

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

CHAIR: Walter Deissler

VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:

Patty Kane, Michael Kreps, Jay Hohlbauch, Jordan Mulrooney

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

AGENDA

A. Citizen's Comments

B. Meeting Minutes

1. November 9, 2022, Regular Meeting

C. Project Reviews:

1. **HPAC No. 2022-25:** A request by Bruce Buyuklian for an addition to an office on a site within the O-C (Office Conversion) Zone. The project site is located at 1304 W. Center Street (APN: 093-264-019)
2. **HPAC No. 2022-26:** A request by Walter Deissler for a Conditional Use Permit to convert an existing single-family residence into a bed and breakfast inn and conduct exterior alterations to an existing guest house, within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 513 North Encina Street (APN: 094-353-011).
3. **HPAC No. 2022-27:** A request by Walter Deissler for exterior alterations to a single-family residence and relocation of an accessory storage structure, within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 301 West Race Avenue (APN: 094-353-003).

D. Discussion Items

1. Review of Committee Member Applications
 - a. Janelle Hickey
 - b. Karen Ayala
2. Goals Discussion
3. Committee and Staff Comments
 - a. Project Updates
4. Next HPAC Meeting: January 11, 2023

5. Identification of Items for Future Agendas

E. Adjournment

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

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

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



CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, November 9, 2022, at 5:30PM

CHAIR: Walter Deissler

VICE-CHAIR: Tyler Davis

All members present.

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

MEMBERS OF THE PUBLIC: Bill Huott

CITY STAFF: Cristobal Carrillo, Associate Planner

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

AGENDA

A. Citizen's Comments

Public comment was provided by Bill Huott. Huott expressed support for HPAC No. 2022-24 and described the number of actions he takes to keep the City clean of shopping carts and graffiti. Huott also thanked the Committee for the work it does.

B. Meeting Minutes

1. October 26, 2022, Regular Meeting

A motion was made by Kane, seconded by Mulrooney, to approve the meeting minutes for October 26, 2022. The motion was approved 6-0.

C. Project Reviews:

1. **HPAC No. 2022-24:** A request by Chad Bye to install new fencing and signage on a site within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 729 North Floral Street (APN: 094-011-003).

Staff presented its report and recommended that the HPAC approve the exterior alterations proposed. Staff noted that the applicant was unable to attend the meeting due to being out of the country. Discussion followed regarding placement of the six-foot-tall wrought iron fencing relative to the carports. Deissler recommended placing the fencing within the existing eastern facing block wall of the carports, so that the proposal would not create inaccessible space between the fencing and carport. Following discussion, a motion was then made by Deissler, seconded by Hohlbauch, to approve the exterior alterations with a modification to place the six-foot-tall wrought iron fencing within the existing eastern facing block wall of the carports. The motion passed 6-0.

D. Discussion Items

1. Local Register of Historic Structures – Review of Architectural Descriptors

The Committee discussed changes proposed by Davis to the architectural descriptors listed in the Local Register of Historic Structures. Reviews of specific structures also occurred, to determine whether the descriptor recommended was appropriate. After discussion a motion was made by Kane, seconded by Hohlbauch, to approve the changes. The motion was approved 6-0.

2. Goals Discussion

No discussion occurred on this topic.

3. Committee and Staff Comments

a. Project Updates

Staff provided updates on the following:

- A Site Plan Review submittal for right-of-way improvements at the intersection of Garden Street and Myrtle Avenue, within the Historic District.
- The removal of an unpermitted storage building at 821 S. Church Street.
- The upcoming California Preservation Foundation training on November 10, 2022.
- Application submittals for candidates wishing to fill the vacancy on the HPAC.

The Committee asked that Allison Mackey with the City Manager's Office be approached regarding including the Style Guide in an upcoming edition of the City Newsletter and/or social media.

Deissler provided a brief overview of a recent Mills Act training he attended, also from the California Preservation Foundation. Deissler stated he spoke to a person who participates in the program, and that he was unsure there would be value to establishing a Mills Act for Visalia. Davis stated that the plaque program should be investigated, as the public just wants to be recognized for their preservation efforts.

Davis and Kane asked whether they could undergo background checks to volunteer at City facilities for scanning of historic documents.

4. Next HPAC Meeting: December 14, 2022

Staff confirmed that the next meeting of the HPAC would occur December 14, 2022. Staff also stated that interviews of the HPAC candidates would occur at the December 14, 2022, meeting, with a new member likely seated on the HPAC by the meeting of January 11, 2023.

5. Identification of Items for Future Agendas

None.

E. Adjournment

A motion was made by Kane, seconded by Davis, to adjourn the meeting. The motion passed 6-0. The meeting adjourned at 6:53 p.m.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: December 14, 2022

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2022-25: A request by Bruce Buyuklian for an addition to an office on a site within the O-C (Office Conversion) Zone. The project site is located at 1304 W. Center Street (APN: 093-264-019).

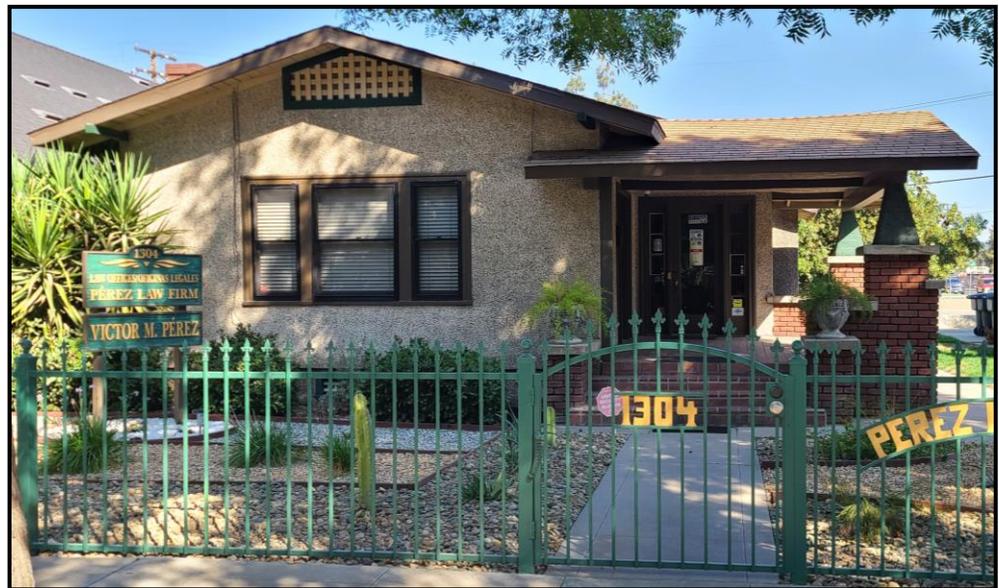
STAFF RECOMMENDATION

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

SITE DATA

The site is zoned O-C (Office Conversion) Zone and currently contains a 1,336 sq. ft. law office. The site is located outside of

the Historic District and is listed on the Local Register of Historic Structures with a "Background" classification. The building contains "Craftsman Bungalow" architectural elements.



PROJECT DESCRIPTION

The applicant is requesting approval to construct a 372 square foot addition to the eastern exterior of an existing law office (see Exhibit "A"). Per the Floor Plan in Exhibit "B" the space will be used for offices and storage. Building elevations provided in Exhibit "C" indicate that the addition will extend the building footprint further eastward, to be viewable from the public right of way. Existing features such as the pebble rock veneer, attic vents, and windows will be carried over to the addition. An existing chimney near the peak of the existing roof would be removed as part of the proposal. Existing landscaping in the eastern side yard (primarily turf and a large oleander shrub) will be removed to make space for the addition and a five-foot walkway providing pedestrian access to the rear yard and parking lot. No other changes are proposed to the project site.

DISCUSSION

Development Standards

The proposed building complies with all development standards of the O-C Zone. A five-foot landscape setback is typically required in side yard areas, which would affect the eastern side yard of the project site. However, since the area will be used as a pedestrian access, and because it is the only area available to provide access, paving of the area is permitted. Design criteria provided by the O-C Zone (Visalia Municipal Code Section 17.20.060.F) is also met, as the overall design of the addition will be architecturally compatible with the main office building.

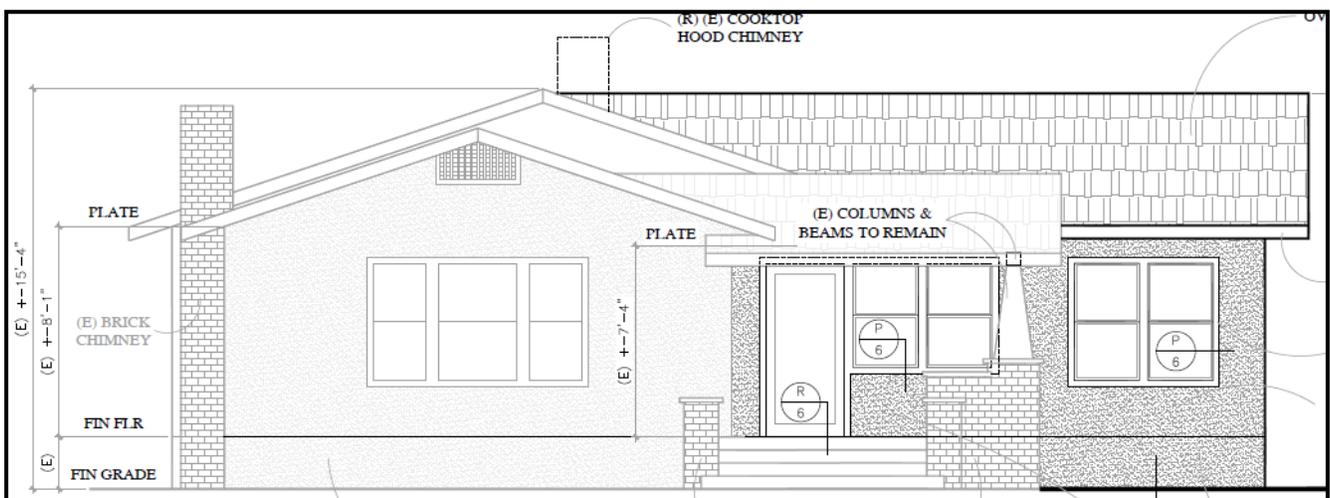
Parking

Office uses require one parking stall per 250 square feet of building area. The addition increases the size of the office to 1,708 square feet, requiring a total of seven parking stalls onsite. At present only five are provided, with no space available for additional parking to be provided. The project site is located within Parking District "A", which permits payment of "Parking In-Lieu" fees to make up for parking deficiencies. Payment of Parking In-Lieu was required by the City of Visalia Site Plan Review Committee in its January 20, 2021, comments. Compliance with the comments of the Site Plan Review Committee is included as Condition of Approval No. 2.

Architectural Compatibility

Visalia Municipal Code Section 17.56.110 contains criteria for review of exterior alterations to structures listed on the Local Register. Criteria is aimed towards preserving original and distinguishing features of Local Register structures. The addition proposed largely keeps the features of the existing structure intact, save for the cooktop hood chimney to be removed. The applicant notes that the chimney is proposed for removal as it is no longer operational. However, regardless of its function, the chimney is considered a unique feature of the structure and should be preserved. Staff recommends inclusion of Condition of Approval No. 3 requiring the chimney to be kept in its existing location. Elevations also appear to show that the front door within the porch will be altered from its original appearance. Condition of Approval No. 4 is included requiring that the original door be maintained.

Existing exterior features such as the pebble veneer, attic vents, "basement" vents, and windows will be carried over onto the addition, increasing compatibility of the addition with the original structure. However, the addition will include a roofline that will protrude over the roof of the existing front porch, significantly affecting the front façade of the structure. To reduce



the impact, Condition of Approval No. 5 is recommended requiring the roof pitch of the addition to not exceed the height of the existing porch.

Lastly, each existing exterior wall of the office contains multiple windows. The proposed eastern wall of the addition is proposed to only contain one window, serving Office 4 per the Floor Plan. It is recommended that Condition of Approval No. 6 be included, requiring placement of an additional window for Office 5, matching the style of the existing windows onsite, and size of the window for Office 4. Note, the applicant requests that this not be required as Title 24 documents have already been prepared for the addition, and additional windows would pose a safety concern.

