SITE PLAN REVIEW AGENDA

7/14/2021 - 9:00 A.M.

Conference Room #4

315 E. Acequia Avenue

ITEM NO: 1

SITE PLAN NO: SPR21122
PROJECT TITLE: Rocha's Undate Floor Plan
DESCRIPTION: Change the usage of building by dividing into smaller spaces, change is to convert the total space of 12,286 st into three seperate spaces. Spaces will be 614 sf., 6,119 sf. and 6,193 sf. (C-MU).
APPLICANT: Alvin Lee Rocha
OWNER: ROCHA NED JR (TR) (REVOC TRUST)
APN: 094034011
LOCATION: 202 NE 2ND AVE

ITEM NO: 2

SITE PLAN NO: SPR21123
PROJECT TITLE: Double D Mini Mart
DESCRIPTION: R3 Trash Enclosure (C-MU)
APPLICANT: Dhaliwal Balwant
OWNER: DHALIWAL BALWANT SINGH & BALJINDER K
APN: 090132023
LOCATION: 1500 W 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) 713-4440-5

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: Rocha's Update Floor Plan Date: 7/5/2021

Project Description: Change the usage of building by dividing into smaller spaces, change is to convert the total space of 12,286 sq ft into three seperate spaces. Spaces will be 614 sq ft, 6,119 sq ft and 6,193 sf ft

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

Property Owner: Alvin & Renee Rocha, Ned Rocha Jr

Applicant(s) Name: Alvin Lee Rocha

Project Address/Location: 202 NE 2nd Ave Visalia 93291

Assessor Parcel Number: 094-034-011

Parcel Size (Acreage or Square Feet): _____ Building or Suite Square Footage: Approx 16,000/12,286sq ft

Are There Any Proposed Building Modifications: Yes ◉ No ◯

Estimated Cost of Modifications to Building: $ 5,000

Describe All Proposed Building Modifications: Installing a double door in place of single door on street side, Adding enclave to add space for door swing, Close two opening to divide into three spaces.

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

Date Received: 07/05/2021

SPR Agenda: 07/14/2021 Item No. _____

Zone: C-MU SPR No. 21-122

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: Visalia Adult Day Care Center

Proposed Building Use: Office Space, 98 Cent Store/Asian Market, Not Lease. Will be listed for lease

Proposed Hours of Operation: 8AM to 8PM

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

Number of Employees Per Day: Existing 0 Proposed 3

Number of Customers Per Day (Estimated): Existing 0 Proposed 20-40

Predicted Peak Operating Hour: 12pm to 4pm

Describe Any Truck Delivery Schedule & Operations: once every two weeks, owner transported products twice to three times a week

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 REQUIREMENTS

SITE PLAN MINIMUM 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: Alvin Lee Rocha
Address: 27448 Road 140, L
City, State, Zip Visalia, CA 93292
Phone: 559-732-0839
Email: AlvinAPM@Earthlink.net

Signature of Owner or Authorized Agent*

Owner — Date: 7/5/2021

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 FORM

AGENCY AUTHORIZATION

OWNER:

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

_____ _____ _____

AGENT:

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

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

Executed this _____ day of _____, 20____.

Signatures

OWNER	AGENT
Signature of Owner	Signature of Agent
Owner Mailing Address	Agent Mailing Address
Owner Phone Number	Agent Phone Number

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

THE CHANGE FROM SINGLE OUTWARD SWING DOOR TO RESUSS DOUBLE DOOR

recess area for double doors

BLOCK OFF FROM OTHWER AREA

BLOCK OFF TO SEPERATE FROM NORTH SIDE OF BUILDING

NOTES

1. EXISTING EXIT.
2. INTERNALLY ILLUMINATED EMERGENCY EXIT SIGN OVER DOOR.
3. FOUNDMENT FOUNDED.
4. PROVIDE 2A10 BC TYPE WALL MOUNTED FIRE EXTINGUISHER

WALL LEGEND

1. EXISTING 2x6 WOOD FRAMED STUD WALL @ EXTERIOR AND INTERIOR WALLS.
2. NEW 2x4 O.P.N.#2 STUDS @ 16" O.C. W/R-13 FULL BATT INSULATION, (INTERIOR WALL).
3. NEW 2x6 O.P. #2 STUDS @ 16" O.C. W/R-19 FULL BATT INSULATION, (EXTERIOR WALL).
4. 5/8" THK. TYPE 'X' GYPSUM BOARD FROM FLOOR UP TO ROOF.
5. NEW FRM. 2x4 P.P.N.#2 STUD FRAMED WALL AT FOOTPRINT PLUMBING WALL.

