

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, September 14, 2022, at 5:30PM

CHAIR: Walter Deissler

VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:

Patty Kane, Michael Kreps, Marilyn Mitchell, Jay Hohlbauch, Jordan Mulrooney

City of Visalia Administration Building
220 N. Santa Fe Street, Visalia CA

AGENDA

A. Citizen's Comments

B. Meeting Minutes

1. August 24, 2022, Regular Meeting

C. Project Reviews:

1. **HPAC No. 2022-16:** A request by Lovejot Singh and Jason Scott to demolish and rebuild an existing convenience store within the D-MU (Downtown Mixed Use) Zone. The project site is located at 540 North Court Street (APN: 094-261-026).

D. Discussion Items

1. Goals Work Session Discussion
 - a. Goals Work Session, September 21, 2022
2. Committee and Staff Comments
 - a. Project Updates
3. Identification of Items for Future Agendas

E. Adjournment

In compliance with the Americans Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4443 (Staff Representative) 48-hours in advance of the meeting. For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services. Visually Impaired - If enlarged print or a Braille copy is desired, please request in advance of the meeting and services will be provided as possible after the meeting. City Staff to the Committee is Cristobal Carrillo, Associate Planner, 559-713-4443, cristobal.carrillo@visalia.city.

Este Aviso es para informarle que habra una audiencia para el público ante el Comité de Preservación Histórica de la Ciudad de Visalia. Para más información, o para dar comentario público respecto a esta solicitud, por favor llame Cristobal Carrillo, Associate Planner, al numero (559) 713-4443 o cristobal.carrillo@visalia.city.

Additional information about the Historic Preservation Advisory Committee may be found by contacting Cristobal Carrillo, Associate Planner at 559-713-4443, or emailing cristobal.carrillo@visalia.city.



CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, August 24, 2022, at 5:30PM

All members present.

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:
Patty Kane, Michael Kreps, Marilynn Mitchell, Jay Hohlbauch, Jordan Mulrooney

City of Visalia Administration Building
220 N. Santa Fe Street, Visalia CA

AGENDA

A. Citizen's Comments

None.

B. Meeting Minutes

1. August 10, 2022, Regular Meeting

A motion was made by Kane, seconded by Mitchell, to approve the meeting minutes for August 10, 2022. The motion was approved 7-0.

C. Discussion Items

1. Goals Work Session Discussion

The Committee discussed various goal proposals. This included, but was not limited to, discussions on future survey activities, creation of a historic preservation focused website, and publication of previously created walking tour pamphlets. The Committee also discussed a style guide created by Davis. For the style guide, staff stated that they would research whether permission was needed to use photos of structures taken from the public right of way, and whether any official approval was required. It was also requested that links Davis stated he would be working on a style guide for fencing next.

Note: A listing of the updated goals is below:

1) Survey -

- Survey properties in HD, but not LR
- Identify sites outside of HD for LR designation (Talk with Terry Omen)
- Review and survey mid-century structures for LR designation
- RE-list relocated LR properties
- Research protecting local landmarks

- Identify sites for nomination to CA/ National historic registers & expand the HD - (South Locust St)

2) Tech -

- Develop searchable/interactive historic database for staff and public use. Can be updated w/ surveys, photos, architectural information, HD/LR designations (Paul information needed)
- Survey app for phone

3) Homeowners incentives -

- Plaque and awards programs
- Research incentives and grants for property owners
- Establish historic sign recognition system/list

4) Marketing and community outreach -

- Reach out to TCAOR to inform brokers of HPAC
- HPAC information booths and public events - volunteer engagement
- Build network of community volunteers, build list of prospective HPAC members
- Network with other community groups (Downtown Visalia's, Visit Visalia, Lions, Rotary, Soroptimist, Kiwanis, etc)
- Create a newsletter and continue community outreach through meetings and events

5) Historic Preservation Guides -

- Refine architectural style descriptors to help identify architectural styles more easily (Tyler started already)
- Draft design guidelines for fencing/ historic buildings (Tyler started already)
- Research incentives and grants for property owners
- Create workbook for resource for property owners for restoration

6) Financial -

- Investigate/apply for Certified Local Government program

2. Committee and Staff Comments

a. Project Updates

Staff provided updates on the proposed metal building submitted by Corey Evans at 821 S. Church Street, and reroof work conducted at 746 N. Highland Street. Staff also discussed upcoming projects at 500 N. Willis Street, 540 N. Court Street, 609 N. Encina Street, and a massage business located somewhere along Noble Avenue.

3. Identification of Items for Future Agendas

None.

D. Adjournment

A motion was made by Davis, seconded by Kreps, to adjourn the meeting. The motion passed 6-0 (Mitchell absent). The meeting adjourned at 6:59pm.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: September 12, 2022

PROJECT PLANNER: Cristobal Carrillo, Associate Planner
Phone: (559) 713-4443
E-mail: cristobal.carrillo@visalia.city

SUBJECT: Historic Preservation Advisory Committee Item No. 2022-16: A request by Lovejot Singh and Jason Scott to demolish and rebuild an existing convenience store within the D-MU (Downtown Mixed Use) Zone. The project site is located at 540 North Court Street (APN: 094-261-026)

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposal as modified in the findings and conditions of this report.

SITE DATA

The site is zoned D-MU (Downtown Mixed Use) Zone and is located within the Historic District. The building is not listed on the Local Register of Historic Structures. The site

contains Lee's Market, a convenience store with four gasoline dispensers, a canopy, a carwash area, and detached shade structure.



PROJECT DESCRIPTION

The applicant is requesting approval to demolish an existing convenience store (Lee's Market), carwash area, and detached shade structure to rebuild a new 3,120 sq. ft. convenience store as shown in Exhibit "A". The existing gas station canopy and gas dispensers would remain and would not be altered as part of this proposal. Onsite improvements will also include development of a 14-stall parking lot, fencing along the southern property line, and placement of a trash enclosure. Landscaping will also be installed along the north, west, and southern property boundaries (see Exhibit "C"). Per the Floor Plan in Exhibit "B", the interior of the facility will contain retail space, storage areas, a kitchen, and office/cashier areas.

None of the Spanish style design elements features in the original building (see Exhibit "E") will be carried over to the new structure. The Building Elevations provided in Exhibit "D" propose stuccoed wall exteriors, with placement of two windows with wood trim, "non-structural roof outlookers", and faux brick elements along the western building elevation facing Court Street. The western building elevation will also contain a small porch feature, over the main building entrance. The roof will contain comp shingle material, solar panels,

and horizontal aluminum screening for the roof mounted HVAC units. Sconce lighting will be placed on the western exterior, overlooking the proposed signage.

No design detail is provided for the signage depicted on the Building Elevations, save for its rectangular shape, content, and location along the western building exterior. It is believed that wrought iron and chain link fencing depicted along the southern boundary of the property may already exist and be located on the site to the south. No information was provided for fencing with the project application.

Per the Operational Statement in Exhibit "F" the renovation is proposed "...to replace the outdated and inefficient commercial building and site with a new building with improved site layout to allow for better parking, more efficient flow of traffic and increased visibility to the site to combat against crime and vagrancy."

DISCUSSION

Land Use Compatibility

"Convenience Store/Service Center" uses are a conditionally permitted use requiring approval of a Conditional Use Permit (CUP) within the D-MU Zone. Per the Planning Division comments provided in Site Plan Review No. 2021-170, the use was conditionally permitted in 1994 via CUP No. 1994-19, with revisions approved in 2005 via CUP No. 2005-07. During Site Plan Review, the proposal was deemed largely consistent with the CUP approvals. As such, only a Finding of Consistency zoning approval is needed from the Planning Commission to conduct the proposed rebuild.

Though the HPAC is tasked for reviewing zoning actions in the Historic District, a Finding of Consistency is not called out as one of the zoning actions requiring a recommendation from the HPAC. Furthermore, since the proposed use will remain unchanged (convenience store with a gas station), there is no need for zoning action review. As such, the HPAC is limited to review of architectural elements and Historic District compatibility of the proposal.

Development Standards

The proposed building complies with all development standards of the D-MU Zone. Sufficient landscape area has been provided around the required areas of the site perimeter. Building heights do not exceed the 100 ft. limit of the D-MU Zone. Parking demand for a convenience store use is one stall per 300 sq. ft. of building area (i.e., 10 parking stalls). The proposal provides 14 stalls.

Architectural Compatibility

For sites in the Historic District, the Visalia Municipal Code provides criteria with which to evaluate proposals. Criteria is focused on increasing the compatibility and complementarity of a proposal with a majority of structures in the immediately surrounding area. The design standards and principles are as follows:

A. Height and Scale. New buildings should be constructed to a height within a reasonable average height of existing adjacent buildings.

B. Spacing of Buildings on Street. A rhythm of recurrent building masses to separations should be retained.

C. Relationship of Materials and Textures. Choice of building materials and texture (smooth and rough) should enhance the desired neighborhood qualities such as compatibility, similarity and continuity.

D. Relationship of Architectural Details and Roof Shapes. Choice of architectural details and roof shape should insure compatible appearance with surrounding structures.

E. Walls of Continuity. Physical ingredients such as brick walls, wrought iron fences, and evergreen landscape masses should be used to form continuous cohesive walls of enclosure along the street.

F. Landscaping. Landscaping should reflect the predominant quality and quantity of landscaping within the surrounding area. The concern here is more with mass and continuity.

G. Directional Expression of Front Elevations. Structural shape, placement of openings, and architectural details should be used to give a compatible appearance with adjacent structures that may be horizontal, vertical or nondirectional in nature.

Staff has determined that the architectural elements provided in Exhibit “D” are insufficient to meet the requirements of Items C (Relationship of Materials and Textures), E (Walls of Continuity) and G (Directional Expression of Front Elevations). Design elements are focused solely on the Court Street frontage, neglecting the northern facing Race Street frontage that will also be highly visible to the public. Proposed features such as faux brick and windows should be increased and spread throughout the other building exteriors. Materials such as aluminum screening material would be highly out of step with typical materials found in the Historic District and the immediate surrounding area. Lastly, the proposed structure is missing a second gable roof feature facing either north or south. As shown in Exhibit “G”, the structures immediately to the south, contain a second gable to provide additional visual interest to the structures.

In order to increase compatibility with the Historic District and immediately surrounding area, staff recommends that the HPAC require implementation of the following additional architectural elements:

- Placement of an additional roof gable along the northern building exterior, facing Race Street.
- Removal of aluminum screening material in favor of a screening feature more in keeping with the Historic District such as, but not limited to, faux dormer windows or wood screening material.
- Placement of faux brick along the bottom sections of the northern and southern building exteriors.
- Placement of additional windows along the northern building exterior.
- Placement of muntins within all windows and doors.
- Placement of additional ornamental features on the northern and southern building exteriors, to break up the mass of blank walls.

The recommended architectural elements are included as Condition No. 2. Alternatively, the HPAC can choose to continue the item to the regular meeting of September 28, 2022, to provide the applicant with an opportunity to revise the proposal to incorporate additional architectural elements.

All other elements of the proposal are considered in keeping with the requirements of the Historic Preservation Ordinance. In particular, proposed landscaping will be an improvement over landscaping provided in nearby commercial areas. Note that solar panels depicted in Exhibit “D” are allowed to be located as proposed due to State mandates for solar usage. Furthermore, additional architectural elements cannot be requested for the existing gas station canopy, as no changes are proposed to the structure by the applicant.

Signage

Details provided for signage are minimal. However, staff visits to the adjacent sites to the south showed that approved signed has been more modern in appearance. Staff recommends approval of a general location and shape of the proposed signage. Should any changes occur to the shape or location, additional HPAC review shall be required before a Building Permit can be obtained. This shall be included as Condition of Approval No. 4.

Trash Enclosure

It appears that the trash enclosure will be made from cinder block material. Trash enclosures for the properties to the south contain split face blocks, creating a more aesthetically appealing structure. It is recommended that Condition No. 5 be applied requiring the trash enclosure to be made of split face block material.

FINDINGS AND CONDITIONS

For HPAC Item No. 2022-16 staff recommends that the Committee approve the proposal, subject to the findings and conditions listed below:

Findings

1. That the project site is within the Historic District and is not listed on the Local Register of Historic Structures.
2. That the proposed proposal as conditioned are consistent with residential uses onsite, the surrounding area, and the Historic District.
3. That the proposal as conditioned is consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposal as conditioned will not be injurious to the character of the Historic District.

Conditions

1. That the site be developed consistent with the site plan in Exhibit "A", floor plan in Exhibit "B", landscape plan in Exhibit "C", and operational statement in Exhibit "F".
2. That the site shall be developed consistent with the building elevations in Exhibit "D", except as modified by placement of the architectural elements listed below:
 - a. Placement of an additional roof gable along the northern building exterior, facing Race Street.
 - b. Removal of aluminum screening material in favor of a screening feature more in keeping with the Historic District such as, but not limited to, faux dormer windows or wood screening material.
 - c. Placement of faux brick along the bottom sections of the northern and southern building exteriors.
 - d. Placement of additional windows along the northern building exterior.
 - e. Placement of muntins within all windows and doors.
 - f. Placement of additional ornamental features on the northern and southern building exteriors, to break up the mass of blank walls.
3. That a landscaping and irrigation plan shall be included with the Building Permit submittal.

4. That all signage onsite shall be development consistent with the location and general shape of the signage depicted in Exhibit “D”. Any alterations to signage depicted in Exhibit “D” shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
5. That the trash enclosure be constructed from split faced block.
6. That the development shall comply with all requirements of Site Plan Review No. 2021-170.
7. That the project undergoes the appropriate City permitting process for exterior alterations and fencing on the project site.
8. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
9. That all other City codes, ordinances, standards, and regulations shall be met.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Floor Plan
- Exhibit “C” – Landscape Plan
- Exhibit “D” – Building Elevations
- Exhibit “E” – Original Building Pictures
- Exhibit “F” – Operational Statement
- Exhibit “G” – Adjacent Structures (518, 536 North Court Street)
- Site Plan Review No. 2021-170 Comments
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street, Visalia CA. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.



New Mini Mart and Gas Station
 Lovejot Singh

Document Date:
 August 18, 2022

Document Phase:
 COV Historic Preservation

| rev. | date | remark |
|------|---------|---------------------------|
| 0 | 7/21/22 | COV Submittal Set |
| 1 | 8/18/22 | COV Historic Preservation |

Drawn: RAM Job Number: 22-027

Site Plan and Notes

A0.1

North Court Street

East Race Avenue

ALLEY

Common Alley

| SITE PLAN KEY NOTES | |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | PROPERTY LINE TYPICAL |
| 2 | EXISTING CURB AND GUTTER, SEE CIVIL DRAWINGS FOR IMPROVEMENTS |
| 3 | EXISTING SIDEWALK, SEE CIVIL DRAWINGS FOR IMPROVEMENTS |
| 4 | EXISTING ADA STREET CURB CUT, SEE CIVIL DRAWINGS FOR IMPROVEMENTS |
| 5 | EXISTING DRIVE APPROACH, SEE CIVIL DRAWINGS FOR IMPROVEMENTS |
| 6 | NEW ASPHALT PARKING/DRIVEWAY, SEE CIVIL DRAWINGS FOR IMPROVEMENTS |
| 7 | CONCRETE LANDSCAPING CURB, SEE CIVIL DRAWINGS FOR IMPROVEMENTS |
| 8 | ACCESSIBLE PARKING STALL AND SIGNAGE (SEE 2F/A0.2) |
| 9 | ACCESSIBLE SYMBOL FOR ACCESSIBLE (SEE 2H/A0.2) |
| 10 | PARKING SPACE STRIPING AS SHOWN |
| 11 | PARKING LOT VEE GUTTER, SEE CIVIL DRAWINGS FOR IMPROVEMENTS |
| 12 | NEW ACCESSIBILITY RAMP TO ADA PARKING STALL/PARKING LOT, VERIFY THE ELEVATION AND NEED FOR RAMP IN THE FIELD (SEE DETAIL 4K/A0.2) |
| 13 | NEW CONCRETE SIDEWALK WITH 1.2% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE. NO ADDITIONAL CONSTRUCTION TOLERANCE IS ALLOWED, REPLACE IF THE EXISTING DOES NOT MEET THE ABOVE TOLERANCES TO BE FLUSH WITH NEW ASPHALT PARKING LOT |
| 14 | CONCRETE ENTRY DOOR LANDING WITH 1.2% MINIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE. NO ADDITIONAL CONSTRUCTION TOLERANCE IS ALLOWED, REPLACE IF THE EXISTING DOES NOT MEET THE ABOVE TOLERANCES |
| 15 | ELECTRIC SERVICE (SWITCH GEAR). REFER TO ELECTRICAL DRAWINGS ON A 4" MINIMUM CONCRETE SLAB. THE TOP OF THE SLAB IS TO ALIGN WITH THE TOP OF BUILDING SLAB, FIELD LOCATE THE SUPPLY CONDUIT |
| 16 | NEW PHONE AND CABLE BOXED (IF NEEDED) |
| 17 | NATURAL GAS MAIN, VERIFY LOCATION |
| 18 | 3" SANITARY WASTE SEWER LINE, VERIFY LOCATION IN FIELD |
| 19 | 3" GREASY WASTE SEWER LINE, VERIFY LOCATION IN FIELD |
| 20 | GREASE INTERCEPTOR LOCATION |
| 21 | REMOVE EXISTING DRIVE APPROACH WITH NEW CURB, GUTTER AND SIDEWALK, SEE CIVIL DRAWINGS FOR IMPROVEMENTS |
| 22 | NEW 24'-0" REFUSE CONTAINER ENCLOSURE (SEE DETAIL 8B/A0.2) |
| 23 | REFUSE CONTAINER ENCLOSURE CONCRETE APRON (SEE DETAIL 8D/A0.2) |
| 24 | REFUSE CONTAINER ENCLOSURE GATE DETAIL (SEE DETAIL 8F/A0.2) |
| 25 | APPROXIMATE LINE OF EXISTING UNDERGROUND FUEL TANK TO REMAIN, SEE CIVIL DRAWINGS FOR IMPROVEMENTS |
| 26 | EXISTING FUEL TANK LIDS TO REMAIN |
| 27 | EXISTING EQUIPMENT TO REMAIN |
| 28 | EXISTING FUEL ISLAND COVER TO REMAIN |
| 29 | EXISTING SIGNAGE TO REMAIN |
| 30 | EXISTING UTILITY POLES AND GUY WIRES TO REMAIN |
| 31 | 6" CONCRETE PARKING STOP |
| 32 | |
| 33 | |
| 34 | |
| 35 | |

1 Site Plan
 A0.1 1/8"=1'-0"

The notes of these plans and specifications to which they refer are hereby incorporated by reference. Plans, notes, and specifications are to be read in conjunction with the contract documents. The user of these plans and specifications is advised that the user is solely responsible for the accuracy of the information contained herein. © JMS Engineering

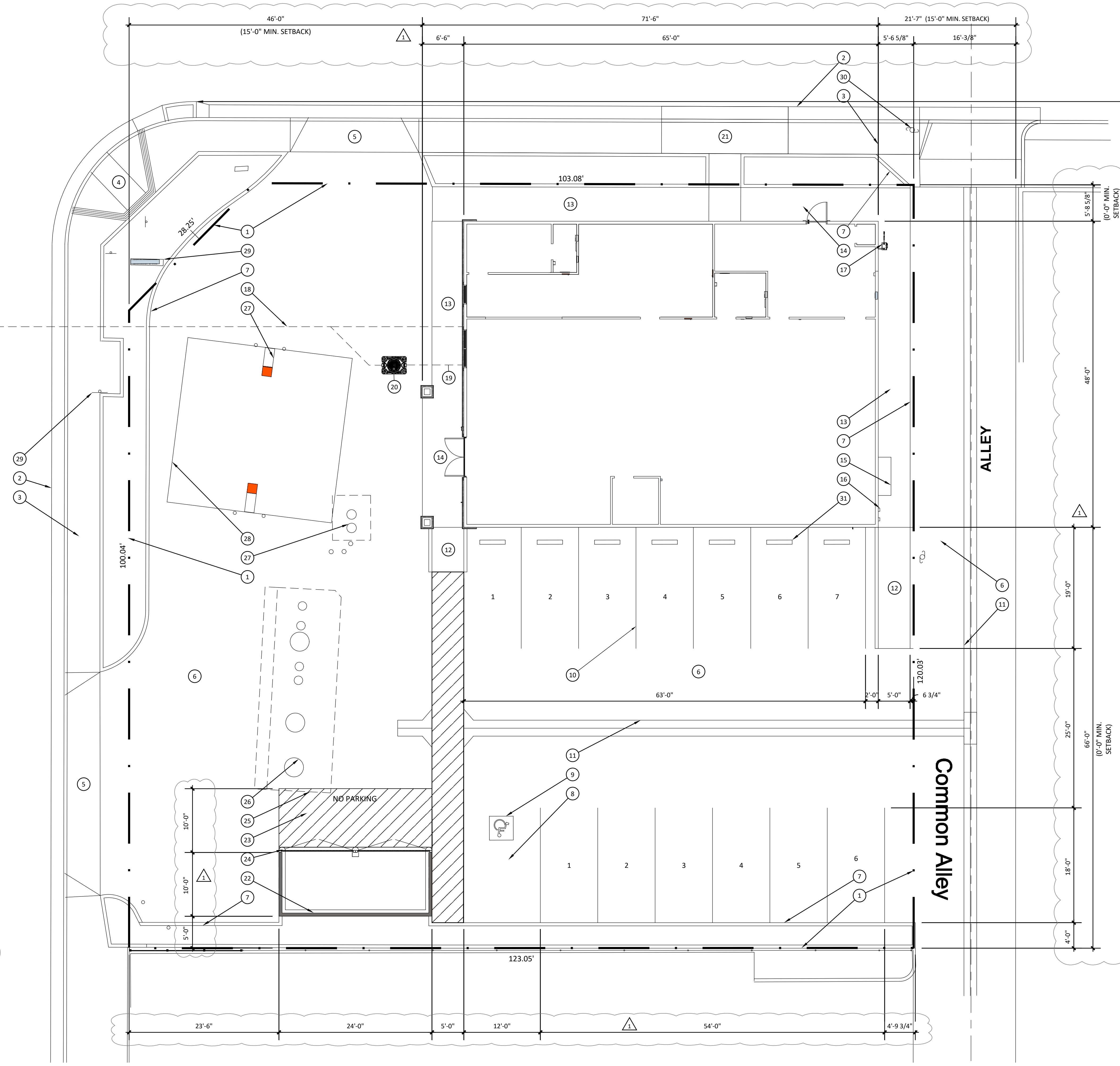
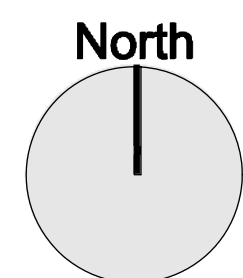
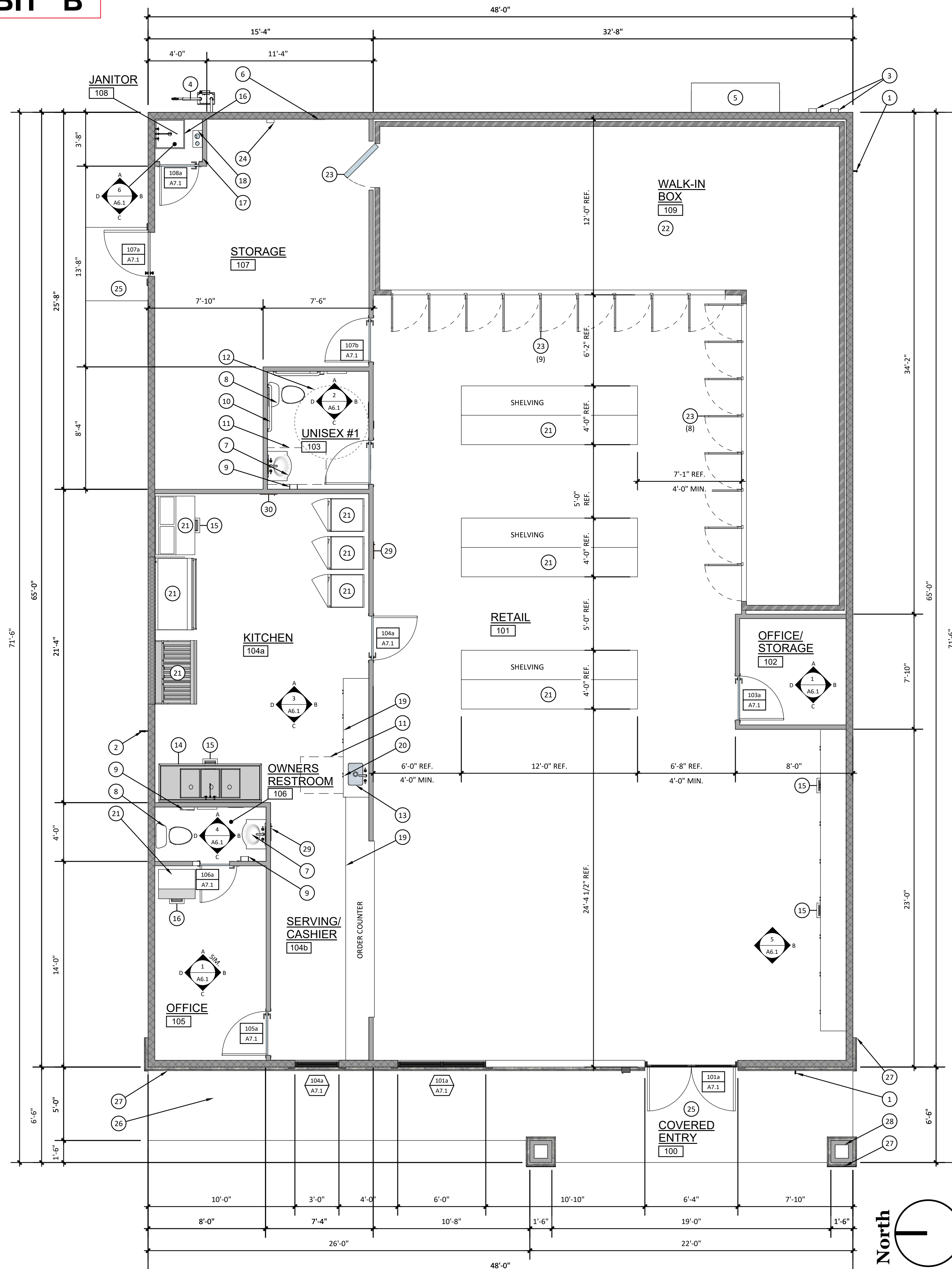


EXHIBIT "B"



1 Floor Plan
A1.1 1/4"=1'-0"

COMMERCIAL FLOOR PLAN NOTES

- HOSE BIBBS TO BE PROVIDED WITH NON-REMOVABLE VACUUM BREAKERS (CPC 603). (VERIFY LOCATION WITH OWNER).
 - ALL HEIGHTS SHOWN AS CEILING HEIGHTS ARE ABOVE THE FINISH FLOOR AND ARE SHOWN FOR REFERENCE ONLY.
 - ALL EXHAUST FANS LOCATED AT BATHROOMS ARE TO PROVIDE 0.7 C.F.M. PER SQUARE FOOT OF ROOM FLOOR AREA.
 - VENTED DOORS AT THE WATER HEATERS SEE PLAN FOR VENTING CALLOUTS AND REQUIREMENTS. OPENINGS ARE TO BE WITHIN 12" OF FLOOR AND 12" OF THE CEILING. PROVIDE A 1" UNDERCUT FOR EXTERIOR DOORS OF LIQUID PROPANE GAS WATER HEATER OR FURNACE COMPARTMENTS.
 - SEE S4.1 FOR HOLDDOWN AND SHEAR WALL SCHEDULES.
 - ALL GLAZING (FENESTRATION) WILL BE INSTALLED WITH A CERTIFIED LABEL ATTACHED, SHOWING THE U-FACTOR.
 - PROVIDE AT ALL OPENINGS AROUND GAS VENTS, PIPES, CHIMNEYS AND FIREPLACES AT THE CEILING SHALL BE FIRE BLOCKED WITH NONCOMBUSTIBLE MATERIALS.
 - THRESHOLDS (MT) AT DOORWAYS SHALL NOT EXCEED 0.5 INCH IN HEIGHT FOR ANY DOORS
 - FIRE BLOCKING SHALL BE INSTALLED AS REQUIRED PER (CBC 717.2) WHERE REQUIRED.
 - FIRE BLOCKING IS REQUIRED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES (SOFFITS, DROP CEILINGS, AND COVE CEILINGS).
 - EXTERIOR LANDINGS AT DOORS SHALL HAVE A MAXIMUM SLOPE OF 2%.
 - FIRE EXTINGUISHERS SHALL BE A MINIMUM 2A:10B:C FOR MODERATE HAZARD. FIRE EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED ALONG NORMAL PATHS OF TRAVEL WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF A FIRE. EXTINGUISHERS MUST BE MOUNTED ON A WALL OR OTHER STRUCTURE WITH AN APPROVED MOUNTING DEVICE, SHALL BE MOUNTED 3 TO 5 FEET ABOVE THE FINISH FLOOR, AND HAVE A MAXIMUM 75 FEET TRAVEL DISTANCE FOR ANY POINT, SEE ALSO DETAILS/NOTES 3K/GN2.2, 6K/GN2.2 AND 8D/GN2.3 FOR CLEAR SPACE REQUIREMENTS.
 - EACH GRADE-LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A RAISED CHARACTER AND TACTILE EXIT SIGN WITH THE WORD, "EXIT". WHERE PERMANENT IDENTIFICATION SIGNS ARE PROVIDED, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.
 - KEY LOCKING HARDWARE MAY BE USED IN LIEU OF PANIC HARDWARE ON THE MAIN EXIT WHERE EXIT CONSISTS OF A SINGLE DOOR OR A PAIR OF DOORS AND THERE IS A READILY VIABLE, DURABLE SIGN ON THE ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" WITH 1" HIGH LETTERS ON A CONTRASTING BACKGROUND.
- NOTE: ALL FLOOR PLAN NOTES SHOWN ABOVE MAY NOT APPLY TO THIS PROJECT.

FLOOR PLAN KEY NOTES

| | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | HOSE BIBB LOCATION, SEE NOTE COMMERCIAL FLOOR PLAN NOTES-1/A1.2, TYPICAL OF 6 |
| 2 | WATER MAIN ENTRANCE, VERIFY LOCATION IN FIELD |
| 3 | WIRE FOR CATV/INTERNET/TELEPHONE |
| 4 | NATURAL GAS MAIN, VERIFY LOCATION |
| 5 | ELECTRIC SERVICE (SWITCH GEAR). REFER TO ELECTRICAL DRAWINGS ON A 4" MINIMUM CONCRETE SLAB. THE TOP OF THE SLAB IS TO ALIGN WITH THE TOP OF BUILDING SLAB |
| 6 | 200 AMP ELECTRICAL SUB-PANEL LOCATION WITH #8 COPPER TO UFFER GROUND AND BEND PANEL TO METAL WATER PIPE, PROVIDE 30" MINIMUM CLEARANCE AT SIDES AND 36" IN THE FRONT OF PANEL (PROVIDE APPROVED SIGNAGE TO CALL OUT PANEL CLEARANCE) |
| 7 | ADA COMPLIANT WALL MOUNTED SINK (AS SELECTED BY OWNER) WITH ADA COMPLIANT SINGLE HANDLE, CENTER SET FAUCETS, FAUCET VALVE IS TO HAVE A PRESSURE BALANCING, THERMOSTATIC OR A COMBINATION PRESSURE BALANCING/THERMOSTATIC MIXING VALVE. (CPC 408.3) (MAX FLOW RATE 1.2 GPM@80 PSI PER CGBC 4.303.1.4.1) |
| 8 | FLOOR MOUNTED WATER CLOSET, VITREOUS CHINA WITH SEAT AND COVER. WATERCLOSET SHALL NOT EXCEED 1.28 GALLONS PER FLUSH (CGBC 5.303.3.1) (SEE PLUMBING PLANS) (SEE ALSO 4H/GN2.1) |
| 9 | ADA COMPLIANT ACCESSORIES, SEE INTERIOR ELEVATIONS AND SEE 4H/GN2.1 |
| 10 | ADA COMPLIANT GRAB BARS, SEE INTERIOR ELEVATIONS AND SEE 4H/GN2.1 |
| 11 | 30"x48" MANEUVERING SPACE FOR ACCESSIBLE CLEARANCES (SEE ALSO 4K&6B/GN2.1 AND 3H/GN2.2) |
| 12 | 60" TURNING RADIUS SPACE FOR ACCESSIBLE CLEARANCES (SEE ALSO 4H/GN2.1 AND 8D/GN2.2) |
| 13 | ADA COMPLIANT 16x18 STAINLESS STEEL UNDERMOUNTED SINK, WITH ADA COMPLIANT SINGLE HANDLE, CENTER SET FAUCETS, FAUCET VALVE IS TO HAVE A PRESSURE BALANCING, THERMOSTATIC OR A COMBINATION PRESSURE BALANCING/THERMOSTATIC MIXING VALVE. SEE ALSO EQUIPMENT PLAN FOR SPECIFICATIONS |
| 14 | THREE COMPARTMENT SINK WITH WALL MOUNTED MIXING SPRAY FAUCET, SEE ALSO EQUIPMENT PLANS |
| 15 | FLOOR SINK LOCATION SHOWN FOR REFERENCE ONLY. REFER TO PLUMBING AND EQUIPMENT DRAWINGS. FLOOR SINKS SHALL BE AT LEAST FIFTY PERCENT EXPOSED OR COMPLETELY BOXED IN AND ACCESSIBLE WITHIN CABINERY. |
| 16 | FIBERGLASS FLOOR MOP SINK WITH CHROME PLATED WALL MOUNTED MOP SINK FAUCET, SEE EQUIPMENT PLANS |
| 17 | FRP WAINSCOT AT MOP SINK, TOP OF WAINSCOT AT +54" A.F.F., SEE INTERIOR ELEVATIONS |
| 18 | NATURAL GAS TANKLESS WATER HEATER LOCATION, SEE DETAIL 6K/A8.1 FOR STRAPPING FOR OPTIONAL TANKED WATERHEATER |
| 19 | SOLID SURFACE AT COUNTERS, NO BACKSPLASH, COUNTER HEIGHT TO BE BETWEEN 28" TO 34" ABOVE FINISH FLOOR (TYPICAL) (VERIFY WITH OWNERS) WITH LAMINATED PLASTIC FLUSH FACED CABINETS BELOW |
| 20 | CABINET UNDER SINK IS TO BE FITTED FOR ADA ACCESS (SEE DETAIL 8K/GN2.3) |
| 21 | EQUIPMENT SHOWN FOR REFERENCE ONLY, EQUIPMENT IS TO BE AS SELECTED BY THE OWNER. OWNER IS TO SUPPLY EQUIPMENT CUT SHEETS TO THE ENGINEER |
| 22 | INTERIOR WALK-IN BOX WITH FLOOR ON CONCRETE SLAB. VERIFY SIZE WITH MANUFACTURER. TO BE SUPPLIED BY OWNER, OWNER IS TO SUPPLY EQUIPMENT CUT SHEETS TO THE ENGINEER |
| 23 | WALK-IN DOORS FOR REFERENCE ONLY, EQUIPMENT IS TO BE AS SELECTED BY THE OWNER, SEE PLAN FOR NUMBERS |
| 24 | TIMERS FOR EXTERIOR LIGHTING AND SIGNAGE, SEE ELECTRICAL PLANS |
| 25 | CONCRETE LANDING AT EXTERIOR DOORS, ADA/CBC COMPLIANCE 2% MAX. SLOPE IN ANY DIRECTION. MINIMUM 60" SQUARE |
| 26 | NEW CONCRETE SIDEWALK WITH 1.2% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE. NO ADDITIONAL CONSTRUCTION TOLERANCE IS ALLOWED, REPLACE IF THE EXISTING DOES NOT MEET THE ABOVE TOLERANCES TO BE FLUSH WITH NEW ASPHALT PARKING LOT |
| 27 | 38" HIGH FAUX BRICK VENEER, WITH A FAUX STONE CAP (AS SELECTED BY OWNER), SEE EXTERIOR ELEVATIONS |
| 28 | AS DIMENSIONEDx2" BASE AT BOX COLUMNS AS SHOWN |
| 29 | 2a:10c RATED FIRE EXTINGUISHER MOUNTED TO MEET DETAILS 3K AND 6K/GN2.2, VERIFY LOCATION IN FIELD, THE PORTABLE FIRE EXTINGUISHERS SHALL BE MOUNTED ON THE APPROVED HANGER, OR IN AN APPROVED CABINET, AND THE LOCATION TO BE IN COMPLIANCE WITH CFC 906 [AT +48" ABOVE FINISH FLOOR AND ALONG THE PATH OF EGRESS], |
| 30 | 2-A-K RATED WET CHEMICAL FIRE EXTINGUISHER MOUNTED TO MEET DETAILS 3K AND 6K/GN2.2, VERIFY LOCATION IN FIELD, THE PORTABLE FIRE EXTINGUISHERS SHALL BE MOUNTED ON THE APPROVED HANGER, OR IN AN APPROVED CABINET, AND THE LOCATION TO BE IN COMPLIANCE WITH CFC 906 [AT +48" ABOVE FINISH FLOOR AND ALONG THE PATH OF EGRESS], VERIFY THE PROPOSED LOCATION OF THE APPLIANCE TO BE IN COMPLIANCE WITH CFC 906.4 (THE MAXIMUM TRAVEL DISTANCE FROM THE COOKING APPLIANCE TO THE EXTINGUISHER SHALL NOT EXCEED 30-FEET) |
| 31 | |
| 32 | |
| 33 | |
| 34 | |
| 35 | |
| 36 | |
| 37 | |
| 38 | |
| 39 | |
| 40 | |

Wall Schedule

| Mark | Wall Symbol | Description | Location | Fire Rating | Insulation | Notes/Height |
|------|-------------|---------------------------------------------------------------|-------------------|-------------------|------------|-----------------------------------------------------------------|
| 1 | --- | 2x4 Studs at 16" On Center | Interior | N/A | N/A | To Bottom of Truss Above |
| 2 | --- | 2x6 Studs at 16" On Center | Interior | N/A | N/A | To Bottom of Truss Above |
| 3 | --- | 2x6 Studs at 16" On Center | Interior/Exterior | N/A | R-21 | To Bottom of Truss Above |
| 4 | --- | 2x6 Studs at 16" On Center | Interior/Exterior | 1 HR. See 8K/A8.1 | R-21 | To Bottom of Truss Above |
| 5 | --- | New Premanufactured Walk In Box Walls Show for Reference Only | | | | Verify the R-Values of the Walls with The Owners Purchased Unit |
| 6 | | | | | | |
| 7 | | | | | | |

Occupancy/Exit Information

| Area Description | Square Footage | Occupant Load (Per Table 1004.5) | Occupant Load | Occupancy Classification |
|------------------------------|----------------|----------------------------------|----------------|--------------------------|
| Retail | 1500 | Mercantile | 60 Gross 25.00 | M (Mercantile) |
| Cashier | 120 | Mercantile | 60 Gross 2.00 | M (Mercantile) |
| Office/Storage | 180 | Business | 150 Gross 1.20 | B (Business) |
| Walk-in Box | 570 | Accessory Storage Areas | 300 Gross 1.90 | B (Business) |
| Kitchen | 320 | Kitchen | 200 Gross 1.60 | B (Business) |
| Unisex/Owners Restroom | 95 | Business | 150 Gross 0.63 | B (Business) |
| Storage | 335 | Accessory Storage Areas | 300 Gross 1.11 | B (Business) |
| Total: | 3120 | | 33.45 | |
| Covered Entry (Exterior) | 145 | N/A | N/A | |
| Table 1017.2 Non-Sprinklered | | Occupancy B, M | 200 Feet | |

GENERAL NOTES:

- SEE A1.1 FOR FLOOR PLAN KEY NOTES.
- PROVIDE R-38 INSULATION AT CEILING, R-21 AT WALLS, R-21 AT EXTERIOR WALLS.
- PROVIDE 2x FIRE BLOCKING AT WALLS OVER 10'-0" IN HEIGHT.
- SEE SHT. GN3.1 AND GN3.2 FOR GREEN STANDARD NOTES.
- SEE SHEET A1.1 COMMERCIAL FLOOR PLAN NOTES
- EXHAUST FANS SEE MECHANICAL PLAN AND ELECTRICAL PLAN.

residential & commercial
jms engineering
 Jason M. Scott P.E.
 1001 North Demaree
 Suite 7
 Visalia, CA 93291
 Office 559.738.0968
 Fax 559.732.2255
 jmsengineering@comcast.net



540 North Court Street
 Visalia, CA 93291
 APN: 094-261-026

New Mini Mart and Gas Station
 Lovejot Singh

Document Date:
 August 18, 2022

Document Phase:
 COV Historic Preservation

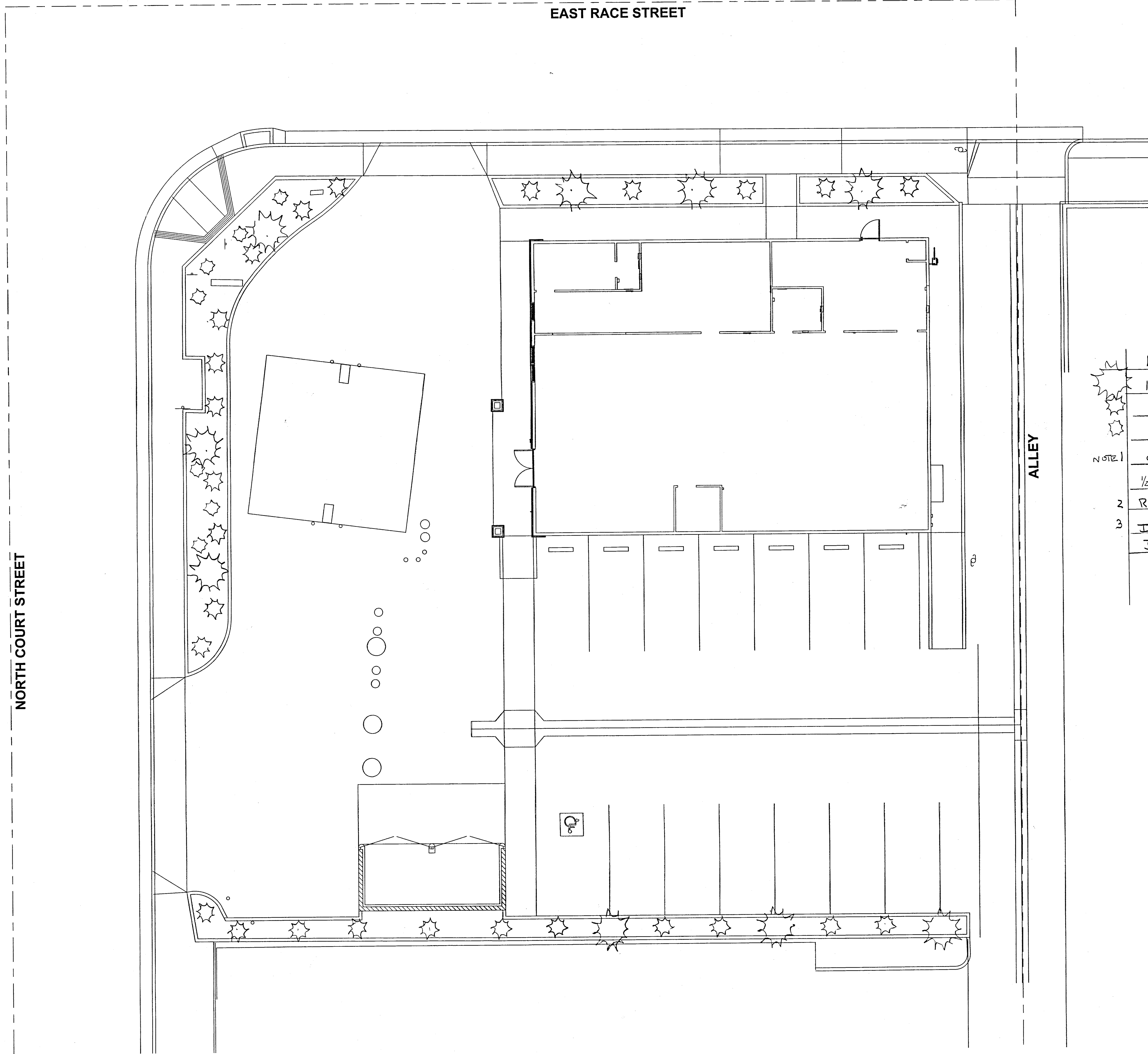
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Drawn Job Number
 RAM 22-027

Floor Plan and Notes

A1.1

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LANDSCAPE LEGEND

| | | |
|--|--------------------|----|
| | 15 GAL TREE | 9 |
| | 5 GAL SHRUB | 26 |
| | 1 GAL GROUND COVER | 7 |

NOTE 1 COVER ALL LS AREA WITH 2" DEEP
 1/2" CRUSHED GRANITE OVER FABRIC

2 ROUGH GRADE ±.1' BY OTHERS

3 INSTALL PVC DRIP SYSTEM (SALCO/SWING JOINT) 1/SHRUB - 2/TREE

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NORTH COURT STREET

EAST RACE STREET

ALLEY

1 Site Plan
 A0.1 1/8"=1'-0"

540 North Court Street
 Visalia, CA 93291
 APN: 094-261-026

New Mini Mart and Gas Station
 Lovejot Singh

Document Date:
 July 21, 2022

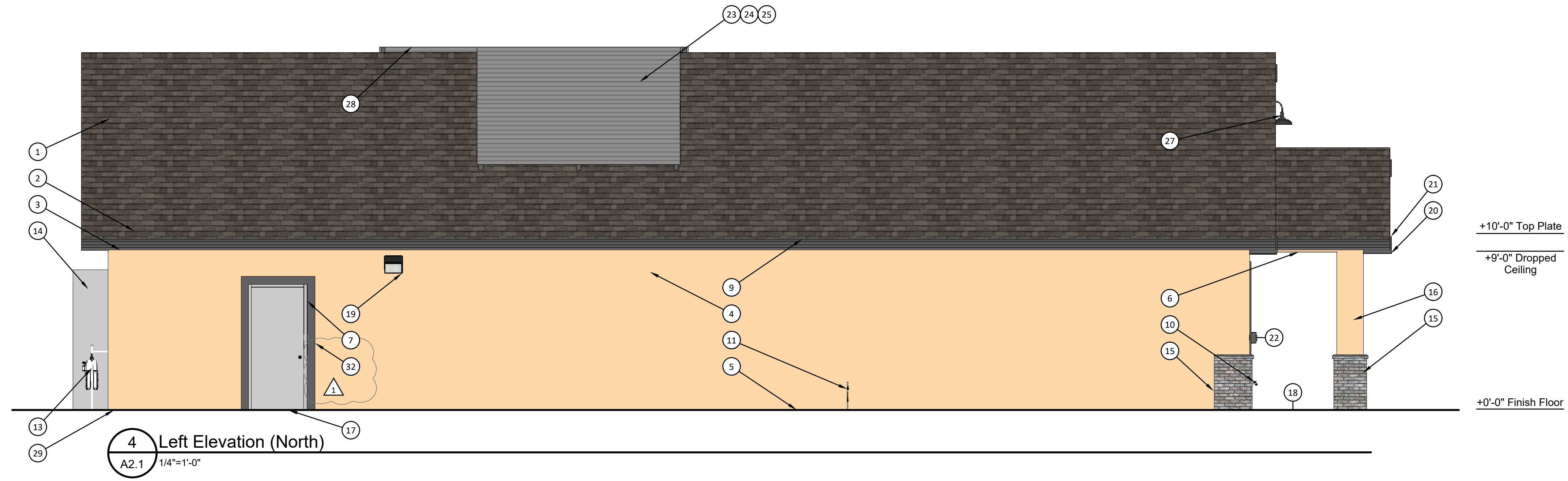
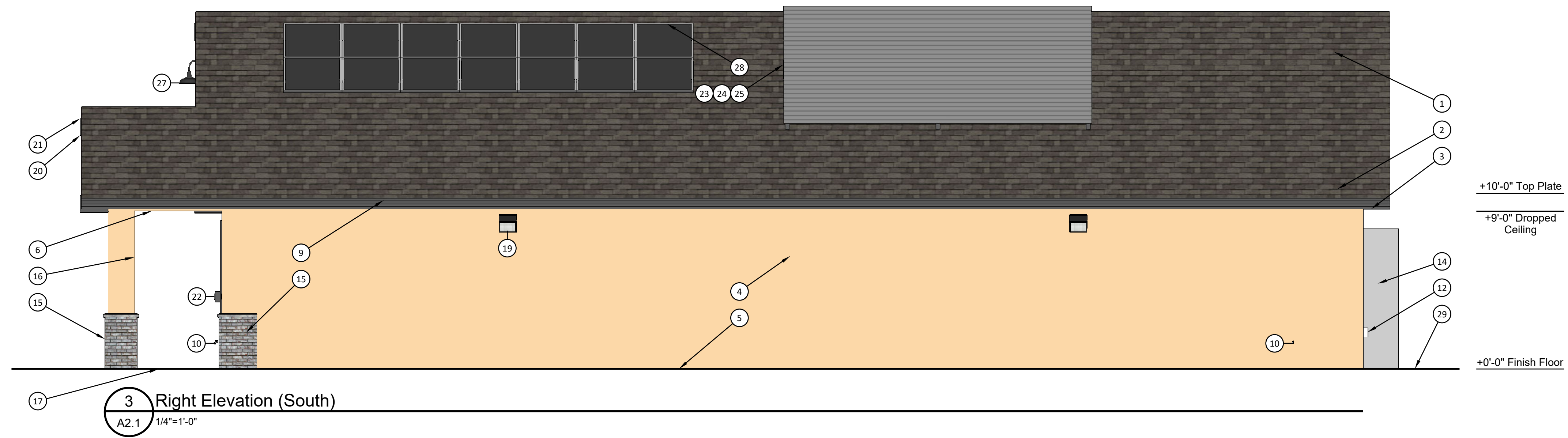
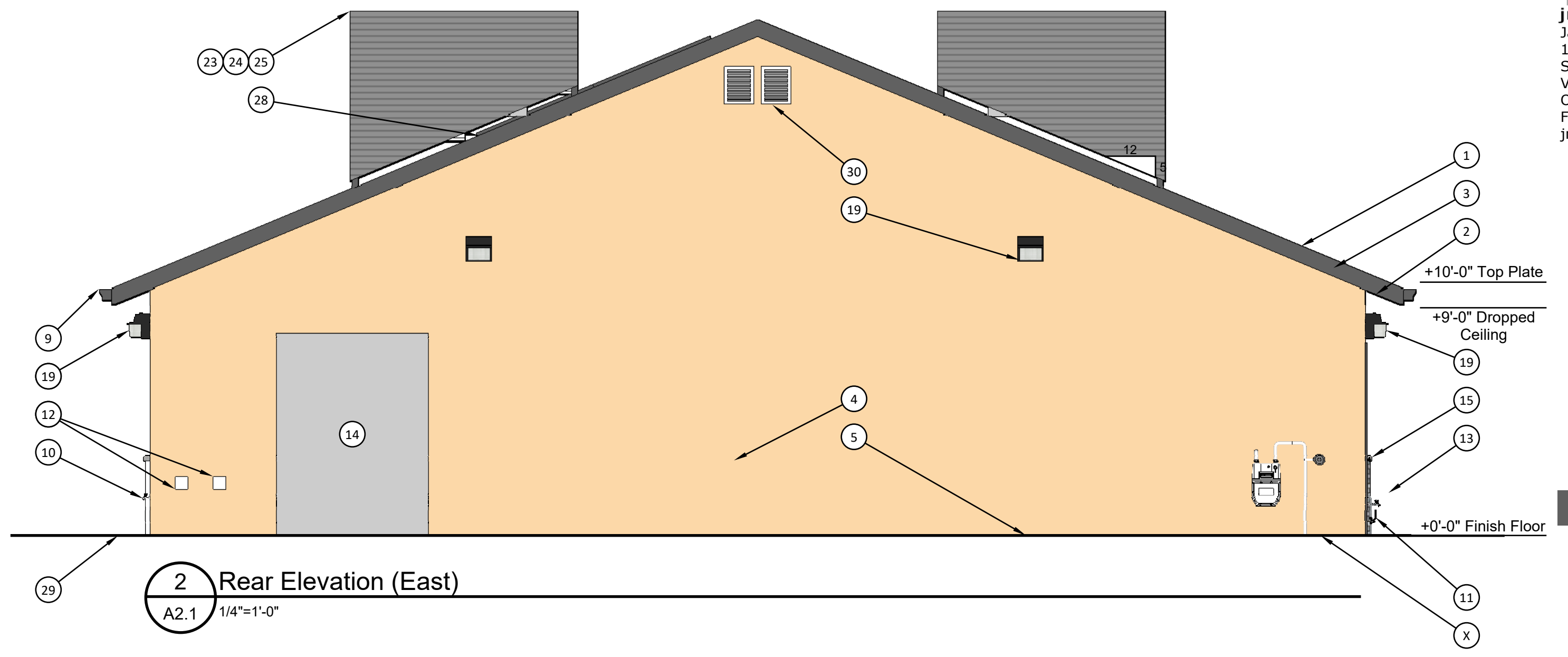
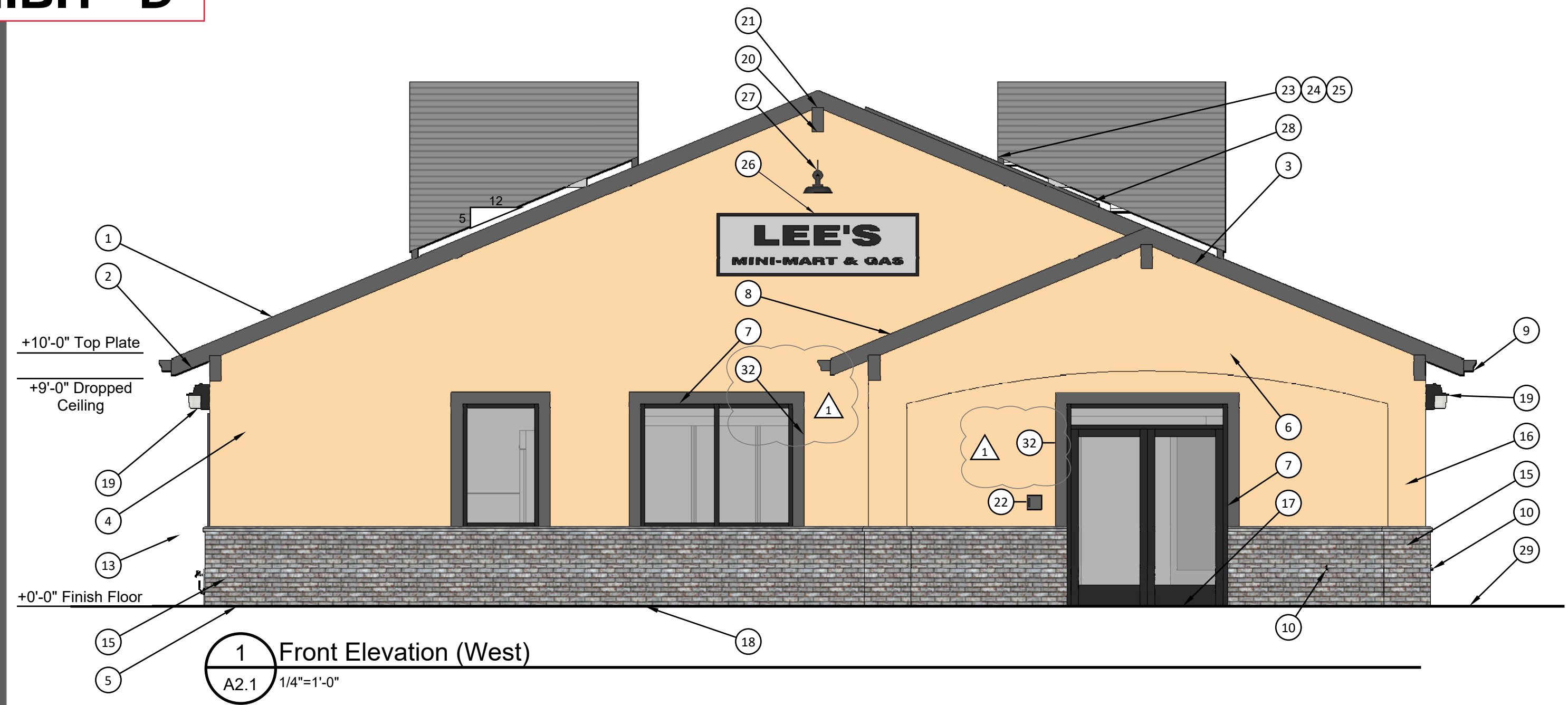
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Site Plan and Notes

