

HISTORIC PRESERVATION ADVISORY COMMITTEE

WEDNESDAY, January 14, 2015, at 5:30 P.M.

CHAIR: Virginia Strawser VICE CHAIR: Robert Grieb

COMMITTEE MEMBERS:

Jesus Gutierrez, William Martin, Jay Hohlbauch, Enoch Sears, Ruben Olguin

315 East Acequia Avenue, Visalia North Entrance – Front Conference Room

AGENDA

A. Citizens Requests

B. Project Reviews:

1. **HPAC 2015-01 – 112 E. Oak Avenue:** Recommendation to the Planning Commission for a conditional use permit to allow a church facility in an existing 2,200 sq. ft. building. . Phillip and Maureen Bianco – Owner. (APN: 094-281-009) – The site is within the Historic District, and the structure is listed on the Local Register of Historic Structures as a “Pueblo Revival” style with a “Background” classification.

C. Discussion Items:

1. New Member application – Phillip Esbenshade & Susan Renteria & Mary Bryant
2. Discussion – Dates for HRP plaque ceremonies The Depot – Bank of Italy
3. Committee and Staff Comments

D. Close the Meeting

In compliance with the Americans Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4003 (Staff Representative) 48-hours in advance on the meeting. For Hearing-Impaired - call (559) 713-4900 (TDD) 24-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 Andrew Chamberlain, Planning Division, 559-713-4003.

Additional information about the Historic Preservation Advisory Committee may be found at the following link:
http://www.ci.visalia.ca.us/government/committees/historic_preservation_advisory_committee/default.asp



HISTORIC PRESERVATION ADVISORY COMMITTEE

January 14, 2015

HPAC No. 2015-01

Applicant: Phillip and Maureen Bianco - Owners, Darlene Mata - Agent 559-799-2942
Location: 112 E. Oak Avenue - APN 097-053-003
Project: Conditional Use Permit to establish a church facility in an existing 2,200 sq. ft. building in the Professional Administrative Office (PA) zone

Staff Recommendation

Staff recommends that the Historic Preservation Advisory Committee recommend approval to the Planning Commission of the proposed conditional use permit for a church in the CDT zone, based upon HPAC No. 2015-01, as described in the findings and conditions in this report.

Site Plan

Zoning: CDT (Commercial Downtown)

General Plan Designation: Commercial Downtown

Design District: DRD (Downtown Retail Design District)

The site is within the Historic District, and the structure is listed on the Local Register of Historic Structures as a "Pueblo Revival" style with a "Background" classification.

Proposed Project

The requested conditional use permit is to establish a church at 112 E. Oak Avenue. The site contains a 2,200 sq. ft. building as shown in Exhibit "A". The floor plan shows a 40 seat sanctuary. This is an existing building which has been used for service commercial, retail and office uses in the past.

The Operational Statement in Exhibit "B" describes the use of the building for church services on Tuesday, Thursday and Saturday at 6:30 pm, and on Sunday at 10:00 am. The congregation currently has approximately 30 persons, with a peak of 48 persons on special occasions. The facility would be used for office and related church uses during the week. Similar to other churches the facility would also have special occasion uses such as weddings, religious holidays and related activities.



There are no parking stalls provided on the site. There is a private parking lot adjacent to the site on the west side which is currently used by the church.

Committee Review

The Historic Preservation Advisory Committee is required under Zoning Ordinance Section 17.56.050-C-1 to review and provide a recommendation to the Planning Commission on discretionary actions for Historic District and Local Register sites.

Discussion

Churches are a conditional use in the CDT zone, several use permits have been approved for churches in the CDT and related zones around the downtown area. Staff is recommending that the Committee recommend approval of the use permit to the Planning Commission with the findings and conditions contained herein. It should be noted that the church has been operating at this location for over a year. The adjacent land uses are an office building and a parking lot.

No exterior changes are being requested as a part of this review. Future exterior changes and signs are required to come to the Committee for review. The site is considered one of the older structures in the City, though no specific date of construction can be determined. The building has been used for a variety of uses.

Parking

The site does not have any on-site parking. The building is within the PBID area (property owner based improvement district) which currently has a parking program allowing for increases in parking intensity with no requirements to provide the parking as long as the program is in effect. The church indicates that they have been using the adjacent private lot. As presented the parking requirements for the proposed church use have been met.



Signs

The site contains several unpermitted building and freestanding signs. Staff has included a condition requiring that the signs go through the appropriate review and permitting process.

Historic Preservation Ordinance and Element

Staff finds that the proposed use would not be injurious to adjacent historic properties or the Historic District. The proposed church use of the building at 112 E. Oak Street is consistent with the Historic Preservation Ordinance and Element.

Findings and Conditions

Staff recommends that the Historic Preservation Advisory Committee recommend approval to the Planning Commission of HPAC Item No. 2015-01 for a conditional use permit to establish a church, based upon the following findings:

1. The site is within the Historic District, and the structure is listed on the Local Register of Historic Structures as a "Pueblo Revival" style with a "Background" classification.
2. That the proposed project would not be injurious to the surrounding properties.
3. That the proposed conditional use permit for a church facility at this location would not be injurious to the site or the Historic District.

4. That the proposed action would be in keeping with the intent of the Historic Preservation Element and Ordinance.

And subject to the following conditions:

1. That the facility operates consistent with the operational statement in Exhibit "B".
2. That the unpermitted signs, building and freestanding, go through the appropriate review and permitting process.
3. That any other exterior alterations be brought before this Committee for review prior to their installation.
4. That all other City codes and ordinances be met.

Attachments

- Exhibit "A" – Site Plan
- Exhibit "B" – Operational Statement
- Exhibit "C" – Application
- Aerial Photo
- Location Map



Exhibit "A"

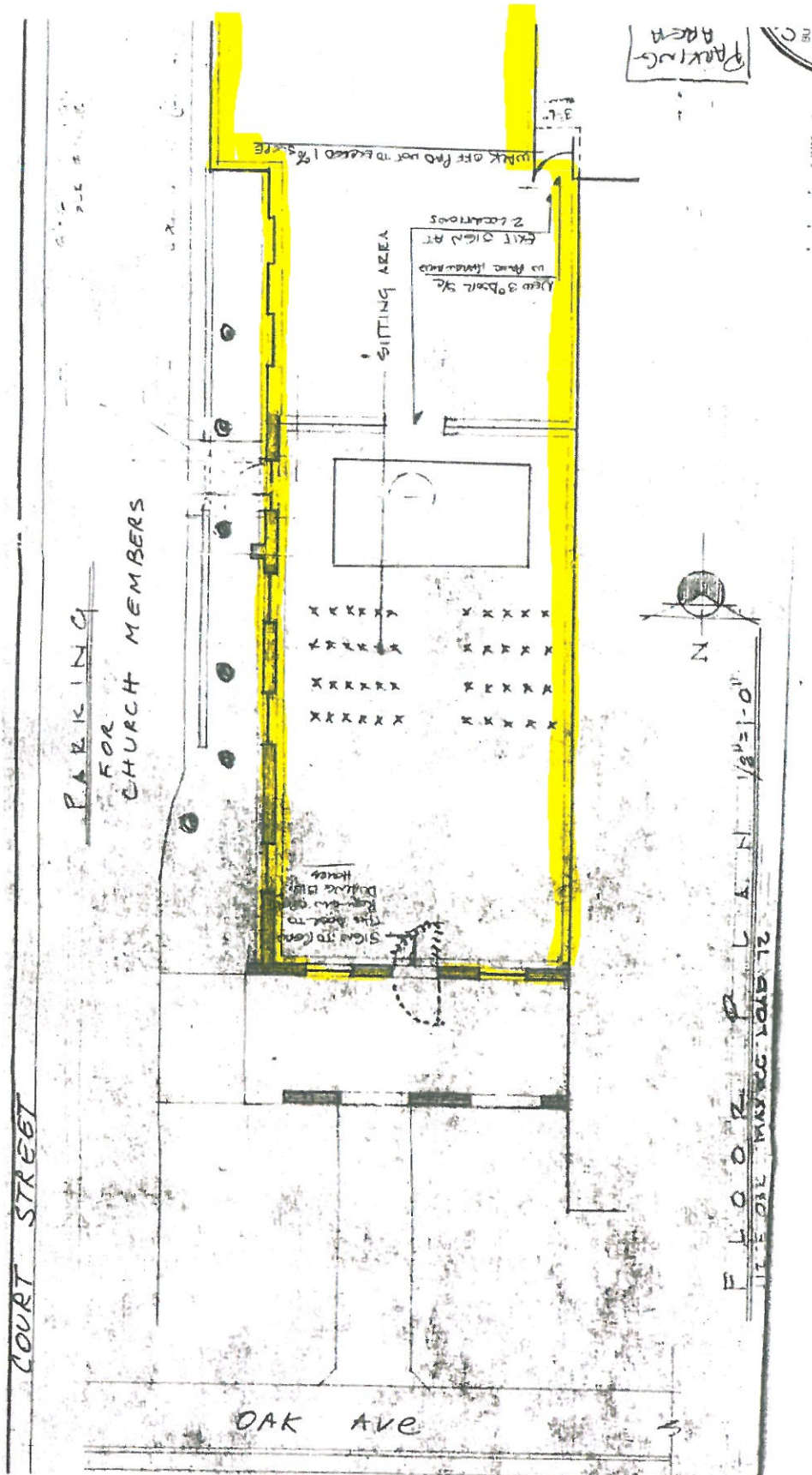


Exhibit “B”

OPERATIONAL STATEMENT

112 E. Oak Avenue

Iglesia De Jusuocristo Encuentro Salem

The proposed project is a small church occupying an existing bulding in the downtown area. The church serves approximately 30 with a potential peak of 48 on religious holidays such as Christmas and Easter. The church provides services on Tuesday, Thursday and Saturday at 6:30 p.m. and Sunday at 10 a.m.

Hours of Operation: Tuesday, Thursday, Saturday at 6:30 p.m.; Sunday at 10:00 a.m.

Number of Employees: Pastor and church volunteers, number varies, but volunteers are also attending services.

Parking Spaces: Required 12.25 spaces

Provided: None. However there are 48 spaces in the adjacent parking lot available for use by the church. In addition, the service times are off peak to other downtown office and retail uses and on-street parking is also available.

Exhibit C



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COMM. DEVELOP.
CITY OF VISALIA
CITY OF VISALIA

Project Address: 112 E Oak Ave
HPAC NO.: _____

HISTORIC PRESERVATION ADVISORY COMMITTEE REVIEW APPLICATION

LOCATION OF PROJECT: 112 E. Oak Ave DATE: 12/22/14
APPLICANT/PROJECT CONTACT: Darlene Mata PHONE: 799-2942
APPLICANT ADDRESS: PO Box 7354
E-MAIL ADDRESS: Darlene @ DR Mata Consulting.com APN#: 094-281-009
PROPERTY OWNER: Phil Bianco
GENERAL DESCRIPTION OF PROJECT: church in CDT zone.

BRIEF NARRATIVE/REASON FOR PROJECT: _____

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: Darlene Mata
RELATIONSHIP TO PROPERTY OWNER: consultant

REQUIRED MATERIALS:
Completed application
Completed Agency Authorization form (if represented by an agent)**
2 copies of site plan, elevations, landscape plans, etc. (as necessary)
1 copy of 8-1/2" x 11" reduction of all plans
NOTE: Additional materials may be requested, as necessary
**If the property owner is not the applicant, an Agency Authorization must also be submitted.

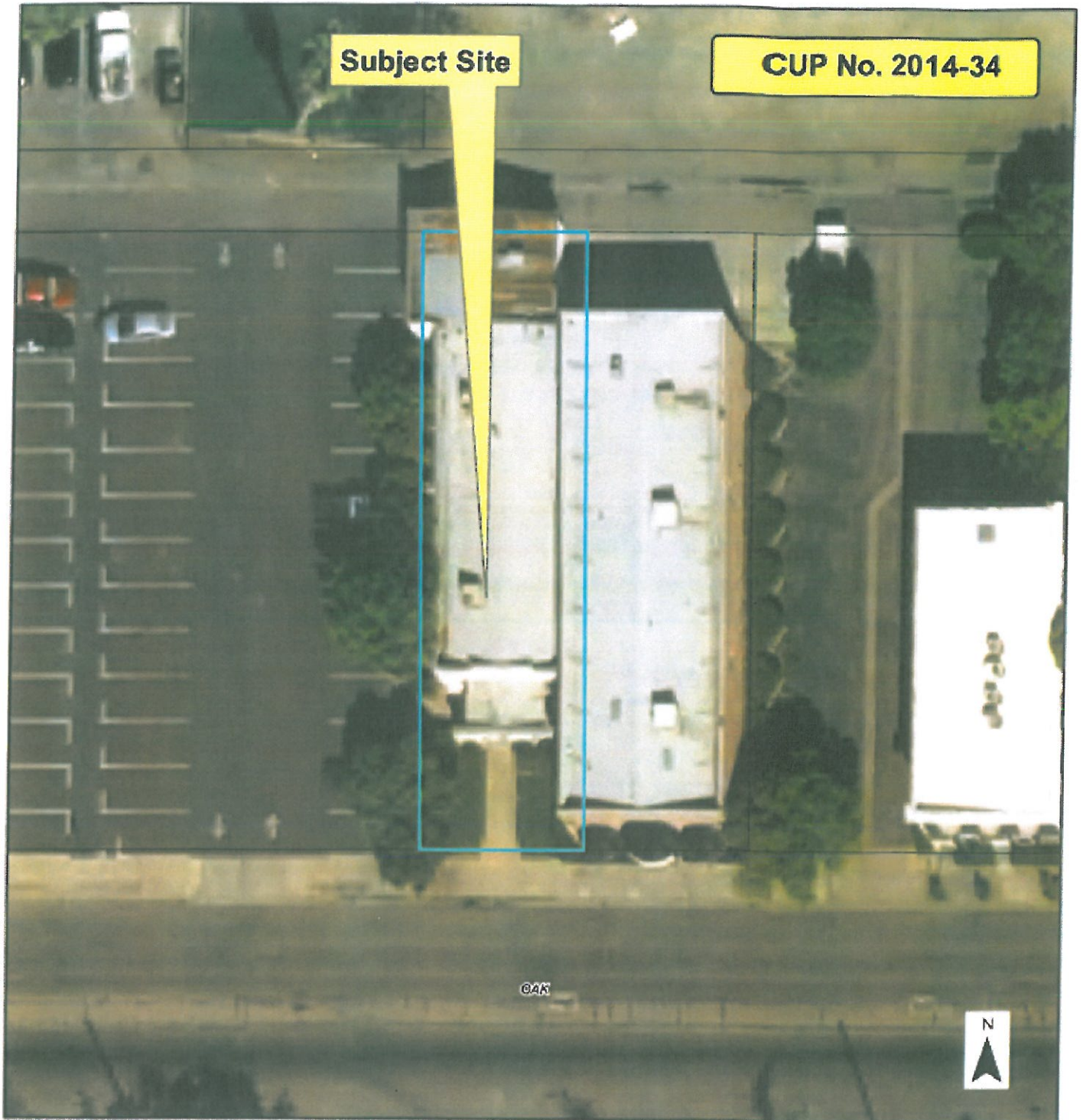
Please provide the following information as it pertains to your project (drawings and a plot plan must be submitted with this application. These plans are for the HPAC process only. Building permits require a separate application and separate materials)

1. Type of Action (check one):
- New Construction
 - Signs
 - Alteration to existing structure
 - Moving-New Location
 - Other: cup for existing building
 - Demolition - (May require inspection by the City of Visalia Building Division)
For further information contact Historic Preservation staff representative.

If moving or demolition permit – it is not necessary to complete the following questions.

2. Exterior Elevations:
- a. Proposed Materials on exterior elevation (type and description of siding and trims):
no change
 - b. Description and type of proposed windows and doors (include material of window frame):
no change

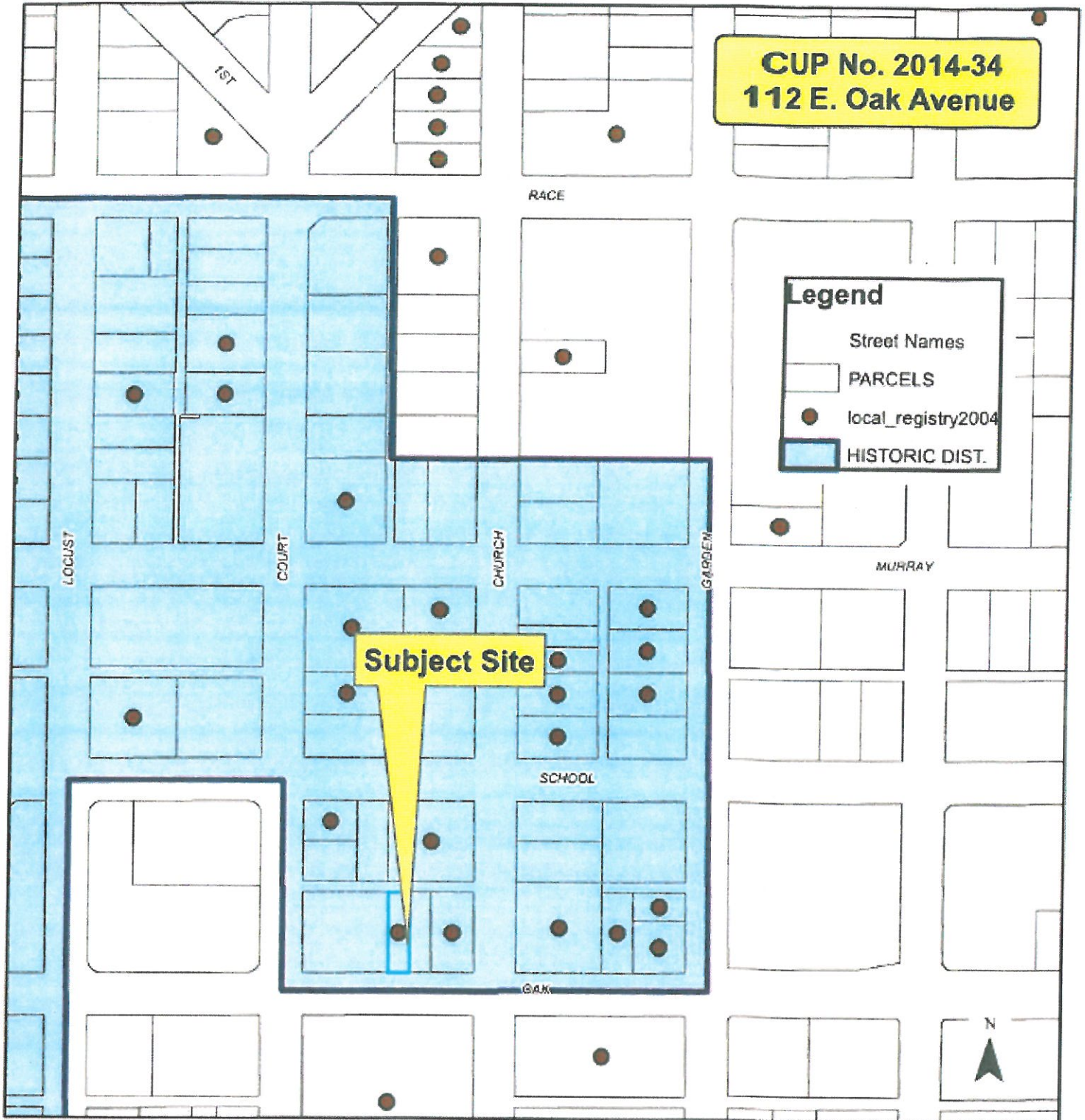
City of Visalia



Aerial Photo

0 5 10 20 30 40 Feet

City of Visalia



Historic District & Local Register of Historic Structures