NOTES

6. PROVIDE 2A10 BC TYPE WALL MOUNTED FIRE EXTINGUISHER.
7. PROVIDE SIGN OVER DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".
8. EMERGENCY LIGHTS WITH BACK-UP BATTERY PACK.

WAITING AREA
RECEPTIONIST
ADMINISTRATOR
OFFICE
GROUP ACTIVITY ROOM
REGISTERED NURSE
CORRIDOR
REGISTERED NURSE
PROGRAM DIRECTOR
REHABILITATION AREA - 1
4,638 SQ. FT.
REHABILITATION AREA - 2
1956 SQ. FT.
EXISTING TENANT
1238 SQ. FT.
EXISTING RESTROOMS
EXISTING TENANT
829 SQ. FT.
EXISTING TENANT
833 SQ. FT.
STORAGE-3
MENS HC
WOMENS HC
PHYSICAL AND OCCUPATIONAL THEROPY AREA 1225 SQ. FT.
SOCIAL WORK SERVICES
STORAGE-1
MENS
WOMENS
WOMENS
MENS
STORAGE-2
MAINTENANCE PHONE ROOM
SERVICE-BREAK ROOM
ACTIVITY ROOM
GROUP AREA

SCHEDULE GENERAL NOTES

1. WINDOW SCHEDULE, SEE SHEET - A8.
2. DOOR SCHEDULE, SEE SHEET: A8.
3. ROOM FINISH SCHEDULE, SEE SHEET - A8.
4. GENERAL NOTES, SEE SHEET - A8.

NOTE

1. FOR OCCUPANT LOAD CALCULATIONS AND VENTILATION RATE CALCULATIONS, SEE SHEET - M1.

REVISIONS

DESIGNER:

bryan kaadorf • designer
commercial • residential
since 1977
visalia, ca.
559.747.3607

PROJECT:

A COMMERCIAL BUILDING RESTORATION AND T. I.'S

VISALIA, CA.

12,686 SQ. FT.

