

# SITE PLAN REVIEW AGENDA

3/6/2024 - 9:00 A.M.

(Via Microsoft Teams)

To review supporting documents, click on the "SITE PLAN NO" link, then click on "Record Info" / "Attachments"

- ITEM NO: 1**      **Added to Agenda**      **MEETING TIME: 09:00**  
SITE PLAN NO: [SPR24035](#)      ASSIGNED TO: Josh Dan [Josh.Dan@visalia.city](mailto:Josh.Dan@visalia.city)  
PROJECT TITLE: Liberty St  
DESCRIPTION: Divide the existing lot into two Parcels. On one lot we will be keeping the existing single family residence and adding an ADU in the back and on the other lot build a new single family residence and ADU in the back as well.  
APPLICANT: Ernesto J Aceves - Applicant  
APN: 097242014  
ADDRESS: 1344 S LIBERTY ST
- ITEM NO: 2**      **Added to Agenda**      **MEETING TIME: 09:15**  
SITE PLAN NO: [SPR24036](#)      ASSIGNED TO: Colleen Moreno [Colleen.Moreno@visalia.city](mailto:Colleen.Moreno@visalia.city)  
PROJECT TITLE: Rise Church Cafe Building  
DESCRIPTION: Existing storage developing into a Café and interior seating area with some remaining storage. Plus additional covered patio for outdoor seating.  
APPLICANT: Dennis Whistler - Applicant  
APN: 085390044  
ADDRESS: 1023 N CHINOWTH ST  
LOCATION: 1023 N. Chinowth St. Visalia, CA
- ITEM NO: 3**      **Added to Agenda**      **MEETING TIME: 09:30**  
SITE PLAN NO: [SPR24037](#)      ASSIGNED TO: Colleen Moreno [Colleen.Moreno@visalia.city](mailto:Colleen.Moreno@visalia.city)  
PROJECT TITLE: Tazzah Coffe & Tea  
DESCRIPTION: Rehabilitation of existing 2849 sq. ft. building and surrounding site area to include outdoor patio seating and landscape areas. Proposed building use to be a sit-down cafe serving coffee, tea, juices, smoothies, and pre-made food items.  
APPLICANT: Michael Parks - Applicant  
APN: 094281009  
LOCATION: 112 E. Oak Street
- ITEM NO: 4**      **Added to Agenda**      **MEETING TIME: 09:45**  
SITE PLAN NO: [SPR24038](#)      ASSIGNED TO: Colleen Moreno [Colleen.Moreno@visalia.city](mailto:Colleen.Moreno@visalia.city)  
PROJECT TITLE: American Sport Center  
DESCRIPTION: Indoor pickle ball courts.  
APPLICANT: stephen o SPARSHOTT - Applicant  
OWNER: GEORGE JOHN F & DONNA J (TR)  
GEORGE JOHN F & DONNA J (TR)  
APN: 097084023  
097084024  
ADDRESS: 730 S BRIDGE ST  
LOCATION: 730 s. bridge st.
- ITEM NO: 5**      **Added to Agenda**      **MEETING TIME: 10:00**  
SITE PLAN NO: [SPR24039](#)      ASSIGNED TO: Josh Dan [Josh.Dan@visalia.city](mailto:Josh.Dan@visalia.city)  
PROJECT TITLE: Visalia Civic Center

AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.

# **SITE PLAN REVIEW AGENDA**

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**DESCRIPTION:** The Visalia Civic Center Campus is envisioned as a central administrative and operational hub for the City of Visalia, designed to facilitate municipal government activities, public safety operations, and community engagement initiatives. Its phased development approach includes Phase One, incorporating existing facilities such as the Visalia Emergency Communication Center (VECC) alongside initial infrastructure improvements. Phase Two, (the current phase), includes the construction and operationalization of the new Council Chambers Building, Public Safety Administration Building, Evidence Building, a pavilion, and associated facilities. The future Phase Three will further enhance the campus with the construction of City Hall, expanding administrative capacity and community engagement resources. With an emphasis on operational excellence, robust public engagement, and stringent safety and security measures across all facilities, this integrated campus is poised to create a cohesive and efficient environment that caters to the needs of residents and stakeholders.

**APPLICANT:** Jaklin H Rowley - Applicant

**APN:** 000011543

**AFTER REVIEW OF REGULAR AGENDA ITEMS, THE COMMITTEE WILL BE AVAILABLE TO REVIEW OFF-AGENDA ITEMS FOR INFORMAL REVIEW. THE COMMITTEE WILL BE AVAILABLE TO ANSWER QUESTIONS AT THAT TIME.**

SPR

Item #1



PHONE  
(559) 333-0384  
E-MAIL:  
nilssondrafting@comcast.net  
WEB:  
www.nilssondrafting.net  
FACEBOOK:  
www.facebook.com/nilssondrafting

ENGINEER STAMP

DRAWN BY: D. NILSSON  
REFERENCE DATE: 2-2-2024  
PLOT DATE: 2-7-2024  
CHECKED BY: D. NILSSON

REVISIONS:

NO.	DATE	DESCRIPTION

A SPR FOR:

AGREDANO/MOTA

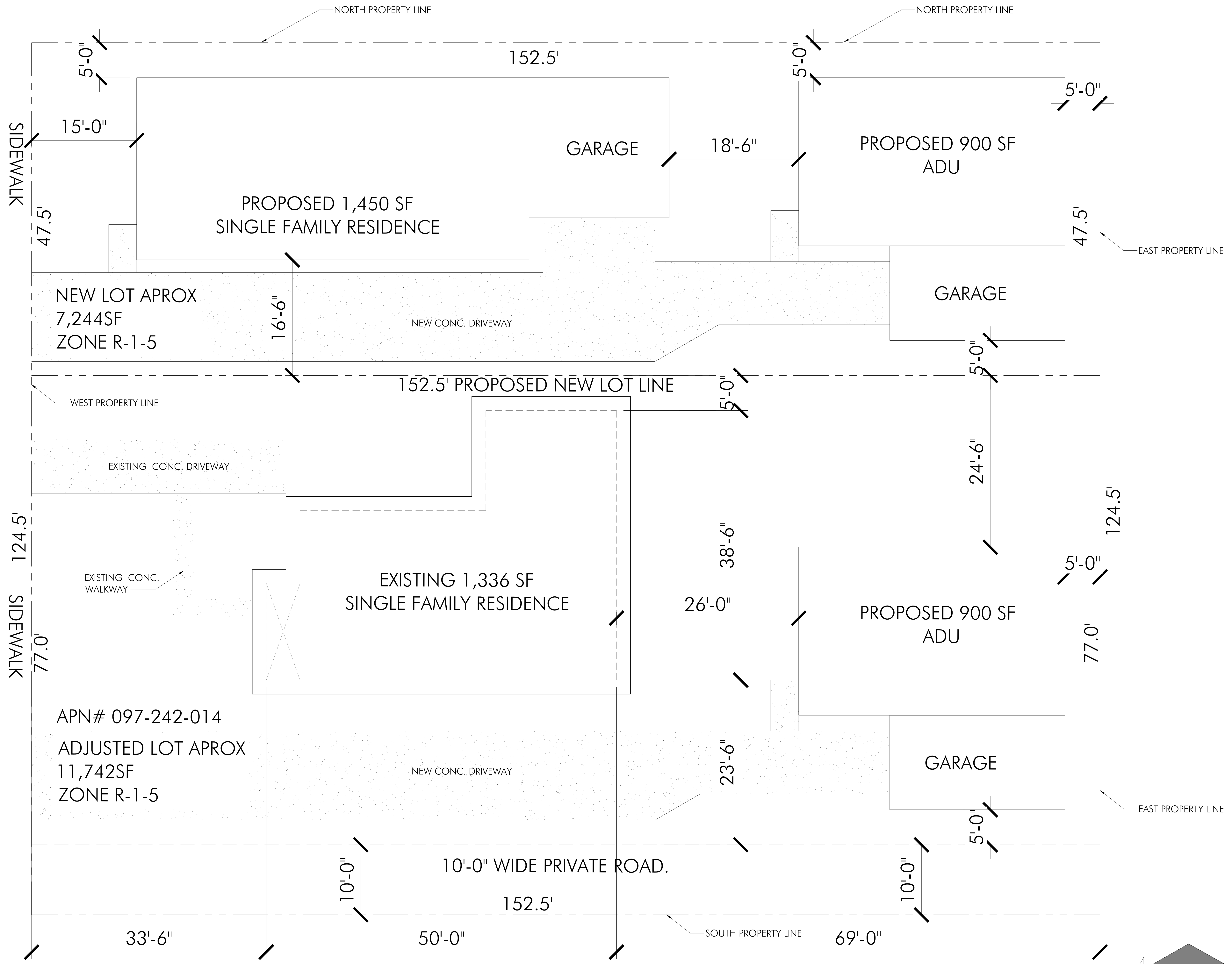
SITE PLAN

GARAGE: SEISMIC ZONE:  
RIGHT S.D.C. = D

SHEET:

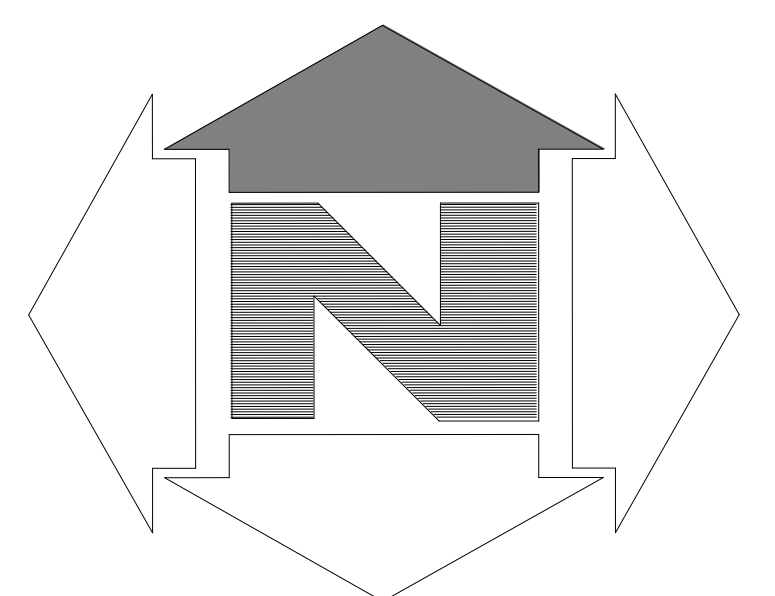
A-1

SOUTH LIBERTY STREET



SITE PLAN

SCALE: 3/8" = 1'-0"





SPR

Item #2

## OPERATIONAL STATEMENT

February 16, 2024

### Site Plan Review for Rise Church Cafe Building

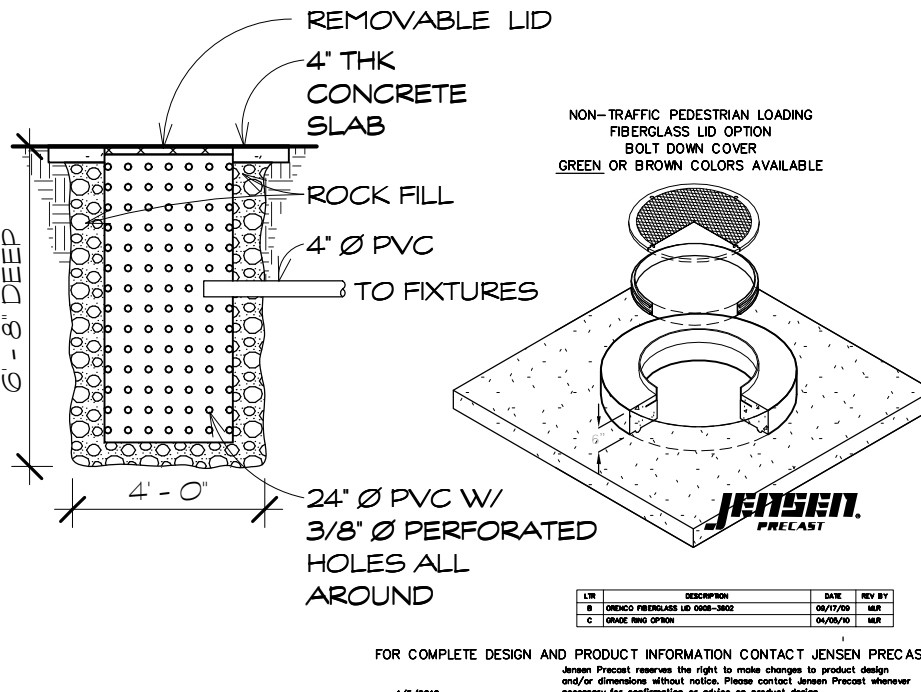
1. **Project Description:** This structure is the existing storage building on the south side of the new campus for Rise Church. The property is located at 1023 N Chinowth St., in Visalia, CA on approximately 5.5 acres of land.
  
2. **Assessor's Parcel Number (APN):** 085-039-044-000
  
3. **Land Use and Zoning:** The site is an existing church facility recently acquired by Rise Church.
  
4. **Summary Description/Use:** The Applicant is requesting authorization to proceed with development, construction and operation with converting the existing storage building into a cafe with indoor and outdoor seating.
  
5. **Existing Use:** The site is an existing church facility.
  
6. **Operational Narrative:** The applicant is developing the current church faculty into one that facilitates the new occupants current needs. The new occupants are the congregation of Rise Church. See below for the hours of operation, services and products offered.
  
7. **Hours of Operation:** The hours of operation of the cafe will be Sunday morning before, during and after worship services. The interior and exterior seating is to accommodate parents of children attending the children's worship services and playing on the nearby fenced play area.

8. **Product/Services:** Food service will be identical to the Cafe which the church provided at their previous location serving coffee, smoothies, and specialty drinks.
  
9. **Employees:** The number will be up to 5 individuals volunteering their time during the hours of operation.
  
10. **Equipment:** The equipment will include that needed for making the above listed food products. In lieu of a drain line to the street or main building we would like to propose a gray water leach line system. The sink will be only active on Sundays, but the ice machine will contribute water from melting ice to the leach system at all times.
  
11. **Storage:** Racks and shelving, refrigerator and freezer will handle paper goods and food items.
  
12. **Service and Delivery:** No service and delivery is anticipated at this time. Food items and paper products will be replenished by volunteers.
  
13. **Building Material:** The existing storage building exterior will remain the same with the exception of a covered patio roof constructed with standard building materials. Interior renovations to include new walls to divide spaces with aesthetically pleasing wall and floor coverings (See floor plan)
  
14. **Hazardous Material:** This facility will not produce any hazardous material.

15. **Signage:** The applicant will request signage per separate request as needed.

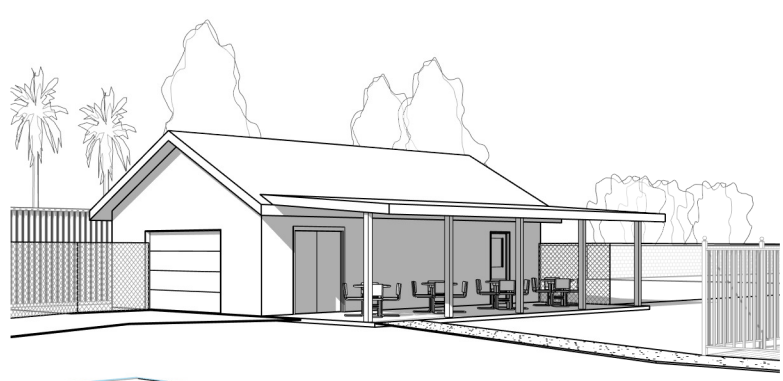
16. **Entry gates:** None.

### VICINITY MAP



### LEACH PIT DETAIL

1/4" = 1'-0"



### PERSPECTIVE VIEW

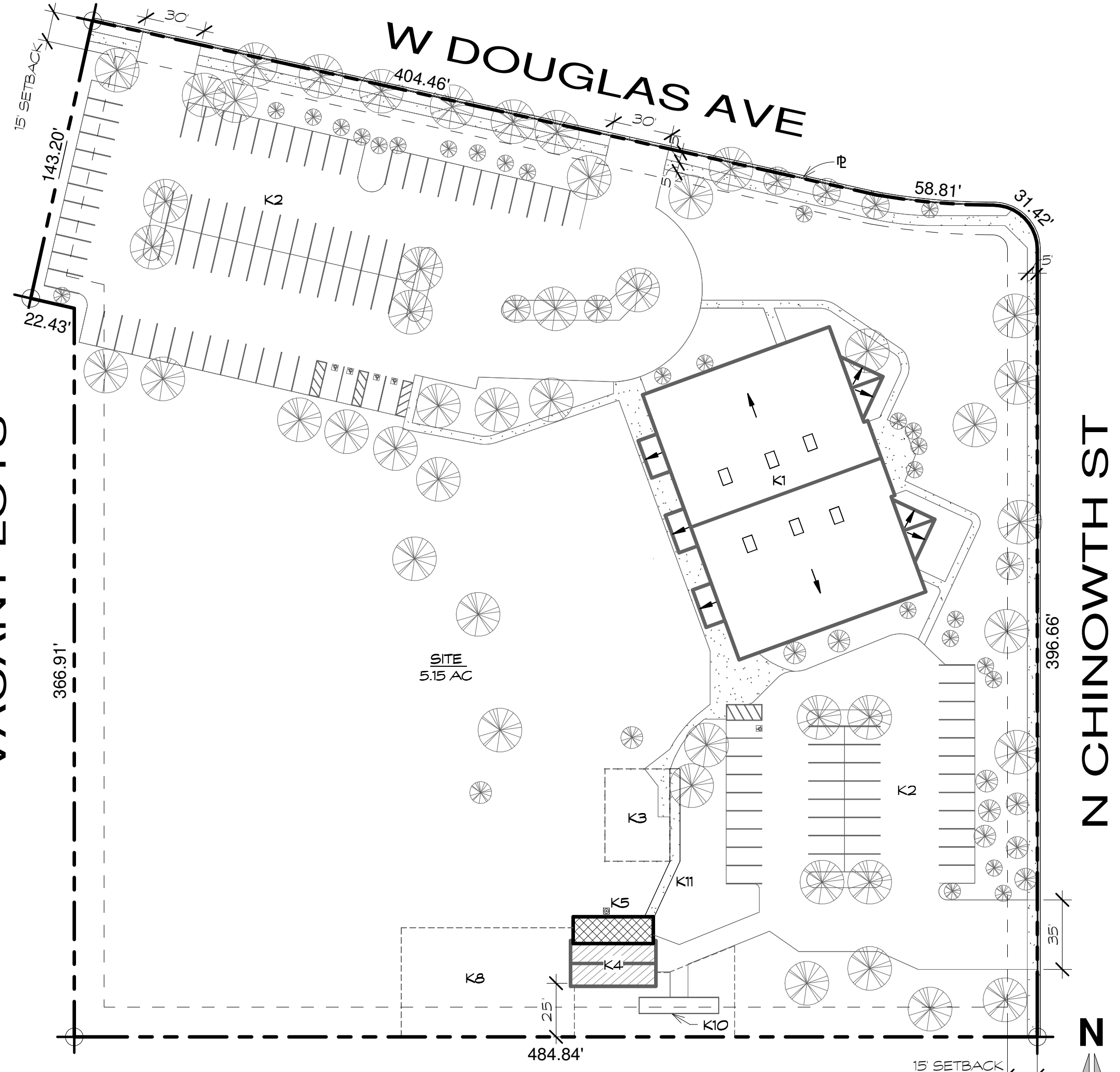
### PROJECT INFORMATION

- 1 APPLICANT: RISE CHURCH  
1023 NORTH CHINOWTH ST. VISALIA, CA
- 2 PROPOSAL: EXISTING STORAGE BUILDING CONVERTED TO CAFE BUILDING WITH SEATING
- 3 APN: 085-039-044-000
- 4 ZONING: C.U.P. 2003-45
- 5 USE & OCCUPANCY: A,B (BUILDING W/ 50 OF LESS OCCUPANTS)
- 6 FLOOD ZONE: AE
- 7 UTILITIES: ELECTRICAL: SOUTHERN CALIFORNIA EDISON  
GAS: THE GAS COMPANY  
WATER: CALIFORNIA WATER SERVICE  
SEWER: CITY OF VISALIA PUBLIC WORKS  
TELEPHONE: AT&T  
SANITATION: CITY OF VISALIA SOLID WASTE
- 8 CODE COMPLIANCE: 2022 CALIFORNIA BUILDING CODE;  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA FIRE CODE  
2022 VISALIA MUNICIPAL CODE

### KEYNOTES

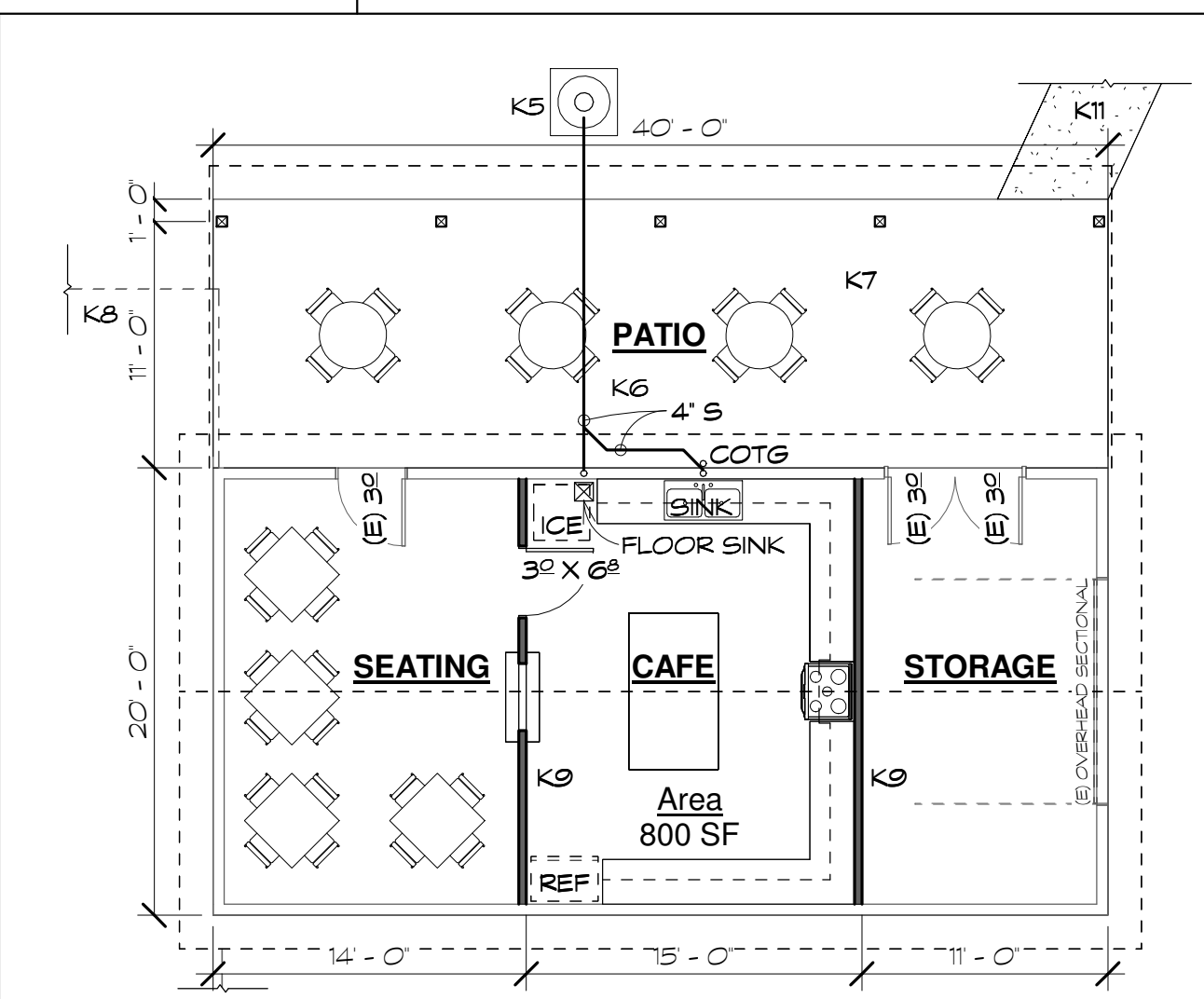
- K1 (E) CHURCH FACILITY WITH SEWER LINES CONNECTED TO SEWER IN DOUGLAS AVE.
- K2 (E) PARKING
- K3 (E) FENCED-IN PLAY EQUIPMENT
- K4 (E) STORAGE BUILDING (BO42909) TO BE REMODELED INTO CAFE AND SEATING AREA.
- K5 NEW LEACH PIT FOR SINK & ICE MAKER TO DRAIN IN, SEE DETAIL ABOVE
- K6 NEW FLOOR SINK CUT INTO (E) FLOOR SLAB FOR ICE MACHINE.
- K7 NEW PATIO STRUCTURE
- K8 (E) GARDEN
- K9 INSTALL 5/8" TYPE X' GYP. BOARD ON NEW WALLS & EXISTING ROOF TRUSSES. EXTEND NEW WALL BETWEEN CAFE & STORAGE TO UNDERSIDE OF ROOF SHEATHING FOR 1-HR. SEPERATION.
- K10 (E) CONTAINER STORAGE
- K11 EXTEND CONCRETE WALK FROM PLAY EQUIPENT TO PATIO & CAFE.