FINDINGS AND CONDITIONS

For HPAC Item No. 2022-25 staff recommends that the Committee approve the proposal, subject to the findings and conditions listed below:

Findings

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

Conditions

1. That the site be developed consistent with the site plan in Exhibit "A", floor plan in Exhibit "B", building elevations in Exhibit "C", and operational statement in Exhibit "E", except as modified by the conditions below.
2. That the development shall comply with all requirements of Site Plan Review No. 2021-005.
3. That the existing cooktop hood chimney on the roof of the structure be kept and maintained in its existing location.
4. That the original southern facing front doorway within the porch area be kept and maintained within its existing location.
5. That the roof pitch of the addition shall not exceed the height of the existing porch.
6. That an additional window shall be placed on the eastern wall of the addition, for the benefit of Office 5 as identified in Exhibit "B. The window shall match the style of the existing windows onsite and size of the window proposed for Office 4.
7. That the project undergoes the appropriate City permitting process for exterior alterations and fencing on the project site.
8. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
9. That all other City codes, ordinances, standards, and regulations shall be met.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Floor Plan
- Exhibit “C” – Building Elevations
- Exhibit “D” – Existing Building Elevations/New Windows
- Exhibit “E” – Operational Statement
- Site Plan Review No. 2021-005 Comments
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

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

NOTE:
OVER EXCAVATE THE SITE AS NEEDED TO REMOVE DEBRIS, ORGANICS AND FILLS THAT MAY BE FROM PREVIOUS DEMOLISHED HOME. REPLACE FILLS AS NECESSARY WITH 90% COMPACTION.

NOTE:
TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA).
CALL: 1-800-642-2444

NOTE:
ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.

NOTE:
REPAIR ALL DAMAGED AND/OR OFF GRADE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.

NOTE:
BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
(CRC R319.1)

A. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE LEGIBLE.
B. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF 1/2 INCH.

NOTE:
LOT SHALL BE GRADED TO DRAIN WATER AWAY FROM ALL FOUNDATIONS AT A SLOPE OF 2% WITHIN 10'-0" OF THE BUILDING (CRC SECTION R401.3).
IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% AWAY FROM BUILDING.
ALL SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5% DIRECTED TOWARDS THE STREET.

NOTE:
THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS SHALL STUDY ALL PLANS THOROUGHLY PRIOR TO THE START OF ANY CONSTRUCTION. PLEASE CONTACT THE DESIGNER IF ANY DISCREPANCIES ARE FOUND TO ENABLE A SOLUTION PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS

NOTE:
THE TYPE OF FIRE SPRINKLER SYSTEM INSTALLED IS A "STAND ALONE" SYSTEM.

SPECIAL INSPECTION IS REQUIRED PER CRC R109.1.5.2 & CBC 1701
1. OVER 2500 PSI FOUNDATION CONCRETE
2. CONCRETE STEM WALLS
3. SHOTCRETE
4. POST-TENSION SYSTEM
5. STRUCTURAL MASONRY
6. SPECIAL MOMENT RESISTING FRAME
7. FIELD WELDING AND/OR HIGH-STRENGTH BOLTING.

NOTE:
SPECIAL INSPECTION IS REQUIRED FOR ALL WORK THAT CANNOT BE VISUALLY INSPECTED

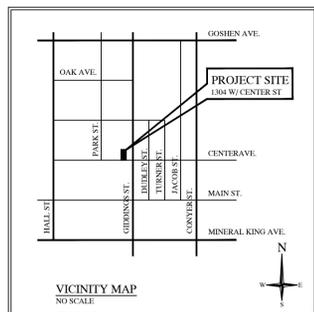
HERS REQUIRED INSPECTIONS AND SPECIAL FEATURES SUMMARY
BUILDING LEVEL VERIFICATIONS:
IAQ MECHANICAL VENTILATION
COOLING SYSTEM VERIFICATIONS:
MINIMUM AIRFLOW
VERIFIED REFRIGERANT CHARGE
FAN EFFICACY WATTS/CFM
HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
DUCT SEALING
DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
NONE

NOTE:
"REGISTERED" COPIES OF THE CF-2R AND CF-3R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-3R FORM, AND THE HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-3R FORM
(CEES SECTION 10-103(a)(3) AND 10-103(a)(5))

DOCUMENTATION:
A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM SECTION 110.10(c) SHALL BE PROVIDED TO THE OCCUPANT.

RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3, OR 4.408.4; OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION. VERIFY WITH LOCAL BUILDING REQUIREMENTS.

THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET R/W REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.



APPLICABLE CODES

CALIFORNIA BUILDING CODE: 2019
CALIFORNIA MECHANICAL CODE 2019
CALIFORNIA PLUMBING CODE: 2019
CALIFORNIA ELECTRICAL CODE: 2019
CALIFORNIA ENERGY CODE 2019
CALIFORNIA GREEN BUILDING STANDARD: 2019
CURRENT CITY OF VISALIA MUNICIPAL CODE

UTILITIES

ELECTRICAL - SOUTHERN CALIFORNIA EDISON
GAS - SOUTHERN CALIFORNIA GAS
REFUSE - CITY OF VISALIA
SEWER - CITY OF VISALIA
WATER - CITY OF VISALIA

ENERGY EFFICIENCY NOTE

PER CALIFORNIA ENERGY CODE SECTION 122(A) A CERTIFICATE OF ACCEPTANCE IS REQUIRED TO BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO OCCUPANCY. THE CERTIFICATE IS TO CONTAIN THE FOLLOWING AS APPLIES.

- CERTIFIES THAT THE PLANS, SPECIFICATIONS, AND OPERATING AND MAINTENANCE INFORMATION MEET THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE.
- CERTIFIES THAT THE SPACE-CONDITIONING CONTROLS AND SYSTEM MEETS THE REQUIREMENTS OF SECTION 121 AND 122.
- CERTIFIES THAT THE AIR DISTRIBUTION DUCTS AND PLENUMS MEET REQUIREMENTS OF SECTIONS 124 AND 144.
- CERTIFIES THAT LIGHTING CONTROLS MEET THE REQUIREMENTS OF SECTIONS 131 AND 146(a) 40.
- CERTIFIES OCCUPANT SENSORS AND AUTOMATIC LIGHTING CONTROLS MEET THE REQUIREMENTS OF SECTION 119 AND 131.
- CERTIFIES THAT THE AUTOMATIC DAYLIGHTING CONTROLS MEET THE REQUIREMENTS OF SECTION 119.

IRRIGATION CONTROLLER NOTE

a. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING ARE PROVIDED BY THE BUILDER AND IS INSTALLED AT THE TIME OF FINAL INSPECTION, THEY SHALL COMPLY WITH THE FOLLOWING PER CALGREEN 4.304.1:

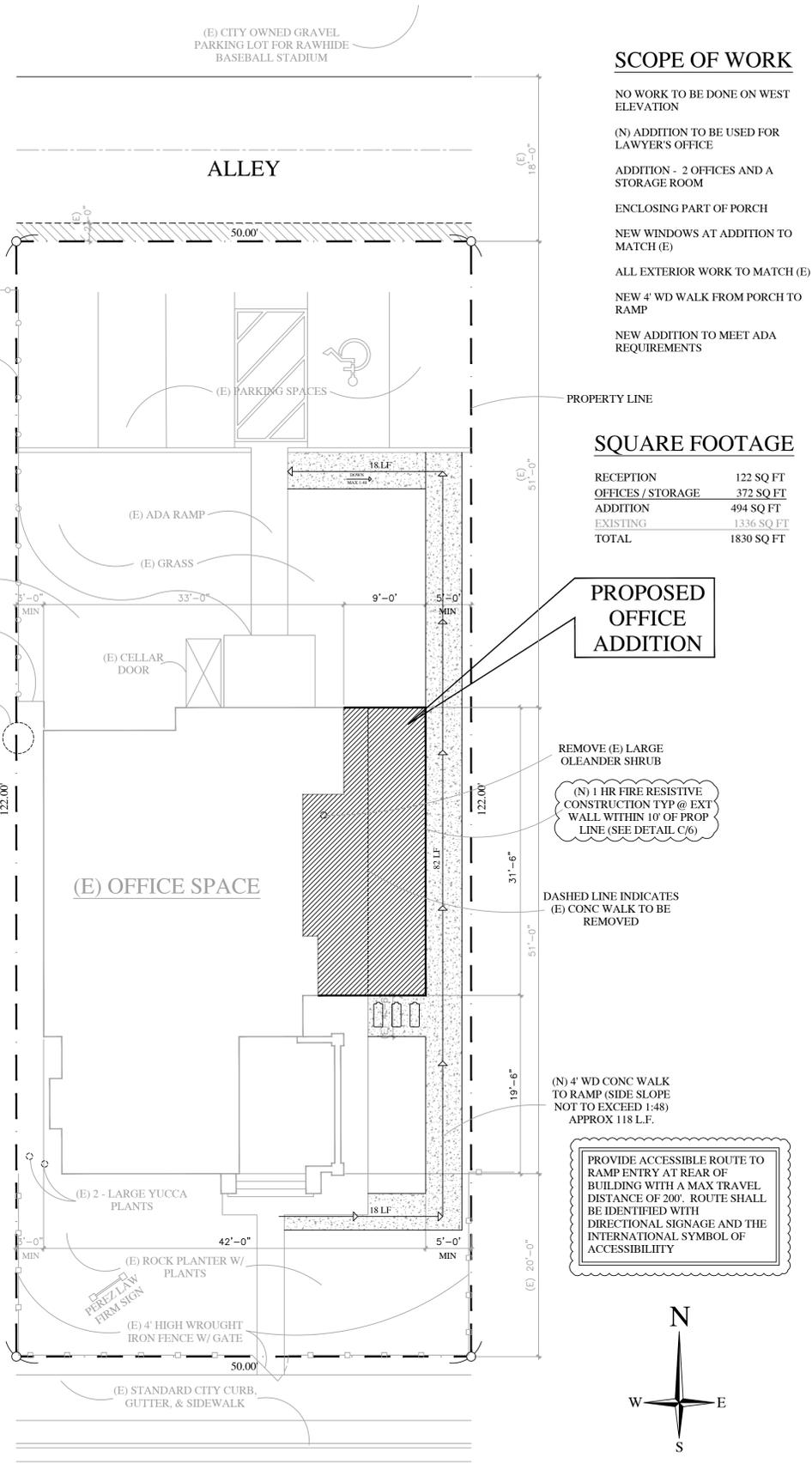
- CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION RESPONDING TO PLANT NEEDS AS WETHER CONDITIONS CHANGES.
- WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATIONS SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLERS. SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

NOTES:

- SITE SOILS REPORT TO BE SUPPLIED TO CITY PER CBC.
- PROJECT LOCATED IN FEMA "AE" FLOOD ZONE PROJECT SHALL COMPLY WITH FEMA REGULATIONS.
- PLANS TO COMPLY WITH CITY OF VISALIA MUNICIPAL CODE.
- POOL TO BE INSTALLED UNDER SEPARATE PERMIT.
- CMU FENCING TO BE INSTALLED UNDER A SEPARATE PERMIT.
- COMMERCIAL AUTOMATIC FIRE SYSTEM DESIGN BY OTHERS.
- RESIDENTIAL LANDSCAPE AND IRRIGATION DESIGN BY OTHERS.

GREEN BUILDING STANDARDS:

- PROVIDE CERTIFICATION FOR THE FOLLOWING CAL-GREEN COMPONENTS. DOCUMENTATION SHALL BE REQUIRED PRIOR TO CITY INSPECTIONS NOTED BELOW:
 - INDOOR WATER USE (AT FINAL INSPECTION)
 - MOISTURE CONTENT OF BUILDING MATERIALS BY A THIRD PARTY SPECIAL INSPECTOR. (AT INSULATION INSPECTION)
 - ADHESIVE AND SEALANT VOC LIMITS (AT FINAL INSPECTION)
 - PAINTS AND COATINGS VOC LIMITS (AT FINAL INSPECTION)
 - COMPOSITE WOOD PRODUCTS (AT FRAME INSPECTION)
 - CARPET AND FLOORING CERTIFICATION (AT FRAME INSPECTION)
- PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL BE PROVIDED TO REDUCE THE OVERALL USE OF POTABLE WATER BY 20%. THE 20% REDUCTION SHALL BE DEMONSTRATED BY ONE OF THE FOLLOWING METHODS:
 - EACH PLUMBING FIXTURE AND FITTING SHALL MEET REDUCED FLOW RATES SPECIFIED IN TABLE 4.303.2 PF THE CAL GREEN CODE.
 - A CALCULATION DEMONSTRATING THE 20% REDUCTION IN THE WATER USE BASELINE AS ESTABLISHED IN TABLE 4.303.1 OF THE GREEN CODE.
 - PROVIDE PLUMBING FIXTURE SCHEDULE ON THE PLUMBING PLAN TO SPECIFY FLOW RATES OF PLUMBING FIXTURES
- WHEN MULTIPLE SHOWER HEADS SERVE A SINGLE SHOWER, THE MAXIMUM FLOW RATE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME
- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING SHALL COMPLY WITH THE FOLLOWING:
 - CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE. (CAL GREEN 4.304.4(1)).
 - WEATHER BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRE-LESS RAIN SENSOR THAT CONNECTS OR COMMUNICATES WITH THE CONTROLLER. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. (CAL GREEN 4.304.1(2)).
- ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD APPROVED BY THE ENFORCING AGENCY. (CAL GREEN 4.406.1)
- WALL AND FLOOR FRAMING MEMBERS SHALL NOT BE ENCLOSED WHEN MOISTURE CONTENT EXCEEDS 19%. DOCUMENTATION SHALL BE PROVIDED AT THE TIME OF INSTALLATION INSPECTION, CERTIFYING MOISTURE CONTENT OF FRAMING MEMBERS, FOLLOWING THE PROCEDURES OUTLINED IN SECTION 4.505.3 OF THE CAL GREEN CODE.
- INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PER THE MANUFACTURERS DRYING RECOMMENDATIONS, PRIOR TO ENCLOSURE OF THE WALL AND FLOOR CAVITIES. (CAL GREEN 4.503.3)
- BATHROOM EXHAUST FANS THAT ARE NOT A COMPONENT OF THE WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDISTAT WHICH IS READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. (CAL GREEN 4.506.1)
- WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2. (CAL GREEN 4.507.1)