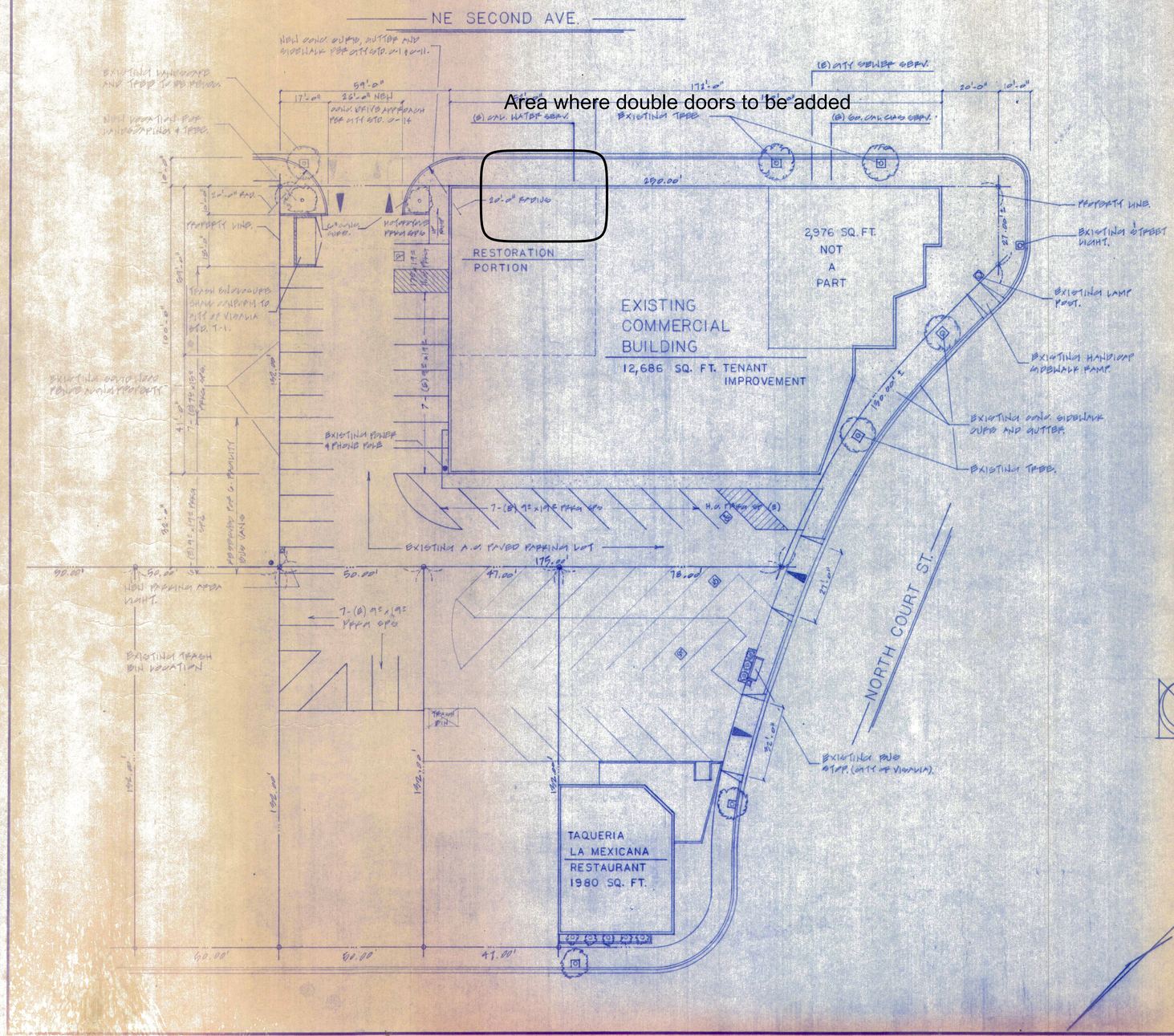
DESCRIPTION:

FLOOR PLAN

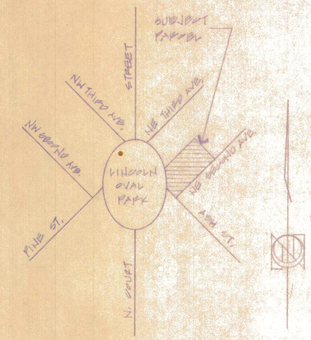
DRAWN BY
DATE Aug. 2003
SCALE 1/8" - 1' - 0"

SHEET NO.

A2 OF 12 SHEETS



Area where double doors to be added



VICINITY MAP NO SCALE

SITE INFORMATION

OWNER:
ADDRESS:

A. P. N.:
ZONING:
OCCUPANCY GROUP:
BUILDING USE:
TYPE OF CONSTRUCTION:

ENVELOPE MANDATORY MEASURES

GENERAL NOTES

1. All work shall be in strict conformance with the latest approved edition of the "Uniform Building Code" and all other applicable state and local ordinances.
2. All concrete shall reach a minimum compressive strength of 2500 P.S.I. within 28 days.
3. Footings shall be placed a minimum of 12" into undisturbed native soil of fill compacted to 90% relative density, per ASTM D1557.
4. All reinforcing steel shall be intermediate grade deformed.
5. All electrical work shall be in strict conformance with the latest approved edition of the "National Electrical Code", "California Electrical Safety Orders", and all other applicable state and local ordinances.
6. All plumbing work shall be in strict conformance with the latest approved edition of the "Uniform Plumbing Code" and all other applicable state and local ordinances.
7. All prefabricated hardware shall be I.C.B.O. approved and shall be installed per manufacturers specifications. All nail holes nailed and all bolt holes bolted.
8. Weather strip all exterior doors with vinyl.
9. It is the contractors/owners responsibility to verify all dimensions prior to construction, and to notify the engineer of any discrepancy found between that which is on these plan and that which is found in the field.
10. Written dimensions on these drawings shall have precedence over scaled dimension. Contractor shall verify and be responsible for all dimensions and conditions on the job and the engineer shall be notified of all variations from the dimensions and conditions shown on the plans.
11. All mud sills to be pressure treated, (P.T.).
12. All vertical framing lumber to be D.F.# U.O.N.
13. All horizontal framing lumber to be D.F.# U.O.N.
14. Provide an approved flashing at all exterior doors.
15. Provide a backflow preventer device at all hose bibbs.
16. The engineer not be responsible for errors and omissions in the project not in conformance with these plans, calculations and the latest approved edition of the "Uniform Building Code".
17. The engineer accepts no responsibility for field inspections during construction nor for the method of construction.
18. It is the responsibility of the contractor to point out any points of conflict to the engineer that will not allow for the structure to be built as per drawings and specifications.
19. This structure has been designed only for the loads with in the calculations. Any additional loads or descrepancy hall be brought to the engineers attention.
20. All wall studs and top plates shall be D.F.# .

REVISIONS

DESIGNER:

bryan kasdorf • designer
commercial • residential
since 1977
visalia, ca.
559.747.3607

PROJECT:

A COMMERCIAL BUILDING TENANT IMPROVEMENT
FOR:
VISALIA ADULT DAY HEALTH CARE FACILITY
VISALIA, CA.
A.P.N. 094-034-11

DESCRIPTION:

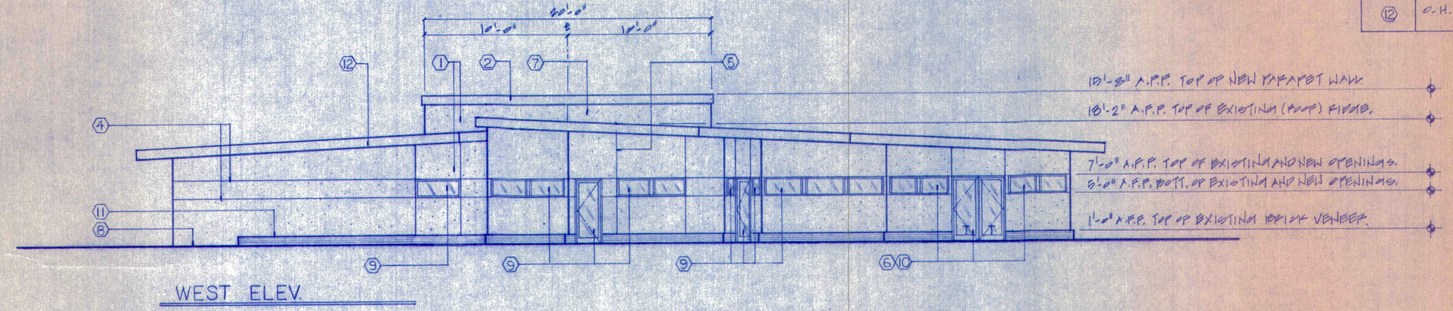
SITE PLAN

DRAWN BY
DATE
SCALE 1" = 10'-0"

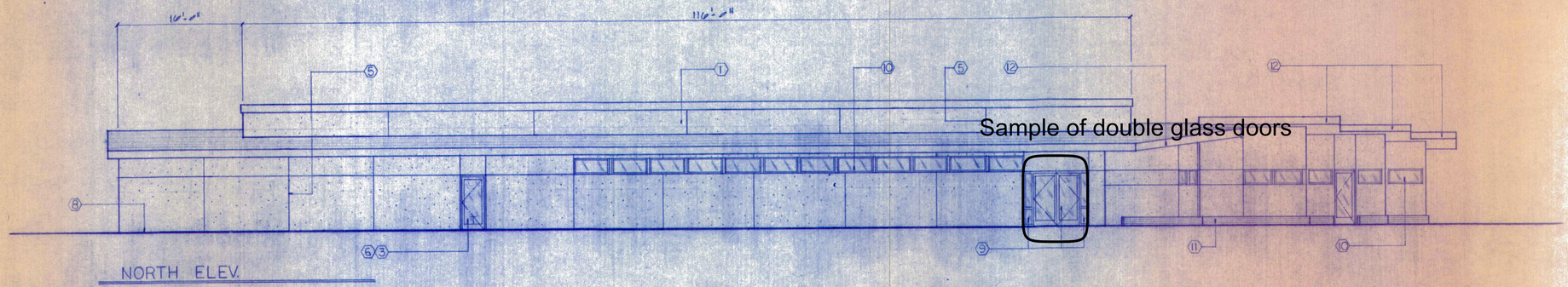
SHEET NO.