VACANT LOTS



### SITE PLAN

1" = 50'-0"



### CAFE FLOOR PLAN

DENNIS D. WHISTLER,  
ARCHITECT

36604 ROAD 140  
VISALIA, CA 93292  
559-250-0511  
archdvw@pcbell.net

Kim Dragt  
DRAFTING

559.804.9473  
kimshouseplans@gmail.com

RISE CHURCH  
CAFE BUILDING

1023 NORTH CHINOWTH  
VISALIA, CA

Date:	Issue Date
REVISIONS	
SHEET TITLE	
SITE PLAN REVIEW	
SHEET NO. SPR-1	

SPR

Item #3

### **Tazzah Coffee + Tea House Operation Statement**

Tazzah Coffee + Tea house plans to occupy the building located at 112 E. Oak Avenue in Visalia, CA. The intention of Tazzah Coffee + Tea is to sell coffee, tea, juices/smoothies, pastries, and pre-made food. We have a sister facility in town that will be preparing our pastries and pre-made food for our menu.

Our operating hours plan to be 7am-7pm Sunday-Saturday. We plan to have 3-5 employees on at any given time depending on peak times. We expect to be busiest early mornings and early afternoons, especially on weekends. Deliveries will typically be delivered in the mornings during weekdays. We plan to receive deliveries through the front entrance and trucks will park on Oak Street to deliver.

If you have any further questions please don't hesitate to ask.

Thank you,

Tazzah Coffee, Inc.

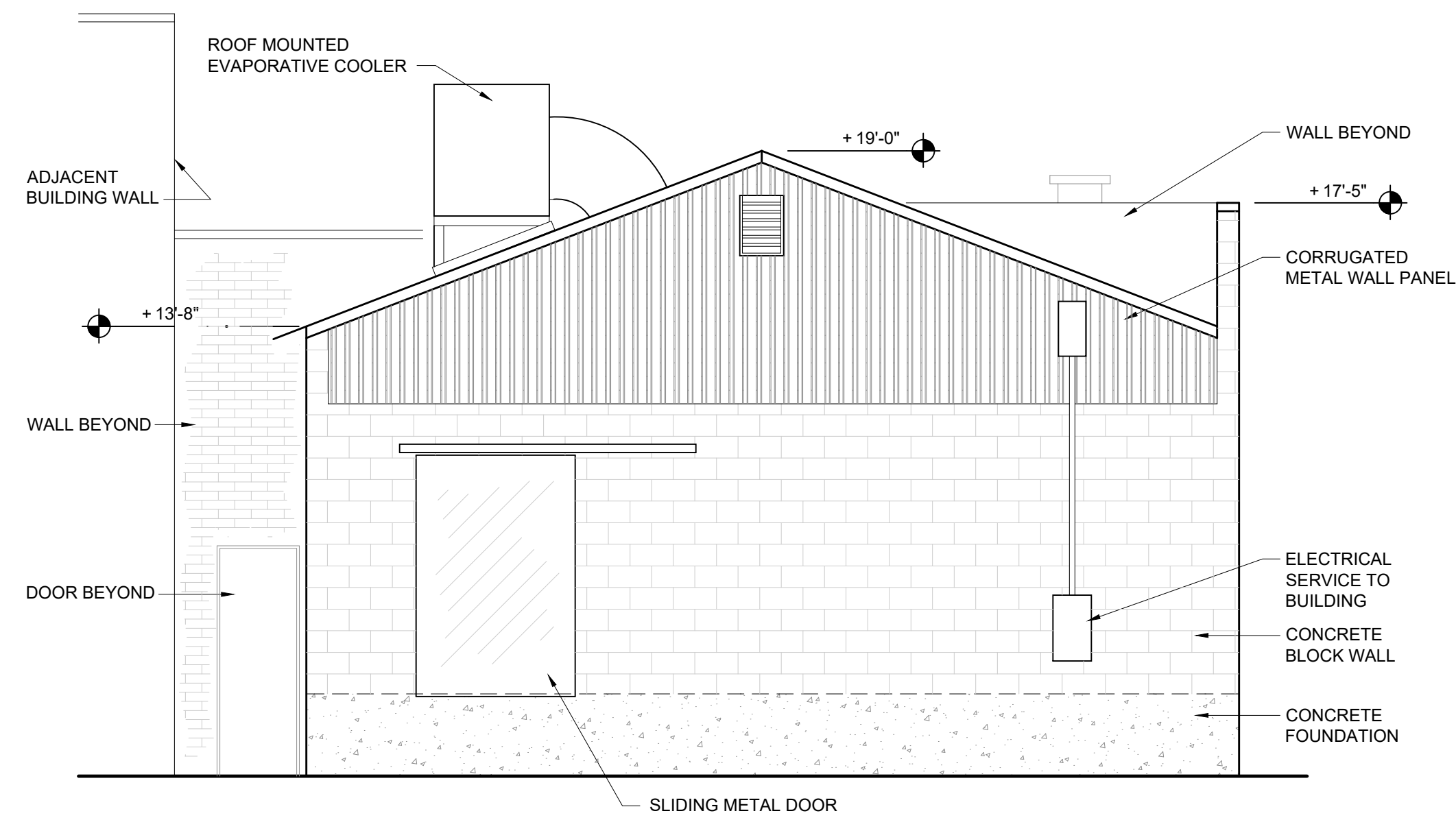




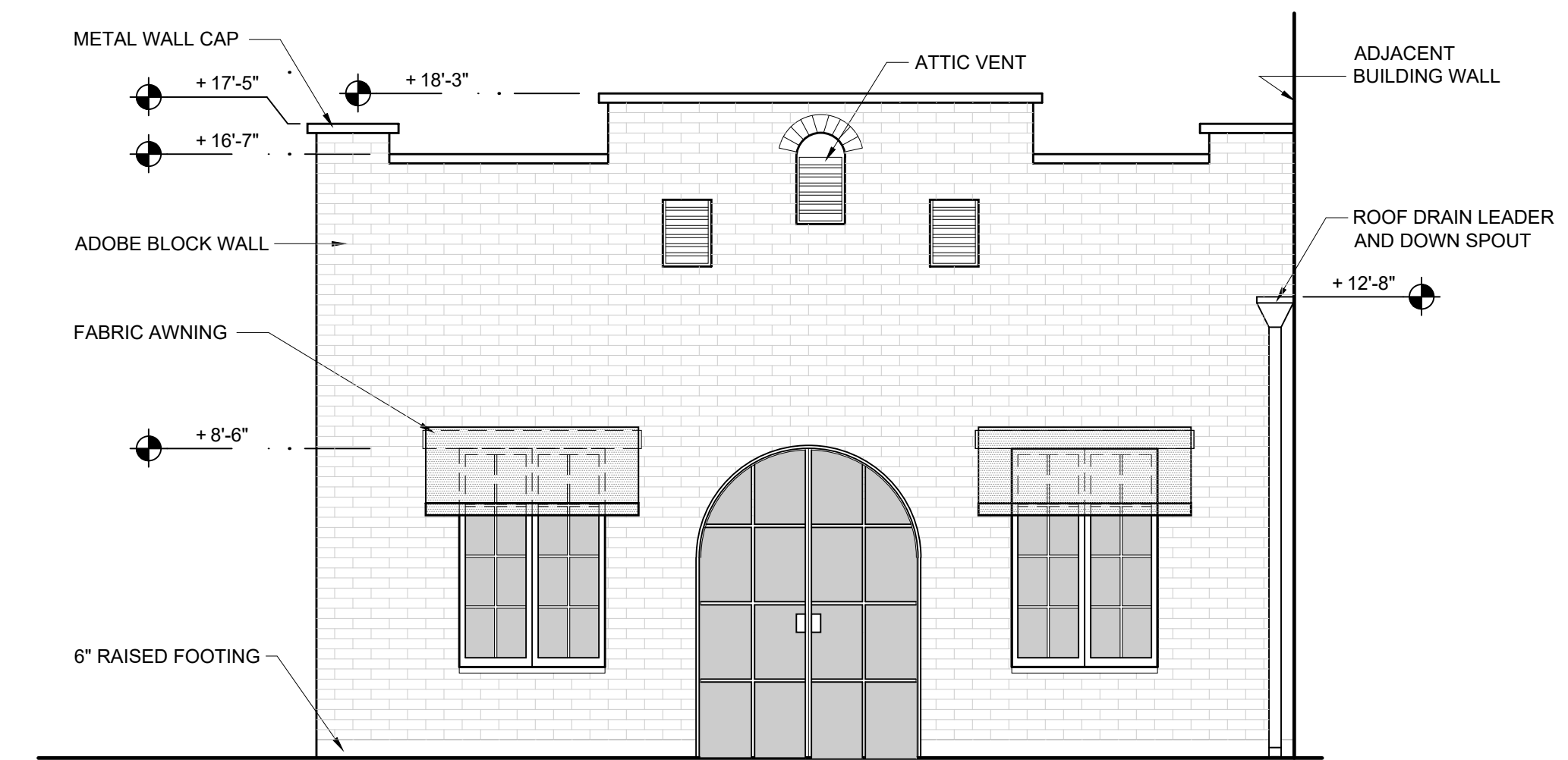




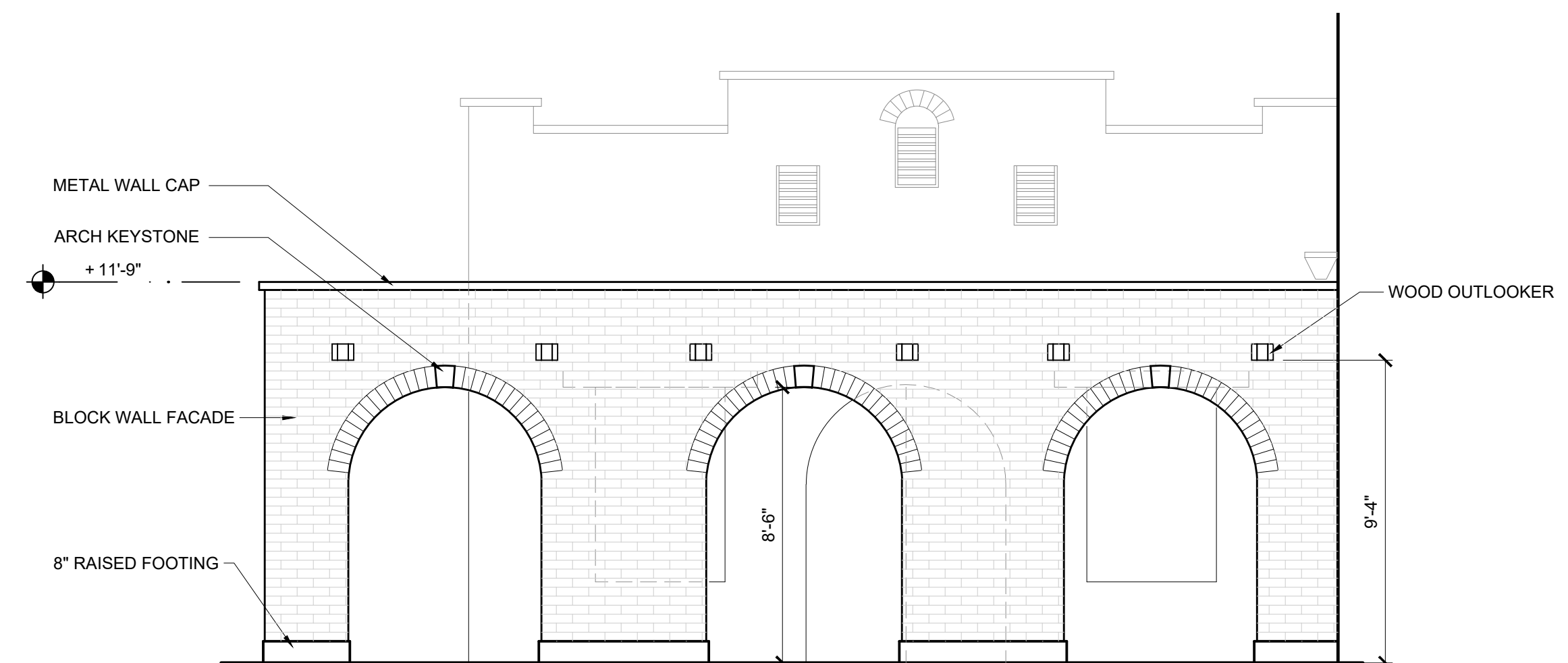
(WEST) BUILDING ELEVATION



(NORTH) BUILDING ELEVATION



(SOUTH) BUILDING ELEVATION



(SOUTH) FACADE ELEVATION

PROPOSED BUILDING ELEVATIONS 1/4" = 1'-0"  
February 27, 2024

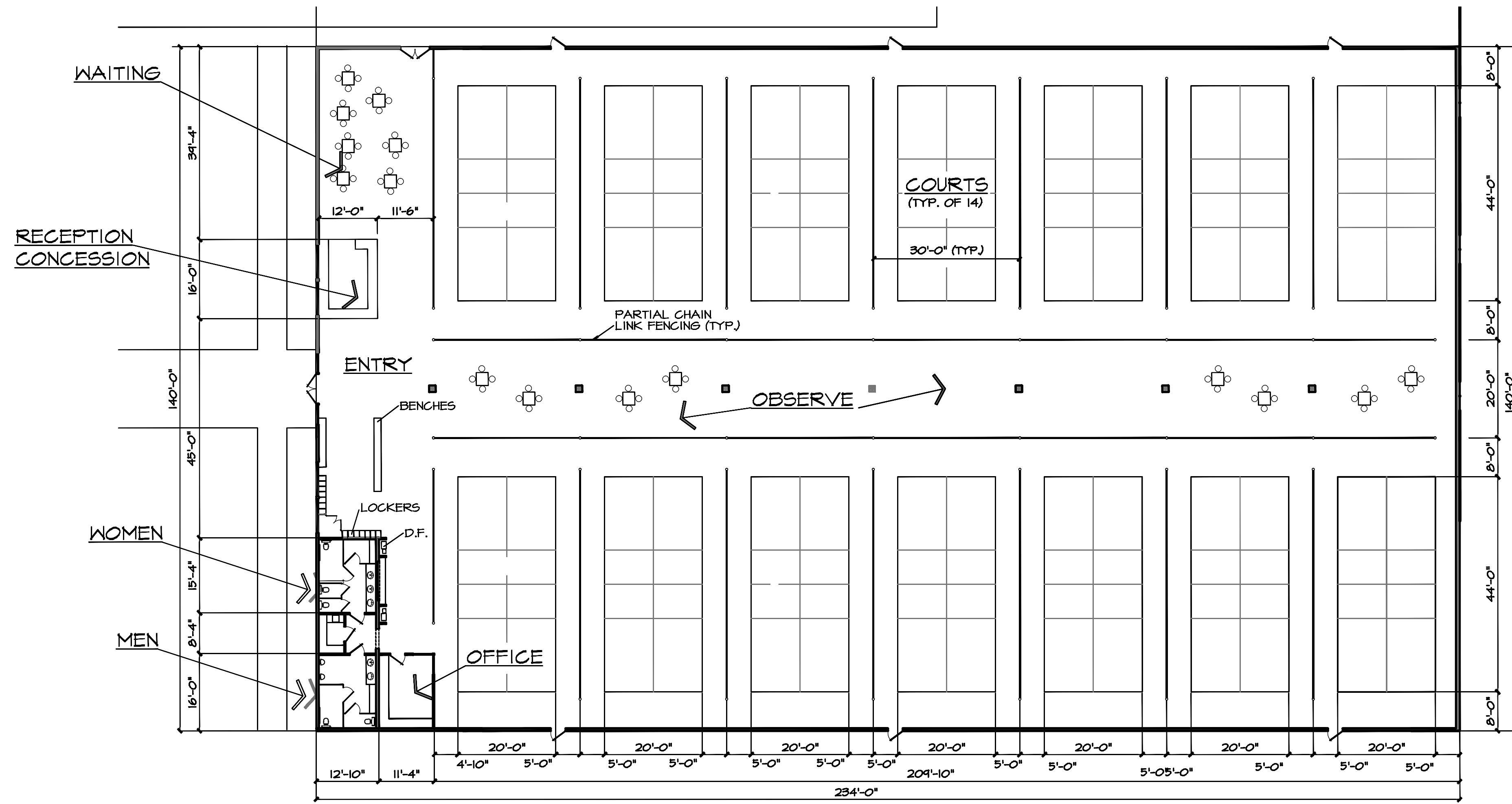
112 E. OAK AVE.  
VISALIA, CA

Design-Development  
*studios*  
A California Corporation

ARCHITECTURE PLANNING DESIGN

SPR

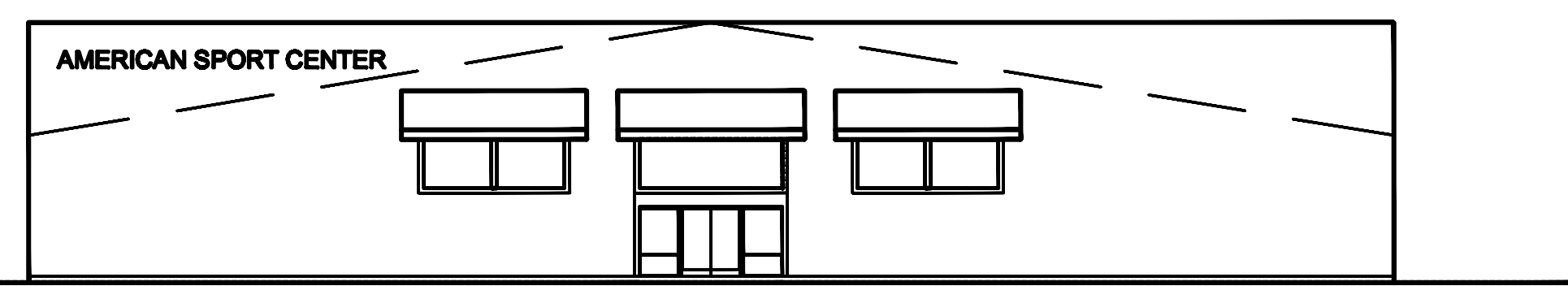
Item #4



**FLOOR PLAN**

FLOOR REA: 32,760 SQ. FT.

Scale: 1/16" = 1'-0"

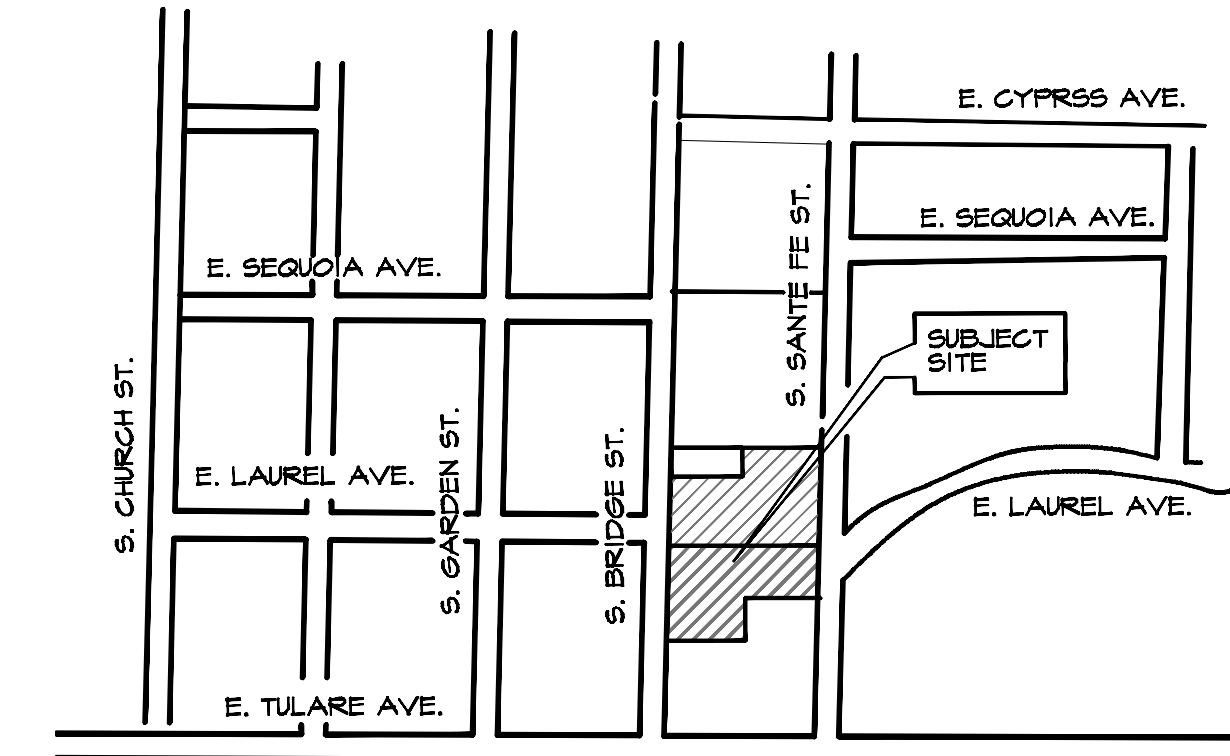


**WEST ELEVATION**

Scale: 1/16" = 1'-0"

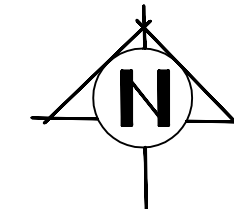
**OPERATIONAL STATEMENT**

Project is to provide indoor court area for America's fastest growing racket game. Courts, locker area, restrooms, and parking are included in the plans. Also, spectator viewing/waiting area, snack bar, and hydration supplies will be included in the project. The building is to have a 26' high ceiling for unobstructed play. The site will be A.D.A. compliant. Fire sprinkler system to be provided. Exterior space to include lighted parking lot, total security fencing and landscaping. Projected hours of operation to be 5:00am through 10:00pm seven days a week.



**VICINITY MAP**

730 S. BRIDGE VISALIA CA.



**SITE INFO:**

EXISTING USE: 730 S. BRIDGE APN 097-084-023, 024  
C-N NEIGHBORHOOD COMMERCIAL  
EXISTING VACANT

TELEPHONE: SBC TELEPHONE CO.  
WATER: CALIFORNIA WATER SERVICE CO.  
REFUSE: CITY OF VISALIA  
SEWER: CITY OF VISALIA  
STORM: CITY OF VISALIA  
SOLID WASTE: CITY OF VISALIA - CURBSIDE  
GAS: THE GAS CO.  
POWER: SOUTHERN CALIF. EDISON CO.

**OWNER:**

JOHN F. & DONNA J. GEORGE FAMILY TRUST  
315 E. TULARE  
VISALIA, CALIF. 93277  
559-730-6612

**GENERAL NOTES**

1. ALL WORK SHALL APPLY WITH APPLICABLE CODES & REGULATIONS. NOTHING IN THE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE APPLICABLE CODES AND REGULATIONS. 2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOBSITE AND TO CROSS CHECK ALL DETAILS AND DIMENSIONS SHOWN ON THE DRAWINGS. 3. SITE SIGNAGE TO BE UNDER SEPERATE PERMIT AND APPROVED BY THE CITY OF VISALIA.

