



MEETING: Site Review Committee
SUBJECT: LaMexicana Market & Restaurant
ADDRESS: 902 Calumet Avenue, Suite 2
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: July 12, 2016

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462.1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Utilities	(219) 462-6174
Jon Daly, Fire Department	(219) 462-8325
Media	

PRESENTERS:

Shawna Balderas, LaMexicana Market
 (219) 789-0600 / shawna777@comcast.net

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss a proposed Mexican market and restaurant to be located at 902 Calumet, Suite 2. Kent stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: Balderas explained they are currently located in a store front on Calumet Avenue across from the old fairgrounds. At their current location they only have a grocery store. Balderas said they want to move to 902 Calumet and expand to half restaurant and half grocery store. A 21 ft. long x 5 ft. high wall will be constructed in the middle of the dining area. There will be approximately 10 tables with 4 chairs per table. Reid's Fire Equipment will install the ansul hood system and fire extinguishers. EGA Construction will construct the wall and a drywall ceiling above hood area. EGA will also install plastic paneling by the cooking area. A mop sink will be installed. A counter was moved flush to the wall. The bathrooms are handicapped accessible. Balderas indicated that there is existing parking on the right side and front of the building, as well as on the left side and the rear of the building. They will be serving typical Mexican food. There will be a deep fat fryer. Balderas mentioned she will be meeting with the Health Department. Balderas indicated there is an oil trap, but it will be necessary to ensure that it is a safe oil trap.

STAFF COMMENTS:

BURKMAN: Since there are no exterior improvements being considered, Burkman presented no comments on this project.

THRASHER: A Building Permit is required. The building plan shall include existing floor plans and proposed floor plans. All contractors working on this project must be registered with the City. A licensed plumber is required.

KENT: A permit will be required for the sign. The calculation for signage is 3 sq. ft. of signage for each linear foot of building store frontage. Balderas indicated a permit for signage had been submitted for the previous tenant; however, the tenant never moved forward with the project. Kent mentioned this sign permit will need to be reviewed to ensure it is compliant with the sign standards. The parking calculation will be based on both uses. Providing the square footage of

the retail area and the square footage of the restaurant area is necessary. Areas for storage and restrooms should not be included in the square footage total. Kent mentioned a restaurant has a greater requirement for parking than a retail use.

DALY: The City follows the 2014 Indiana Building and Fire codes. Daly is aware the address currently exists on the building; however, identifying the suite number on the door will be necessary. Daly conveyed that the Fire Department conducts annual fire inspections. The inspections will include checking emergency lights, exit lights and fire extinguishers. Class K fire extinguishers will be required. Daly indicated it may be necessary to have the fire alarm system for the ansul system monitored by a fire alarm service. Daly suggested Balderas also check with Reid's Fire Equipment concerning this issue. Although it is not required, Daly suggested the installation of a Knox Box. Daly recommended that Balderas contact the Building Department concerning the occupancy designation. He is unsure if the building will be designated as a business or a place of assembly. Depending on the designation, it may be necessary to post an occupancy load sign. Doors are to be either key-locked or have panic hardware. Thumb locks are not allowed. Balderas mentioned there is a fire exit at the back of the building. Daly conveyed that aisle widths must meet fire codes. Compressed gas cylinders must be chained.

MCALPINE: McAlpine presented no comments on this project. However, McAlpine conveyed the last time this location was site reviewed a dedication of 10 ft. of right-of-way was mentioned as an issue that needed to be resolved. McAlpine is unsure if this was ever received. This will require research.

GESKEY: Geskey said that because changes are being made to the plumbing, it will be necessary to install backflow prevention. An inspection will be required once the backflow prevention has been installed. Contacting Guy McDaniels to request the inspection will be necessary. Contact information for Guy McDaniels was provided.

PILARSKI: Pilarski said the Water Reclamation Department is interested in what is being discharged into the sanitary sewer. There is a requirement for a 1,000 gallon oil and grease interceptor for food preparation establishments in the City of Valparaiso. Pilarski recommended a site visit to evaluate the space and discuss the project further. Pilarski requested submittal of more information about the restaurant and gave Balderas guidelines to help with provision of the information needed. The site visit and the additional information will allow the Water Reclamation Department to make a determination for possibly installing a smaller sized unit.

ISSUES TO BE RESOLVED:

Right-of-Way Dedication
Detailed Site Plan
Floor Plan (show what is existing and what is being proposed)
Backflow Prevention
Site Improvement Permit
State Design Release
Building Permit
Signage/Fencing Permit
Zoning Clearance
Knox Box
Site Inspection (Contact Ed Pilarski)
Oil & Grease Interceptor/Grease Trap
Clarify Occupancy Designation with Building Department
Provide Square Footage for the Restaurant and Retail Areas
Provide Suite Number on Door
All Contractors Must Be Registered With The City