A1 OF 12 SHEETS

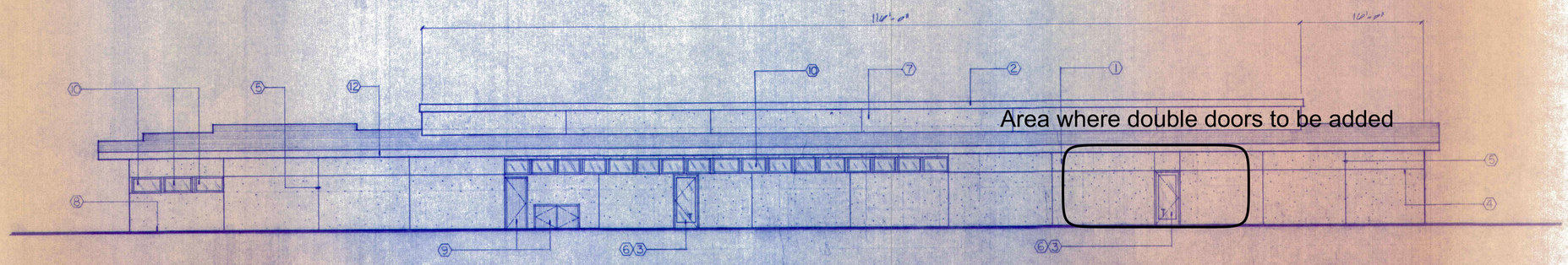
EXTERIOR FINISHES		
①	STUCCO	SMOOTH TROWEL FINISH TEXTURED EVERYTHING ACRYLIC FINISH COAT.
②	PAINTED ACCENT	8" x 16" ACCENT BAND WITH METAL EDGING OVER.
③	GLAZING/FRAMES	DUAL GLAZE TINTED GLASS WITH BRONZE ANODIZED METAL FRAMES.
④	ACCENT BAND	PAINTED 60-120 REVEAL, TYPICAL HORIZONTAL
⑤	ACCENT BAND	PAINTED 60-60 REVEAL, TYPICAL VERTICAL.
⑥	TEMPERED	TEMPERED GLAZING AT NEW OFFICE FRONT SILLS.
⑦	PARAPET	NEW 2x4 FRAMED PARAPET WALL.
⑧	W. G.	WEEP SCREED AT FURR LINE, WHERE REQUIRED.
⑨	E. E. W.	EXISTING DOORS AND WINDOWS TO REMAIN.
⑩	N. E. W.	EXISTING DOORS AND WINDOWS TO BE REMOVED WITH AS SHOWN IN NOTE ③
⑪	BRICK	EXISTING BRICK VENEER TO REMAIN.
⑫	G. H. / FASCIA	FASCIA BOARD AND OVERHANG TO REMAIN.



WEST ELEV.



NORTH ELEV.



SOUTH ELEV.

REVISIONS

DESIGNER:

bryan kasdorf • designer
commercial • residential
since 1977
visalia, ca.
559.747.3607

PROJECT:

A COMMERCIAL BUILDING RESTORATION AND T. I.'S

VISALIA, CA.

DESCRIPTION:

EXTERIOR ELEVATIONS

DRAWN BY
DATE
SCALE 1/8" = 1'-0"

SHEET NO.