SCOPE OF WORK

- NO WORK TO BE DONE ON WEST ELEVATION
- (N) ADDITION TO BE USED FOR LAWYER'S OFFICE
- ADDITION - 2 OFFICES AND A STORAGE ROOM
- ENCLOSING PART OF PORCH
- NEW WINDOWS AT ADDITION TO MATCH (E)
- ALL EXTERIOR WORK TO MATCH (E)
- NEW 4' WD WALK FROM PORCH TO RAMP
- NEW ADDITION TO MEET ADA REQUIREMENTS

SQUARE FOOTAGE

RECEPTION	122 SQ FT
OFFICES / STORAGE	372 SQ FT
ADDITION	494 SQ FT
EXISTING	1336 SQ FT
TOTAL	1830 SQ FT

PROPOSED OFFICE ADDITION

REMOVE (E) LARGE OLEANDER SHRUB
(N) 1 HR FIRE RESISTIVE CONSTRUCTION TYP @ EXT WALL WITHIN 10' OF PROP LINE (SEE DETAIL C6)

DASHED LINE INDICATES (E) CONC WALK TO BE REMOVED

(N) 4' WD CONC WALK TO RAMP (SIDE SLOPE NOT TO EXCEED 1:48) APPROX 118 L.F.

PROVIDE ACCESSIBLE ROUTE TO RAMP ENTRY AT REAR OF BUILDING WITH A MAX TRAVEL DISTANCE OF 200'. ROUTE SHALL BE IDENTIFIED WITH DIRECTIONAL SIGNAGE AND THE INTERNATIONAL SYMBOL OF ACCESSIBILITY



LOT DESCRIPTION

1304 W. CENTER AVE.
VISALIA, CA 93291
APN - 093-264-007
SITE PLAN REVIEW: SPR - 2021-005

CENTER AVENUE SITE PLAN

1/8" = 1'-0"

SHEET INDEX	
PAGE #	INDEX OF DRAWINGS
1	SITE PLAN
2	FOUNDATION PLAN
3	FLOOR PLAN
3A	SHEAR DIAGRAM LAYOUT
4	ELEVATIONS / SECTION
5	ROOF FRAMING PLAN
5A	TRUSS LAYOUT
6	DETAILS
6A	DETAILS
6B	DETAILS
7	ELECTRICAL PLAN
M1	HVAC LAYOUT
M2	HVAC NOTES
M3	HVAC NOTES
M4	HVAC NOTES
T24-1	TITLE 24 CALCS
T24-2	TITLE 24 CALCS
T24-3	TITLE 24 CALCS
G1	2019 CAL GREEN
C2	2019 CAL GREEN
TOTAL - 20 SHEETS	

DESIGNER

BNB DRAFTING - BRUCE BUYUKLIAN
2222 W. SUNNYSIDE AVE. SUITE #3
VISALIA, CA. 93277
PH.# (559) 827-5535
LICENSE #: 394785

ENGINEER:

JMS ENGINEERING - JASON M. SCOTT, PE
1001 N DEMAREE SUITE 7
VISALIA, CA. 93291
(559) 738-0968

TRUSSES

CV TRUSS CO
AGENT: DAN DOLLAR
10715 E. AMERICAN AVE.
VISALIA, CA. 93277
PH.# (559) 888-2160

TITLE 24 DOCUMENTATION:

TITLE 24s BY LARRY - LARRY TRIMM
4401 W. JUDY AVE.
VISALIA, CA. 93277
PH.# (559) 625-8610

ELECTRICAL CONTRACTOR:

EATON CONSULTING
JEFF EATON
31251 ROAD 132
VISALIA, CA. 93292
PH.# (559) 679-2389

PROJECT DATA

SITE PLAN REVIEW - 21-005

APN - 093-264-007

ADDRESS - 1304 W. CENTER AVE
VISALIA, CA 93291

FOOTPRINT NEW

(N) ADDITION - 372 SQ FT

FOOTPRINT EXISTING

(E) OFFICE - 1,336 SQ FT
(E) PORCH - 123 SQ FT
TOTAL - 1,831 SQ FT

LOT SQ FT - 6,100 SQ FT

LOT COVERAGE (TOTAL) - 30 %

REVISIONS	DATE	BY	DATE	BY
1				
2				
3				
4				

BNB DRAFTING

BRUCE BUYUKLIAN
2222 W. SUNNYSIDE AVE. STE. #3
VISALIA, CA 93277
BRUYUKLIAN@YAHOO.COM (559) 827-5535

495 SQ FT

A NEW ADDITION REMODEL FOR
VICTOR PEREZ
VISALIA, CALIFORNIA

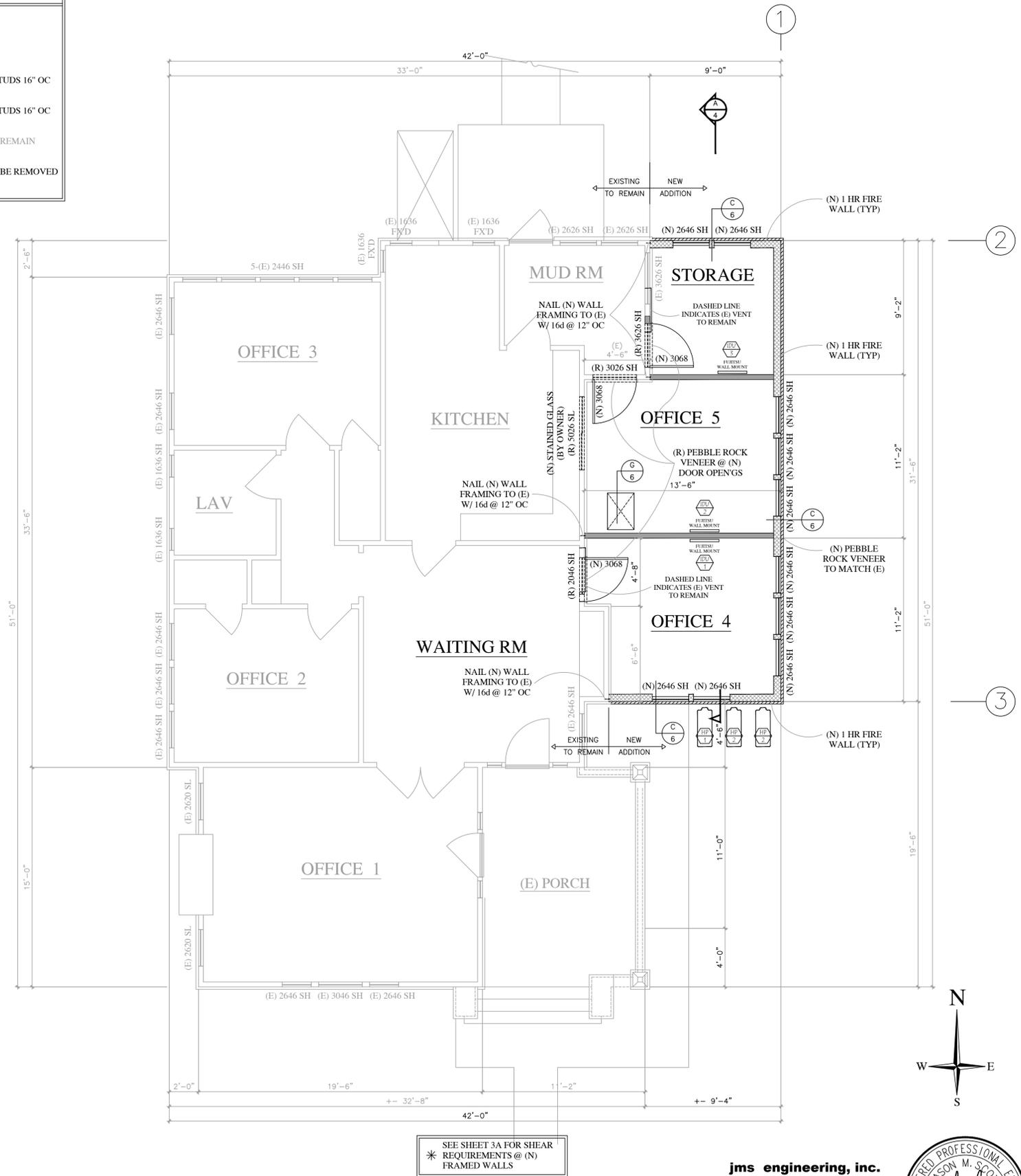
LEGEND	
(N)	NEW
(R)	REMOVE
(E)	EXISTING
	NEW 2" x 6" STUDS 16" OC
	NEW 2" x 4" STUDS 16" OC
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED

GENERAL NOTES & ALLOWANCES :

1. ALL PERMIT AND SCHOOL FEES SHALL BE INCLUDED IN THE CONTRACTORS BID.
2. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND VERIFY ANY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE ALL TRENCHING NECESSARY AND UTILITY HOOK-UPS, INCLUDING ELECTRICAL, PLUMBING, AND NATURAL GAS IF AVAILABLE.
4. ALL EXTERIOR CONCRETE SHALL GIVE A LIGHT BROOM FINISH AND SHALL BE SEPARATED INTO AREAS OF APPROXIMATELY 200 SQ. FT. WITH METAL KEY-KOLD OR DEEP PLANE JOINTS TO CONTROL CRACKING.
5. ALL CONCRETE FLATWORK SHALL RECEIVE A CURE-SEAL HARDENING COMPOUND IMMEDIATELY AFTER THE FINISHING OPERATION.
6. THE TOP OF THE CONCRETE FINISH SHALL BE MIN. OF 6" ABOVE THE NEAREST FINISH GRADE AND SLOPED AWAY FROM ALL STRUCTURES AT MIN. OF 2% TO THE EDGE OF THE BUILDING PAD OR 5', WHICHEVER IS GREATER.

NOTES :

1. THE ADDRESS SHALL BE INSTALLED SO AS TO BE SEEN FROM THE STREET WITH NUMBERS A MINIMUM PF 4" IN HEIGHT
2. PLANS ARE TO BE PROVIDED AT THE JOB SITE AND THAT THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOBSITE DURING ANY INSPECTION ACTIVITY. (UBC 106.3.3)



SEE SHEET 3A FOR SHEAR REQUIREMENTS @ (N) FRAMED WALLS

FLOOR PLAN

1/4" = 1'-0"

jms engineering, inc.