**CODE COMPLIANCE**

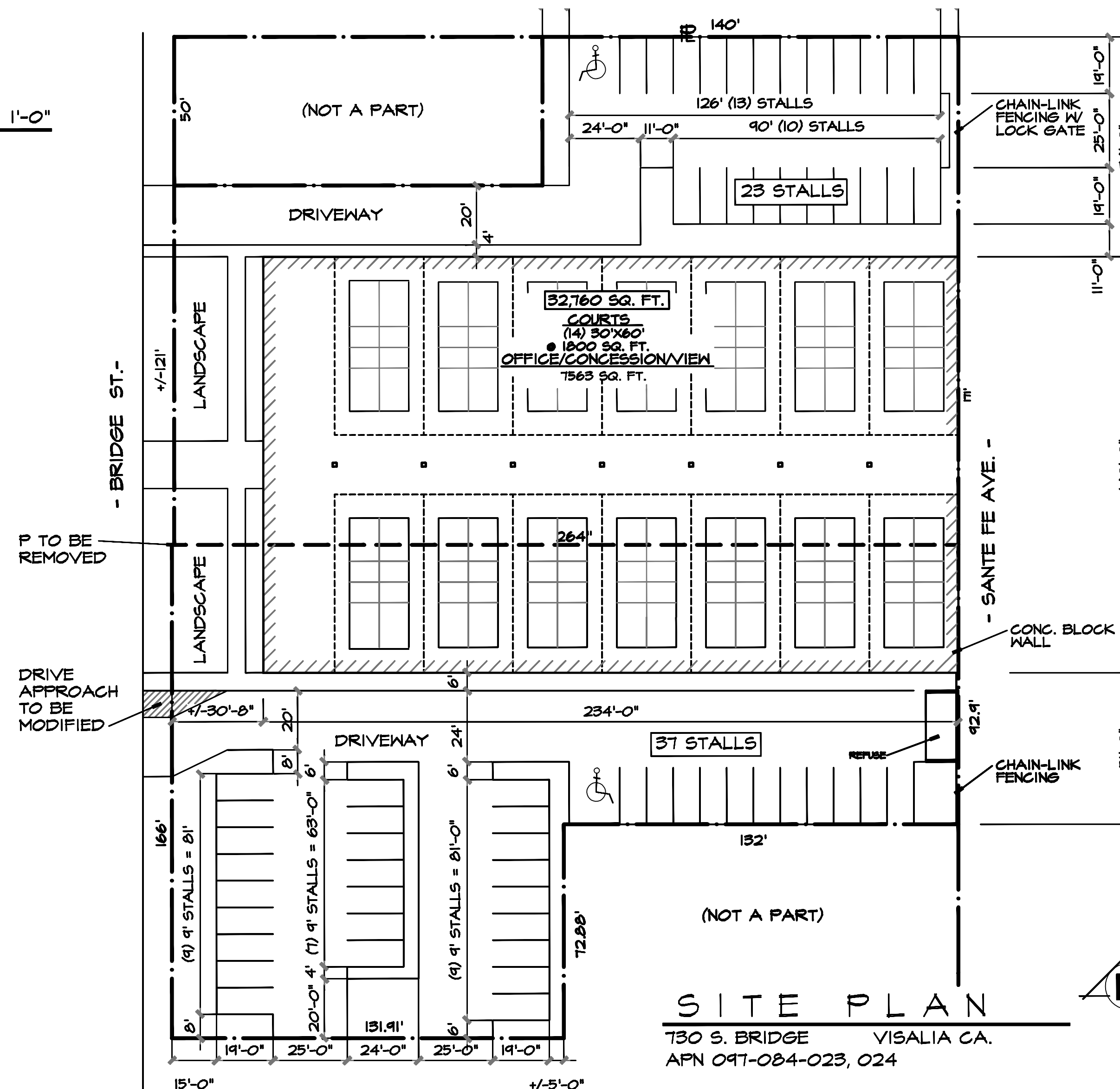
CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING PARTS OF TITLE 24.  
CALIFORNIA CODE OF REGULATIONS (CCR).  
-2022 BUILDING STANDARDS ADMINISTRATIVE CODE  
-2022 CALIFORNIA BUILDING CODE (CBC)  
-2022 CALIFORNIA ELECTRICAL CODE (CEC)  
-2022 CALIFORNIA MECHANICAL CODE  
-2022 CALIFORNIA PLUMBING CODE  
-2022 CALIFORNIA FIRE CODE (CFC)  
-2022 CALIFORNIA REFERENCED STANDARDS CODE  
-2022 TITLE 19, CCR, PUBLIC SAFETY, CALIFORNIA STATE FIRE MARSHALL REGULATIONS.  
-2022 CA GREEN BUILDING STANDARDS CODE.

**PARKING**

32,760 SQ. FT.  
(14 COURTS @ 1:4=56 STALLS)  
60 STALLS PROVIDED

**PROPOSED**

PICKLEBALL COURTS



**SITE PLAN**

730 S. BRIDGE VISALIA CA.  
APN 097-084-023, 024

Scale: 1" = 30'-0"

STEPHEN O. SPARSHOTT  
DESIGN & DRAFTING  
VISALIA, CALIF. 93277  
559-678-7365

A PADDLEBALL FACILITY:  
**AMERICAN SPORT CENTER**  
730 S BRIDGE VISALIA, CA.

SHEET  
OF

SPR

Item #5



## Operational Statements:

### **Campus:**

The Visalia Civic Center Campus is envisioned as a central administrative and operational hub for the City of Visalia, designed to facilitate municipal government activities, public safety operations, and community engagement initiatives. Its phased development approach includes Phase One, incorporating existing facilities such as the Visalia Emergency Communication Center (VECC) alongside initial infrastructure improvements. Phase Two, (the current phase), includes the construction and operationalization of the new Council Chambers Building, Public Safety Administration Building, Evidence Building, a pavilion, and associated facilities. The future Phase Three will further enhance the campus with the construction of City Hall, expanding administrative capacity and community engagement resources. With an emphasis on operational excellence, robust public engagement, and stringent safety and security measures across all facilities, this integrated campus is poised to create a cohesive and efficient environment that caters to the needs of residents and stakeholders.

### **Buildings:**

#### **Council Chambers:**

The proposed City Council Chambers will serve as the designated venue for municipal government activities, facilitating public meetings, deliberations, and decision-making processes. With a primary focus on promoting transparent governance, fostering community engagement, and addressing local needs, the envisioned Visalia Council Chambers will be designed to accommodate various functions. Plans include seating arrangements for up to 158 individuals during regular council nights, along with provisions for overflow into the community room through folding doors for larger meetings. It is anticipated that council sessions will continue to be scheduled after regular business hours on Monday nights, providing flexibility for participants. Additionally, the facility is expected to host meetings of the Planning Commission and Parks/Recreation Commission, among others. Proposed features of the new Council Chambers facility encompass a security entrance, designated storage areas, conference rooms, a break room, and public restrooms to ensure operational efficiency and convenience. Once constructed and operational, the space will remain available for City use, accommodating meetings and small gatherings as needed.

#### **Public Safety Administration Building:**

The new Public Safety Administration Building (PSAB) is a two-story office building designated as the primary location for the city's police administration and finance department. Designed to enhance operational efficiency, the building serves to centralize services and streamline administrative processes. Emphasizing both functionality and potential for future growth, the building features various dedicated areas, including cubicles, built-in offices, conference rooms, break rooms, storage rooms, meeting/classrooms, and a public lobby. The building is expected to remain open during regular business hours.