A4 OF 12 SHEETS

CITY OF VISALIA SITE PLAN REVIEW APPLICATION

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GENERAL PROJECT INFORMATION

Project/Business Name: Double D Mini Mart Date: 7/8/2021

Project Description: R3 Trash Enclosure

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

Property Owner: Dhaliwal Balwant Singh

Applicant(s) Name: Dhaliwal Balwant Singh

Project Address/Location: 1500 N. Houston Ave Visalia ca 93291

Assessor Parcel Number: 090-132-023

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

Are There Any Proposed Building Modifications: Yes ○ No ⊗

Estimated Cost of Modifications to Building: $ _____

Describe All Proposed Building Modifications: _____

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

Date Received: 07/08/2021

SPR Agenda: 07/14/2021 Item No. ____

Zone: C-MU SPR No. 21-123

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: Mini Mart

Proposed Building Use: Build a Trash Enclosure as shown on site plan

Proposed Hours of Operation: _____

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

Number of Employees Per Day: Existing _____ Proposed _____

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

Predicted Peak Operating Hour: _____

Describe Any Truck Delivery Schedule & Operations: TRASH PICK UP ON SCHEDULED DAYS BY CITY.

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

SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291

IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

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: Dhaliwal Balwant
Address: 1500 W Houston Ave
City, State, Zip Visalia, CA 93291
Phone: (559) 623-6204
Email: doubledminimart@sbcglobal.net

Signature of Owner or Authorized Agent*
Owner — Date: 7/9/2021

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 FORM

AGENCY AUTHORIZATION

OWNER:

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

AGENT:

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

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

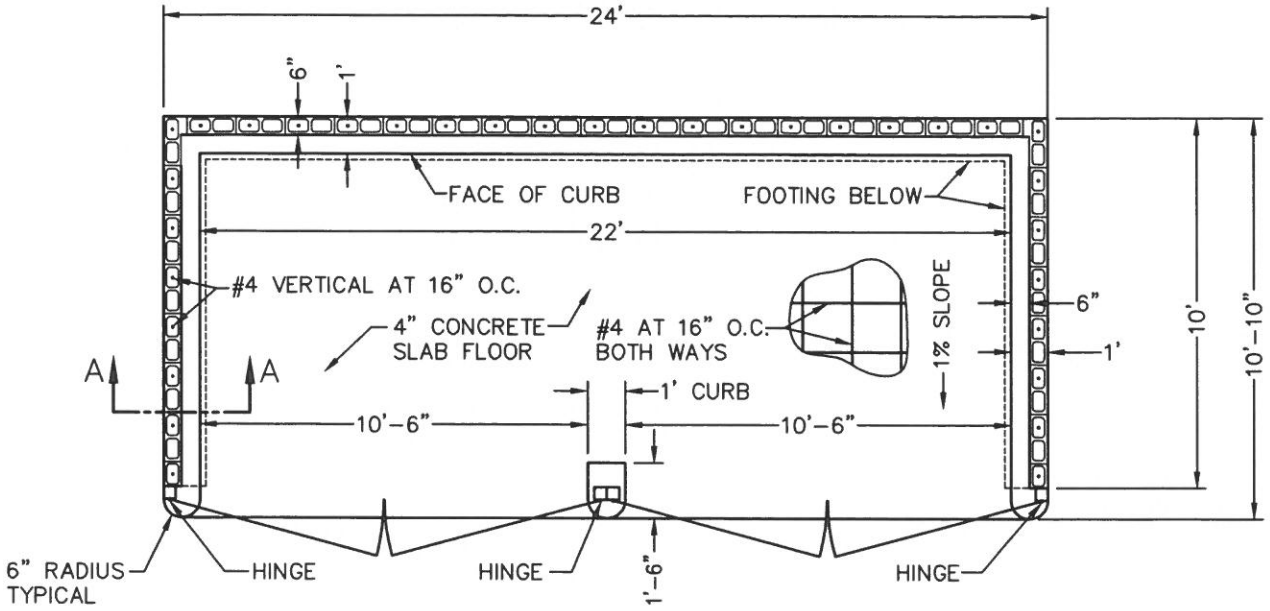
Executed this 7 day of July, 2021.