Jason M. Scott, PE
1001 N. Demaree Ave., Suite 7
Visalia, CA 93291
Phone: (559) 738-0968
jmsengineering@comcast.net

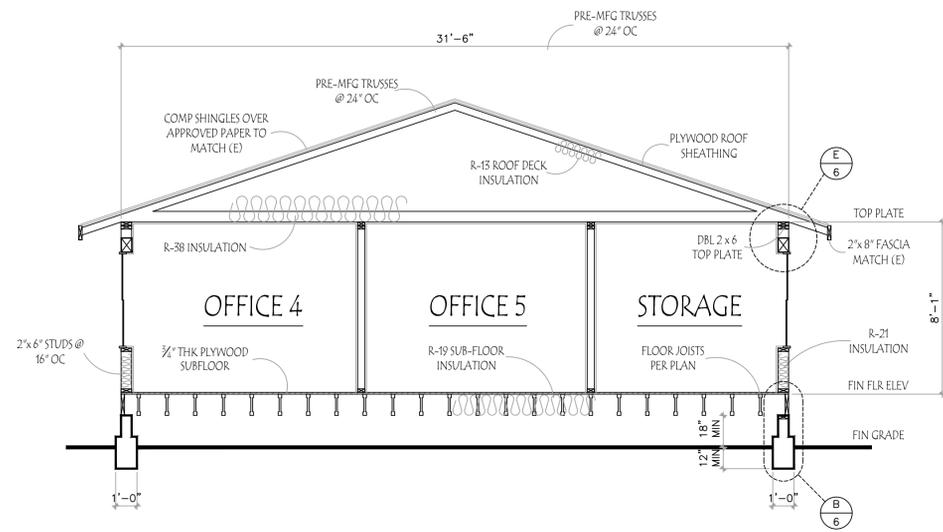


REVISIONS	DATE	BY	DESCRIPTION
1		BNB	
2			
3			
4			

BNB DRAFTING
BRUCE BUYUKLIAN
22222 W. SUNNYSIDE AVE. STE. #5
VISALIA, CA 93277
BRUYUKLIAN@YAHOO.COM (559) 827-5555

495 SQ FT
A NEW ADDITION REMODEL FOR
VICTOR PEREZ
VISALIA, CALIFORNIA

SHEET **3**
JOB NUMBER: 21-048



A SECTION
1/4" = 1'-0"

LEGEND	
(N)	NEW
(R)	REMOVE
(E)	EXISTING
	NEW 2" x 6" STUDS 16" OC
	NEW 2" x 4" STUDS 16" OC
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED

CONSTRUCTION NOTES

- ALL INTERIOR CEILINGS TO HAVE 3/8" THICK DRYWALL WITH A HAND-TROWEL TEXTURE TO MATCH WALLS.
- ALL INTERIOR WALLS TO HAVE 1/2" THICK DRYWALL WITH A HAND TROWEL TEXTURE.
- PLUMBING VENTS WHERE POSSIBLE SHALL BE BROKEN OVER IN ATTIC SPACES AND VENTED ON THE ROOF REAR SLOPES. ALL VENTS, DORMERS, FLASHING AND OTHER PLASTIC OR METAL ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ROOF COLOR.
- FLASHING AND COUNTER FLASHING OF CHIMNEY, PARAPETS, VENTS, VALLEYS AND ROOF TO WALL CONNECTIONS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATER-PROOF. FLASHING SHALL BE A MIN OF 0.019" (#26) GALVANIZED CORROSION RESISTANT METAL.
- ALL EAVE VENTS TO HAVE MIN 1/2" AND 1/2" MESH AT ALL VENTS, INCLUDING CONTINUOUS VENTS.
- PROVIDE WATERPROOF BUILDING PAPER BEHIND ALL WEATHER-EXPOSED SURFACES (2-LAYERS GRADE "D" PAPER OVER WOOD SHEATHING). SUCH BARRIER SHALL BE EQUAL TO THAT PROVIDED FOR KRAFT WATERPROOF-BUILDING PAPER OR ASPHALT-SATURATED RAG FELT, AND SHALL BE FREE FROM HOLES AND BREAKS OTHER THAN THOSE CREATED BY FASTENERS WHEN APPLIED OVER STUDS OR SHEATHING OF EXTERIOR WALLS. SUCH FELT OR PAPER SHALL BE APPLIED HORIZ. WITH THE UPPER LAYER LAPPED OVER THE LOWER NOT LESS THAN 2". WHERE VERTICAL JOINTS OCCUR, LAPS SHALL BE NO LESS THAN 6".
- SHEET USED IN THE CONSTRUCTION OF SHEAR WALLS SHALL NOT BE LESS THAN 4' x 8' IN SIZE.
- MINIMUM SIZE SHEET USED AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24" UNLESS BLOCKED, SPECIFY LOCATION OF UNDERSIZED PIECE ON FRAMING PLAN.
- PROVIDE FRAMING MEMBERS OR BLOCKING ALL PANEL EDGES AT SHEAR WALLS.
- INTERIOR SHEAR WALL SHALL EXTEND TO ROOF SHEATHING.
- SHEAR PANEL EDGES MUST OCCUR OVER FRAMING MEMBERS OR BLOCKING AT ALL SHEAR WALLS.

NOTES

TRUSS MFGR TO VERIFY (E) ROOF SLOPE AND VERIFY (N) ROOF SLOPE

EXISTING COLUMNS AND EXPOSED BEAMS TO REMAIN

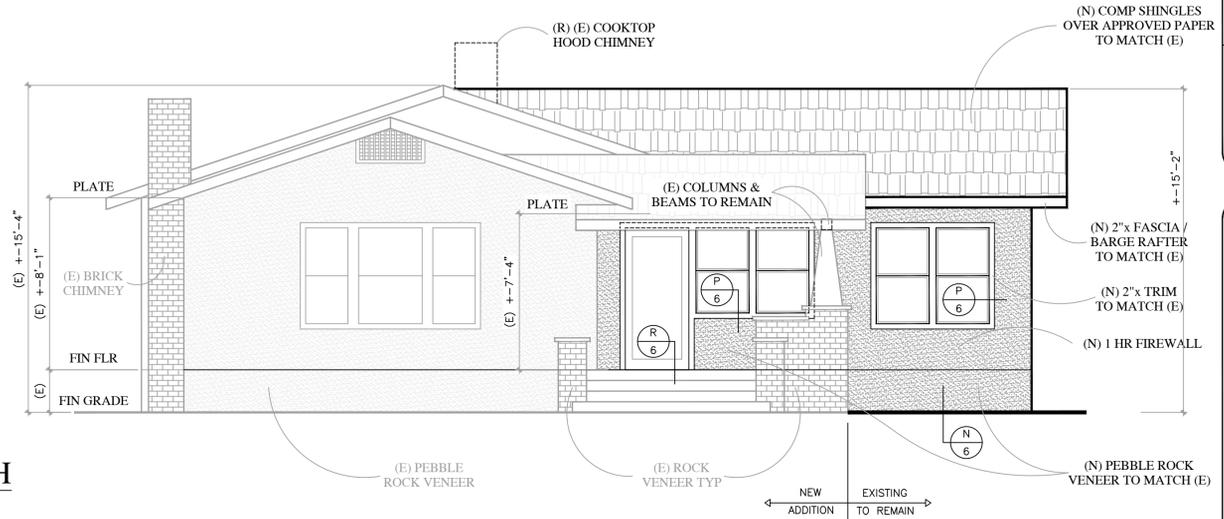
CONTRACTOR TO INSTALL DECORATIVE BEAMS @ NEW GABLE ENDS TO MATCH (E)

ALL NEW WINDOWS TO BE EQUIPPED WITH SCREENS

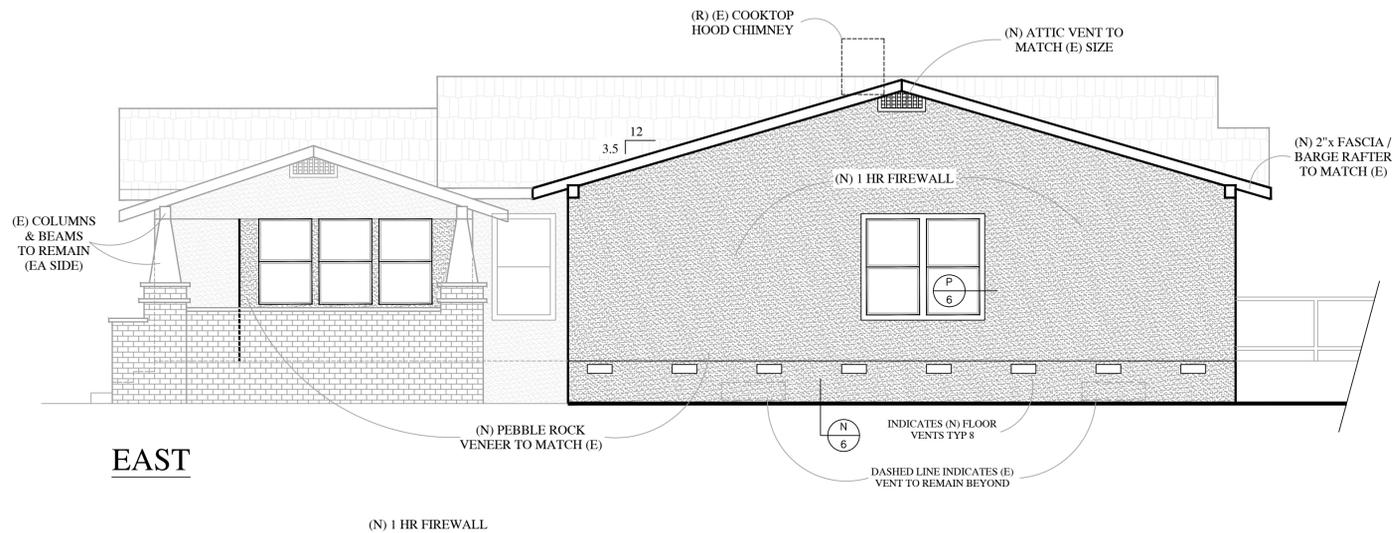
"A" ATTIC VENTILATION			
QUANTITY	ROUGH OPENING	ATTIC SPACE	SQ. FT.
		372	372 S.F.
		2900 X 144	179 S.I.
		40%-50% WITHIN 3' OF RIDGE	90 S.I.
2	18" x 10"	CMI MODEL #LPDH18 DORMER (OR EQ) (81 SQ IN EACH) ALL PITCHES	162 S.I.*
		50% IN LOWER THIRD OF ATTIC	90 S.I.
3	14.25" x 5.25"	CMI MODEL #EV145 EAVE VENT (OR EQ) (44 SQ IN EACH)	132 S.I.*
		OVERALL TOTAL	294 S.I.*

ATTIC VENTILATION SQUARE FOOTAGE INCLUDES FLOOR = 1556 SQ FT

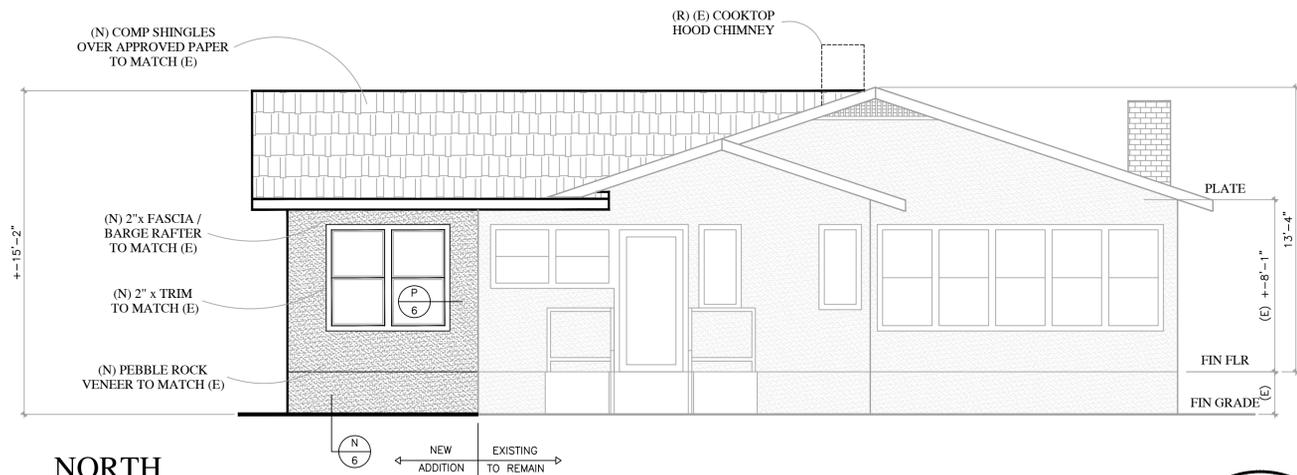
SOUTH



EAST



NORTH



ELEVATIONS

1/4" = 1'-0"

REVISIONS	DATE	SCALE	AS NOTED
1			
2			
3			
4			

BNB DRAFTING
BRUCE BUYUKLIAN
2222 W. SUNNYSIDE AVE. STE. #5
VISALIA, CA 93277
BRUYUKLIAN@YAHOO.COM (559) 827-5555

495 SQ FT
A NEW ADDITION REMODEL FOR
VICTOR PEREZ
VISALIA, CALIFORNIA

jms engineering, inc.

Jason M. Scott, PE
1001 N. Demaree Ave., Suite 7
Visalia, CA 93291
Phone: (559) 738-0968
jmsengineering@comcast.net





SOUTH (FRONT)



NORTH (BACK)



EAST (RIGHT)



WEST (LEFT) NO CHANGES



PROPOSED WINDOW
(THE GLASS SHOP)

EXISTING EXTERIOR ELEVATIONS

DESIGNED BY	BNB
DRAWN BY	BNB
DATE	OCT 2022
SCALE	AS NOTED
NO.	
1	
2	
3	
4	

BNB DRAFTING
 BRUCE BUYUKLIAN
 2222 W. SUNNYSIDE AVE. STE. #3
 VISALIA, CA 93277
 BBUYUKLIAN@YAHOO.COM (559) 827-5555

495 SQ FT
 A NEW ADDITION REMODEL FOR
VICTOR PEREZ
 VISALIA, CALIFORNIA



SCOPE OF WORK

NO WORK TO BE DONE ON WEST
ELEVATION

(N) ADDITION TO BE USED FOR
LAWYER'S OFFICE

ADDITION - 2 OFFICES AND A
STORAGE ROOM

ENCLOSING PART OF PORCH

NEW WINDOWS AT ADDITION TO
MATCH (E)

ALL EXTERIOR WORK TO MATCH (E)

NEW 4' WD WALK FROM PORCH TO
RAMP

NEW ADDITION TO MEET ADA
REQUIREMENTS



April 26, 2021

bbuyuklian@yahoo.com

Site Plan Review No. 21-005:

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.

Please note that Engineering Comments are not included in this packet at this time. If you need a copy of their comments please contact Adrian Rubalcaba at (559) 713-4271 or via e-mail at Adrian.Rubalcaba@visalia.city.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires the submittal of a Historic Preservation Advisory Committee application as stated on the attached Site Plan Review comments. You may now proceed with filing the HPAC application to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **January 20, 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 large, stylized blue scribble.

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

Attachment(s):

- Site Plan Review Comments

MEETING DATE January 20, 2021
SITE PLAN NO. 2021-005
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:
- | | |
|---|--|
| <input type="checkbox"/> CITY COUNCIL | <input type="checkbox"/> REDEVELOPMENT |
| <input type="checkbox"/> PLANNING COMMISSION | <input type="checkbox"/> PARK/RECREATION |
| <input type="checkbox"/> Conditional Use Permit | |
| <input checked="" type="checkbox"/> HISTORIC PRESERVATION | <input type="checkbox"/> OTHER –TCUP |

ADDITIONAL COMMENTS:

If you have any questions or comments, please call Adrian Bubalcaba at (559) 713-4271
Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division, 559-713-4003

Date: January 20, 2021

SITE PLAN NO: 2021-005
PROJECT: Victor Perez Law Firm
DESCRIPTION: ADDITION – 2 OFFICES, STORAGE, AND ENCLOSE PART OF PORCH
APPLICANT: BRUCE BUYUKLIAN
PROP. OWNER: PEREZ, VICTOR M.
LOCATION TITLE: 1304 W. CENTER AVE.
APN TITLE: 093-264-019
GENERAL PLAN: Office Conversion
ZONING: O-C - Office Conversion

Planning Division Recommendation:

- Revise and Proceed - HPAC
 Resubmit

Project Requirements

- Review by HPAC
- Parking in-lieu
- Building Permit

PROJECT SPECIFIC INFORMATION: (January 20, 2021)

1. Building footprint, as depicted, seem to comply with setback requirements for the zone.
2. The proposed expansion and enclosure of the porch shall be submitted to the Historic Preservation Action Committee (HPAC) for their review.
3. VMC 17.34.020(F)(4) Offices, including all public and professional offices, except as otherwise specified: one parking space for each two hundred fifty (250) square feet of building area, with a minimum of four parking spaces.
 - a. Two (2) additional spaces shall be provided.
 - b. Parking in-lieu fees shall be paid for spaces that cannot be provided on site.
4. Meet all other codes and ordinances.

Staff initial finding is that the proposed site plan IS CONSISTENT with the City General Plan. Because this project requires discretionary approval by the City Council and/or Planning Commission the final determination of consistency will be made by the Planning Commission and/or City Council.

Section 17.20.060 Development standards in the O-C zone.

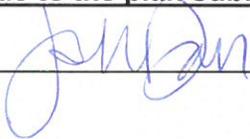
The following development standards shall apply to property located in O-C zone district These standards would include, but not be limited to, the application of consistent height and bulk, matching setbacks, and compatible architectural design that will be reviewed and approved through the site plan review process:

- A. Minimum site area: five thousand (5,000) square feet.
- B. Maximum building height: thirty (30) feet.
- C. Minimum required yards (building setbacks):
 1. Front: shall be consistent with adjacent primary setbacks or a minimum of twenty-five (25) feet. On interior lots where adjacent structures are less than twenty-five (25) feet, averaging may be used;
 4. Rear: twenty-five (25) feet.

2. Side: five (5) feet;
 3. Street side on corner lot: ten (10) feet;
- D. Minimum required landscaped yard (setback) areas:
1. Front: twenty-five (25) feet or consistent with building setbacks;
 2. Rear: five (5) feet, except where there is alley access.
 3. Side: five (5) feet;
 4. Street side on a corner lot: ten (10) feet or consistent with building setbacks;
- F. Additional standards:
1. Maintain front and street side residential setbacks, in addition to maintaining and enhancing the historical residential streetscape;
 2. Develop existing alleys to a width of eighteen (18) to twenty (20) feet. Dedication or irrevocable offer of dedication of up to two feet per lot will be required, excepting sites that have a primary structure located in the dedication area and for which there is adequate parking on the site;
 3. Signs shall be compatible with the character of the main structure, and shall comply with the provisions of Chapter 17.48.
 4. Existing structures that are compatible with the adjacent properties and streetscape shall be maintained as the primary structure for a site;
 5. All additions and alterations shall be consistent with the existing design of the primary unit as determined through the site plan review process;
 6. Offices that are of a twenty-four (24) hour use or high-volume customer destination that cannot be accommodated through on-site parking are prohibited adjacent to residential neighborhoods;

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 _____





City of Visalia
Building: Site Plan
Review Comments

SFR 21005
VICTOR PEREZ LAW FIRM
1304 W CENTER AVE

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. *20% OF PERMIT VALUE SHALL BE USED FOR PATH OF TRAVEL ADA UPGRADES.*
- 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. *1 HR FIRE RESISTIVE CONSTRUCTION LESS THAN 10 FT TO PROPERTY LINE.*
- 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 \$4.16 per square foot.
- 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 RAMP ENTRY AT REAR OF BUILDING. WITH A MAXIMUM TRAVEL DISTANCE OF 200 FT. ROUTE SHALL BE IDENTIFIED WITH DIRECTIONAL SIGNAGE AND THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.

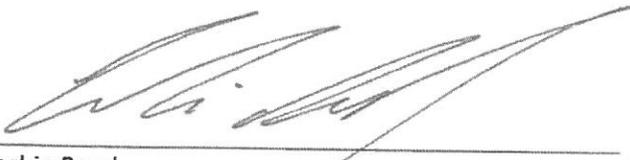
VAL GARCIA 1/20/21
Signature



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 January 19, 2021
Item # 7
Site Plan # 21005
APN: 093264019

- 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.
- All **fire detection, alarm, and extinguishing systems** in existing buildings shall be maintained in an operative condition at all times and shall be replaced or repaired where defective. If building has been vacant for a significant amount of time the fire detection, alarm, and or extinguishing systems may need to be evaluated by a licensed professional. 2019 CFC 901.6
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2019 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2019 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2019 CFC 304.3.3



Corbin Reed
Fire Marshal



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

Date : 1-19-21
 Item: # 7
 Site Plan: SPB 21-005
 Name: Agent McEwen

SITE PLAN REVIEW COMMENTS

- No Comment at this time
- 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

January 20, 2021

ITEM NO: 7

SITE PLAN NO: SPR21005

PROJECT TITLE: Victor Perez Law Firm

DESCRIPTION: Addition - 2 Office's, Storage and Enclose Part of Porch (OC)

APPLICANT: Bruce Buyuklian

OWNER: PEREZ VICTOR M

APN: 093264019

LOCATION: 1304 W CENTER AVE

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 . 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:

•

Leslie Blair

Leslie Blair

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

21005

January 20, 2021

- XX** 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.
- XX** 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 Customer will stay with existing residential services.

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

Nathan Garza, Solid Waste, 559-713-4532
Edward Zuniga

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

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

ITEM NO: <u>7</u>	DATE: <u>JANUARY 20, 2021</u>
SITE PLAN NO.:	21-005
PROJECT TITLE:	VICTOR PEREZ LAW FIRM
DESCRIPTION:	ADDITION-2 OFFICES, STORAGE, AND ENCLOSE PART OF PORCH (OC)
APPLICANT:	BRUCE BUYUKLIAN
PROP OWNER:	PEREZ VICTOR M
LOCATION:	1304 W CENTER AVE
APN:	093-264-019

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;
- Sidewalk: _____ width; parkway width at _____
- 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.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required.
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;
- 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.
- 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. Impact fees will apply to new addition, refer to page 3 for applicable fees.**
- 2. A building permit is required, standard plan check and inspection fees apply.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **21-005**
Date: **1/20/2021**

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:**9/1/2020**)
(Project type for fee rates:**GEN. OFFICE**)

Existing uses may qualify for credits on Development Impact Fees. **25% INFILL CREDIT**

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$6,764/1KSF X (0.75INFILL) X 0.5
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$101/1KSF X 0.5
	TREATMENT PLANT FEE:
	\$240/1KSF X 0.5
<input type="checkbox"/> Sewer Front Foot Fee	
<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	\$719/1KSF X 0.5
<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.

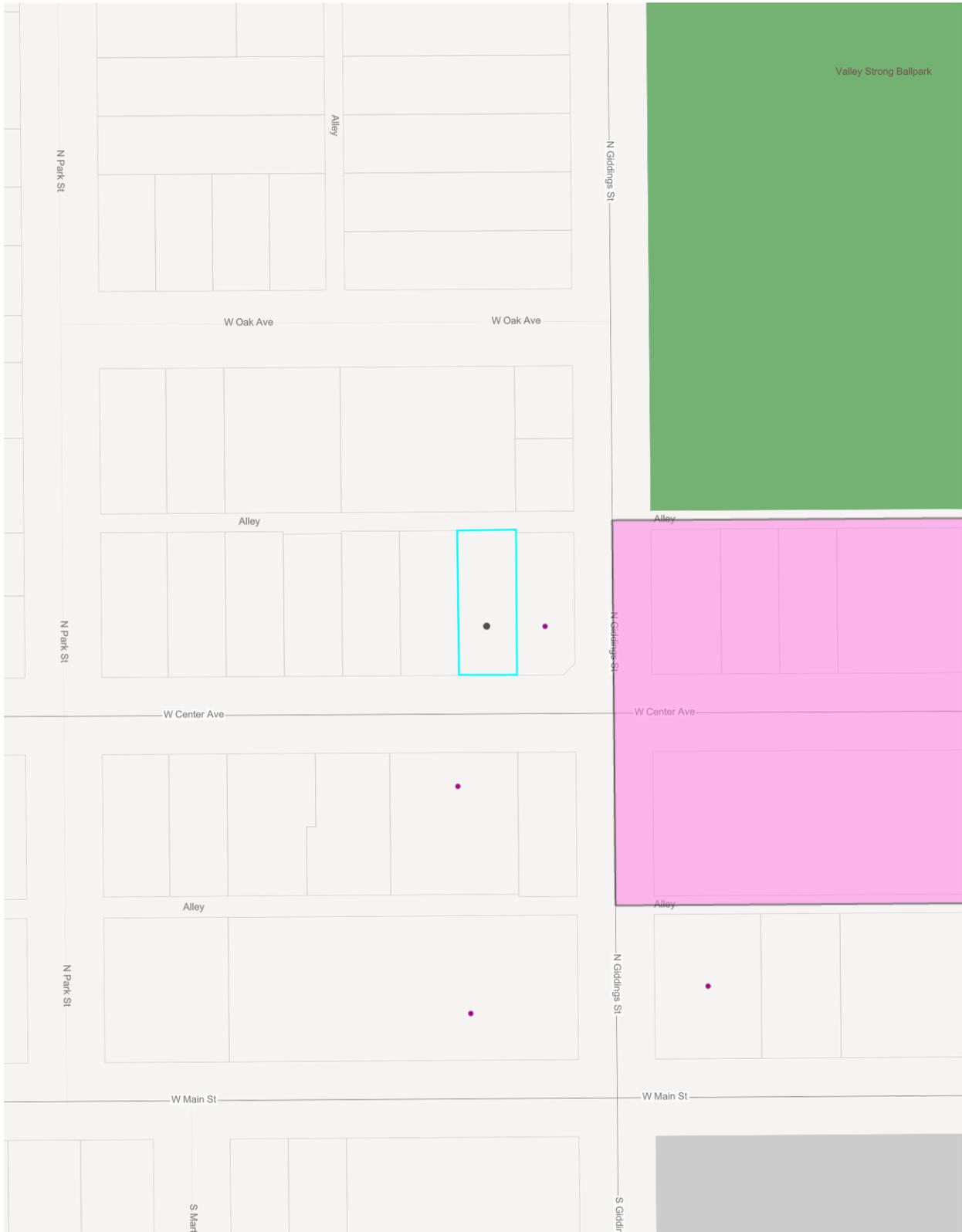


Adrian Rubalcaba

AERIAL MAP



HISTORIC DISTRICT AND LOCAL REGISTER MAP





REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: December 14, 2022

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2022-26: A request by Walter Deissler for a Conditional Use Permit to convert an existing residence into a bed and breakfast inn and conduct exterior alterations to an existing guest house, within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 513 North Encina Street (APN: 094-353-011).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposed exterior alterations to the guest house and recommend approval of the Conditional Use Permit request to the Visalia Planning Commission.

SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 square foot minimum site area) and contains a single family residence, a detached guest house, and a storage building. The project site is located within

the Historic District and is listed on the Local Register of Historic Structures with an "Exceptional" classification. The structure contains "Victorian" and "Stick (Eastlake)" style architectural elements. Per the original City of Visalia Historic Survey, the structure was built in approximately 1888 and was originally owned by J.D. Hyde.



PROJECT DESCRIPTION

The applicant is requesting approval for the following items:

1. A request for a Conditional Use Permit (CUP) to convert an existing single-family residence into a bed and breakfast inn with up to four bedrooms for guests. Per the Operational Statement in Exhibit "D", the bed and breakfast inn would be solely operated and maintained by family of the property owners, who will also reside onsite. Breakfast

will either be provided onsite, or guests given vouchers for use at downtown Visalia establishments. Incidental retail sales will be conducted, consisting of the sale of books and inn related merchandise. Guests will be permitted to bring pets for their stay for an additional fee. Lastly, no exterior alterations are proposed to the main residence at this time.

2. Exterior interior alterations to an existing one bedroom/one bathroom guest house, to convert the structure into an Accessory Dwelling Unit with two bedrooms and two bathrooms. Per the elevations in Exhibit “C” this will include the addition of dormer windows to the east and west portions of the roof, to convert an existing unfinished second floor into livable space. Additional detail will also be added to the guest house to increase compatibility with the main residence, including wrought iron detail on the roof, and gridded wood gables on the dormer windows. All windows on the exterior walls of the guest house will be replaced with wood windows to match the main residence. French doors currently on the eastern end of the building will be removed in favor of new wood windows. Other features of the guest house, including circular balls on the eastern exterior siding and borders around the windows and doors, will be preserved.

Parking for the bed and breakfast will be provided via an existing paved area along the southern property boundary, providing five stalls. Existing landscaping shall remain. Hours of operation have not been provided. While signage is planned for the future, it will be submitted by the applicant for HPAC review at a later date. No other alterations to structures or features onsite are proposed at this time.

DISCUSSION

Zoning actions such as a CUP require a recommendation from the HPAC to the Visalia Planning Commission. Per the Historic Preservation Ordinance, the HPAC may recommend approval, conditional approval, modification, or disapproval of an application based upon the expected impact of the proposed zoning action on the historic or architectural significance of the affected structure, neighborhood, and/or the entire Historic District. Staff’s recommendation to the HPAC is based on the considerations listed below.

Land Use Compatibility

The proposals meets the definition of a “Bed and breakfast inn” as it is a single family dwelling, predominantly residential in character, containing between three to six guestrooms, with overnight accomodation and a breakfast meal included in the lodging rate (a voucher program qualifies). Bed and breakfast inns are “conditionally permitted” for use in the R-1-5 Zone with approval of a Conditional Use Permit, so long as the property is located within the Historic District or on the Local Register. Both are applicable for the project site.

The overall proposal is considered compatible with the



site and vicinity. The surrounding area consists primarily of architecturally significant residential uses, and the entire block is located within the Historic District. The proposed bed and breakfast use is not expected to produce noise or lighting impacts that would negatively affect adjacent areas, as the number of guest rooms is limited to four. Physical changes are limited solely to the guest house, which is not visible from the public right of way due to existing mature landscaping (see Figure 1). Physical changes proposed to the guest house would only increase compatibility of the accessory dwelling with the main residence through the inclusion of comparable windows, dormers, gables, and wrought iron roof features. Onsite parking provided would limit impacts to the surrounding streetscape, though given the size of the parcel, there is a significant amount of area available for off-site parking along the Encina Street property frontage.

Bed & Breakfast Regulations

Visalia Municipal Code (VMC) Section 17.32.150 (Bed and breakfast facilities) provides contains development criteria for the review of bed and breakfast inn proposals. Criteria provided ensures that inns are operated in a way that is compatible with surrounding residential areas. Based on the proposal submitted, the following considerations come into play:

- **Parking:** The VMC requires that the site meet the standards of the underlying zoning district, plus provide an additional parking stall per room available for lodging. The R-1-5 Zone requires two parking stalls for residential uses. Per the operational statement, four guest rooms will be provided, requiring an additional four parking stalls. As such, total parking demand for the use is six stalls. Per Exhibit “A” the applicant proposes five onsite parking stalls.

Parking is ultimately under the purview of the Visalia Planning Commission, which will be required to make a determination as part of their CUP review. VMC Section 17.56.090 (Exceptions to VMC requirements) permits the HPAC to make recommendations to the Planning Commission for exceptions to development standards such as parking. In this instance, staff recommends the HPAC recommend to the Planning Commission that the proposal be approved with five parking stalls, to limit potential impacts to the project site. The addition of a sixth parking stall could result in the loss of landscaping area and mature palm trees, negatively affecting the visual character of the project site.

- **Owner Occupancy:** The VMC requires that the owner of the bed and breakfast inn shall reside at the facility. Per the operational statement, the applicant states that “the property is owned by the Cain & Reyes Family Trust and will be occupied and run by the family.” The applicant shall be required to verify compliance with the owner occupancy requirement prior to operation of the use.
- **Scale and Appearance:** The VMC requires that facilities remain primarily residential in character. No alterations are proposed to the main residence. Alterations proposed to the guest house will maintain the residential character and use of the structure.
- **Signage:** The VMC requires that signage for bed and breakfast inns be no taller than five feet in height, and no bigger than six square feet in size. No signage is proposed at this time. Once the applicant has arrived at a design for signage, the proposal will be brought before the HPAC for review and approval prior to issuance of a Building Permit for placement.

Compliance with all bed and breakfast inn development criteria is included as Condition of Approval No. 2.

Architectural Compatibility

Visalia Municipal Code Section 17.56.110 contains criteria for review of exterior alterations to structures listed on the Local Register. Criteria is aimed towards preserving original and distinguishing features of Local Register structures. No exterior alterations are proposed to the main residence, for which the Local Register designation mainly applies. As such, any distinguishing characters on the main residence will be preserved.

For the guest house, staff has determined that design criteria reserved for structures located within the Historic District is more appropriate (VMC Section 17.56.100), as it is unclear whether the guest house was original to the property. It is also unclear whether the accessory structure was originally intended as a garage or as a guest house. The guest house currently contains physical elements that are compatible with the main residence, specifically ball features on the eastern building exterior, and stylized bordering around all windows and entryways (see Figure 2). Per the applicant, these features will remain. The proposed addition of wood windows and a wrought iron roof feature will further increase compatibility with the main residence.



Condition of Approval No. 3 is included, requiring all new windows to match the existing main residence.

The addition of two dormer windows will significantly alter the appearance of the guest house. However, the shape of the dormers will be like those found on the main residence, with compatibility further

improved by placement of wood siding, wood windows, and gables. The dormers additions will not increase the overall height of the structure. No information has been provided detailing whether existing light fixtures on the guest house will be replaced. Condition of Approval No. 4 is included requiring any new light fixtures be compatible with the structures onsite as well as the Historic District. Given the above, the proposed alterations to the guest house will maintain compatibility with the site and surrounding areas. Also note, the view of the guest house will still be partially obstructed from view from the public right-of-way by existing landscaping.

FINDINGS AND CONDITIONS

For HPAC Item No. 2022-26 staff recommends that the Committee approve the proposed exterior alterations to the guest house, and recommend approval of the Conditional Use Permit request with five parking stalls as proposed by the applicant to the Visalia Planning Commission, based upon the following:

Findings:

1. The site is within the Historic District and is listed in the Local Register of Historic Structures.
2. That the proposal is in keeping with the purpose and intent of the Historic Preservation Element and Ordinance.

3. That the proposal will not be injurious to the surrounding properties or character of the Historic District due to its compatibility with the surrounding area.
4. That the Conditional Use Permit request for the bed & breakfast inn is consistent with the Zoning Ordinance, Historic Preservation Element, and Historic Preservation Ordinance.

Conditions:

1. That the project shall be developed in substantial compliance with the site plan in Exhibit “A”, building elevations in Exhibits “B” and “C”, and operational statement in Exhibit “D”.
2. That the bed and breakfast inn shall be operated in compliance with all applicable development criteria listed in Visalia Municipal Code Section 17.32.150 (Bed and breakfast facilities).
3. That all new windows on the guest house shall have muntins similar in style to the main residence.
4. That any new light fixtures proposed for the Accessory Dwelling Unit be compatible with the structures onsite, and the Historic District.
5. That the proposal shall comply with all requirements of Site Plan Review No. 2022-182.
6. That the project undergoes the appropriate City permitting process.
7. That any significant changes in the operation of the proposed use, or any other changes to the exterior of onsite structures, be brought back to the Historic Preservation Advisory Committee prior to any review by the Planning Commission and/or issuance of a Building Permit.
8. That all other City codes and ordinances be met.

Attachments

- Exhibit “A” – Site Plan
- Exhibit “B” – Existing Building Elevations
- Exhibit “C” – Guest House Proposed Elevations
- Exhibit “D” – Operational Statements
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

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

EXHIBIT "B"





HPAC Item No. 2022-17 – 216 E. School Avenue – Establish Residence in D-MU Zone



HPAC Item No. 2022-17 – 216 E. School Avenue – Establish Residence in D-MU Zone



HPAC Item No. 2022-17 – 216 E. School Avenue – Establish Residence in D-MU Zone



HPAC Item No. 2022-17 – 216 E. School Avenue – Establish Residence in D-MU Zone



EXISTING

NORTH



EXISTING

EAST



EXISTING

WEST



PROPOSED



PROPOSED

EAST



PROPOSED

WEST

WALTER DEISSLER
ARCHITECT
2135 E HARVARD CPURT
VISALIA, CA 93292
PHONE "
559-901-0500
EMAIL :
WDEIS1@HOTMAIL.COM

PROPOSED ADU AND BED
#BREAKFAST
513 N. ENCINA ST,
VISALIA, CA.

STAMP :

NO	DATE	DESCRIPTION

DRAWN BY :

DWG DATE :

REVIEWED BY :

PROJECT NUMBER :

SHEET :

SHEET TITLE :

A102

The JD Hyde House

Historic Inn

513 N Encina Street, Visalia, California

Bed & Breakfast Operations Statement

This amazingly intact historic house is currently being added to the National Register of Historic Places and will be perfectly restored and furnished to its authentic Eastlake Victorian grandeur. Rather than only using the home for ourselves, we plan to share 3 or 4 bedrooms of our house with guests and visitors. The property is owned by the Cain & Reyes Family Trust and will be occupied and run by the family.

There are currently 5 parking spaces on the property, 4 of which can be used by guests. A light, continental breakfast will be served daily, although we may explore a breakfast voucher program with local restaurants- perhaps the 210 coffee shop or the Darling hotel. The plan would be to get our guests walking downtown and spending money at other venues and businesses.

We may also have a small display case in one of the public rooms of the property to sell our own themed Christmas ornament, sweatshirt, or Visalia history books, etc. We may wish to have a small sign made to hang from the lamp post on the property out front; if we decide we'd like this, we will send the design and sign to the planning dept for approval.

Our four rooms would have a max occupancy of 1 (the back suite) or 2 guests (the front suites), so our maximum number of guests on any given night would be 7. We would also allow small pets for a fee. Rooms would be available to book through our own website and all major hospitality platforms (Expedia, Booking.com, AirBNB, etc)

We (the family) would take care of all aspects of the business, from cleaning toilets to acting as a guest concierge. There would not be any additional employees needed for this size of B&B. The family members (ourselves) would occupy the ADU and one of the suites inside the main house.

