



CITY OF VISALIA  
PLANNING DIVISION PERMIT  
APPLICATION

DATE STAMP

**PERMIT APPLICATION(S):**

Check all permits being applied for with this application.

- CONDITIONAL USE PERMIT
- AMENDMENT TO EXISTING CUP
- ZONING VARIANCE
- NOISE VARIANCE
- CHANGE OF ZONE
- ANNEXATION
- LOT LINE ADJUSTMENT
- TENTATIVE PARCEL MAP
- TENTATIVE SUBDIVISION MAP
- GENERAL PLAN AMENDMENT
- SPECIFIC PLAN AMENDMENT

**\*\*Staff Use Only\*\***  
 Project Number(s) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Planning Commission  
 Date: \_\_\_\_\_

Name of Applicant:

Christina D. B. Frankel AIA, Derivi Construction and Architecture (DCA)

Short title or name of proposed project:

In-Shape Visalia

Summary description of the proposed project: Proposed remodel and expansion of an existing racquet and tennis

club. Expansion to existing building shall include a new entrance with clerestory windows, new areas for individual and  
group exercise on the west, family restrooms, a new family and lap pool with an expanded parking area on the north.

Remodelling shall be done at both the interior and exterior of the facility.

**SITE:**

Site Plan Review number(s) 08-031

Date of SPR Committee revise & precede authorization 10.08.08

Address or nearest major street intersection N. Demarree Road and W. Goshen Avenue

APN(s) 085-212-019

Existing Zone R-1-6 Existing General Plan Land Use Designation Low Density Residential

Proposed Zoning Designation R-1-6 (Under C.U.P., orig 1976, #401; most recent 91-17)

Proposed Land Use Designation Low density residential

Site area (acres, or square feet if less than one acre) 4.82 acres

Existing streets directly adjacent to the site Demaree Street to east

Existing use(s) Commercial/fitness facility

Existing improvements/structures 19,030 sq. ft. main structure, storage shed, tennis pavilion/viewing area, tennis cabanas, 1/2 basketball court, pool, spa, parking lot, landscaping

**PROPERTY OWNER(S):**

If more than two owners, please provide information and signature(s) on a separate sheet.

Name (print) R&R Development Company LLC Name (print) \_\_\_\_\_


1016 E. Blanchl Rd., Suite A-1  
Mailing Address Stockton, CA 95210 Mailing Address \_\_\_\_\_

Phone 209-472-2231 Phone \_\_\_\_\_

Statement: I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property involved in this application. I/We authorize the person named in this application as the Project Main Contact to act as my/our representative with City Staff regarding the processing of this application.

R&R Development Company LLC

12/3/08  
Date

By:   
Paul Rothbard, Managing Member

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner Signature

**PROJECT MAIN CONTACT/REPRESENTATIVE:**

(This is the person who will be the main contact with City Staff, and will receive all correspondence.)

Name (print) Christina Frankel

Firm/Company Derivi Construction & Architecture, Inc.

Mailing Address 942 N. Yosemite Street - Stockton, CA 95203

Phone 209-462-2873 Fax 209-462-8308 E-Mail cfrankel@dcaaiia.com

Statement: I will be the main contact and representative of the proposed project with City Staff during the processing of this application. I declare under penalty of perjury that all statements and documents submitted with this application are true and correct to the best of my knowledge.

12.12.08  
Date

Christa M. J. ...  
Project Main Contact/Representative Signature

**OTHER INVOLVED PARTIES:**

Fill in all that apply.  
Is the property currently in escrow? If so, to whom? Not currently in escrow  
(Write "none" if property is not in escrow.)

Developer/Builder Same as Property Owner

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

Contractor To be determined

Engineer \_\_\_\_\_

Architect \_\_\_\_\_

**NAMES OF PRINCIPALS, PARTNERS, AND/OR TRUSTEES:**

List the names of any and all principals, partners, and/or trustees where any property owner or developer/builder is a corporation, partnership, or trust. For corporations provide names of officers and directors. For trusts provide names of trustees and beneficiaries.