Signatures	OWNER	AGENT
	Signature of Owner	Signature of Agent
	1500 W. Houston Ave Owner Mailing Address	Agent Mailing Address
	Visalia Ca 93291	
	559 732-3893 Owner Phone Number	Agent Phone Number

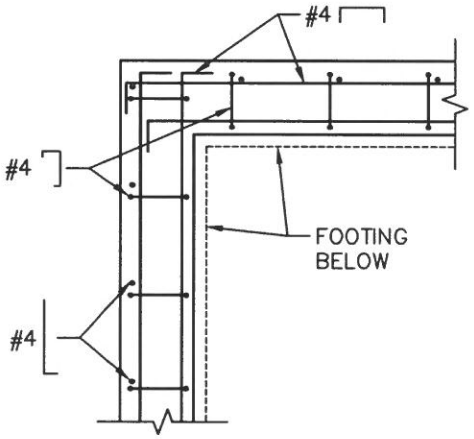
SUBMIT APPLICATION TO: CITY OF VISALIA COMMUNITY DEVELOPMENT DEPT - 315 E ACEQUIA AVE - VISALIA CA 93291
IF ANY QUESTIONS, PLEASE CALL THE CITY OF VISALIA AT (559) 713-4440

6 ft Distance between enclosure and fence to the North

26ft Distance between enclosure and building to south



PLAN

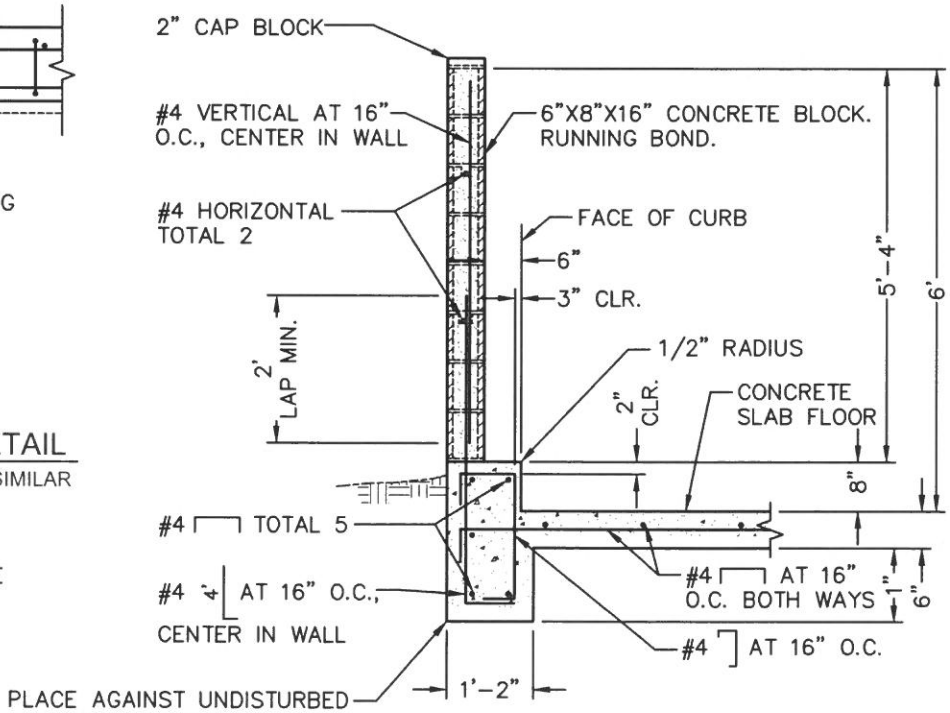


CURB CORNER DETAIL

FOOTING CORNER DETAIL SIMILAR

NOTE:

FOR ALL APPLICABLE NOTES, SEE REFUSE CONTAINER ENCLOSURE NOTES STANDARD DRAWING.



SECTION A-A

APPROVED BY: _____ 09/16/16
CITY ENGINEER R.P.E. 81734 DATE

CITY OF VISALIA
DESIGN & IMPROVEMENT STANDARDS

24' REFUSE CONTAINER ENCLOSURE

REVISIONS
08/15/16
BK 2016

R-3