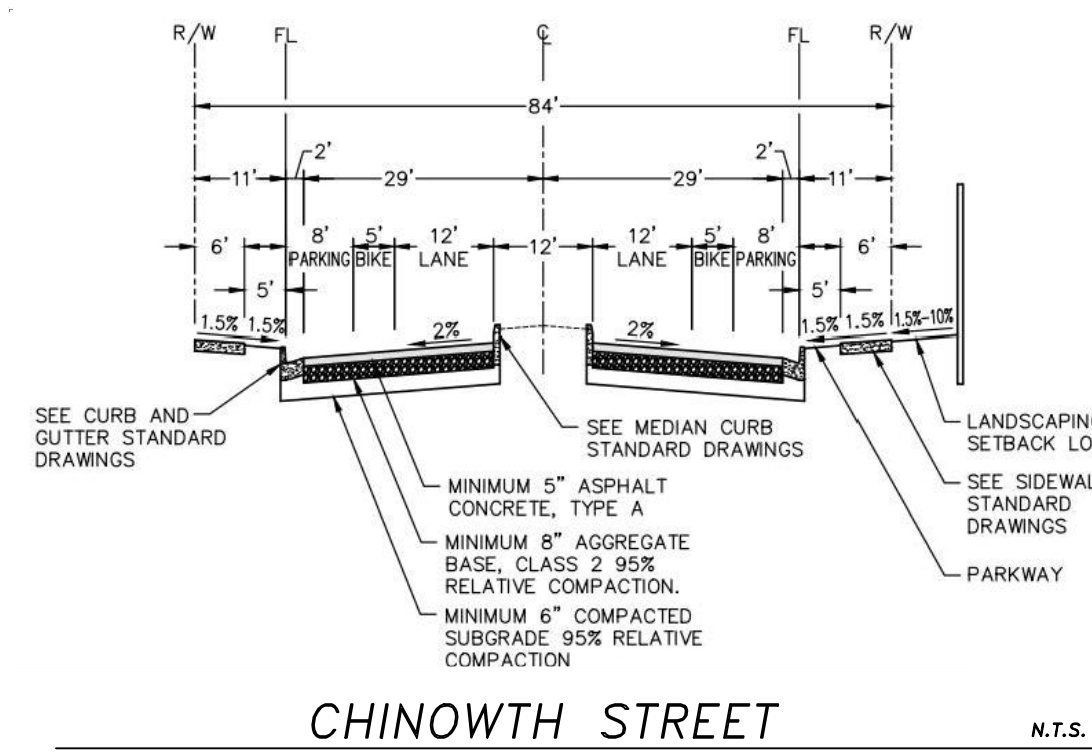
ALMOND JOY LLC

DEVELOPER

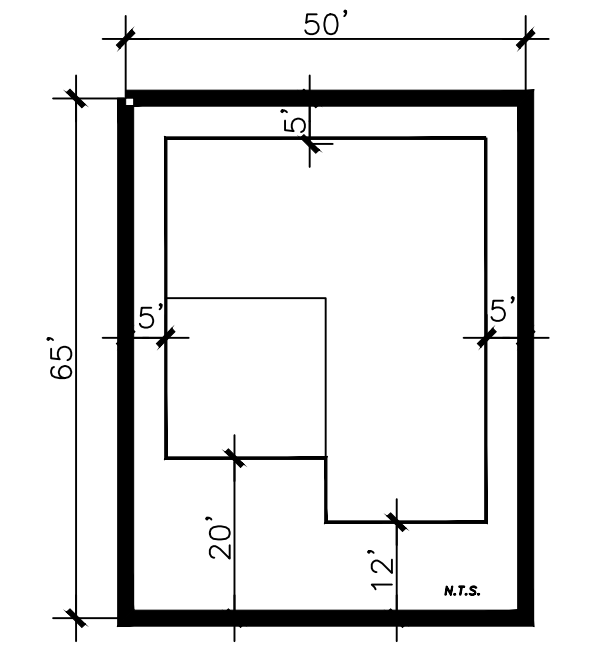
NFDI LLC
GREG NUNLEY
1878 N MOONEY BLVD SUITE J
TULARE, CA 93214

PROJECT INFO

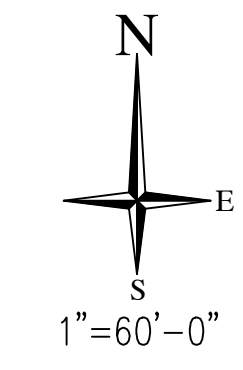
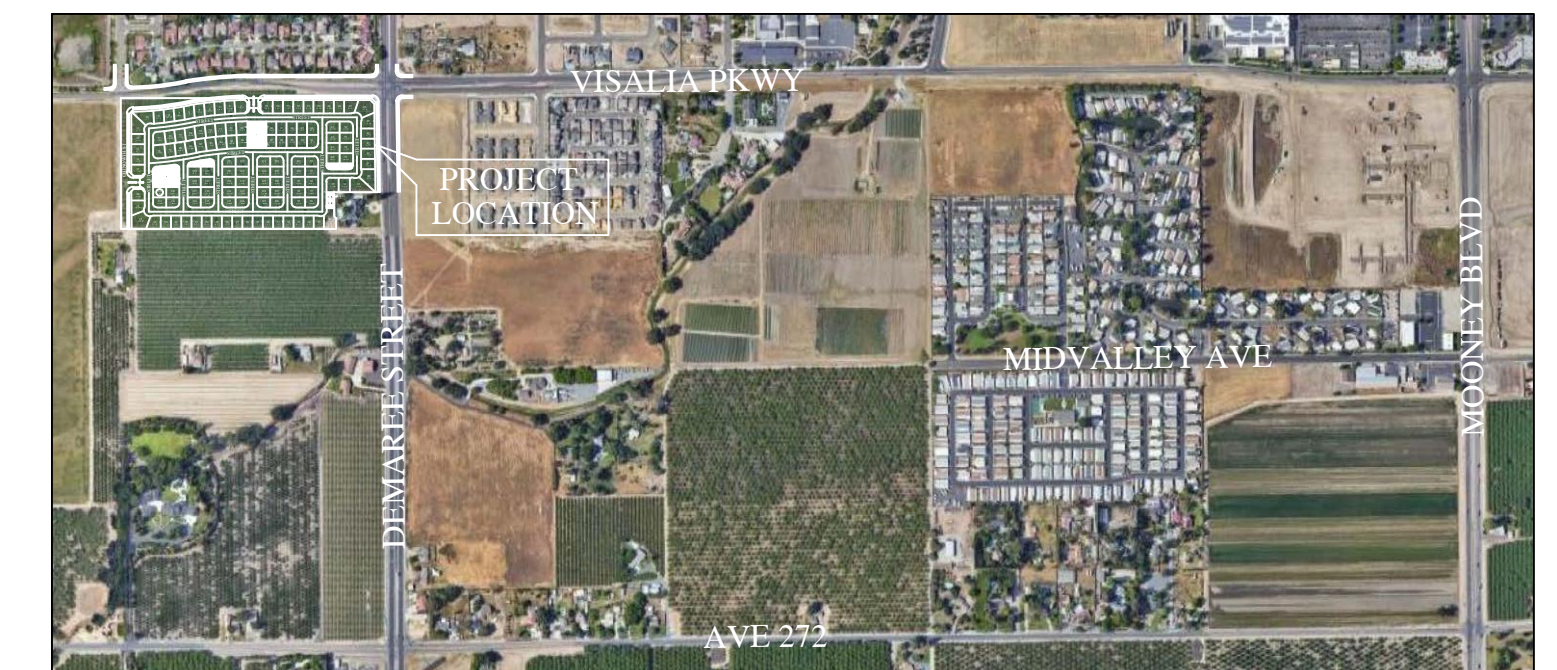
SOUTH WEST CORNER OF DEMAREE STREET AND VISALIA PARKWAY
APN: 119-080-039
TOTAL AREA: 17.59 AC
EXIST. USE: AGRICULTURE
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
FLOOD ZONE: X
SEWER: CITY OF VISALIA
WATER: CAL WATER
STORM DRAIN: CITY OF VISALIA
TOTAL LOTS: 133
DENSITY: 7.56 UNITS/AC
LOT AREA: 3,250 MIN/ 6,263 MAX
ZONING: R-1-5



TYPICAL LOT 50x65



VICINITY MAP



REVISIONS	DATE	BY
1		BN
2	MARCH 2024	
3		
4		

SCALE: 1" = 60'-0"

810 WEST ACEQUIA AVENUE
VISALIA, CA 93292
(559) 713-6139
awengineering09@gmail.com

AWEngineering

TENTATIVE SUBDIVISION MAP

ALMOND JOY
VISALIA CALIFORNIA

SHEET

SITE

JOB NUMBER: