

PLANNING COMMISSION AGENDA

CHAIRPERSON:
Marvin Hansen



VICE CHAIRPERSON:
Adam Peck

COMMISSIONERS: Mary Beatie, Chris Tavarez, Chris Gomez, Adam Peck, Marvin Hansen

MONDAY, DECEMBER 12, 2022
VISALIA COUNCIL CHAMBERS
LOCATED AT 707 W. ACEQUIA AVENUE, VISALIA, CA
MEETING TIME: 7:00 PM

1. CALL TO ORDER –
2. THE PLEDGE OF ALLEGIANCE –
3. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Visalia Planning Commission. You may provide comments to the Planning Commission at this time, but the Planning Commission may only legally discuss those items already on tonight's agenda.

The Commission requests that a five (5) minute time limit be observed for Citizen Comments. You will be notified when your five minutes have expired.
4. CHANGES OR COMMENTS TO THE AGENDA –
5. CONSENT CALENDAR - All items under the consent calendar are to be considered routine and will be enacted by one motion. For any discussion of an item on the consent calendar, it will be removed at the request of the Commission and made a part of the regular agenda.
 - a. Finding of Consistency No. 2022-003: A request by Lovejot Singh and Jason Scott to modify Conditional Use Permit No. 1994-19 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).
6. PUBLIC HEARING – (Continued from November 14, 2022) Cristobal Carrillo, Associate Planner

Conditional Use Permit No. 2021-21: A request by Scott A. Mommer Consulting to establish a Fastrip convenience store and gasoline service station with a drive-thru lane in the C-MU (Mixed-Use Commercial) Zone. The project site is located at 2800 S. Mooney Boulevard, on the southeast corner of West Whitendale Avenue and South Mooney Boulevard (APN: 122-320-078).

An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant and that Negative Declaration No. 2021-09 (State Clearinghouse # 2022100244) be adopted.

7. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-29: A request by Lane Engineers on behalf of MB Developers LC, to develop a 1.53-acre parcel with a new 2,338 sq. ft. Chipotle Restaurant with a drive-thru pickup lane for online orders only within the Plaza Business Park Master Planned development located in the Business Research Park (BRP) Zoning District. The project site is located on the east side of Plaza Drive approximately 500 feet north of Crowley Avenue (APN: 081-160-014). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, Categorical Exemption No. 2022-61.

8. PUBLIC HEARING – Josh Dan, Associate Planner

Conditional Use Permit No. 2022-31: A request by RP Investments, LP to establish a planned commercial development by creating parcels with less than the minimum five-acre requirement in the C-MU (Commercial Mixed Use) zone. The project site is part of the Orchard Walk West Shopping Center master planned development and is specifically located on the south side of Sedona Avenue approximately 300 feet west of Dinuba Boulevard (APN: 078-120-053). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2022-63.

Tentative Parcel Map No. 2022-08: A request by RP Investments, LP to subdivide a 4.29-acre parcel within the C-MU (Commercial Mixed Use) Zoning District into two parcels to facilitate the development of future retail buildings. Parcel One will be 2.82-acres while Parcel 2 will be 1.47-acres. The project site is part of the Orchard Walk West Shopping Center master planned development and is specifically located on the south side of Sedona Avenue approximately 300 feet west of Dinuba Boulevard (APN: 078-120-053). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Categorical Exemption No. 2022-63.

9. PUBLIC HEARING – Annalisa Perea, Senior Planner QK, Inc., Planning Consultant to the Planning Division

Conditional Use Permit No. 2022-15: A request by 7Ten Properties LLC, to establish an outdoor event venue use on a 1.95-acre site improved with an outdoor lawn area, paved surface, and bathroom facilities in the QP (Quasi-Public) Zone. The property will be operated in conjunction with an on-site building that allows for the operation of a variety of indoor venues. The site is located at 4211 W. Goshen Avenue on southwest corner of Goshen Avenue and Chinowth Street. (APN: 085-630-003 and 085-630-001). An Initial Study was prepared for this project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be not significant, subject to mitigation, and that Mitigated Negative Declaration No. 2022-30 (State Clearinghouse # 2022110351) be adopted.

10. PUBLIC HEARING – Brandon Smith, Principal Planner

Temporary Conditional Use Permit No. 2022-32: A request by Visalia Homeless Center to operate a temporary overnight warming center through March 15, 2023, within an existing building located in the C-S (Service Commercial) Zoning Designation. The site is located at 701 E. Race Avenue, on the southwest corner of Race Avenue and Burke Street (APN: 094-100-022). The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Categorical Exemption No. 2022-67.

11. CITY PLANNER/ PLANNING COMMISSION DISCUSSION –

- a. The next Planning Commission meeting is January 9, 2023.
- b. Update on City Council direction regarding Agricultural Preservation Ordinance.
- c. Victory Oaks Annexation submitted for LAFCO’s January 2023 meeting.
- d. City Hall Offices closed December 23rd & 26th and January 2nd.

The Planning Commission meeting may end no later than 11:00 P.M. Any unfinished business may be continued to a future date and time to be determined by the Commission at this meeting. The Planning Commission routinely visits the project sites listed on the agenda.

For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services.

Any written materials relating to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Office, 315 E. Acequia Visalia, CA 93291, during normal business hours.

APPEAL PROCEDURE

THE LAST DAY TO FILE AN APPEAL IS THURSDAY, DECEMBER 22, 2022, BEFORE 5 PM

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the Planning Commission. An appeal form with applicable fees shall be filed with the City Clerk at 220 N. Santa Fe, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, 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.

THE NEXT REGULAR MEETING WILL BE HELD ON MONDAY, JANUARY 9, 2023

City of Visalia



To: Planning Commission

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

Date: December 12, 2022

Re: Finding of Consistency No. 2022-003: A request by Lovejot Singh and Jason Scott to modify Conditional Use Permit No. 1994-19 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).

RECOMMENDATION

Staff recommends that the Planning Commission make a Finding of Consistency that the proposed demolition and rebuild of a convenience store be found consistent with both the original convenience store, service station, and carwash approval found in Conditional Use Permit No. 1994-19, and expired amendment approval found in Conditional Use Permit No. 2005-07. Staff concludes that the proposed modifications, as described in Exhibit "A" and depicted in the Exhibits "B" through "F" represent a reduction to the originally approved use, while maintaining a largely similar physical footprint, with improved architectural compatibility with the surrounding area. All Conditions of Approval as adopted per Resolution No. 1994-111 shall be complied with as part of the project.

BACKGROUND

- **Conditional Use Permit No. 1994-19:** On November 14, 1994, the Visalia Planning Commission approved Conditional Use Permit (CUP) No. 1994-19 to establish a 1,276 square foot convenience store on a site with an existing gas station and self-service carwash. Space for the convenience store was provided via enclosure of three of the existing five carwash bays. Hours of operation at this time were listed as 7:00 a.m. to 10:00 p.m. with days not provided. The approved site plan, building elevations, and CUP resolution are provided in Exhibits "G" and "H".
- **B980445:** Construction to replace the existing gas station canopy was completed on March 5, 1999, via Building Permit No. B980445. The 675 square foot gas station canopy that exists today is a result of this project.
- **Conditional Use Permit No. 2005-07:** On May 9, 2005, the Visalia Planning Commission approved CUP No. 2005-07, an amendment to CUP No. 1994-19, to demolish the existing convenience store and carwash bays and develop a 3,200 square foot convenience store. The service station elements built because of B980445 would remain. The hours of operation listed with this CUP were 7:00 a.m. to 9:00 pm., seven days a week. The approved site plan, building elevations, and CUP resolution for this project are provided in Exhibits "I" and "J".

Though the applicant applied for a Building Permit in 2005 to begin construction, the permit was never issued. Subsequently, the CUP expired on May 9, 2007,

due to lack of activity to pursue completion of the project. As a result, the project site has remained in the configuration originally approved via CUP No. 1994-19.

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 "B" through "E". The existing gas station canopy and gas dispensers built in 1999 will remain and not be altered as part of this proposal. All carwash facilities currently onsite will be removed, with carwash services no longer provided onsite. Onsite improvements include development of a 14-stall parking lot, replanting of landscaping, and placement of a trash enclosure.

Per the Operational Statement in Exhibit "F" the current hours of operation are 6:30 a.m. to 10:00 p.m. daily. For the new store once operational the applicant proposes expanded hours of 6:00 a.m. to 11:00 p.m., seven days a week. 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

Site Plan Review Committee

Preliminary plans for the proposal were reviewed by the Site Plan Review Committee on September 15, 2021, and November 17, 2021, with a "Revise & Proceed" approval letter issued December 16, 2021 (see Exhibit "M"). Initial comments provided by the Planning Division on September 15, 2021, noted that zoning approval would be satisfied through filing of a Finding of Consistency (FOC) application, verifying compliance with CUP No. 2005-07. During the November 17, 2021 review, this comment was reiterated. It is believed that staff came to this interpretation under the assumption that either CUP No. 2005-07 was still active or that the development it permitted had been completed. However, since CUP No. 2005-07 was expired, and because the proposal was a departure from CUP No. 1994-19, staff should have required an amendment to the original CUP.

Justification for why a CUP Amendment was not required cannot accurately be determined at this stage. What remains clear is that at the completion of Site Plan Review processes, the applicant was left with the belief that only an FOC would be necessary from the Planning Division prior to issuance of a Building Permit for construction. Furthermore, this was a determination that was further reiterated by staff during Building Permit and Historic Preservation Advisory Committee reviews. Consideration that a CUP Amendment might be required only occurred following submittal of the FOC request by the applicant on November 9, 2022.

Historic Preservation Advisory Committee

The project site is located within the Historic District. When exterior alterations are conducted to structures within the Historic District, review is required by the Historic Preservation Advisory Committee (HPAC). The HPAC reviewed the proposal on September 14, 2022, and September 28, 2022, and determined that the proposal with modifications was consistent with the Historic Preservation Element and Ordinance. An approval letter was issued and is included as Exhibit "K". Please note that, during HPAC review, staff reiterated in its analysis that no CUP amendment would be required for the project, only an FOC approval from the Planning Commission.

Analysis

Staff concludes that there is a basis to consider approval of an FOC request to permit the proposed development. The following is applicable:

- The proposal will limit the number of uses currently operating onsite, removing the carwash bays and vacuum area. Removal of the facilities will assist in reducing impacts from noise and loitering, which is prevalent within the project vicinity.
- The proposal will maintain the existing convenience store and service station uses. There will be no change in use that will produce out of the ordinary impacts to the surrounding area. The gas station will be unaltered from its existing four fuel position configurations.
- The proposal enlarges the convenience store to a size previously approved by the Planning Commission via CUP No. 2005-07. The 2005 proposal would have permitted construction of a 3,200 square foot store. This current proposal will permit a 3,125 square foot facility.
- Removal of carwash associated facilities and reconfiguration of the parking lot will provide improved circulation through the project site, additional stalls for parking, and a dedicated trash enclosure, built to current standards, for solid waste removal.
- The proposal will dramatically improve compatibility of the project site with the surrounding Historic District. Building elevations provided in Exhibit "E" incorporate revisions requested by the HPAC to improve the architectural compatibility of the project, including placement of barge fascia board, window treatments, and the installation of faux dormers to screen HVAC equipment.
- The proposal will result in the installation of new landscape areas along the north and south property boundaries and replanting within western landscape areas.
- New hours of operation proposed by the applicant could potentially pose new nuisance impacts from noise and loitering onto neighboring residential areas to the west and east. It is recommended that existing hours of operation (6:30 a.m. to 10:00 p.m.) be maintained.

It should be noted that the proposal is very similar to the proposal approved by the Planning Commission via CUP No. 2005-07. In fact, conditions required for CUP No. 2005-07 are already incorporated into the design of the current project, including installation of trash enclosures, operation solely as a convenience store, and elevations consistent with the Historic District. Conditions for the reduction of glare are already included in the original 1994 CUP.

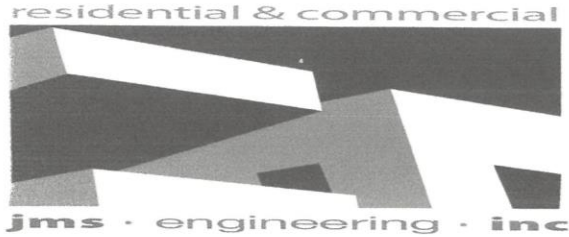
Alternatives

Should the Planning Commission deem an FOC as insufficient to permit the proposal, the Planning Commission can direct the applicant to submit a CUP amendment request for consideration at a later hearing. This will require payment of CUP fees, public notification, and a public hearing before the Planning Commission. Prior to this occurring, the applicant will also be required to submit to another hearing before the HPAC, as zoning actions within the Historic District require a recommendation from the HPAC to the Planning Commission.

ATTACHMENTS

- Exhibit “A” – Finding of Consistency Request
- Exhibit “B” – Site Plan
- Exhibit “C” – Floor Plan
- Exhibit “D” – Landscape Plan
- Exhibit “E” – Building Elevations
- Exhibit “F” – Operational Statement
- Exhibit “G” – Conditional Use Permit No. 1994-19 Approved Site Plan and Elevations
- Exhibit “H” – Planning Commission Resolution No. 1994-111
- Exhibit “I” – Conditional Use Permit No. 2005-07 Approved Site Plan and Elevations
- Exhibit “J” – Planning Commission Resolution No. 2005-43
- Exhibit “K” – Historic Preservation Advisory Committee No. 2022-16 – Approval Letter
- Exhibit “L” – Aerial Map
- Exhibit “M” – Site Plan Review No. 2021-170 Comments

EXHIBIT "A"



Jason M. Scott PE

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

jmsengineering@comcast.net

November 7, 2022

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

Re: Approval Request – Finding of Consistency

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

Cristobal,

Please let this letter serve as our request for approval to move forward with the above project.

The purpose for this project is to replace the outdated and inefficient commercial building and site with a new building (same usage) and improved site layout to allow for more parking and efficient flow of traffic with increased visibility to the site to combat against crime and vagrancy.

The project will include the demolition of the existing mini-mart convenience store building as well as the self-serve carwash and vacuum station structures. Please note that the carwash and vacuum facilities have not been operational in years. All site paving as noted on the demolition plan will be removed in order to grade and provide for the new building pad and parking rea. The existing gas pumps and canopy will remain.

The project will include the construction of a new mini-mart convenience store building along with new site paving to improve parking. The drive approaches to the site will be replaced to comply with the current ADA accessibility requirements. The new building will be situated to improve site access, allow for ADA accessibility as well as provide a more open site to eliminate some of the problems with vagrancy in the area.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "J. M. Scott".

Jason M. Scott, PE
Cc: File

EXHIBIT "B"

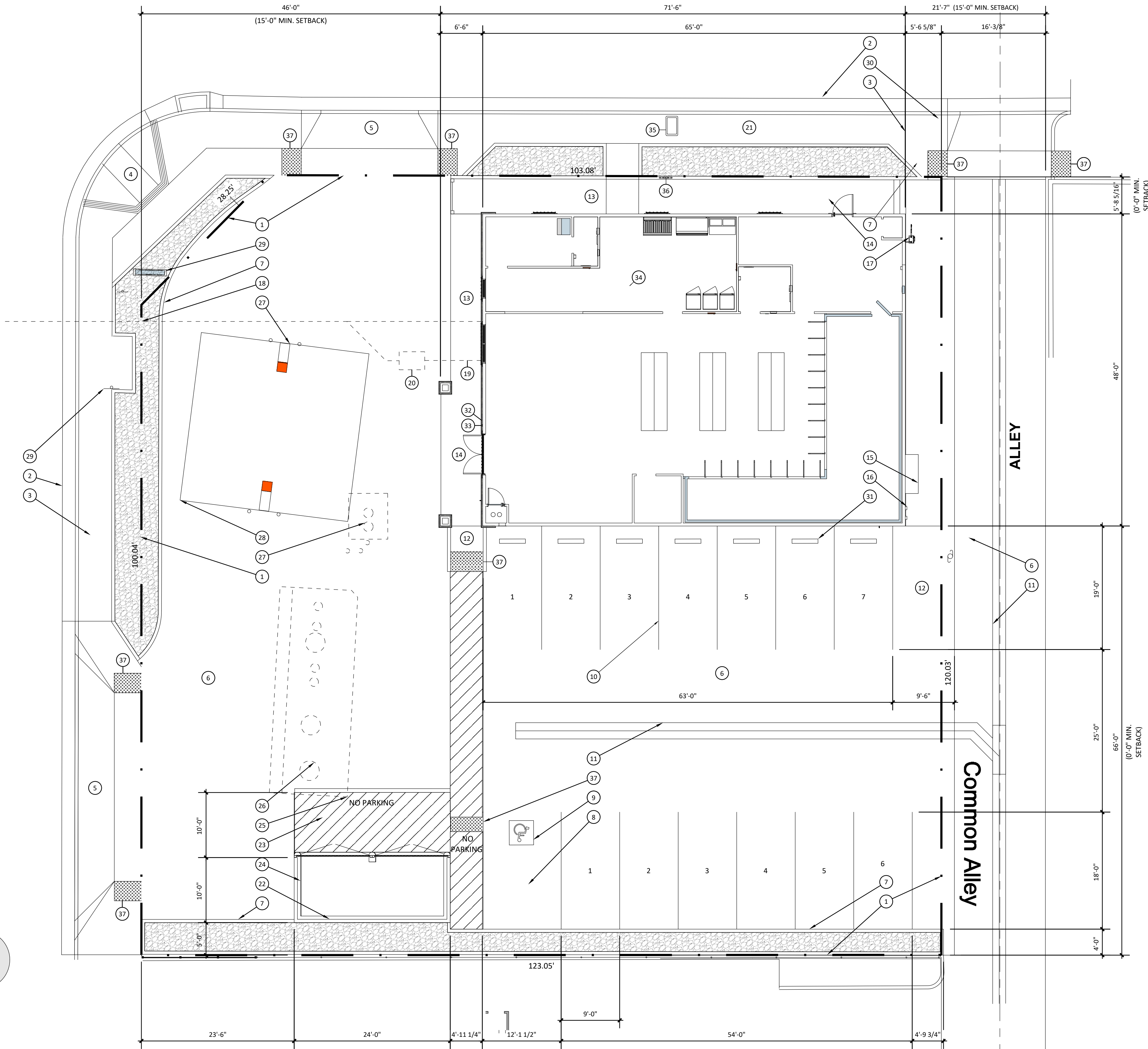
East Race Avenue

North Court Street

ALLEY

Common Alley

North



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	NEW DRIVE APPROACH, SEE CIVIL DRAWINGS FOR IMPROVEMENTS
6	NEW CONCRETE 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, SEE 8K/A0.2
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	EMERGENCY DISCONNECT SWITCH FOR THE GAS PUMPS, VERIFY LOCATION WITH GAS PUMP INSTALLER
33	INSTALL CITY OF VISALIA FIRE DEPARTMENT APPROVED KNOX BOX, PROVIDE EMERGENCY CONTACT INFORMATION AND KEYS TO BUILDING
34	IT IS THE OWNERS HOOD INSTALLERS RESPONSIBILITY TO VERIFY THAT THE EXHAUST VENTILATOR IS A MINIMUM OF 10'-0" FROM THE PROPERTY LINE, AND IS 5'-0" FROM COMBUSTIBLE STRUCTURES
35	EXISTING WATER METER, VERIFY THE EXACT LOCATION IN FIELD
36	PROVIDE A BACKFLOW PREVENTER PER CALWATER. BACKFLOW WILL NEED TO BE INSTALLED ON PRIVATE PROPERTY AND NOT IN PUBLIC RIGHT-OF-WAY
37	3'-0" SECTION OF TRUNCATED DOMES (SEE 4D/A0.2) AT SIDEWALK TO ASPHALT TRANSITION
38	
39	
40	

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



New Mini Mart and Gas Station

Lovejot Singh

Document Date:
September 1, 2022

Document Phase:
Backcheck #1

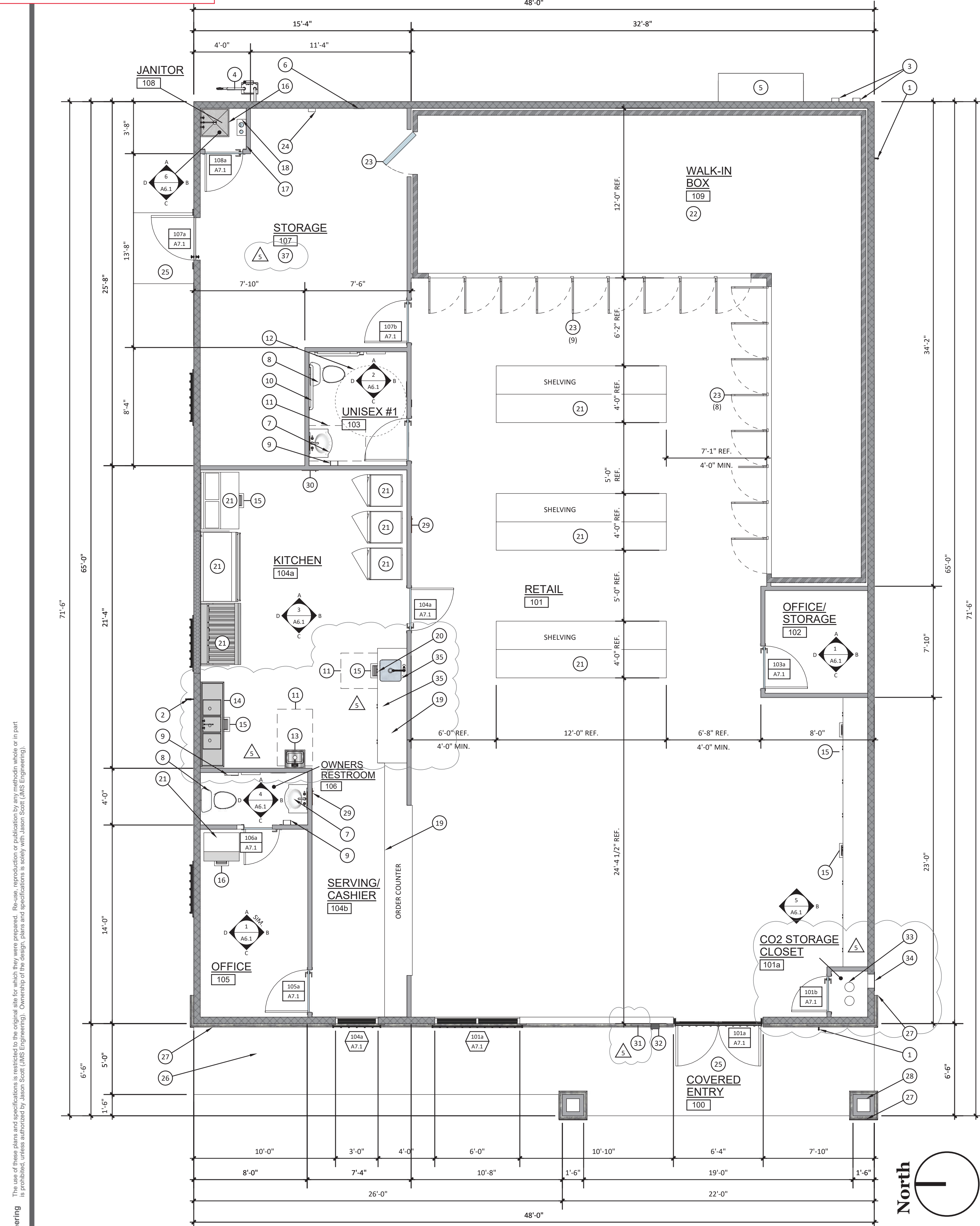
rev.	date	remark
0	7/21/22	COV Submittal Set
1	8/18/22	COV Historic Preservation
2	9/1/22	COV Backcheck #1
4	10/6/22	COV Historic Preservation
5	11/1/22	COV Historic Preservation Revisions

Drawn Job Number
RAM 22-027

Site Plan and Notes

A0.1

EXHIBIT "C"



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 HOLDOWN 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.
 - GARBAGE DISPOSALS MAY BE INSTALLED IN DRAIN BOARDS IF THE DRAIN BOARD IS LENGTHENED TO ACCOMMODATE THE DISPOSAL CONE IN ADDITION TO THE MINIMUM REQUIRED DRAIN BOARD SIZE. GARBAGE DISPOSALS MAY NOT BE INSTALLED UNDER A SINK COMPARTMENT UNLESS AN ADDITIONAL COMPARTMENT IS PROVIDED FOR THE DISPOSAL
 - A RECEPTACLE SHALL BE PROVIDED IN EACH AREA OF THE FOOD FACILITY OR PREMISES WHERE REFUSE IS GENERATED OR COMMONLY DISCARDED, OR WHERE RECYCLABLES OR RETURNABLES ARE STORED. WASTE RECEPTACLES SHALL BE PROVIDED FOR USE BY CONSUMERS. FLOORS, WALLS, AND CEILINGS WHERE REFUSE IS STORED SHALL BE SMOOTH, NONABSORBENT, AND EASILY CLEANABLE.
- OUTDOOR REFUSE AREA & RECEPTACLES: IF PROVIDED, AN OUTDOOR STORAGE AREA OR ENCLOSURE USED FOR REFUSE, RECYCLABLES, AND RETURNABLES SHALL BE CONSTRUCTED OF NONABSORBENT MATERIAL SUCH AS CONCRETE OR ASPHALT AND SHALL BE EASILY CLEANABLE, DURABLE, AND SLOPED TO DRAIN. RECEPTACLES AND WASTE HANDLING UNITS FOR REFUSE AND RECYCLABLES SHALL BE INSTALLED SO THAT ACCUMULATION OF DEBRIS AND INSECT AND RODENT ATTRACTION AND HARBORAGE ARE MINIMIZED AND EFFECTIVE CLEANING IS FACILITATED AROUND AND, IF THE UNIT IS NOT INSTALLED FLUSH WITH THE BASE PAD, UNDER THE UNIT.
- NOTE: ALL FLOOR PLAN NOTES SHOWN ABOVE MAY NOT APPLY TO THIS PROJECT.

FLOOR PLAN KEY NOTES

- HOSE BIBB LOCATION, SEE NOTE COMMERCIAL FLOOR PLAN NOTES-1/1A.2, TYPICAL OF 6
- WATER MAIN ENTRANCE, VERIFY LOCATION IN FIELD
- WIRE FOR CATV/INTERNET/TELEPHONE
- NATURAL GAS MAIN, VERIFY LOCATION
- 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
- 200 AMP ELECTRICAL SUB-PANEL LOCATION WITH #8 COPPER TO OFFER 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)
- 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)
- 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)
- ADA COMPLIANT ACCESSORIES, SEE INTERIOR ELEVATIONS AND SEE 4H/GN2.1
- ADA COMPLIANT GRAB BARS, SEE INTERIOR ELEVATIONS AND SEE 4H/GN2.1
- 30"x48" MANEUVERING SPACE FOR ACCESSIBLE CLEARANCES (SEE ALSO 4K&6B/GN2.1 AND 3H/GN2.2)
- 60" TURNING RADIUS SPACE FOR ACCESSIBLE CLEARANCES (SEE ALSO 4H/GN2.1 AND 8D/GN2.2)
- ADA COMPLIANT WALL MOUNTED HANDWASH SINK, 17x16 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
- THREE COMPARTMENT SINK WITH WALL MOUNTED MIXING SPRAY FAUCET, SEE ALSO EQUIPMENT PLANS
- 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 CABINTRY.
- FIBERGLASS FLOOR MOP SINK WITH CHROME PLATED WALL MOUNTED MOP SINK FAUCET, SEE EQUIPMENT PLANS
- FRP WAJNSCOT AT MOP SINK, TOP OF WAJNSCOT AT +54" A.F.F., SEE INTERIOR ELEVATIONS
- NATURAL GAS TANKLESS WATER HEATER LOCATION, SEE DETAIL 6K/AB.1 FOR STRAPPING FOR OPTIONAL TANKED WATERHEATER
- SOLID SURFACE AT COUNTERS, NO BACKSPASH, COUNTER HEIGHT TO BE BETWEEN 28" TO 34" ABOVE FINISH FLOOR (TYPICAL) (VERIFY WITH OWNERS) WITH LAMINATED PLASTIC FLUSH FACED CABINETS BELOW
- CABINET UNDER SINK IS TO BE FITTED FOR ADA ACCESS (SEE DETAIL 8K/GN2.3)
- EQUIPMENT SHOWN FOR REFERENCE ONLY, EQUIPMENT IS TO BE AS SELECTED BY THE OWNER. OWNER IS TO SUPPLY EQUIPMENT CUT SHEETS TO THE ENGINEER
- 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, SUPPLIED UNITS MUST BE NSF APPROVED. FLOORS, WALLS, AND CEILINGS SHALL BE CONSTRUCTED AS MENTIONED IN ITEMS 1 AND 2 OF THIS GUIDELINE. ALL MATERIALS SHALL BE WATER, MOISTURE, AND ACID, CHEMICAL AND WEAR RESISTANT. DRAIN LINES SHALL BE AIR-GAPPED TO AN APPROVED FLOOR SINK, UNLESS UNIT IS SELF-CONTAINED WITH AN APPROVED EVAPORATOR.
- WALK-IN DOORS FOR REFERENCE ONLY, EQUIPMENT IS TO BE AS SELECTED BY THE OWNER, SEE PLAN FOR NUMBERS
- TIMERS FOR EXTERIOR LIGHTING AND SIGNAGE, SEE ELECTRICAL PLANS
- CONCRETE LANDING AT EXTERIOR DOORS, ADA/CBC COMPLIANCE 2% MAX. SLOPE IN ANY DIRECTION. MINIMUM 60" SQUARE
- 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
- 38" HIGH FAUX BRICK VENEER, WITH A FAUX STONE CAP (AS SELECTED BY OWNER), SEE EXTERIOR ELEVATIONS
- AS DIMENSIONED 2" BASE AT BOX COLUMNS AS SHOWN
- 2a:100c RATED FIRE EXTINGUISHER MOUNTED TO MEET DETAILS 3K AND 6K/GN2.2, 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),
- 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)
- EMERGENCY DISCONNECT SWITCH FOR THE GAS PUMPS, VERIFY LOCATION WITH GAS PUMP INSTALLER
- INSTALL CITY OF VISALIA FIRE DEPARTMENT APPROVED KNOX BOX, PROVIDE EMERGENCY CONTACT INFORMATION AND KEYS TO BUILDING
- MAX OF (2) 50LB. CO2 STORAGE TANKS
- PROVIDE VENTS AT TOP AND BOTTOM OF CO2 STORAGE CLOSET OR A ALARM/MONITORING SYSTEM
- INTEGRAL DRAINBOARD OR ADJACENT TABLE AT LEAST 18 INCHES BY 18 INCHES IN LENGTH AND WIDTH AREA NEXT TO THE SINK
- ADA COMPLIANT PREP SINK, 18x18 12" DEEP STAINLESS STEEL UNDERMOUNTED SINK, WITH ADA COMPLIANT SINGLE HANDLE SPRAY FAUCET, 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
- OWNERS SUPPLIED SHELVING SHALL BE CONSTRUCTED OF AN EASILY CLEANABLE DESIGN OF SMOOTH METAL OR WOOD, WHICH HAS BEEN FINISHED AND SEALED. THE LOWEST SHELF SHALL BE AT LEAST SIX (6) INCHES ABOVE THE FLOOR, WITH A CLEAN, UNOBSTRUCTED AREA BELOW.

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/AB.1	R-21	To Bottom of Truss Above
5	---	New Premanufactured Walk in Box Walls				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:
September 1, 2022

Document Phase:
Backcheck #1

rev.	date	remark
0	7/21/22	COV Submittal Set
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Drawn Job Number
 RAM 22-027

Floor Plan and Notes

A1.1

The contents of these plans and specifications are submitted to the City of Visalia, California, for their review and approval. Plans, specifications, and conditions are subject to change without notice. The City of Visalia, California, is not responsible for any errors or omissions in these plans and specifications. Copyright © 2022 JMS Engineering. All rights reserved.

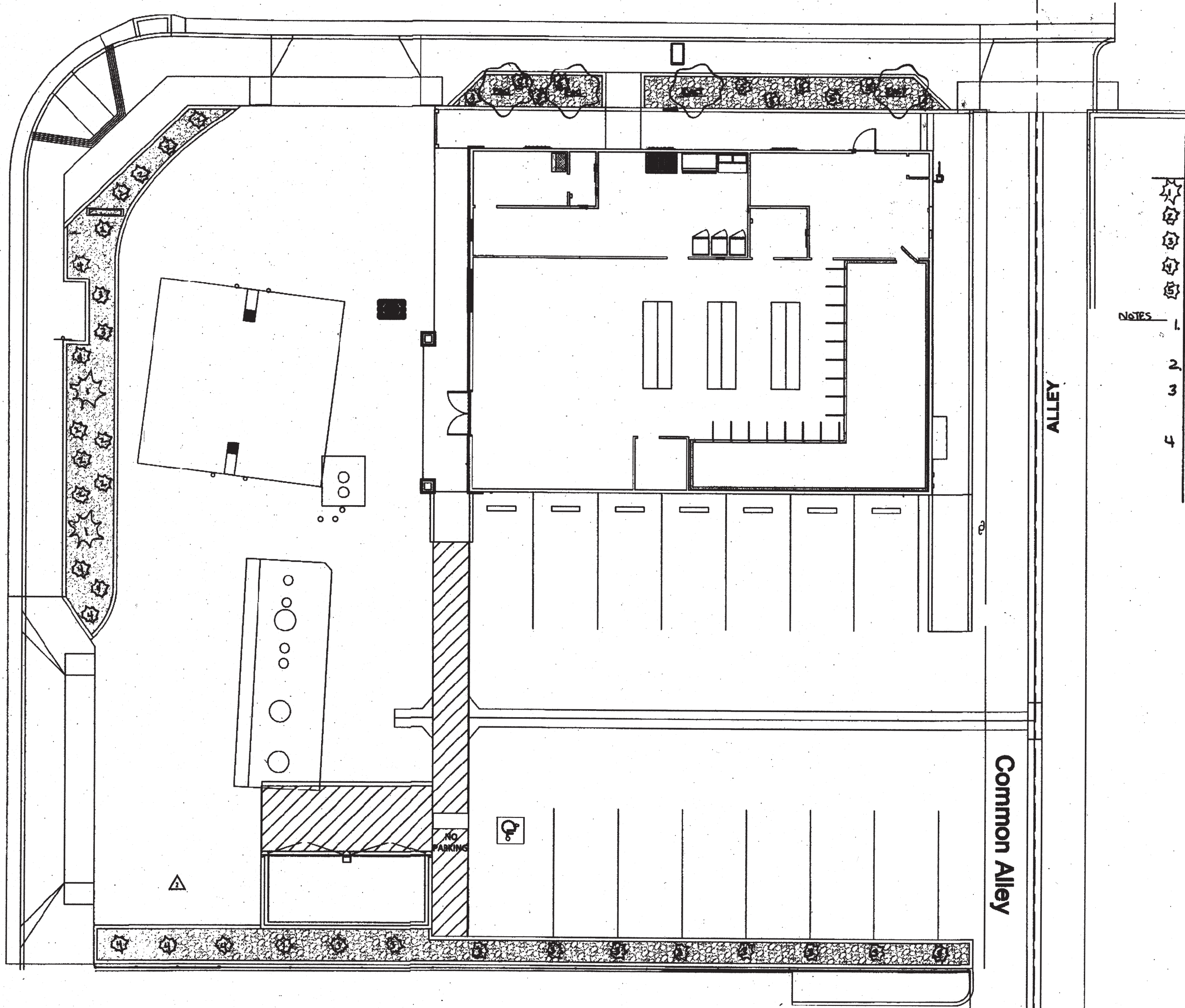
EXHIBIT "D"

East Race Avenue

North Court Street

ALLEY

Common Alley



LEGEND

	OKLAHOMA RED BUD	15 GAL	2
	LANTANA PURPLE TRAILING	1 GAL	10
	MUHLENBERGIA (PINK MILKY)	1 GAL	15
	DWARF BOTTLE BUSH	5 GAL	8
	YELLOW TRAILING LANTANA	1 GAL	8

- NOTES
1. INSTALL 3/4" CRUSHED GRANITE, 2" DEEP IN ALL PLANTING AREAS OVER L.S. FABRIC 1770"
 2. DOUBLE STAKE TREES 2"x8" LODGEPOLE
 3. PLANT BACKFILL IS TO BE 1/3 COMPOST MIXED WITH NATIVE SOIL.
 4. SHAPE A 3' HIGH BERM AROUND EA SHAUB



RAINSCAPE
 1222 N. ROSEBURG CT., VISALIA, CA 93291 PHONE: (559) 651-2333

I have complied with the criteria of "MWELO" and applied them for the efficient use of water in the landscape & irrigation design plan.

JIM COOPER *Jim Cooper* 10-12-22 Licensed Landscape Contractor # 318642

RAINSCAPE
 1222 N. ROSEBURG CT., VISALIA, CA 93291 PHONE: (559) 651-2333

I CERTIFY THAT I AM ELIGIBLE UNDER PROVISIONS OF APPLICABLE CODES & REGULATIONS TO SIGN THIS DOCUMENT AS THE PERSON RESPONSIBLE FOR ITS PREPARATION & THAT I AM THE LICENSED CONTRACTOR WHO WILL PERFORM THIS WORK. I HAVE COMPLIED WITH THE CRITERIA OF "MWELO" AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE & IRRIGATION DESIGN PLAN.

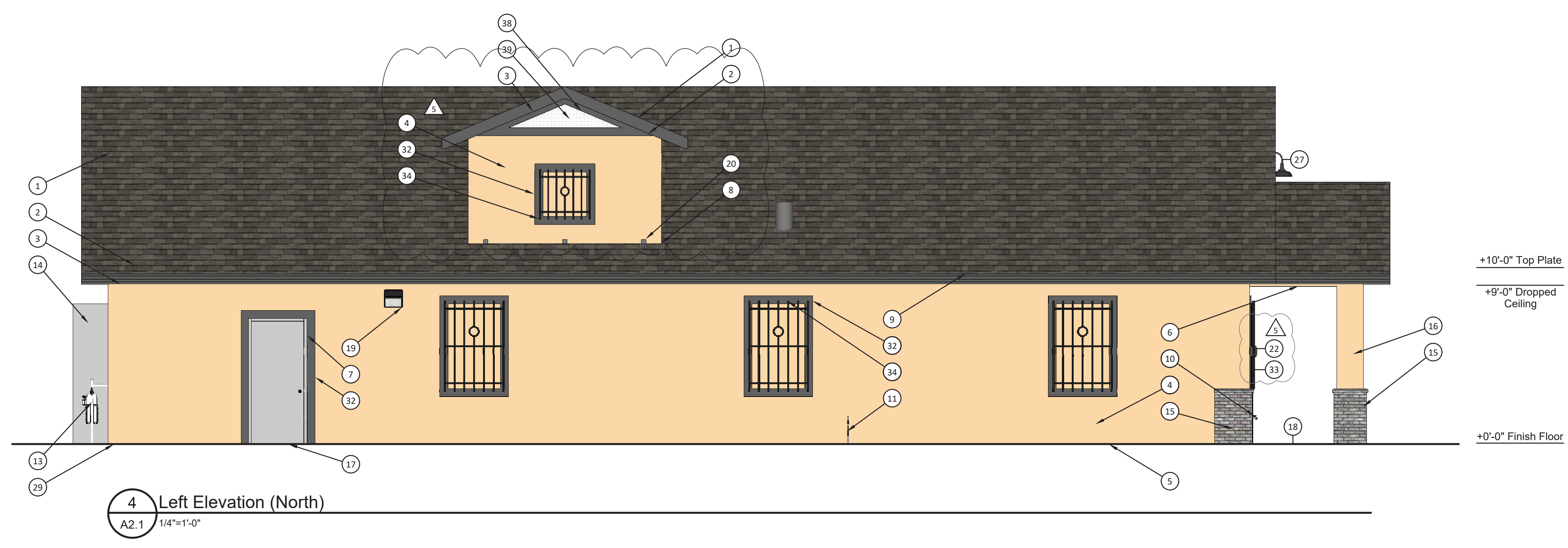
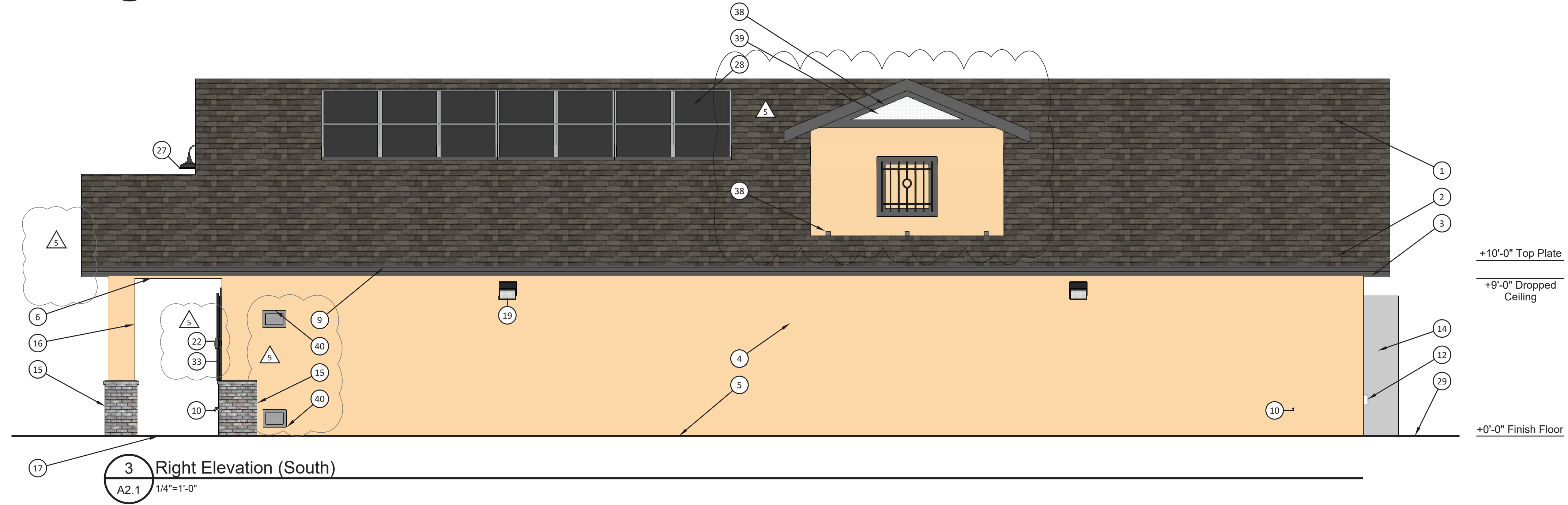
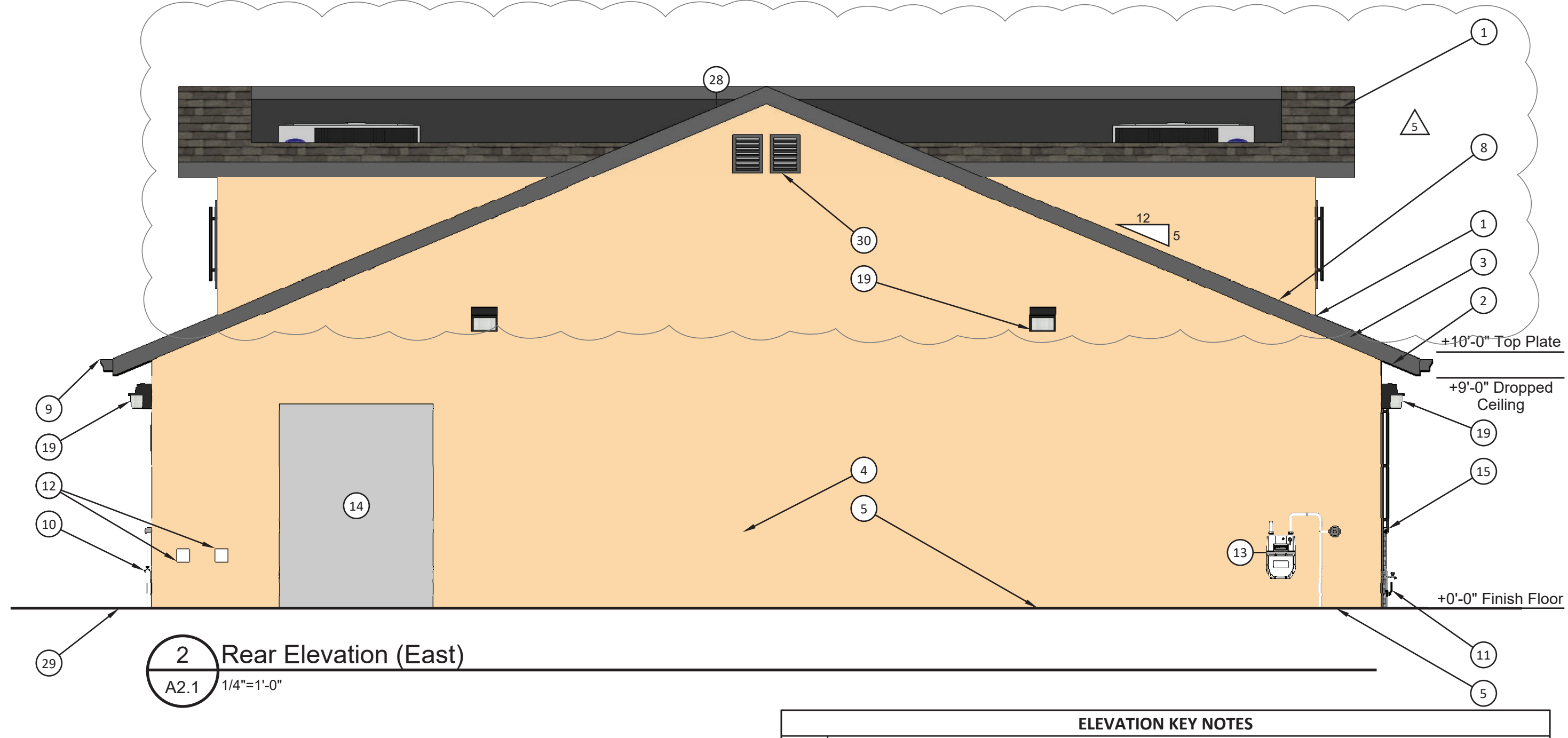
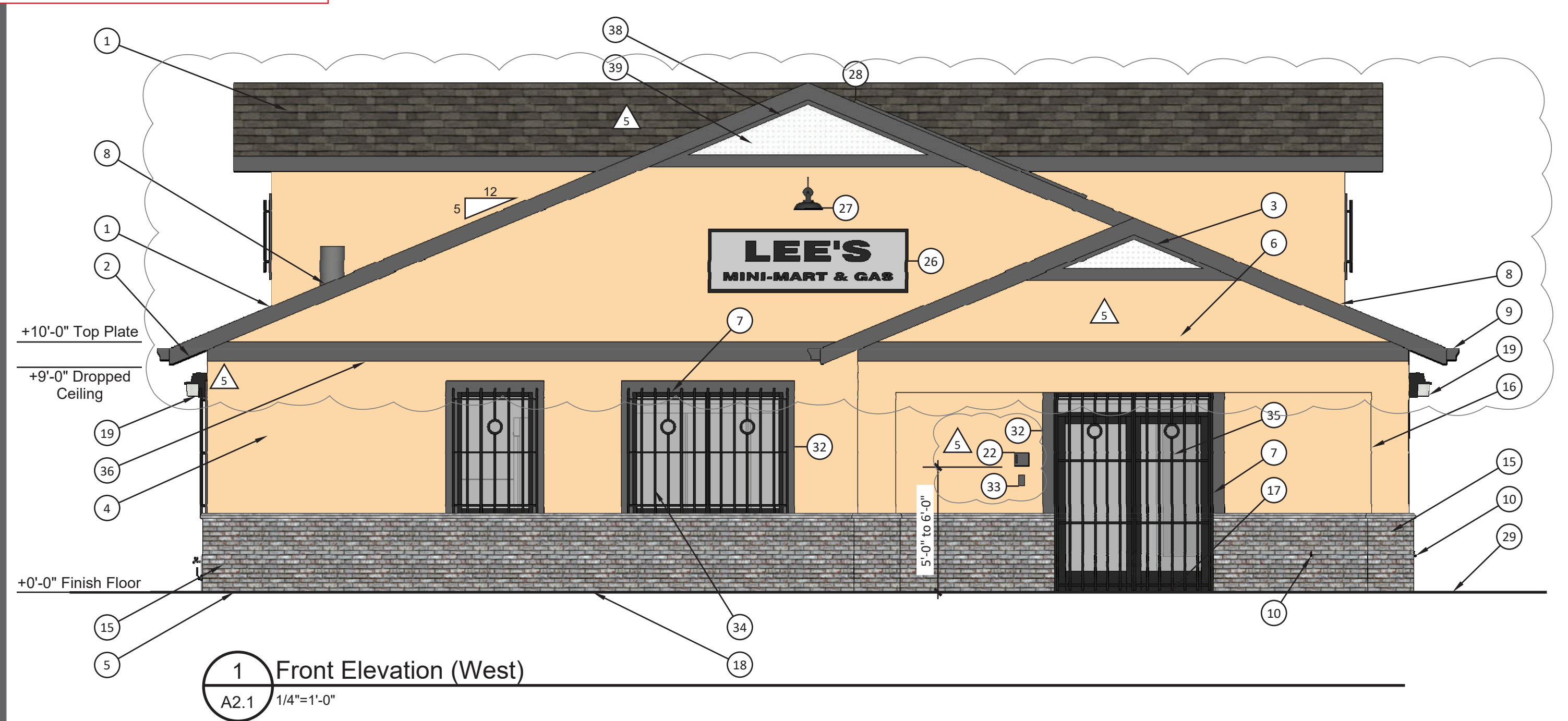
JIM COOPER *Jim Cooper* DATE 10-12-22 C27 LICENSE NO. 318642

Revision #:
 Date: 10/12/2022

Scale:
 1" = 10'

Landscape Plan: L-1
 Lee's Mini Mart

Landscape Design by: Jim Cooper
Rainscape



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 ASPHALT COMPOSITION (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 DIMENSIONED 2" 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	GALVANIZED SHEET METAL WRAPPED WEEP HOLES AT OPEN DOMERS
21	NOT USED
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	EMERGENCY DISCONNECT SWITCH FOR THE GAS PUMPS, VERIFY LOCATION WITH GAS PUMP INSTALLER
34	WROUGHT IRON SECURITY BARS AT WINDOWS AND FAUX OPENINGS
35	WROUGHT IRON SECURITY BARS AT DOORS TO REMAIN OPEN DURING BUSINESS HOURS AND ARE LOCKED AT CLOSING.
36	2x10 TRIM BOARD
37	NOT USED
38	2x6 TRIM AT WALL TO VENT
39	LATTICE END VENTS CUT AS SHOWN AND SCREEN AS CALLED OUT IN ATTIC VENTING 6H/S2.1
40	PROVIDE VENTS AT TOP AND BOTTOM OF CO2 STORAGE CLOSET OR A ALARM/MONITORING SYSTEM

- 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

New Mini Mart and Gas Station

Lovejot Singh

Document Date:
September 1, 2022

Document Phase:
Backcheck #1

rev.	date	remark
0	7/21/22	COV Submittal Set
1	8/18/22	COV Historic Preservation
2	9/11/22	COV Backcheck #1
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Drawn Job Number
RAM 22-027

Exterior Elevations



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

New Mini Mart and Gas Station

Lovejot Singh

Document Date:
September 1, 2022

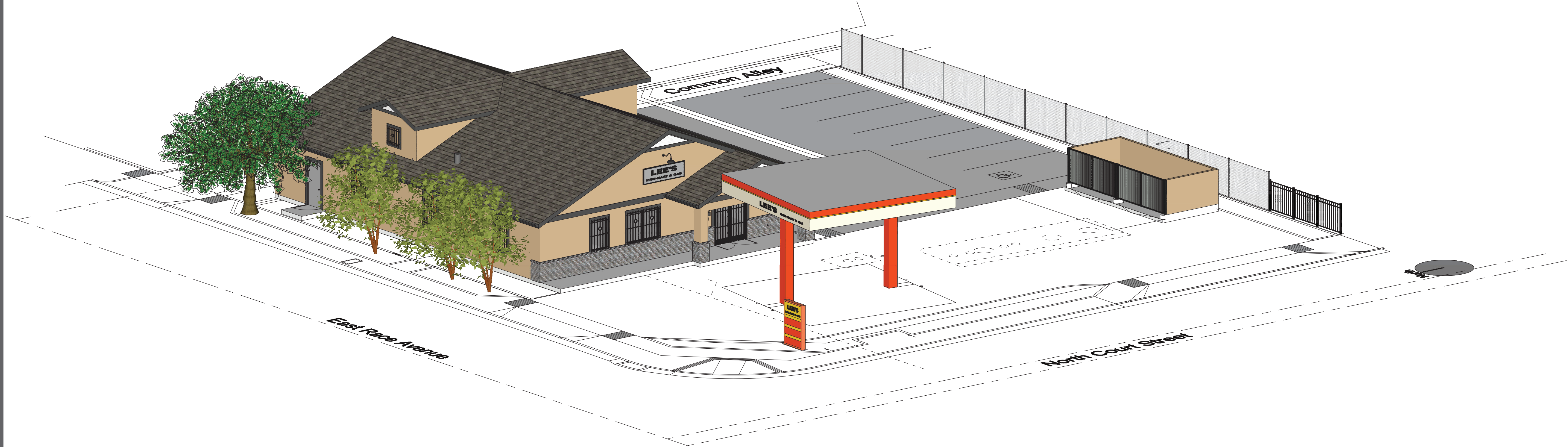
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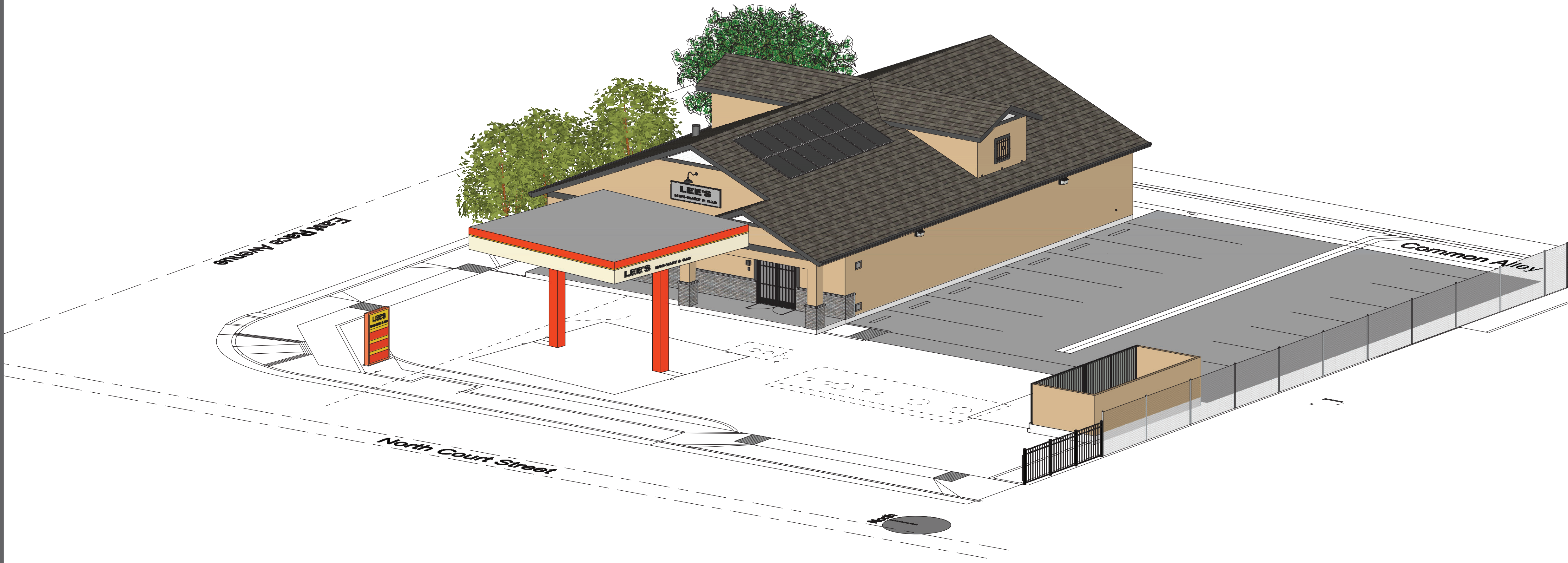
Drawn Job Number
RAM 22-027

Isometric Views

A2.2



1 North-West View
A2.2 NTS



2 North-West View
A2.2 NTS



Jason M. Scott PE

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

jmsengineering@comcast.net

December 5, 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

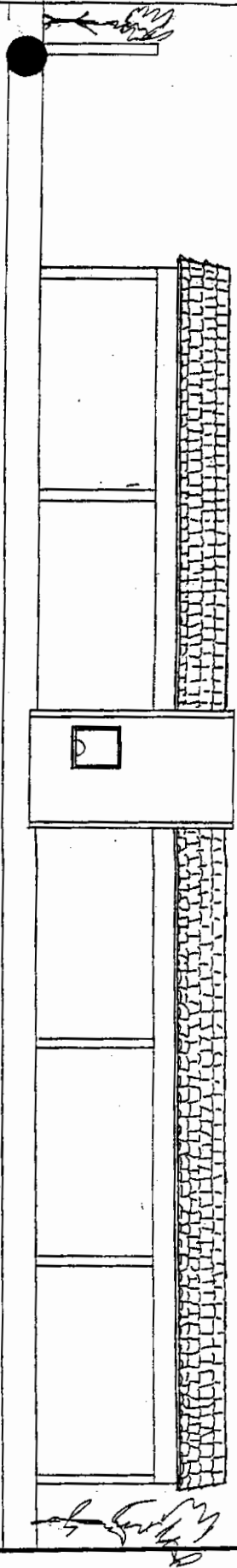
Cristobal,

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.

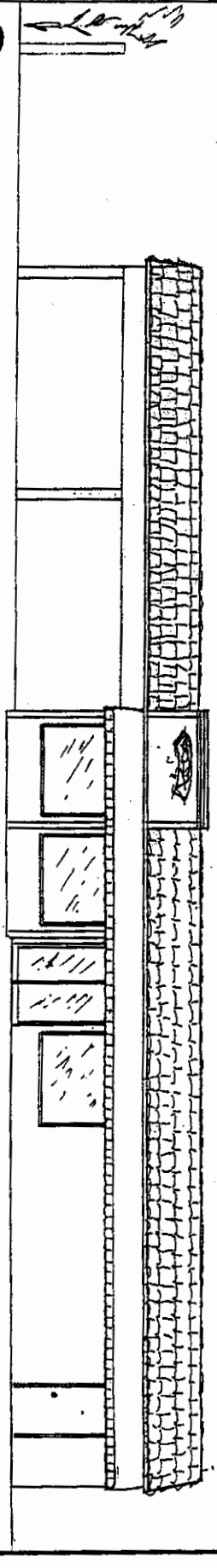
The current hours of operation are 6:30 A.M. to 10 P.M. daily. The store currently employs 4 people plus the owner (5 Total). Once the new store is operational the hours will stay the roughly the same but could change to 6 A.M. to 11:00 P.M. daily. The number of employees is expected to remain the same.

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

Sincerely,
Jason M. Scott, PE
Cc: File



EXISTING FRONT
ELEVATION



NEW FRONT
ELEVATION

SARAH LEE
ARCHITECTURE
CONVERSION TO RETAIL
2008

Exhibit "D"

RESOLUTION NO. 94-111

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO. 94-19,
TO ESTABLISH A CONVENIENCE MARKET
FOR PROPERTY LOCATED AT 540 N. COURT STREET
SARN LEE;
JOHN KOICHEVAR; AGENT

WHEREAS, an application for Conditional Use Permit No. 94-19 was filed by Sarn Lee, John Koichevar, Agent; to establish a convenience market, for property located at 540 N. Court, APN: 094-261-15, City of Visalia; and

WHEREAS, the Planning Commission of the City of Visalia, after twenty-one (21) days published notice did hold a public hearing before said Commission on November 14, 1994; and

WHEREAS, the Planning Commission of the City of Visalia finds the conditional use permit to be in accordance with Section 7536 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project, and no mitigation measures would be required.

NOW, THEREFORE, BE IT RESOLVED, that a Negative Declaration was prepared consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

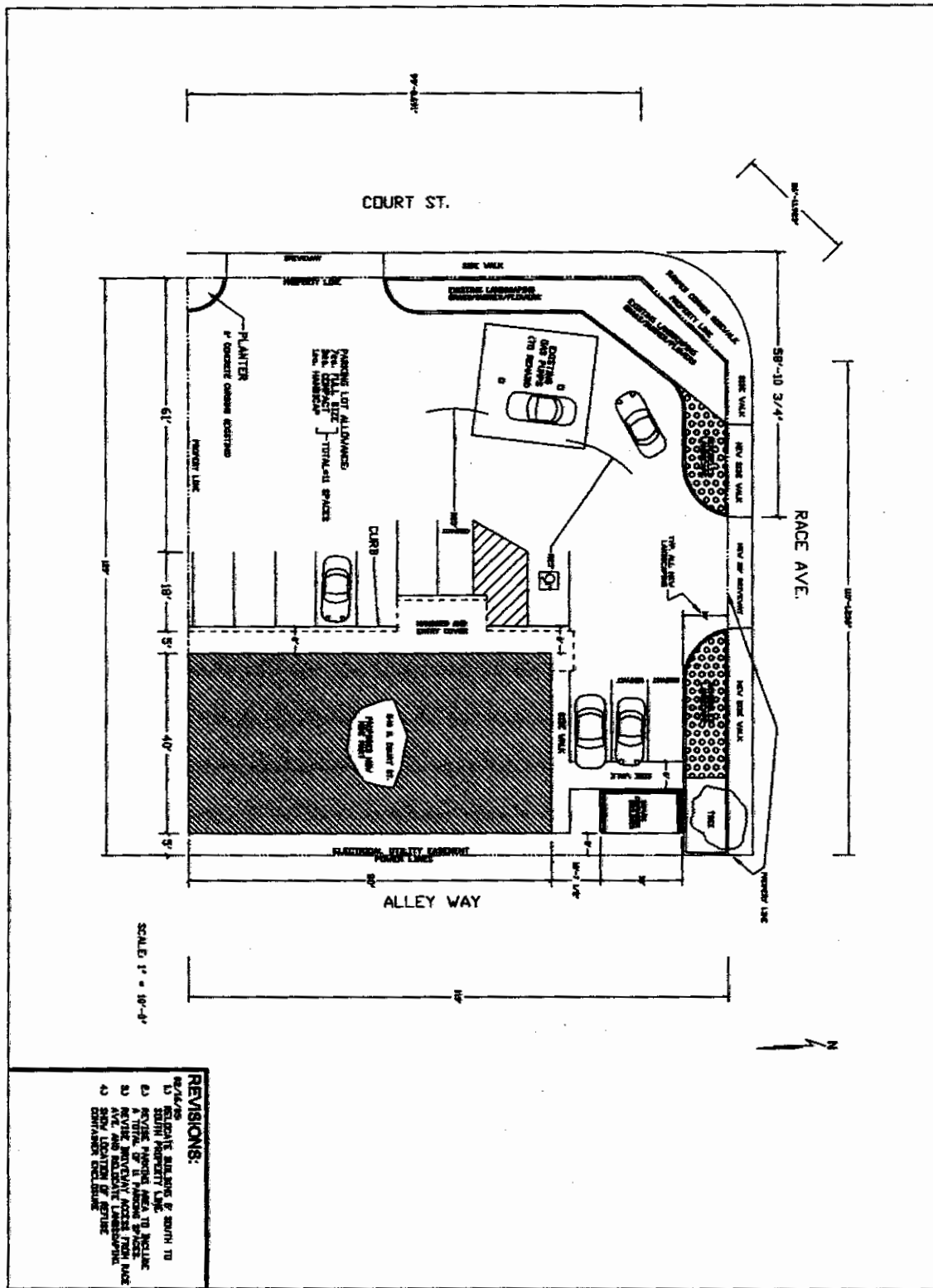
NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented.

1. That the General Plan Land Use Element designates the site as Central Business District, which provides for retail commercial development. The site is zoned C-DT, which provides for neighborhood commercial needs. The proposed convenience market would provide additional neighborhood commercial opportunities, consistent with intent of the General Plan and Zoning Ordinance.
2. That the proposed convenience market would reduce activity areas and noise sources from the east side of the site and continue the Court Street frontage commercial land use pattern. The project would be compatible with adjacent land uses.
3. That the proposed convenience market will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties in the vicinity.

4. That an Initial Study was prepared for the proposed convenience market, consistent with CEQA, which disclosed that environmental impacts are determined to be not significant, and Negative Declaration No. 94-40 is hereby adopted.
5. That there is no evidence before the Planning Commission that the proposed convenience market will have any potential for adverse effect on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

BE IT FURTHER RESOLVED that the Planning Commission recommends approval of the conditional use permit on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 7536 of the Ordinance Code of the City of Visalia, subject to the following conditions.

1. That the site be developed consistent with the comments and conditions of the Site Plan Review Committee, and the site plan (Exhibit "A") and the Building Elevations (Exhibit "B").
2. That all signs shall require a separate permit and prior approval of the Historic Preservation Advisory Committee. All portable signs shall be expressly prohibited.
3. That landscaping and irrigation plans be submitted for review and approval by Planning Division staff prior to issuance of permits. Existing landscaping areas shall be brought up to current code and standards.
4. That all onsite lighting shall be shielded, as necessary, to prevent direct or indirect glare or light from falling onto adjacent residential areas. The applicant shall demonstrate compliance with this requirement prior to issuance of building permits.
5. That all other city codes and ordinances be met.



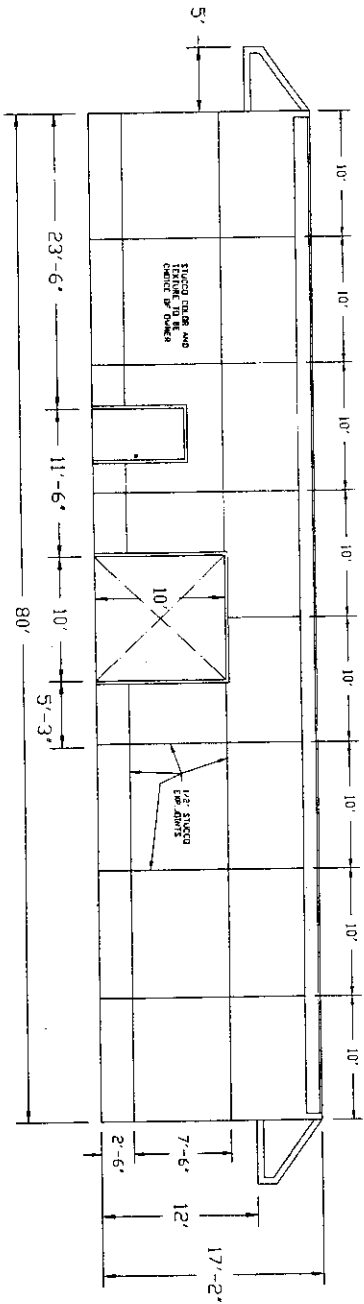
B40C-01

DESIGNER/OPERATOR
 SPAN LEE
 (559) 735-7859

DESIGN SITE
 540 N. COURT ST.
 VISALIA, CA 93291
 PL. (559) 280-0457

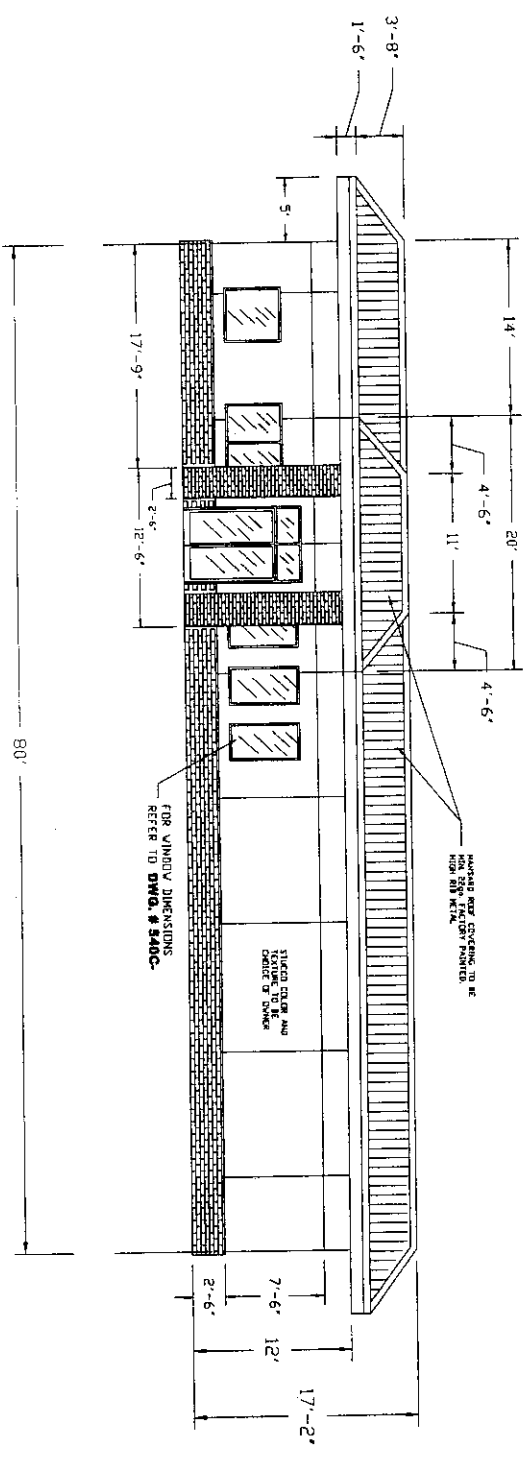
LEE'S MINI MART
 540 N. COURT ST.
 VISALIA, CA. 93291

SITE PLAN



EAST ELEVATION

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



WEST ELEVATION

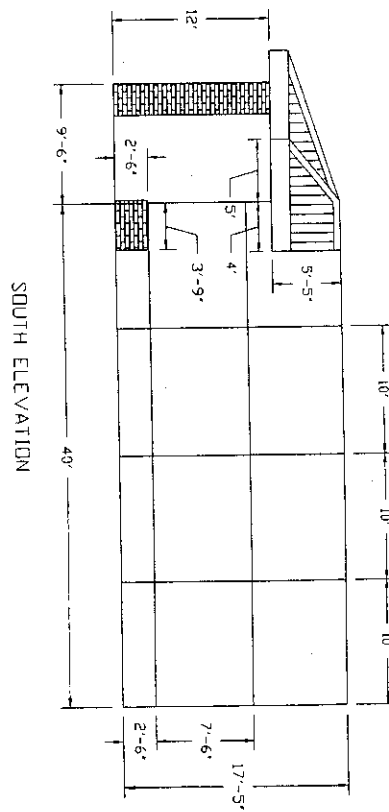
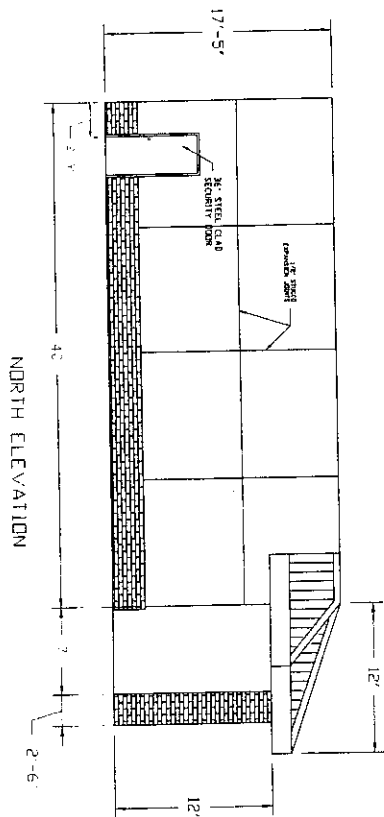
Exhibit "B"

LEE'S MINI MART
540 N. COURT ST.
VISALIA, CA. 93291

DESIGN BY:
LARRY LAM
SEPT. 25, 21
PH. (559) 28

OWNER/COPE
SARALIE
(559) 739-785

540C



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

540C

OWNER/ROPE
SMARIN LEE
(559) 739-7166

PH. (559) 28

DESIGN BY:
LARRY LAM
SEPT. 25, 2X

LEE'S MINI MART
540 N. COURT ST.
VISALIA, CA. 93291

Exhibit "B"

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA APPROVING CONDITIONAL USE PERMIT NO 2005-07, A REQUEST TO REBUILD A CONVENIENCE STORE IN THE C-DT ZONE. THE SITE IS LOCATED AT 540 NORTH COURT STREET.

WHEREAS, Conditional Use Permit No. 2005-07 is a request by Sam Lee to rebuild a convenience store in the C-DT Zone. The site is located at 540 North Court Street. (APN: 094-261-026); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice did hold a public hearing before said Commission on May 9, 2005; and

WHEREAS, the Planning Commission of the City of Visalia finds the Conditional Use Permit to be in accordance with Chapter 17.38.110 of the Zoning Ordinance of the City of Visalia based on the evidence contained in the staff report and testimony presented at the public hearing; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia makes the following specific findings based on the evidence presented:

1. That the proposed project will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
2. That the proposed conditional use permit is consistent with the policies and intent of the General Plan and Zoning Ordinance. Specifically, the project is consistent with the required findings of Zoning Ordinance Section 17.38.110:
 - The proposed location of the conditional use permit is in accordance with the objectives of the Zoning Ordinance and the purposes of the zone in which the site is located.
 - The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity.
3. That the requested action is considered Categorical Exempt under Section 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), (Categorical Exemption No. 2005-30).
4. That there is no evidence before the Planning Commission that the proposed project will have any potential for adverse effects on wildlife resources, as defined in Section 711.2 of the Department of Fish and Game Code.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves the Conditional Use Permit on the real property here in above described in accordance with the terms of this resolution under the provisions of Section 17.38.110 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project be developed consistent with the comments and conditions of Site Plan No. 2005-037.
2. That the site be developed consistent with the site plan shown in Exhibit "A."
3. That the site be developed consistent with the elevations shown in Exhibit "B", with the exception of the following:
 - a. that tile, shingle, or another non-metal element be used as the primary material for roofing, and
 - b. that the mansard roof shall wrap around the west and north sides of the building, and that a color-matching band be placed at the same height on the east and south sides of the building.
4. That a wrought iron fence and/or gate be allowed, but not required, between the trash enclosure and building, and against the 10'x10' door on the rear of the building.
5. That a T-1 commercial refuse bin will be provided according to City standards.
6. That the bin enclosures are constructed for City containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
7. That the project be subject to the City's adopted Community Noise Standards.
8. That the project's lighting be installed and maintained so as to prevent and significant light or glare from falling upon adjacent residential parcels or buildings.
9. That the business be operated as a bonafide convenience store or mini-mart.
10. That all other city codes and ordinances be met.
11. That the applicant submit to the City of Visalia a signed receipt and acceptance of conditions from the applicant and property owner, stating that they understand and agree to all the conditions of Conditional Use Permit No. 2005-07, prior to the issuance of any building permits for this project.

Commissioner Perez offered the motion to this resolution. Commissioner Logan seconded the motion and it carried by the following vote:

AYES: Commissioners Pérez, Logan, Wynn, Thompson
NOES:
ABSTAINED:
ABSENT: Commissioner Salinas

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss
CITY OF VISALIA)

ATTEST: Fred Brusuelas, AICP
Community Development & Public Works Assistant Director

I, Fred Brusuelas, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2005-043, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on May 9, 2005.



Fred Brusuelas, AICP
Community Development & Public Works Assistant Director



Sam Logan, Chairperson



October 14, 2022

JMS Engineering, Inc.
Attn: Jason M. Scott, PE
1001 N. Demaree Rd., Suite 7
Visalia, CA 93291

RE: Historic Preservation Advisory Committee Item No. 2022-16 (540 North Court Street)

On September 14, 2022, the Historic Preservation Advisory Committee (HPAC) reviewed your request to demolish and rebuild an existing convenience store within the D-MU (Downtown Mixed Use) Zone, located at 540 North Court Street (APN: 094-261-026). The item was continued to the meeting of September 28, 2022, to incorporate revisions requested by the HPAC. The revised project was subsequently approved by the HPAC on September 28, 2022, based upon the following findings and conditions:

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 proposal as conditioned and modified is consistent with the surrounding area, and the Historic District.
3. That the proposal as conditioned and modified is consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposal as conditioned and modified will not be injurious to the character of the surrounding area and 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 "E".
2. That the site shall be developed consistent with the building elevations in Exhibit "D", except as modified below:
 - a. That two dormer ends with small windows be installed, one each at the northern and southern elevations of the roof, to screen HVAC equipment instead of the large single dormer featured in Exhibit "D".
 - b. That the dormer ends be as low scale as possible, with peaks that are at the same height as the ridge line of the main structure.
 - c. That vent features and barge boards be placed on the two front gables located on the western building elevation.
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 contains stucco exteriors similar to the convenience store exterior.
6. That the development shall comply with all requirements of Site Plan Review No. 2021-170.
7. That the applicant shall obtain a Finding of Consistency approval from the Visalia Planning Commission prior to conducting the use.
8. That the project undergoes the appropriate City permitting process for exterior alterations and fencing on the project site.
9. 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.
10. That all other City codes, ordinances, standards, and regulations shall be met.

There is a 10-day appeal period for this action from the date of approval. No permits may be issued until the appeal period has lapsed with no appeal of the action. Following completion of the appeal period, a Finding of Consistency approval from the Visalia Planning Commission and Building Permit approval from the City of Visalia Building Department shall be obtained prior to commencing work. Both the Planning and Building Divisions are located at 315 E. Acequia Avenue, Visalia CA 93291.

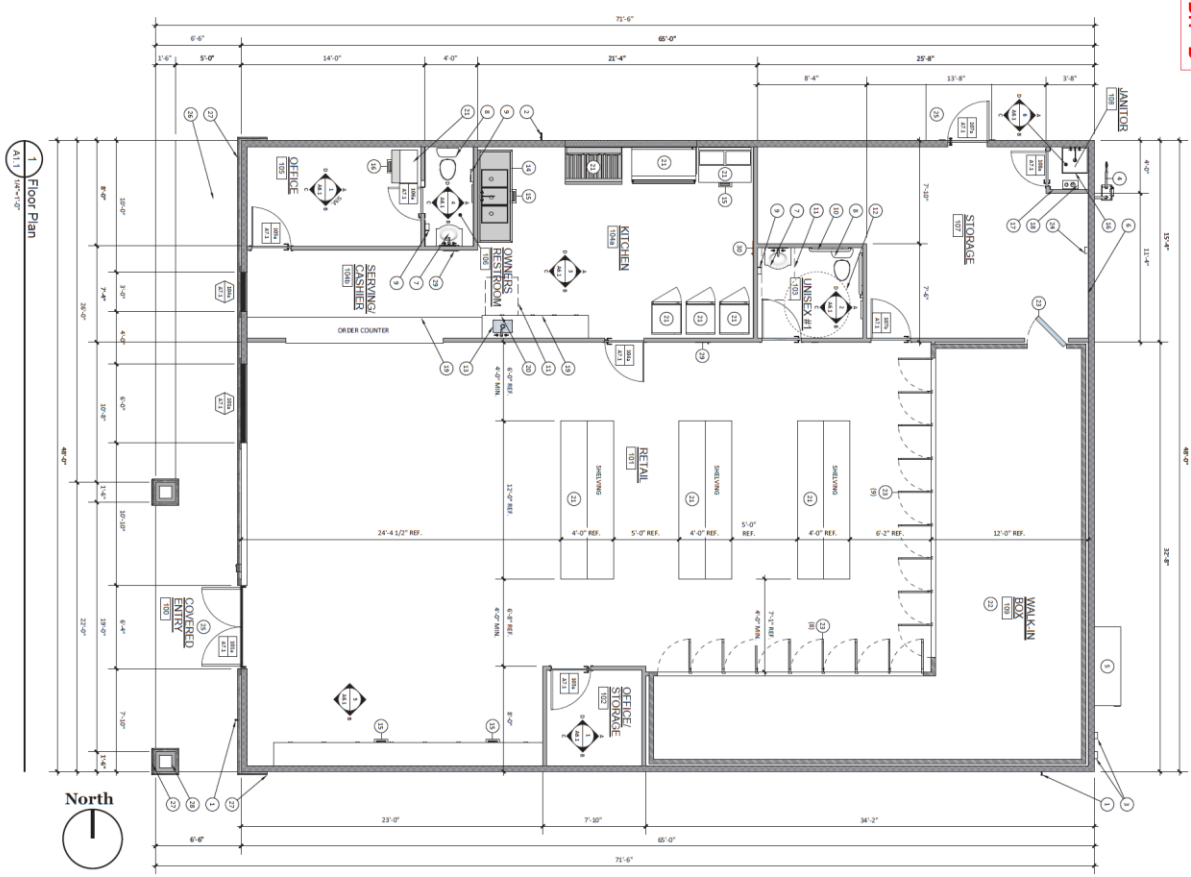
If you have any questions, please contact me at (559) 713-4443 or e-mail crisobal.carrillo@visalia.city

Regards,



Cristobal Carrillo,
Associate Planner

JMS Engineering The use of these plans and specifications is restricted to the original site for which they were prepared. The use, reproduction or publication in any republic whole or in part is prohibited, unless authorized by Jason Scott (JMS Engineering). Ownership of the design, plans and specifications is solely with Jason Scott (JMS Engineering).



1 Floor Plan
11.1'-0" x 11.1'-0"



COMMERCIAL FLOOR PLAN NOTES

1. ROOMS TO BE REMOVED WITH NON-REMOVABLE EXISTING MATERIALS (PER 0601) SHALL BE REMOVED TO THE FINISH FLOOR AND THE FINISH FLOOR SHALL BE REFINISHED TO MATCH THE EXISTING FINISH FLOOR AND THE FINISH FLOOR SHALL BE REFINISHED TO MATCH THE EXISTING FINISH FLOOR.
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FLOOR PLAN NOTES

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Wall Schedule

Wall	Wall Finish	Description	Location	Finishing	Height	Notes
1	2nd Stone at 8'-0" On-Center	2nd Stone at 8'-0" On-Center	N/A	N/A	N/A	To Bottom of Trim Above
2	2nd Stone at 8'-0" On-Center	2nd Stone at 8'-0" On-Center	N/A	N/A	N/A	To Bottom of Trim Above
3	2nd Stone at 8'-0" On-Center	2nd Stone at 8'-0" On-Center	N/A	N/A	N/A	To Bottom of Trim Above
4	2nd Stone at 8'-0" On-Center	2nd Stone at 8'-0" On-Center	N/A	N/A	N/A	To Bottom of Trim Above
5	2nd Stone at 8'-0" On-Center	2nd Stone at 8'-0" On-Center	N/A	N/A	N/A	To Bottom of Trim Above
6	2nd Stone at 8'-0" On-Center	2nd Stone at 8'-0" On-Center	N/A	N/A	N/A	To Bottom of Trim Above
7	2nd Stone at 8'-0" On-Center	2nd Stone at 8'-0" On-Center	N/A	N/A	N/A	To Bottom of Trim Above

Occupancy/Use Information

Area Description	Square Footage	Occupant Load (Per Table 1004.3)	Occupant Load	Occupancy Classification
MEAT	1300	40/Gross	25.00	M (Business)
OFFICE/STORAGE	180	150/Gross	1.20	B (Business)
WALK IN COOL	570	Accessory Storage Area	1.90	B (Business)
WALK IN FREEZER	520	Accessory Storage Area	1.80	B (Business)
STORAGE	315	Accessory Storage Area	1.11	B (Business)
Total:	3120		31.95	

- DETAILS NOTES**
1. SET 1/4" FROM FLOOR FINISH TO FINISH.
 2. PROVIDE 3/8" MINIMUM GAP AT CORNER & AT END WALLS.
 3. PROVIDE 3/8" MINIMUM GAP AT WALL CORNER 8'-0" ON-CENTER.
 4. SET 1/4" FROM CORNER TO CORNER STRIKED NOTES.
 5. SET 1/4" FROM CORNER TO CORNER STRIKED NOTES.
 6. SET 1/4" FROM CORNER TO CORNER STRIKED NOTES.

A1.1

Floor Plan and Notes

Drawn: JMS
 Scale: 1/8" = 1'-0"
 Date: 2/2/22

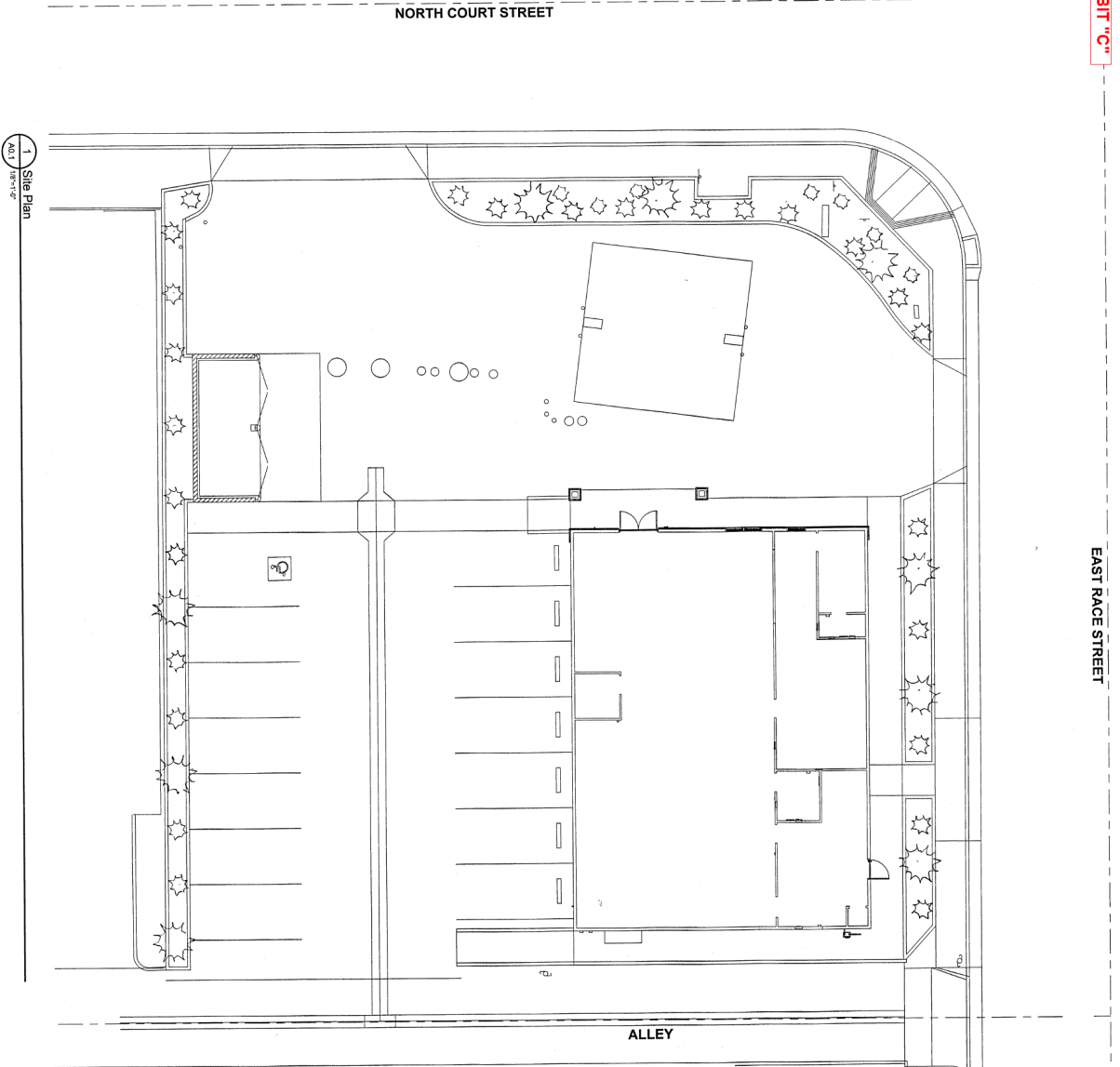
New Mini Mart and Gas Station

Lovejot Singh

Document Phase: COV/Health Preservation
 Document Date: August 18, 2022

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





1 Site Plan
A0.1

LANDSCAPE LEGEND

15 GAL TREE	9
5 GAL SHUBS	24
1 GAL. GROUND COVER	7

NOTE:
 1 COVER ALL LA AREA WITH 2" DIRT
 W/ COVERED GRANITE OVER FIBREX
 2 ROUGH GRADE 4-1" BY ANTIEST
 3 INSTALL PVC DRAIN SYSTEM (SLOPE/SLOPE)
 JOINT 1/2" SHADE - 2/TIME

A0.1

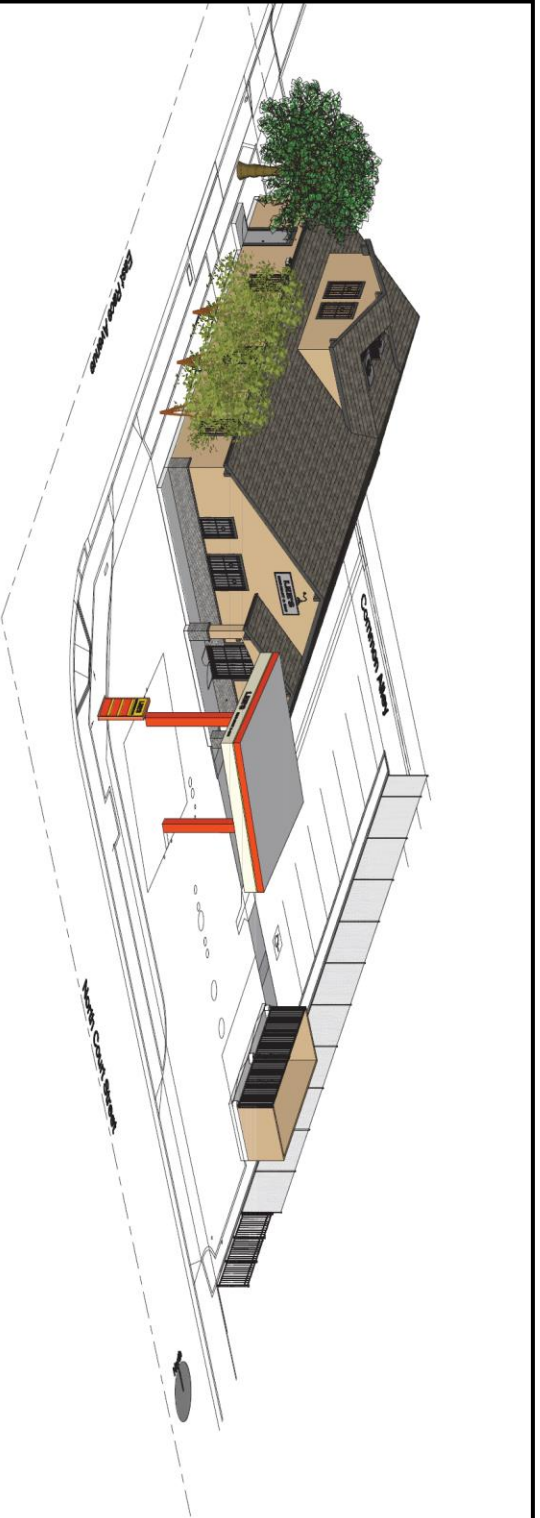
Document Date: July 21, 2022
 Document Phase: Submittal Set
 Job Number: 22-027
 Job Name: New Mini Mart and Gas Station

New Mini Mart and Gas Station
 Lovejot Singh

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



JMS Engineering
 1001 North Shawnee
 Visalia, CA 93291
 Tel: 509.732.2155
 Fax: 509.732.2155
 jmsengineering.com



1 North-West View
A2.2 NWS



2 North-West View
A2.2 NWS



Jinta - Engineering, Inc.
 JANTA M. SCOTT, P.E.
 No. 51000
 State of CA 02191
 Office 959.292.0945
 Fax 959.292.0945
 www.jinta-engineering.com

540 North Court Street
 Visalia, CA 93291
 APN: 064-291-026

New Mini Mart and Gas Station

Lovejot Singh

Document Date:
 September 1, 2022
 Document Phase:
 BACKCHECK #1

REV. DATE REVISION
 1 8/12/22 CIV/LOVEJOT SINGH
 2 8/12/22 CIV/LOVEJOT SINGH
 3 8/22/22 CIV/LOVEJOT SINGH

Drawn Job Number
 RMM 22-2927

Isometric Views

A2.2

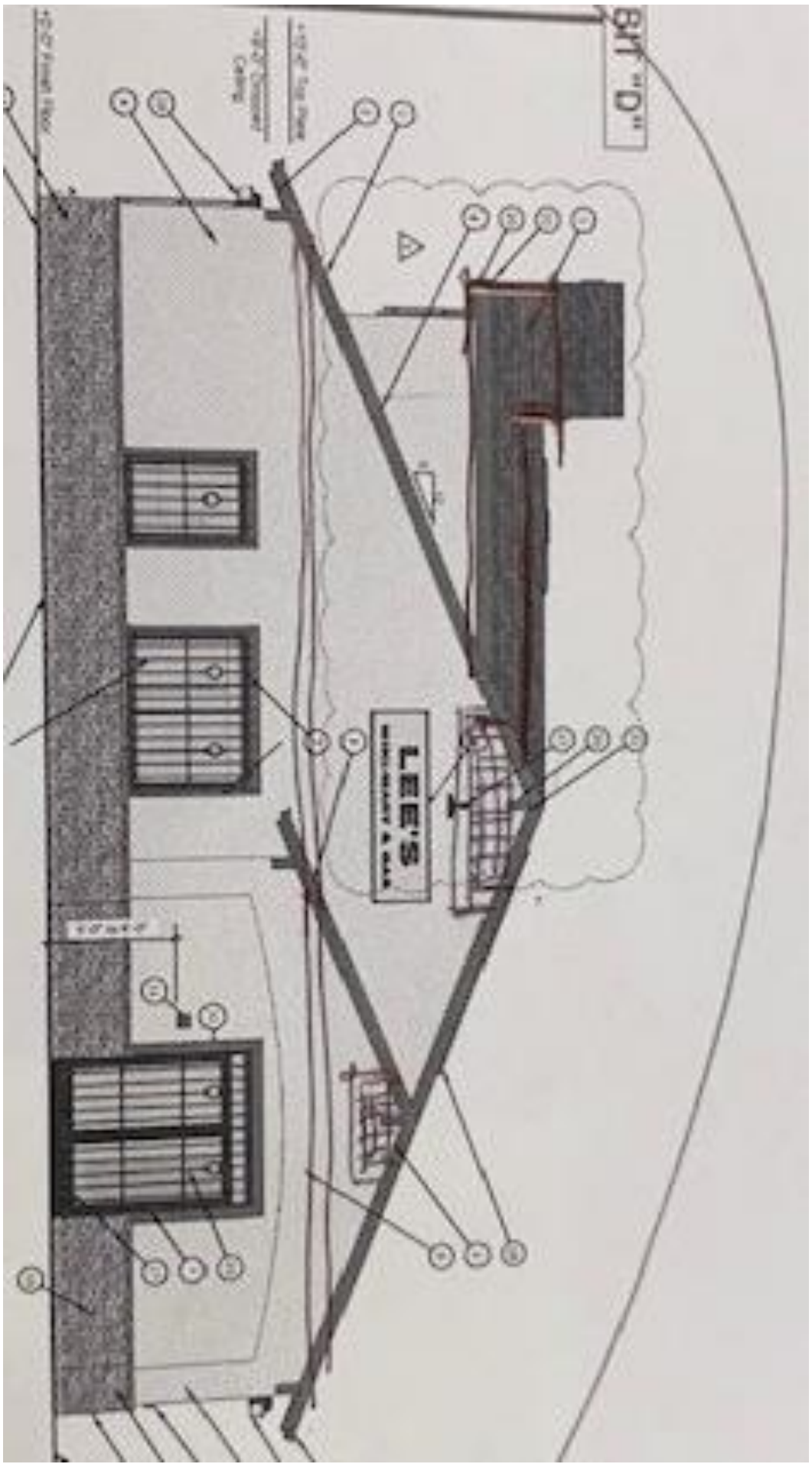


EXHIBIT "E"



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.

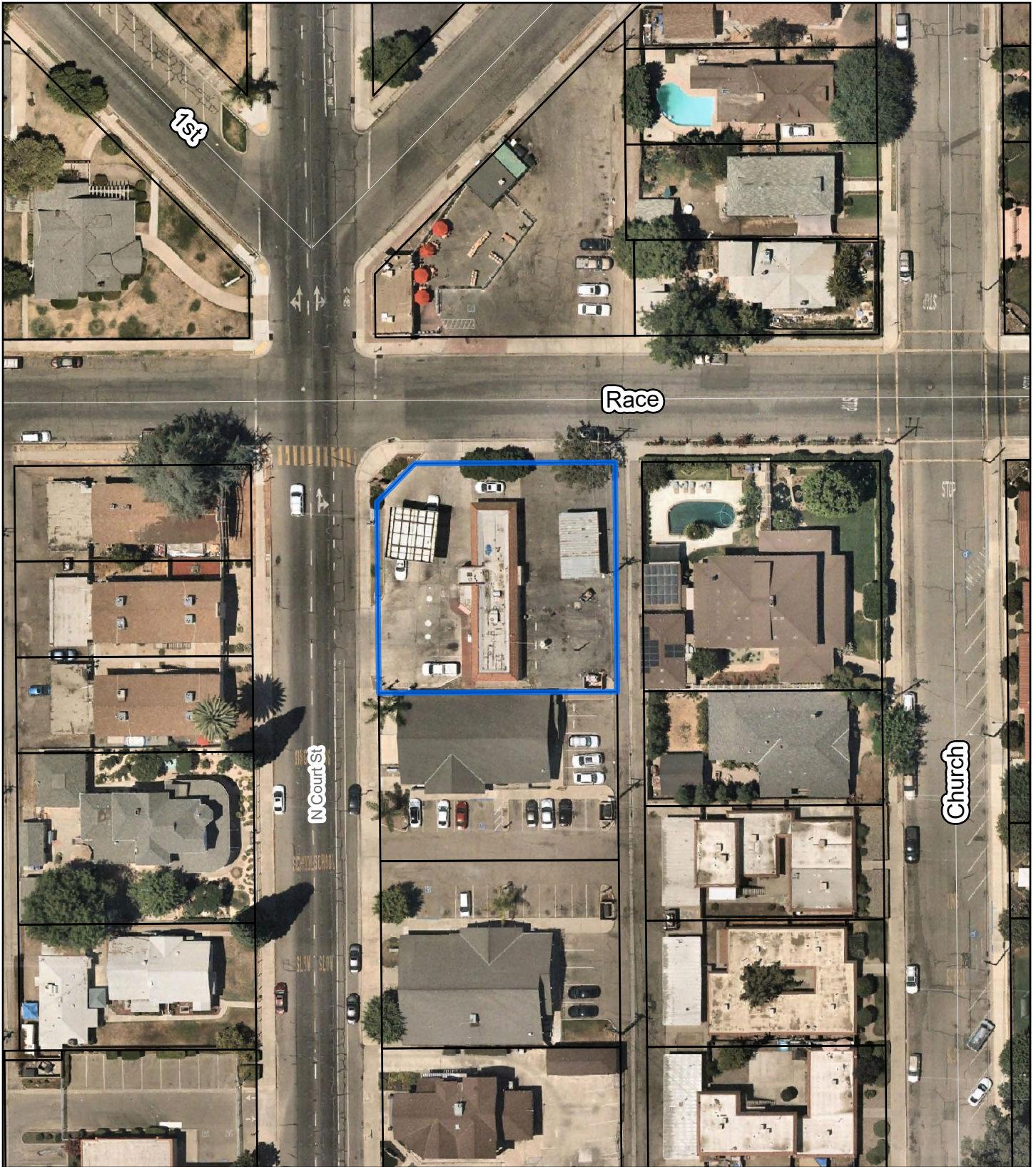
Please call me at (559) 738-0968 if you have any questions.

Sincerely,

Jason M. Scott, PE

Cc: File

EXHIBIT "L"

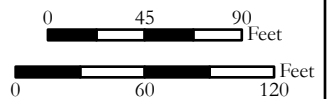


Aerial Map

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, City of Visalia, Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

2022

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





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.

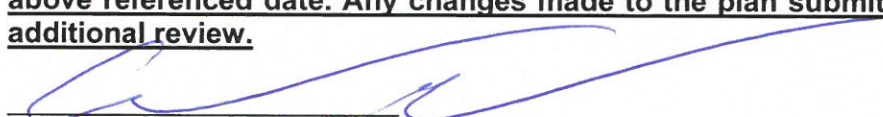
Sections of the Municipal Code to review:

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**

<input checked="" type="checkbox"/>	Adrian Rubalcaba	713-4271
<input type="checkbox"/>		713-

ITEM NO: <u>3</u>	DATE: <u>NOVEMBER 17, 2021</u>
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 CARRCIA 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 MADDUX
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