If you have any questions regarding our operations, please feel free to contact me via email at jcain319@gmail.com

Joshua Cain, André Reyes, Dozirae Reyes
The Cain Reyes Family Trust

SCOPE OF WORK

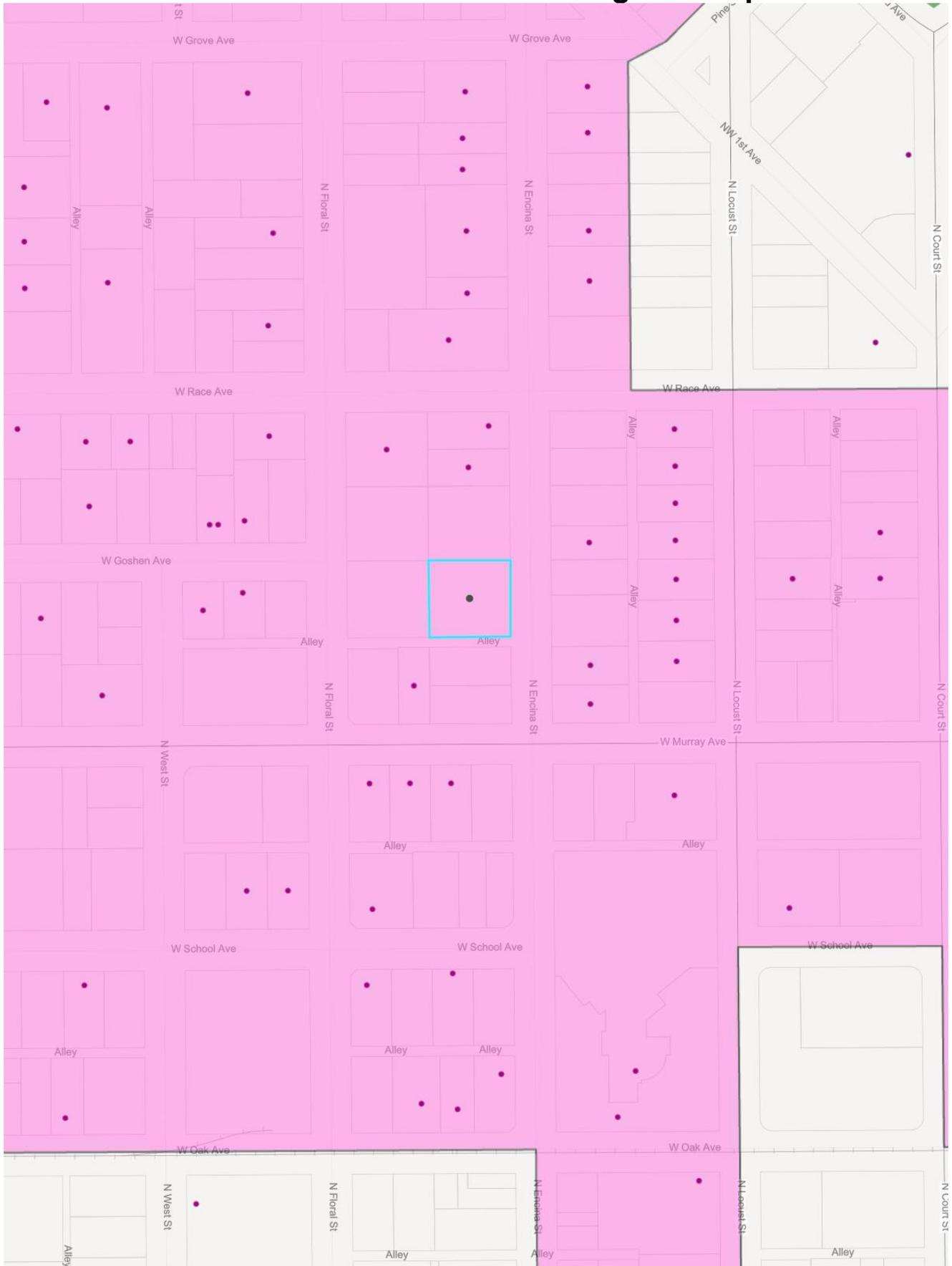
513 N Encina currently has a main residence with a guest house. The **current guest house/ADU** will be expanded from a 1 BR /1 Bath to a 2 BR/ 2 Bath. There is currently an unfinished second floor with stair access. 1 BR and 1 Bath will be added to the second floor. To accommodate this, we shall add dormers on the east and west sides, as shown in the attached elevations. Additionally, we shall match the gable end detail from the main house. The roof will have the wrought iron detail that matches the main house. We shall also replace the french doors on the east elevation with 2 windows matching the main house. The north side aluminum sliding window will be replaced with a fixed window and the 2 windows on the west side will be replaced with 2 wood windows.

Site work will consist of no changes. Currently there are 5 parking spaces which will remain along with existing fencing and other paving.

Roof will be redwood or cedar shingle. See attached fireproofing specs. This will keep the building consistent with the original main house roof.

Siding and other wood details will match existing.

Historic District and Local Register Map





REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: December 14, 2022

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2022-27: A request by Walter Deissler for exterior alterations to a duplex and relocation of an accessory storage structure, within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 301 West Race Avenue (APN: 094-353-003)..

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2022-27 as modified by staff and described in the findings and conditions of this report.

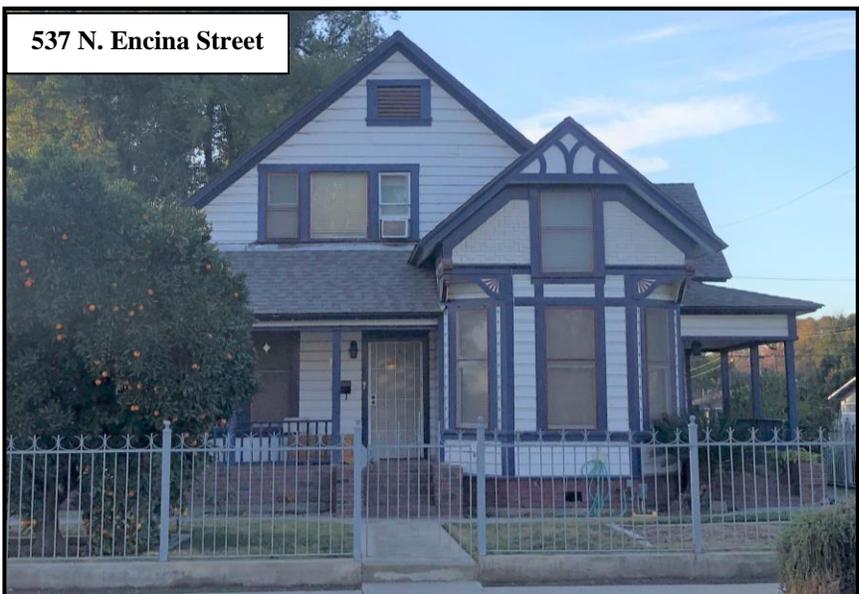
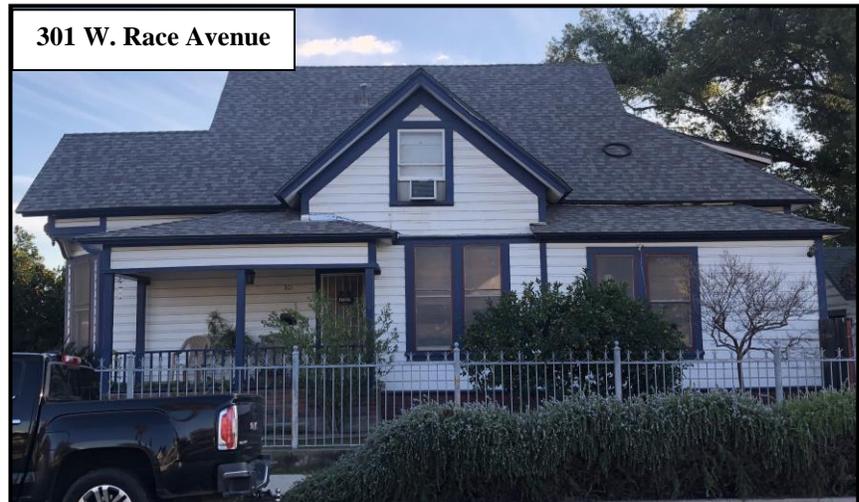
SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 square foot minimum site area) and is located within the Historic District. The structure is listed on the Local Register of Historic Structures with a "Focus" classification. The structure contains both Victorian and Stick (Eastlake) architectural elements.

The site contains a duplex, a detached two-car garage, and an accessory storage structure (see Exhibit "A").

PROJECT DESCRIPTION

Per the site plan and building elevations provided in Exhibits "A" and "B", the applicant is requesting approval to conduct the following improvements:



1. Removal of an existing metal staircase on the southern portion of the duplex, to be replaced by a new patio. Elevations for the new patio where not provided.
2. Alteration of the western building exterior, removing the existing eyebrow dormer and replacing it with a new dormer window, second story deck, and first story porch. New French doors will be installed on the first and second floors, and new windows installed on the first floor.
3. Relocation of an existing accessory storage building to the southwest corner of the project site. The relocation will likely result in the removal of an existing large tree, type unknown.

Per the operational statement in Exhibit "D", all new roofing and siding material will match existing surfaces.

DISCUSSION

Development Standards

Work to be conducted to the duplex will not result in non-compliance with R-1-5 Zone development standards. Additions to the western building exterior will not encroach into the 25-foot rear yard setback. Removal of the stair case poses no setback issues. Addition of a patio could potentially result in the creation of a new encroachment into the five-foot side yard setback of the property. Condition of Approval No. 4 is recommended requiring that the new patio be a minimum five feet from the southern property boundary. Height limitations will not be exceeded, as none of the improvements proposed will result in an increase to height above that of the main structure.

Alterations to the storage building however will result in setback and coverage issues. The R-1-5 Zone requires that no more than 20% of the total rear area be covered by enclosed structures. The total rear yard area for the project site equates to 1,500 square feet. 20% of that is 300 square feet. At present, the existing garage already exceeds the size limitation, as it is approximately 600 square feet in size. Furthermore, relocation of the storage building will potentially result in removal of a large tree, a significant landscaping feature of the site. Local Register criteria within the Visalia Municipal Code (VMC Section 17.56.110) states that "*the distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed*". Removal of the tree will significantly alter the environment of the site. And given the existing issues with lot coverage in the rear yard, staff recommends the inclusion of Condition of Approval No. 2, requiring that the accessory storage building be relocated to the area immediately southwest of the main structure, outside of the rear yard setback area. Relocation to this area will allow for preservation of the existing tree and will maintain open space in the rear yard setback area.

Architectural Compatibility

VMC Section 17.56.110 contains criteria for review of exterior alterations to structures listed on the Local Register. Criteria is aimed towards preserving original and distinguishing features of Local Register structures. The removal of a non-original metal staircase will not result in the removal of distinguishing features, and instead helps to restore the structure closer to its original appearance. The addition of a patio in place of the staircase will not affect the front facing facades of the overall structure, as it will be hidden from view by Unit 1 of the duplex. However, since no elevations were provided for the patio, Condition of Approval No. 3 is recommended, requiring that the patio match the style of the main structure, and employ similar materials.

As noted by the applicant in the operational statement, the structure has already undergone several alterations, including conversion into a fourplex, then to a duplex. Physical alterations include placement of the eyebrow dormer and staircase, and possible enclosure of a portion of the front patio along Encina Street. Despite the numerous alterations, the street facing facades have largely remained intact. Physical alterations proposed by the applicant with this proposal bear this in mind, proposing alterations that will not significantly affect the main street facing facades of the structure. Materials proposed for the addition will match the existing building surfaces. The proposed porch will be similar in design to the two porches facing Race Avenue and Encina Street. French doors proposed will match existing window treatments along the western façade. An existing octagonal window will be removed entirely from the façade, but since no other windows on the structure have a similar shape, the proposal removes what is otherwise an incompatible feature from the exterior. Given the above, the proposal is considered in keeping with the Local Register design criteria of the Historic Preservation Ordinance.

FINDINGS AND CONDITIONS

For HPAC Item No. 2022-27 staff recommends that the Committee approve the exterior alterations to the duplex, as modified by staff, subject to the findings and conditions listed below:

Findings:

1. That the site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposed development is consistent with residential uses in the Historic District.
3. That the proposed development is consistent with the purposes and intent of the Historic Preservation Ordinance and Element.
4. That the proposed development will not be injurious to the surrounding properties or character of the Historic District.

Conditions:

1. That the site be developed consistent with the site plan in Exhibit "A", building elevations in Exhibit "B", and operational statement in Exhibit "D", except as modified by the conditions below.
2. That the accessory storage building shall be relocated to the area immediately southwest of the main structure, outside of the rear yard setback area.
3. That the new patio at the southern exterior of Unit 2 shall match the style of the main structure and employ similar materials.
4. That the new patio at the southern exterior of Unit 2 shall be a minimum five feet from the southern property boundary.
5. That the project undergoes the appropriate City permitting process for exterior alterations and fencing on the project site.
6. 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.
7. That all other City codes, ordinances, standards, and regulations shall be met.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Building Elevations
- Exhibit “C” – Existing Building Elevations
- Exhibit “D” – Operational Statement
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

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



STAIRWAY
TO BE
REMOVED

EXISTING SOUTH



EXISTING

-NO CHANGE



EXISTING WEST



RELOCATED
GARDEN
SHED
EXIST.
2 CAR
GARAGE
NEW PORCH
& DORMER
SEE WEST
ELEVATION
FOR
DETAILS

PROPOSED NORTH



PROPOSED EAST - NO CHANGE

EYE BROW DORMER
ADDED IN 1950'S - TO BE
REMOVED & REPLACED
W/ NEW DORMER

NEW DORMER
& PORCHES



PROPOSED WEST



WALTER DESSLER
ARCHITECT
2135 E HARVARD CPURT
VISALIA, CA 93292
PHONE :
559-901-0500
EMAIL :
WDEIS1@HOTMAIL.COM

REMODEL FOR:
301 W RACE ST
VISALIA, CA

STAMP :

NO	DATE	DESCRIPTION

DRAWN BY :

DWG DATE :

REVIEWED BY :

PROJECT NUMBER :

SHEET :

SHEET TITLE :

A102

Exhibit "B"





HPAC Item No. 2022-27 – Exterior Alterations



HPAC Item No. 2022-27 – Exterior Alterations



HPAC Item No. 2022-27 – Exterior Alterations

Exhibit "D"

SCOPE OF WORK

301 W Race St currently has a main residence with a detached 2 car garage and a separate outbuilding. The **residence has been a duplex** since the 1950's and at that time was changed to a 4 plex. The owner plans to keep the property a duplex and reconfigure the interior. There is already an interior staircase, so we plan to remove the exterior stairs. The rear of the residence is currently a service porch and the owner plans to recapture this space into the residence matching all exterior finishes as shown on the exterior elevations. since the ceiling height on the second floor is limited, we plan to extend the gable end to the rear adding additional living space and a second floor porch. This would replace the eyebrow dormer that was added in the 1950's to allow for the 2nd floor.