Owner/developer is not a corporation, partnership or trust. However, as an aid to  
review of this application, the following information is provided:

Owner/developer: R&R Development Company LLC

Members: Paul Rothbard, Managing Member; Mort Rothbard

\_\_\_\_\_  
\_\_\_\_\_



# CITY OF VISALIA CONDITIONAL USE PERMIT (CUP) SITE PLAN FORM AND CONTENTS REQUIREMENTS

**ALL CUP SITE PLANS SHALL BE PREPARED ON ONE OR MORE 18-INCH BY 24-INCH SHEETS AT A SCALE NOT LESS THAN ONE INCH EQUALS 40 FEET (A MASTER OR REFERENCE SITE PLAN SHEET AT A SCALE NOT LESS THAN ONE INCH EQUALS 100 FEET MAY ALSO BE INCLUDED)**

- X A clear depiction of the project boundaries by the use of heavy solid line
- X\* Legal description of the exterior boundaries of the project site, or legal description of the property comprising the project site \*See Cover Sheet
- X North arrow and scale
- X Date of site plan and (if applicable) date of last revision
- X The name and address of the owner of the property
- X The name and address of the applicant
- X The name, company, and telephone number of the person responsible for preparing the site plan exhibit \*See also Cover Sheet
- X\* The names of all utility providers \*See Civil Plans
- X\* Vicinity Map that includes the nearest collector or arterial roads by name on each side bounding the project site \*See Cover Sheet
- X Assessor's Parcel Number(s)
- X Gross Acreage
- X Net Acreage
- X Depictions of all existing and approved General Plan Land Use, Zoning, and Design District designations, existing and intended uses, existing and proposed parcel boundaries, streets, structures, mature oak trees, utilities, water courses, existing wells, irrigation pipes and septic tanks, railroads, drainage facilities, and trails within the project site and within 100 feet of the project site
- X Dimensions and direction(s) of travel of all entries and driveways
- X Parking spaces and loading spaces shall be dimensioned, and a margin note shall include the number of parking spaces required and provided by use, number and percentage of compact spaces, handicap spaces, and loading spaces required and provided
- X Percentage of Site devoted to landscaping and percentage of parking area only devoted to landscaping
- X Footprints of all proposed buildings, including number of stories, use, and square footages
- X\* Details of all proposed walls, common area amenities, and trash enclosures \*See Cover Sheet
- NA Adjacent Waterways and Ditches for Trash Enclosure Dtls
- X Flood Zone Designation \*See Cover Sheet  
(If Project Site is within a Flood Zone, the site plan shall include height of finished grades relative to nearest existing finished grades of all adjacent properties and streets)
- X The location, width, and setbacks of all streets within and adjacent to the project site
- X\* Cross sections of all existing and proposed streets and driveways, alleys, and watercourses or areas subject to inundation from floods \*See Civil Plans
- NA Depiction of all mature oak trees on the site and within 40 feet of the project boundaries
- NA The width and location of all existing and proposed easements
- X\* Approximate existing and finished grade contours drawn to one-foot intervals where changes of existing elevation greater than three feet are proposed \*See Civil Plans
- X\* The approximate radius of curves \*See Civil Plans
- NA Proposed project phasing lines

VERSION 1-9-06, SUPERCEDES ALL PREVIOUS VERSIONS



CITY OF VISALIA  
PLANNING DEPARTMENT  
CONDITIONAL USE PERMIT (CUP)  
SUPPLEMENTAL APPLICATION

**PROJECT DESCRIPTION**

Describe Project And Listing Of All Components of the CUP (i.e. drive-through, private roads, modified residential standards PUD or PRD, etc.): Amendment to an existing CUP: Original CUP No. 401 (Date 06.14.1976);  
Amended CUP No. 91-17 (Date 12.09.1991)

**PROJECT DETAILS**

(You may be required to provide a separate Operational Statement including the information below)

Gross Acreage 4.8 Net Acreage 4.00  
Building Area 32,931 sq ft (Main Building) No. of Parking Stalls 178 Spaces (Includes HC & Motorcycle)  
Days of Operation Seven Hours of Operation 4a-11p M-F; 6:30a-8p Sa-Su  
No. of Employees 90 p/t, 10 f/t Max Employees per Shift 20  
List All Outdoor Activities Tennis, Swimming, Basketball, Handball, Jogging

No. of Outdoor Vendors NA Per Week \_\_\_\_\_ Per Day \_\_\_\_\_  
No. of Vehicles Used 0  
No. of Vehicles Kept Onsite Overnight 0