A0.1



| ELEVATION KEY NOTES | |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 7/16" THICK OSB SHEATHING (P.I. 24/16) WITH 8d COMMON AT 6" ON CENTER AT SUPPORTED PANEL EDGES (UNBLOCKED) AND 8d AT 12" ON CENTER IN FIELD AT INTERMEDIATE SUPPORTS, WITH CONCRETE TILES (COLOR AS SELECTED BY THE OWNER, COOL ROOF MINIMUM AGED SOLAR REFLECTANCE OF 0.44-0.40) OVER 30lb. FELT. MAXIMUM SIZE OF OPENINGS IN HORIZONTAL DIAPHRAGM NOT TO EXCEED 24" WITHOUT BLOCKING, USE CCX EXTERIOR GRADE AT ANY EXPOSED AREAS, PROVIDE 1/8" GAP AT ALL PANEL EDGES |
| 2 | STUCCO AT EAVES/OVERHANGS (SEE NOTE 6-EXTERIOR ELEVATION NOTES/A3.1) |
| 3 | 2x8 CONTINUOUS FASCIA/BARGE RAFTER |
| 4 | 7/8" THICK WIRE REINFORCED STUCCO WITH INTEGRAL COLOR OVER BUILDING PAPER (SEE NOTE 1-4K/A3.1) |
| 5 | CONTINUOUS METAL WEEP SCREED (SEE DETAIL 2K/A8.1 AND NOTE 5-EXTERIOR ELEVATION NOTES/A3.1) |
| 6 | STUCCO AT COVERED CEILING (SEE NOTE 6-EXTERIOR ELEVATION NOTES/A3.1) |
| 7 | WINDOW/DOOR FLASHING SEE DETAIL 8F/A3.1 (TYPICAL AT DOORS AND WINDOWS) |
| 8 | ROOF TO WALL FLASHING (SEE NOTE 2 EXTERIOR ELEVATION NOTES/A3.1) |
| 9 | GUTTER AND DOWNSPOUT, AS SELECTED BY OWNER |
| 10 | HOSE BIBB LOCATION, SEE NOTE COMMERCIAL FLOOR PLAN NOTES-1/A1.1, TYPICAL OF 6 |
| 11 | WATER MAIN ENTRANCE, VERIFY LOCATION IN FIELD |
| 12 | WIRE FOR CATV/INTERNET/TELEPHONE |
| 13 | NATURAL GAS MAIN, VERIFY LOCATION |
| 14 | ELECTRIC SERVICE (SWITCH GEAR). REFER TO ELECTRICAL DRAWINGS ON A 4" MINIMUM CONCRETE SLAB. THE TOP OF THE SLAB IS TO ALIGN WITH THE TOP OF BUILDING SLAB |
| 15 | 38" HIGH FAUX BRICK VENEER, WITH A FAUX STONE CAP (AS SELECTED BY OWNER), SEE EXTERIOR ELEVATIONS |
| 16 | AS DIMENSIONEDx2" BASE AT BOX COLUMNS AS SHOWN |
| 17 | CONCRETE LANDING AT EXTERIOR DOORS, ADA/CBC COMPLIANCE 2% MAX. SLOPE IN ANY DIRECTION. MINIMUM 60" SQUARE |
| 18 | NEW CONCRETE SIDEWALK WITH 1.2% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE. NO ADDITIONAL CONSTRUCTION TOLERANCE IS ALLOWED, REPLACE IF THE EXISTING DOES NOT MEET THE ABOVE TOLERANCES TO BE FLUSH WITH NEW ASPHALT PARKING LOT |
| 19 | EXTERIOR SCENCE LIGHTING FIXTURES, SEE REFLECTED CEILING AND ELECTRICAL PLANS |
| 20 | 6x12 NONE STRUCTURAL OUTLOOKERS |
| 21 | WRAP TOP OF BEAM WITH A G.I. FLASHING AND PAINT TO MATCH THE BEAM |
| 22 | INSTALL CITY OF VISALIA FIRE DEPARTMENT APPROVED KNOX BOX, PROVIDE EMERGENCY CONTACT INFORMATION AND KEYS TO BUILDING |
| 23 | ROOF MOUNTED PACKAGE UNITS (SEE MECHANICAL PLAN SHEET M1.1) (TYP. OF 2) |
| 24 | COOLER BOX COMPRESSORS SHOWN FOR REFERENCE ONLY (OWNER SUPPLIED) (TYP. OF 2) |
| 25 | HORIZONTAL ALUMINUM MECHANICAL SCREEN WALL SEE DETAIL 4K/A4.1 |
| 26 | EXTERIOR SIGNAGE, VERIFY WITH OWNER THE SIZE AND SQUARE FOOTAGE |
| 27 | EXTERIOR SIGNAGE LIGHTING FIXTURES, SEE REFLECTED CEILING AND ELECTRICAL PLANS |
| 28 | FUTURE LOCATION OF SOLAR PANELS PER CENC 110.10 SEE ROOF PLAN A4.1 FOR SOLAR READY AREA CALCULATIONS |
| 29 | FINISH GRADE |
| 30 | ATTIC GABLE END VENTS, SEE ROOF FRAMING PLAN FOR SIZE |
| 31 | INSTALL CITY OF VISALIA FIRE DEPARTMENT APPROVED KNOX BOX, PROVIDE EMERGENCY CONTACT INFORMATION AND KEYS TO BUILDING |
| 32 | 5" WIDE WOOD (OPTIONAL FOAM) TRIM AROUND DOORS AND WINDOWS |
| 33 | |
| 34 | |
| 35 | |

- GENERAL NOTES:**
- SEE A2.1 FOR EXTERIOR ELEVATION KEY NOTES.
 - PROVIDE R-38 INSULATION AT CEILING, R-21 AT WALLS, R-21 AT EXTERIOR WALLS.
 - PROVIDE 2x FIRE BLOCKING AT WALLS OVER 10'-0" IN HEIGHT.
 - SEE SHT. GN3.1 AND GN3.2 FOR GREEN STANDARD NOTES.
 - SEE SHEET A3.1 FOR COMMERCIAL EXTERIOR ELEVATION NOTES

540 North Court Street
 Visalia, CA 93291
 APN: 094-261-026

New Mini Mart and Gas Station

Lovejot Singh

Document Date:
 August 18, 2022

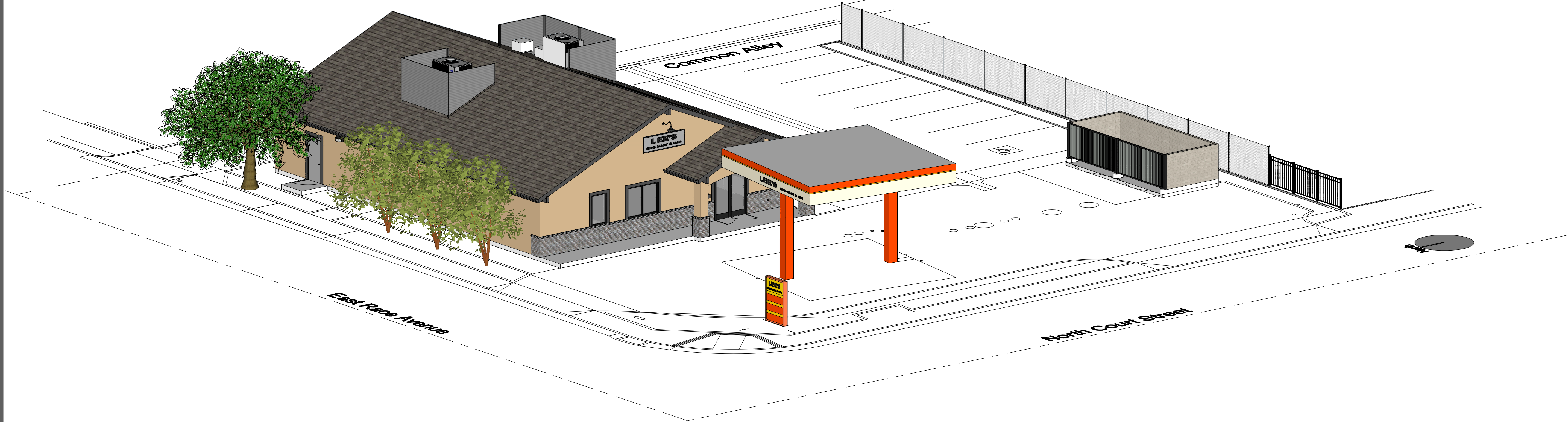
Document Phase:
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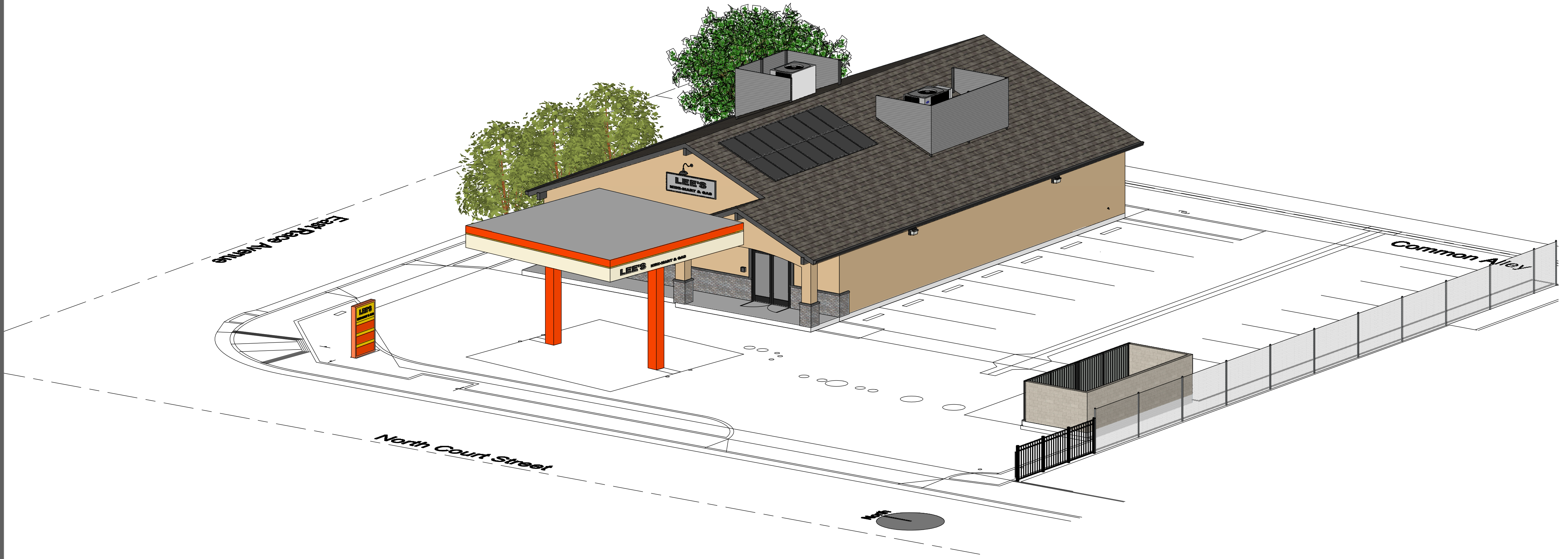
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 RAM 22-027

Exterior Elevations

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1 North-West View
A2.2 NTS



2 North-West View
A2.2 NTS

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Drawn Job Number
RAM 22-027

Isometric Views

A2.2

EXHIBIT "E"





EXHIBIT "F"



Jason M. Scott PE

*1001 N. Demaree, Suite 7
Visalia, CA 93291
w.559.738.0968*

jmsengineering@comcast.net

August 19, 2022

Cristobal Carrillo
City of Visalia
Community Development Department, Planning Division
PH (559) 713-4443

Re: Operational Statement

Project: Lee's Mini-Mart – 540 Court Street, Visalia, CA 93291

Cristobal,

The purpose of the above project is to remove the existing commercial building and car wash structures and replace with a new commercial building and parking lot. All of the existing structures on site with the exception of the existing gas pump canopy and pumps will be removed. The existing concrete paving will be mostly removed in order to grade and provide for the new building pad and parking area. The carwash and vacuum canopy will be removed and will not be replaced as the new structure will be located in its place. The purpose for this project is to replace the outdated and inefficient commercial building and site with a new building with improved site layout to allow for better parking, more efficient flow of traffic and increased visibility to the site to combat against crime and vagrancy.

Please call me at (559) 738-0968 if you have any questions.

Sincerely,
Jason M. Scott, PE
Cc: File

EXHIBIT "G"

518 N. Court St



536 N. Court St





December 16, 2021

Site Plan Review No. 21-170:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **November 17, 2021**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal", is written over a horizontal line.

Paul Bernal
City Planner
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE November 17, 2021
SITE PLAN NO. 2021-170
PARCEL MAP NO.
SUBDIVISION
LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.

During site plan design/policy concerns were identified, schedule a meeting with

Planning Engineering prior to resubmittal plans for Site Plan Review.

Solid Waste Parks and Recreation Fire Dept.

REVISE AND PROCEED (see below)

A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.

Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

FOC

HISTORIC PRESERVATION

OTHER –

ADDITIONAL COMMENTS:

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440
Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division (559) 713-4443

Date: November 17, 2021

SITE PLAN NO: 2021-170
PROJECT TITLE: Lee's Mini Mart
DESCRIPTION: Building New Store – Demo Old Store (D-MU)
APPLICANT: Sony Sing
PROP. OWNER: Singh Lovejot
LOCATION: 540 N. Court
APN: 094-261-026
GENERAL PLAN: Downtown Mixed Use
EXISTING ZONING: D-MU (Mixed-Use Downtown Zone)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Finding of Consistency
- Historic Preservation Advisory Committee Review
- Building Permit.

PROJECT SPECIFIC INFORMATION: November 17, 2021

1. A Finding of Consistency application shall be required to be filed and reviewed by the Visalia Planning Commission to determine whether the proposal is consistent with Conditional Use Permit No. 1994-19 and 2005-07, which established / rebuilt the convenience store currently onsite.
2. The project site is located within the Historic District. As such, review of the development proposal shall be required by the Historic Preservation Advisory Committee prior to the Finding of Consistency review and issuance of a Building Permit.
3. It is recommended that additional ornamentation be added to exterior elevations to increase compatibility with historic buildings in the vicinity.
4. The applicant shall work with City of Visalia Traffic Engineer Leslie Blair to verify trip generation calculations.
5. A Building Permit shall be required.

PROJECT SPECIFIC INFORMATION: September 15, 2021

1. The submittal may be found consistent (FOC) with CUP No. 2005-07 which established / rebuilt the convenience store on the site.
2. The site is with-in the Historic Preservation District and requires HPAC review.
3. The applicant is requested to work with the Traffic Engineer to verify trip generation calcs.
4. Building permits.

Note:

1. **The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.**

Sections of the Municipal Code to review:

17.19.070 Development standards in the D-MU zone and in the C-MU zones inside the downtown area.

17.30 Development Standards [17.30.015(H) Lighting]

17.34.020 Off-street parking [17.34.020(F)(3)]

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.


Signature



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 713-

ITEM NO: 3 DATE: NOVEMBER 17, 2021

SITE PLAN NO.: 21-170 RESUBMITTAL
 PROJECT TITLE: LEE'S MINI MART
 DESCRIPTION: BUILDING NEW STORE - DEMO OLD STORE
 APPLICANT: SONY SING
 PROP OWNER: SINGH LOVEJOT
 LOCATION: 540 N COURT ST
 APN: 094-261-026

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: Use radius return; **REFER TO CITY STDS**
- Sidewalk: **5' MIN** width; parkway width at **COMPLY WITH ACCESSIBILITY**
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership. **ALLEY WAY**
- Deed required prior to issuing building permit; **2-FOOT GRANT DEED REQUIRED, NOT EASEMENT.**
- City Encroachment Permit Required. FOR ANY WORK NECESSARY IN THE PUBLIC RIGHT-OF-WAY
 Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088; **COURT ST IS STATE JURISDICTION, REFER TO CALTRANS COMMENTS.**
- Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance. **MAINTAIN EXISTING DRAINAGE, REPAIR WHERE NECESSARY.**
- Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

- Traffic indexes per city standards:
- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. Proposed new retail building will incur additional impact fees. Some impact fee credits will apply for demo of old building. Refer to page 3 for applicable fees.***
- 2. A building permit is required, standard plan check and inspection fees apply.***
- 3. Refresh all landscaping onsite. Install per new design layout.***
- 4. A 2-foot alley dedication is required, site plan indicates a 2-foot easement which is incorrect. Provide grant deed prior to building permit issuance.***
- 5. Parking lot layout does not comply with accessibility standards. There appears to be adequate width within proposed parking lot area to install City std typical 90 degree stalls. Van accessible stall should be relocated to adjacent to trash enclosure.***
- 6. All improvements shall be installed from new right-of-way limits from alleyway.***
- 7. Project will be required to update/modify or remove and replace existing alley drive approach at Race St. Refer to City commercial drive approach standards.***
- 8. Replace in-kind all public improvements where demo work is to occur. All existing approaches to be demo'd if not being utilized by new project design layout.***
- 9. Project to provide accessible path of travel from public sidewalk to building entrance.***
- 10. The drive aisle between new sidewalk & covered entrance along west side of building and the existing canopy may not be adequate for Fire Emergency or Solid Waste vehicles. Provide additional details with civil drawings.***
- 11. Any required backflow and fire devices to be installed on private property.***
- 12. Project is required to connect to City sewer if not yet connected. Fees apply.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **21-170 RESUBMITTAL**

Date: **11/17/2021**

**Summary of applicable Development Impact Fees to be collected at the time of building permit:
(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)**

(Fee Schedule Date:**8/21/2021**)
(Project type for fee rates:**RETAIL**)

Existing uses may qualify for credits on Development Impact Fees. **RETAIL + INFILL**

| FEE ITEM | FEE RATE |
|----------------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Groundwater Overdraft Mitigation Fee | |
| <input checked="" type="checkbox"/> Transportation Impact Fee | \$15,391/1KSF X 0.75 X 3.12 CREDIT = TBD |
| <input checked="" type="checkbox"/> Trunk Line Capacity Fee | \$26.40/1KSF TREATMENT PLANT FEE: \$58/1KSF |
| <input checked="" type="checkbox"/> Sewer Front Foot Fee | TBD |
| <input type="checkbox"/> Storm Drain Acq/Dev Fee | |
| <input type="checkbox"/> Park Acq/Dev Fee | |
| <input type="checkbox"/> Northeast Specific Plan Fees | |
| <input type="checkbox"/> Waterways Acquisition Fee | |
| <input type="checkbox"/> Public Safety Impact Fee: Police | |
| <input type="checkbox"/> Public Safety Impact Fee: Fire | |
| <input checked="" type="checkbox"/> Public Facility Impact Fee | \$586/1KSF X 3.12 CREDIT = TBD |
| <input type="checkbox"/> Parking In-Lieu | |

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Adrian Rubalcaba

City of Visalia
Building: Site Plan
Review Comments

SPR21170
LEE'S MINI MART
540 N COURT STREET

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
Please refer to the applicable California Code & local ordinance for additional requirements.

- A building permit will be required. *For information call (559) 713-4444*
- Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:**
- Meet State and Federal requirements for accessibility for persons with disabilities.
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All accessible units required to be adaptable for persons with disabilities.
- Maintain sound transmission control between units minimum of 50 STC.
- Maintain fire-resistive requirements at property lines.
- A demolition permit & deposit is required. *For information call (559) 713-4444*
- Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- Project is located in flood zone _____ * Hazardous materials report.
- Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential.
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: PROVIDE ACCESSIBLE ROUTE TO THE PUBLIC WAY. IF COMMERCIAL COOKING IS PERFORMED SHALL REQUIRE TYPE I HOOD AND INGROUND GREASE INTERCEPTOR. PROVIDE ACCESSIBLE ROUTE TO THE TRASH ENCLOSURE.

VAL CARRICIA 11/17/21
Signature



Site Plan Comments

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

| | |
|-------------|-------------------|
| Date | November 16, 2021 |
| Item # | 3 |
| Site Plan # | 21170 |
| APN: | 094261026 |

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- This item is a **resubmittal**. Please see comments from previous submittals.

Corbin Reed
Fire Marshal



City of Visalia
 Police Department
 303 S. Johnson St.
 Visalia, CA 93292
 (559) 713-4370

Date: 11-15-21
 Item: 3
 Site Plan: 21-170
 Name: Agent McEwen

SITE PLAN REVIEW COMMENTS

- No Comment at this time NO NEW
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:
 Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
 Effective date – August 17, 2001

 Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:

- Territorial Reinforcement: Define property lines (private/public space).

- Access Controlled / Restricted etc.:

- Lighting Concerns:

- Traffic Concerns:

- Surveillance Issues:

- Line of Sight Issues:

- Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 17, 2021

ITEM NO: 3 **Revise and Proceed**
SITE PLAN NO: SPR21170
PROJECT TITLE: Lee's Mini Mart
DESCRIPTION: Building New Store -Demo Old Store
APPLICANT: Sony Sing
OWNER: SINGH LOVEJOT
APN: 094261026
LOCATION: 540 N COURT ST

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as (see additional comments below). Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

- Provide information on change (increase/decrease) in trips generated from new/proposed use compared to prior use (loss of carwash and increase with c store). Change likely to be minimal, but confirmation needed. Provide supporting documentation. If minimal, then no further information and study will be required. Otherwise a category I traffic statement may be needed.
- For questions or clarification on traffic information required, contact Traffic Engineering, 559-713-4633.

Leslie Blair

Leslie Blair

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

21170

November 17, 2021

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.

City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment Solid Waste recommends rotating the enclosure west a few degrees to allow for direct STAB services from Court St. Customer to include dimensions in front of enclosure to verify the required 38' of clear space required. Solid waste services will be required to include trash, recycle, and organic collection services, per State of California's mandatory recycling laws (AB-341 & AB-1826). Enclosure gates are required and must open 180 degrees and clear all curbing. Cain bolts shall be included to secure gates when open.

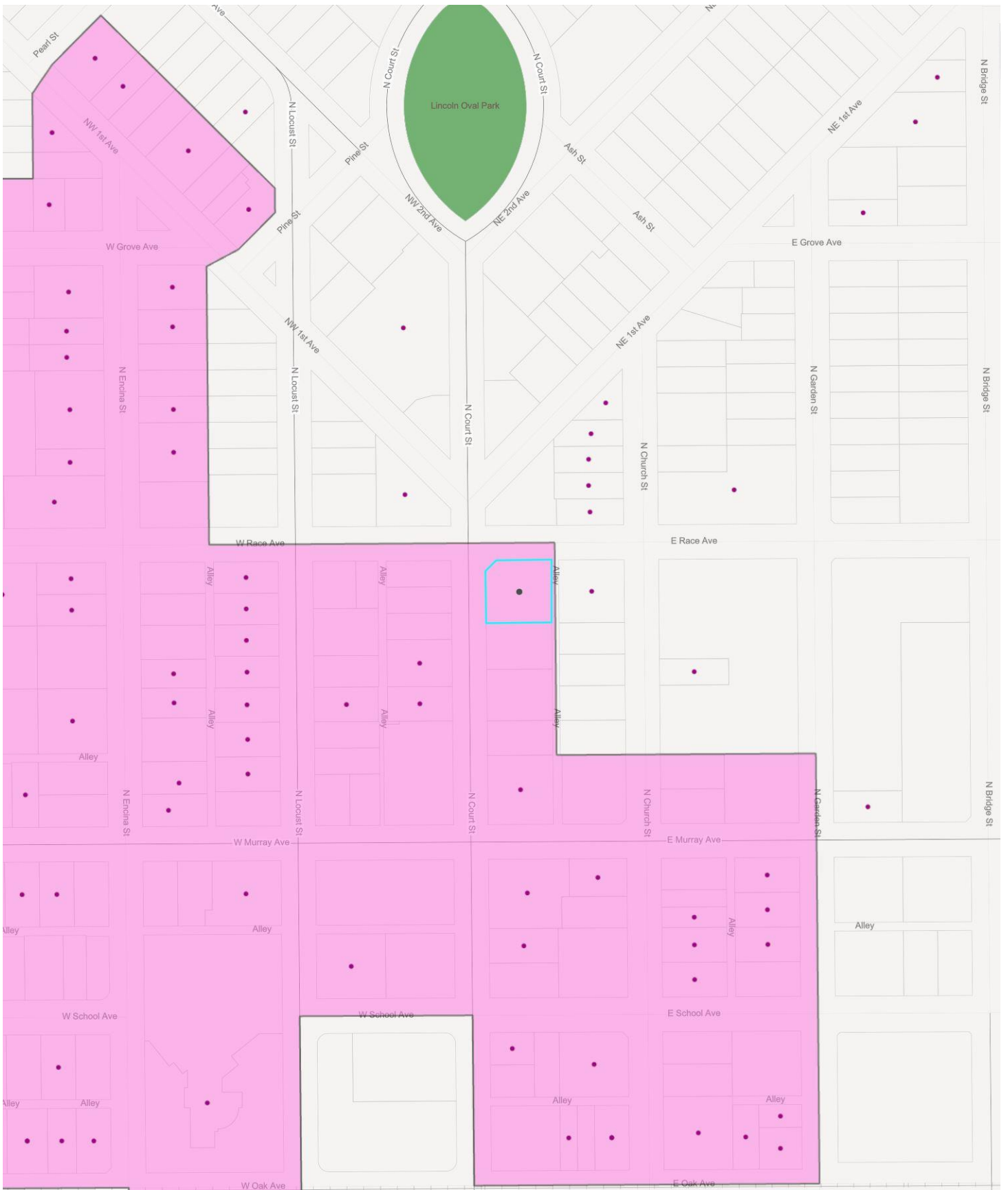
Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532





Aerial Map
540 N. Court Street



Historic District and Local Register Map
540 N. Court Street