Site work will consist of moving the shed to the rear of the property to be used as a garden shed. There will be added patios as shown on the site plan and elevations.

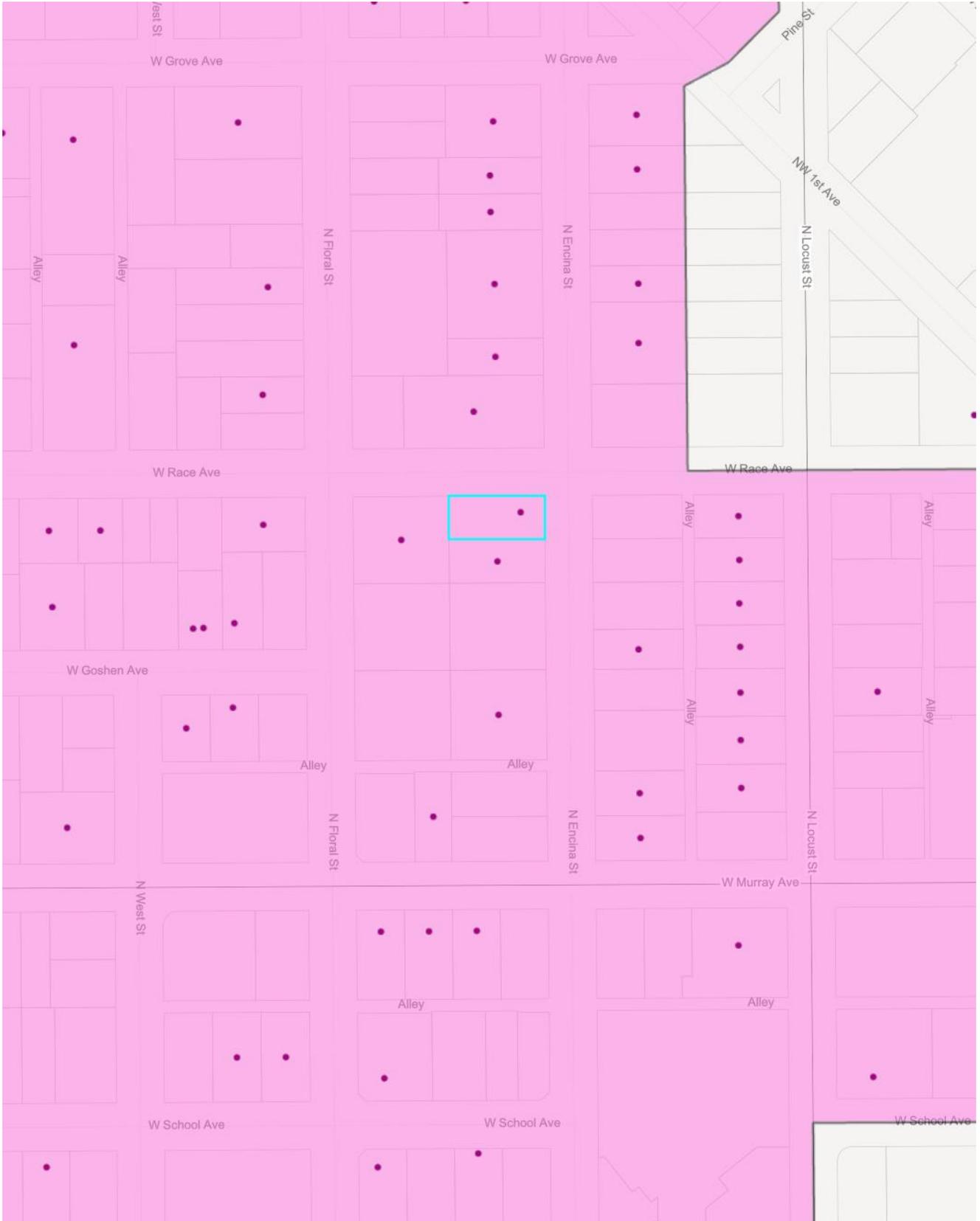
Roof will match existing

Siding and other wood details will match existing.

AERIAL MAP



HISTORIC DISTRICT AND LOCAL REGISTER MAP





City Clerk - Application for Appointment to City Board, Committee or Commission [Request Id: 269509]

◆ Subject Location

Street Info:
City / Zip

◆ Citizen Contact Information

Citizen Name: Ms. Janelle Hickey
Email: hickey,janelle@gmail.com
Phone1 / Phone2: 503-875-9279 / na
Address: 1121 N Woodland St
City, Zip: Visalia, CA 93291

◆ Request Details [Information provided by Citizen]

Please review the following handbook:

How many years of being a Visalia Resident?: **2**

Are you a Visalia Registered Voter?: **Yes**

List any training and/or experience:

As a nonprofit professional, improving communities is at the heart of all I do. Over the course of my career, I have a demonstrated successful track record of helping to build momentum and support for important causes that affect all of us. Growing up here in the Central Valley has provided me with an understanding of the unique challenges our community faces as a diverse and growing population. I grew up in Three Rivers, went to high school in Woodlake, had my first job at the College of the Sequoias, and now have the pleasure of working for one of the most impactful nonprofit organizations in Tulare County. After moving away from the area for college, it has been the greatest joy to return to my community where I have been able to put my education and professional experience to use for the betterment of our region. My extensive experience in communications, fundraising, and grassroots organizing make me an ideal candidate to serve as part of the leadership of the City of Visalia.

Education-school, major, graduation date & degree:

College of the Sequoias, Liberal Arts, 2005, Associate of Arts degree Portland State University, Public Health, 2009, Bachelor of Science degree University of San Diego, Nonprofit Management and Leadership, 2018, Master of Arts degree

Additional skills and/or interests:

2022 CSET Employee of the Year, 2018 Nu Lambda Mu International Honors Society, 2015 Nonprofit of the Year - Greater San Diego Business Association, 2015 Outstanding Community Organization - Imperial Court de San Diego, 2002 Alpha Gamma Sigma National Honor Society Additional interests include spending time in our local national parks, travel, art, and trying out new recipes in my kitchen!

Community activities in which you are involved:

As a new-ish member of the Tulare County area (relocating back here for work in 2020), I currently am not involved with any local volunteer opportunities. I have been seeking the right avenue where I can dedicate my time while making a difference and feel that my talents can be of great benefit to the City of Visalia.

Service on a City Board, Committee or Commission:

Prior experience includes: Board Secretary; Special Events Coordinator - Children's Holiday Magic Project, San Diego Diversity and Inclusion Chair; Education Chair - Association of Fundraising Professionals, San Diego Education Vision Council; Public Policy

*DK
ms
10/31/22*

**Committee Volunteer - United Way of San Diego County
Grant Writer**

Present Occupation: **Grant Writer**
Name of Employer: **Community Services and Employment Training (CSET)**
Work Address: **312 NW 3rd Ave, Visalia CA 93291**
Work Phone Number: **559-741-4692**
Potential Conflicts: **No**

If Yes, explain in detail any potential conflicts:

First Choice for City Board/Committee/Commission: **1) Parks & Recreation Commission**

Applicable qualifications and experience: **As a longtime resident of Tulare County, I have a deep understanding of the specific challenges our community faces. Growing up in Three Rivers, I developed a love for our outdoor spaces and nature from a young age. Spending time in the Pacific Northwest in college, I experienced what it was like living in an area that put such a tremendous effort towards protecting our natural resources. While joining a city commission would be a new journey for me, I believe that my education history combined with my professional and volunteer board member experience make me a prime candidate to serve in this role.**

Goals for this appointment: **If appointed to this position my goals would be to advocate for cleaner and safer public spaces for all to enjoy, to ensure my fellow Visalians voices are heard as we plan for the future of our community, and to continually improve the facilities and offerings our Parks and Recreation department oversees. It would be a pleasure to serve my community in this important way.**

Second Choice for City Board/Committee/Commission: **2) Historic Preservation Committee**

Applicable qualifications and experience: **If appointed to this position, my goals would be to help raise awareness of the rich history of our community and work to improve these important spaces for future generations to learn from and enjoy.**

Goals for this appointment:

Agree or Not Agree: **Agree**

Resume:

◆ Staff Request Admin

Request ID:	269509	Priority:	Normal
Received/Entered:	10/27/2022 4:23:35 PM	Status:	Received
Target Complete Date:	10/31/2022 4:23:35 PM	Color Flag:	
Actual Complete Date:			
Request Source:	Internet (N)		
Original Assigned Staff:	Gorelik, Ilya Rouse, Kathy Ruiz, Gladys		

◆ Staff / Citizen Action Log

No Staff/Citizen Actions have been added



CITY OF VISALIA

APPLICATION FOR APPOINTMENT

TO CITY BOARD, COMMITTEE OR COMMISSION

Name of Board, Committee or Commission

Name _____

Mailing/ _____

Residence _____

Address _____ Residence Phone _____

_____ Zip Code _____ Work Phone _____

Email _____ Cell Phone _____

Resident of Visalia for _____ years Visalia Registered Voter: Yes _____ No _____

TRAINING, EXPERIENCE and/or EDUCATION:

SCHOOL	MAJOR	GRADUATION DATE & DEGREE

Additional Pertinent Skills, Experience or Interests: _____

Community activities in which you are involved: _____

Current or prior service on a City Board, Committee or Commission: _____

Employment Information:

Present Occupation: _____

Name of Firm: _____

Address: _____

Phone: _____

Rules of law and ethics prohibit members from participating in and voting on matters in which they have a direct or indirect conflict of interest including a financial interest. Are you aware of any potential conflicts of interest which may develop from your occupation or financial holdings in relation to your responsibilities as a member of the Board, Committee or Commission to which you seek appointment? (If yes, please explain in detail any potential conflicts) YES _____ NO _____
(If you should have any questions about this matter or need further information as it relates to your situation, please advise the City Clerk's Office prior to submitting your application.)

FIRST choice for Board/Committee/Commission appointment: _____

Describe any qualifications, experience, and education, as well as any technical or professional background you may have relative to the duties of this position.	What are your goals in serving on this Board/Committee/Commission?

SECOND choice for Board/Committee/Commission appointment: _____

Describe any qualifications, experience, and education, as well as any technical or professional background you may have relative to the duties of this position.	What are your goals in serving on this Board/Committee/Commission?

THIRD choice for Board/Committee/Commission appointment: _____

Describe any qualifications, experience, and education, as well as any technical or professional background you may have relative to the duties of this position.	What are your goals in serving on this Board/Committee/Commission?

PLEASE NOTE THAT THIS APPLICATION BECOMES PUBLIC INFORMATION.

I hereby certify that the information contained in this application and any accompanying documents is true and correct to the best of my knowledge.



Signature of Applicant

11/4/2022

Date

The following information will be used for statistical purposes only. This information is requested on a voluntary basis. If you have questions regarding this request, please contact the City Clerk's Office. Your application *will be* processed whether or not you complete these questions. Thank you for your assistance.

Male Female

Ethnic Category: check all categories that apply:

White

(The category "White" includes White, Anglo-Saxons, Europeans, and person of Indo-European, North Africa or Middle Eastern origin.)

Black

(The category "Black" includes Blacks, Afro-Americans, and persons of Jamaican, Trinidadian, and West Indian descent.)

Hispanic

(The category "Hispanic" includes Mexican, Chicano, Latino, and all persons of Puerto Rican, Cuban Central or South American or Spanish descent.)

American Indian

(The category "American Indian" includes persons who identify themselves, or are known as such, by virtue of tribal associations, including Alaskan Native.)

Asian

(The category "Asian" includes Asian-Americans and persons of Japanese, Chinese, Korean, Filipino descent, Pacific Islanders and Vietnamese.)

You are invited to attach additional pages, enclose a copy of your resume or submit supplemental information which you feel may assist the City Council in its evaluation of your application.

When completed mail/submit original to:

Office of the City Clerk
City of Visalia
220 N. Santa Fe St.
Visalia, CA 93292