If Residential: Number of Single-Family Units 0 Number of Multi-Family Units 0  
Other Components \_\_\_\_\_  
Gross Density \_\_\_\_\_ Net Density \_\_\_\_\_  
Open Space \_\_\_\_\_ Acreage \_\_\_\_\_  
Recreation Facilities:  Yes  No Specify Main use of facility is recreation; Fitness Facility

Modified Setbacks or Standards Requested:  Yes  No Specify Variance on maximum allowed in Zone

**PROVIDE THE FOLLOWING FOR ALL CUP PROJECTS**

(Person Preparing Application Shall Place Initials On The Space Provided. Required Application Materials Not Included Will Result In Application Being Deemed INCOMPLETE.)

- 10 copies required
- CDBF 20 Copies of Site Plan (See Supplemental Information required For Site Plans)
- CDBF 1 Copy of Reduced Size Site Plan (8 1/2in. X 11in.)
- CDBF 10 Copies of Conceptual Building Elevations (See Supplemental Information Required For Building Elevations)
- CDBF 1 Copy of Reduced Size Conceptual Building Elevations (8 1/2in. X 11in.)
- CDBF 10 Copies of Floor Plans
- CDBF 1 Copy of Reduced Size Floor Plans (8 1/2in. X 11in.)
- CDBF 10 Copies of Preliminary Landscape Plans (Including Fencing and Wall Details)
- CDBF 1 Copy of Reduced Size Preliminary Landscape Plans (8 1/2in. X 11in.)
- CDBF 2 Copies of Site Plan Review Committee Revise & Proceed Comments
- NA 1 Copy of Signage and/or Sign Program
- NA 2 Copies of Noise Study (If required by Site Plan Review Committee)
- NA 2 Copies of Traffic Impact Study (If required by Site Plan Review Committee)
- CDBF 1 Copy Of Trash Enclosure Details
- CDBF Electronic Files of all Exhibits (Adobe Acrobat, or similar format) Provided on CD Disk

VERSION 1-9-06 SUPERCEDES ALL PREVIOUS VERSIONS



# CITY OF VISALIA ELEVATION AND FLOOR PLAN FORM AND CONTENT REQUIREMENTS

**ALL ELEVATIONS PLANS SHALL BE PREPARED ON ONE OR MORE 18-INCH BY 24-INCH SHEETS AT A SCALE NOT LESS THAN ONE INCH EQUALS 20 FEET OR ONE-QUARTER INCH EQUALS ONE FOOT (A MASTER OR REFERENCE SITE PLAN SHEET AT A SCALE NOT LESS THAN ONE INCH EQUALS 60 FEET MAY ALSO BE INCLUDED)**

## ELEVATION PLANS

- Plan scale
- Date of plan and (if applicable) date of last revision
- The name, company and telephone number of the person responsible for preparing the plan exhibit
- Dimensioned plan view depicting all building footprints of all proposed buildings, number of stories, and square footages. \*See Floor Plans
- Dimensioned elevation views depicting all buildings sides of all on-site buildings  
Elevations shall include subsequent floor locations, callouts for all doors and hardware, roof pitch and material, colors (by manufacturers color code) and composition of all exterior finish materials.  
Each elevation view shall be labeled as its directional orientation (i.e. north, south, east, and west) relative to the plan view
- Location of any roof-mounted equipment (shown as a dashed outline when located behind a wall or roof element)
- Location of any wall-mounted utility equipment or closets
- Wall mounted light and accessory elements, including design and locations

\* Embellishments such as landscaping, vehicles and people are discouraged. However, if they are included, they shall be dimensioned at the same scale as the building. Any plant material shown shall be depicted at the time of planting.

## FLOOR PLANS

- Plan scale and North arrow (where applicable)
- Date of plan and (if applicable) date of last revision
- The name, company and telephone number of the person responsible for preparing the plan exhibit
- Locations of all doorways and window openings
- Identification of room use (i.e. bedroom no. 1, stairwell, kitchen, garage, office, sales floor, etc.)
- Fixed and semi-fixed equipment or features associated with the room space



CITY OF VISALIA  
PLANNING DEPARTMENT  
ENVIRONMENTAL CONDITIONS  
REQUIRED FOR ALL PROJECTS

**SITE CHARACTERISTICS:**

Flood Zone Designation: X-500 Height Of Required Minimum Building Elevation: 35'