**Evidence Building:**

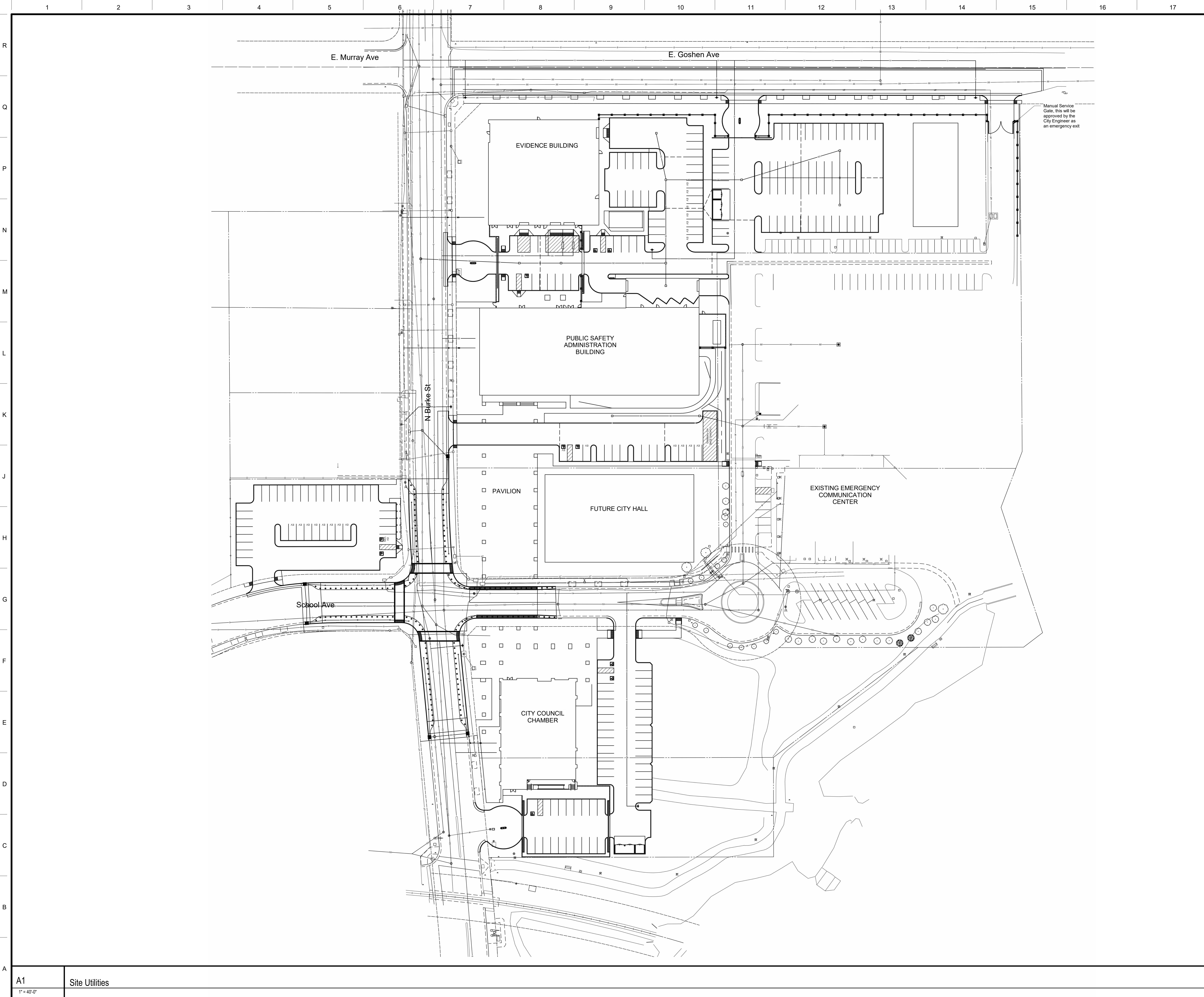
The new Evidence Building is designed as a vital facility supporting law enforcement operations, featuring secure storage, examination spaces, and training facilities for evidence management and forensic analysis. Its primary goal is to ensure meticulous management, preservation, and analysis of evidence, thereby facilitating comprehensive investigations and enhancing public safety. The building will house secure storage areas to uphold the integrity of evidence chains, specialized spaces such as vehicle examination bays and a chemical lab with secure storage to facilitate thorough examination and analysis, and dedicated training rooms for ongoing education and skill development of law enforcement personnel. Operational guidelines will include standardized procedures for evidence intake, cataloging, and storage, stringent security measures to prevent unauthorized access, safety protocols for the chemical lab, and comprehensive training programs for personnel.







2/19/2024 3:28:03 PM Autodesk Docs://30497 - VISALIA CIVIC CENTER - R22/30497-SITE.v4



Agency Approval

Visalia Civic Center Phase 2  
City of Visalia  
Visalia, CA

Project

Site Utility Plan

Drawing

**Darden** ARCHITECTURE  
PLANNING  
INTERIORS  
architects www.dardenarchitects.com  
6700 N. West Ave. • Fresno, CA 93711 • T. 559.448.8051



Architect

No.	Revision/Submission	Date

Revision

Designed By: LPA Copyright 2024 Darden Architects

Scale: 1" = 40'-0" Drawn By: RLP/JA

Project Number: 2117 Checked By: RLP

Date: 02/16/2024 Reviewed By: RLP

SPR-2

A1 Site Utilities  
1" = 40'-0"









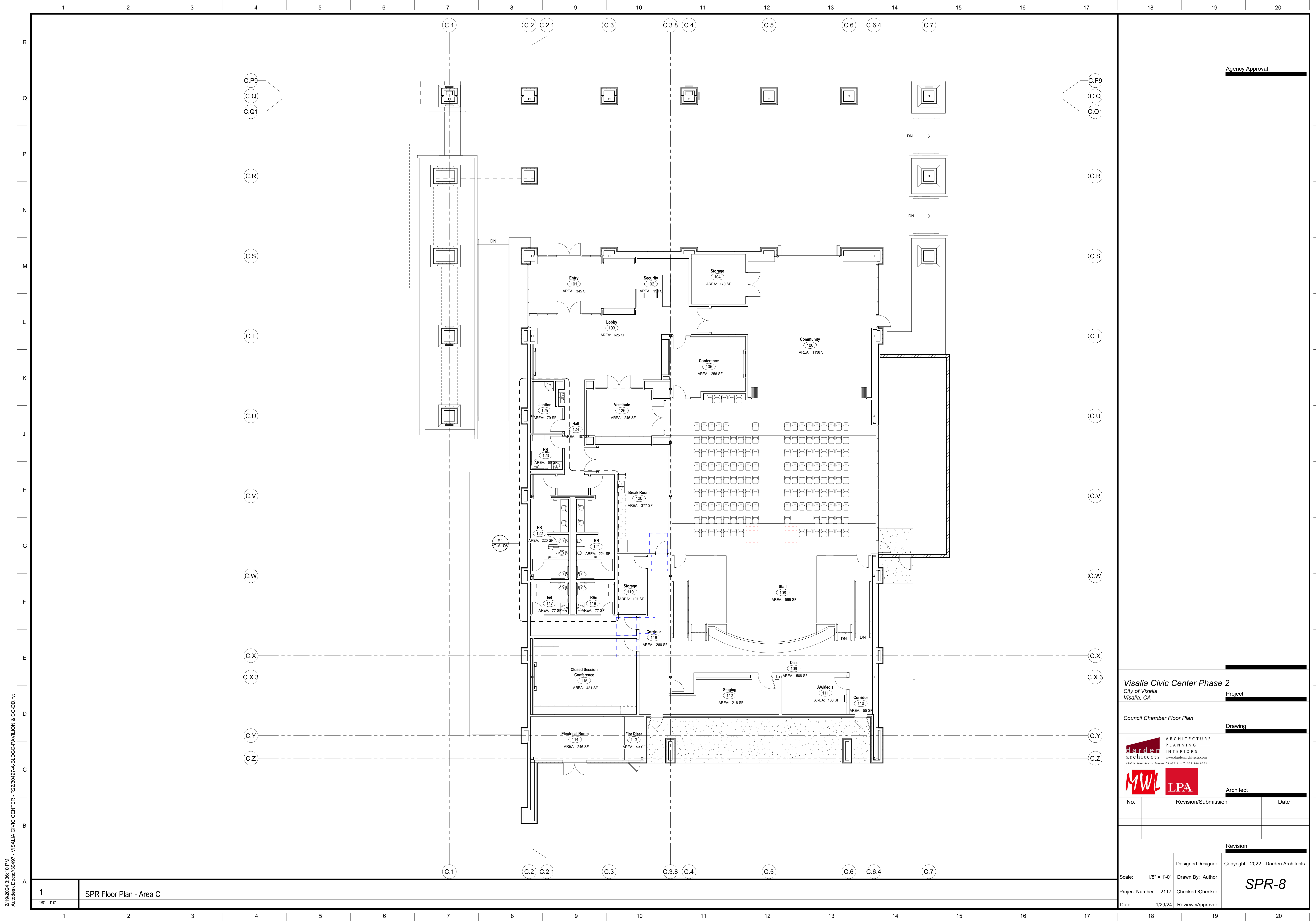












Agency Approval

Visalia Civic Center Phase 2  
City of Visalia  
Visalia, CA

Project

Council Chamber Floor Plan

Drawing

**Darden** ARCHITECTURE  
PLANNING  
INTERIORS  
architects  
www.dardenarchitects.com  
6700 N. West Ave. • Fresno, CA 93711 • T. 559.448.8051

**MWL** **LPA**

Architect

No.	Revision/Submission	Date

Revision

Scale: 1/8" = 1'-0"	Designed Designer	Copyright 2022 Darden Architects
Project Number: 2117	Drawn By: Author	
Date: 1/29/24	Checked IChecker	
	Review/Approver	

**SPR-8**

2/19/2024 3:35:10 PM Autodesk Docs://30487 - VISALIA CIVIC CENTER - R22/30487-A-BLDGC-PAVILION & CC-DD.rvt

1 SPR Floor Plan - Area C

1/8" = 1'-0"