Is The Project Site Within A:

Historic District: Yes /  No

Specific Plan Or Master Plan Area: Yes /  No (If Yes, Name) \_\_\_\_\_

Special Study Area: Yes /  No (If Yes, Name) \_\_\_\_\_

Agricultural Preserve: Yes /  No

Williamson Act Contract: Yes /  No If Yes, Preserve # \_\_\_\_\_ Contract # \_\_\_\_\_

Has A Notice Of Non-Renewal Been Filed? Yes /  No Date Filed: \_\_\_\_\_

Please Check All Items Applicable To The Project:

\_\_\_\_\_ Mature Oak Trees On Site Or Within Forty Feet Of The Site

\_\_\_\_\_ Within Protected Species Or Habitat Area

\_\_\_\_\_ Evidence of Hazardous Waste Or Previous Hazardous Uses Or Processes Occurring On Site

\_\_\_\_\_ Waterways Adjacent To The Project Site, And/Or Any Planned Changes In Streams, Waterways, Rivers, Ditches

\_\_\_\_\_ Known Cultural Resources On Site

\_\_\_\_\_ Within ¼ Mile Of Any School

\_\_\_\_\_ Increase In Light Or Glare To Immediate Vicinity After Project Is Completed

\_\_\_\_\_ Increase In Noise To Immediate Vicinity After Project Is Completed

\_\_\_\_\_ Within Two Miles Of An Airport



## CITY OF VISALIA LANDSCAPING PLANS FORM AND CONTENTS REQUIREMENTS

ALL LANDSCAPE PLANS SHALL BE PREPARED ON ONE OR MORE 18-INCH BY 24-INCH SHEETS AT A SCALE NOT LESS THAN ONE INCH EQUALS 40 FEET (A MASTER OR REFERENCE MAP SHEET AT A SCALE NOT LESS THAN ONE INCH EQUALS 100 FEET MAY ALSO BE INCLUDED)

- X The name of the Proposed Subdivision/Project
- X A clear depiction of the project boundaries by the use of heavy solid line
- NA Depictions of all existing mature oak trees, utilities, water courses and trails within the project boundaries and within 100 feet of the project boundaries
- X North arrow and scale
- X Date of map and (if applicable) date of last revision
- X The name, company, and contact information of the preparer \* See also Cover Sheet
- X Net Acreage and percentage of net project site area provided for common open space
- X\* Identification of the entity responsible for installing and maintaining landscaping (i.e. LLA, HOA, private maintenance, etc.) \* Private
- X Elevation and Plan details of all proposed walls, entry gates, entry features, and common area facilities \* See Site Plan
- NA Depiction of all mature oak trees on the site and within 40 feet of the project boundaries
- X Depiction of all proposed plant and tree species by their botanical and common names,
- X Proposed planting sizes of all plant and tree species and minimum spacing of all plantings
- X Locations of proposed irrigation valves and preliminary irrigation line locations and diameter sizes, and identification of responsible entity for irrigation
- X\* Labeling of water \* To be determined

# AGENCY AUTHORIZATION

**OWNER:**

I, R&R Development Company LLC, declare as follows:  
(Owners Name)

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

085-212-019-000  
\_\_\_\_\_  
\_\_\_\_\_

**AGENT:**

I designate Derivi Construction & Architecture, 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

Conditional Use Permit  
(Action Sought)

relative to the property mentioned herein.

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

Executed this 3rd day of December, 2008.

<p style="text-align: center;"><b>OWNER</b></p> <p>R&amp;R Development Company LLC</p> <p>By: <u></u> (Signature of Owner)</p> <p><u>1016 E. Bianchi Rd., Suite A-1</u> (Owner Mailing Address)</p> <p><u>Stockton, CA 95210</u></p> <p><u>209-472-2231</u> (Owner Telephone)</p>	<p style="text-align: center;"><b>AGENT</b></p> <p>Derivi Construction &amp; Architecture</p> <p>By: _____ (Signature of Agent)</p> <p><u>924 N. Yosemite Street</u> (Agent Mailing Address)</p> <p><u>Stockton, CA 95203</u></p> <p><u>209-462-2873</u> (Agent Telephone)</p>
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**APPROVED:**

CITY OF VISALIA

By: \_\_\_\_\_  
(Signature)

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

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

