

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday September 9, 2020, at 5:30PM

CHAIR: Patricia Kane
COMMITTEE MEMBERS:
Daryl Haarberg, Michael Kreps, Marilyn Mitchell, Jay Hohlbauch,
Walter Deissler, and Heather Carter

315 East Acequia Avenue, Visalia

AGENDA

A. Citizen's Comments

B. Project Reviews:

1. **HPAC No. 2020-06;** A request by Javier Andrade for the placement of a freestanding sign, located at 310 W. Murray Avenue (APN: 094-353-009).
2. **HPAC No. 2020-07;** A request by Jason Griffith for a Conditional Use Permit to establish a group counseling facility, located at 400 N. Church Street (APN: 094-272-008).

C. Discussion Items:

1. Odell-Mor Building
2. Local Register of Historic Structures Update
3. Historic Preservation Ordinance Update
4. Committee and Staff Comments

D. Adjournment

If you desire to make comments regarding any project on the agenda, the following methods may be utilized:

- Mailing written comments to the City of Visalia Planning Division, Attn: Cristobal Carrillo, 315 East Acequia Avenue, Visalia, CA, 93291;
- Dropping off written comments to the City of Visalia Planning Division, Attn: Cristobal Carrillo, 315 East Acequia Avenue, Visalia, CA, 93291;
- Emailing comments to cristobal.carrillo@visalia.city; or
- Calling Cristobal Carrillo at (559) 713-4443 between the hours of 8:00am to 5:00pm, Monday through Friday.

The above methods for providing public comment are strongly encouraged. Comments must be received no later than 5:00pm on the day of the meeting. All comments received will be shared at the meeting. If you wish to call in during the meeting to provide public comment, please call (559) 713-4041 at 5:30pm on the day of the meeting.

Citizens may appear at the Historic Preservation Advisory Committee meeting in person. **Citizens will be asked to maintain appropriate, physical distancing from others and wear a mask or face shield pursuant to the Governor's Executive Orders and public health guidance during the COVID-19 situation.**

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 a la Ciudad de Visalia al numero (559) 713-4443.

Additional information about the Historic Preservation Advisory Committee may be found by contacting Cristobal Carrillo, Associate Planner at 559-713-4443, emailing cristobal.carrillo@visalia.city, or by visiting the following link: https://www.visalia.city/government/committees/historic_preservation_advisory_committee.asp



HISTORIC PRESERVATION ADVISORY COMMITTEE

September 9, 2020

HPAC Item No. 2020-06

Applicant: Javier Andrade

Owner: A & M Consulting Engineers

Location: 310 W. Murray Avenue (APN: 094-353-009)

Project: Freestanding Sign

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2020-06, described in the findings and recommendations in this report.

SITE DATA

The site is zoned O-C (Office Conversion) and contains a residence converted into an office.

The project site is located within the Historic District, and is listed on the Local Register of Historic Structures. The building is designated as a "Background" structure in Queen Anne style.

PROJECT DESCRIPTION

The applicant is requesting placement of a freestanding monument sign for an existing engineering consultant office as shown in Exhibit "A". Construction of the sign began without HPAC review or issuance of a Building Permit. The applicant was informed on July 29, 2020 by the Visalia Neighborhood Preservation division that HPAC review and a Building Permit would be required prior to completion of signage construction.

As shown in Exhibit "B" the sign will be singled-sided, on a structure made of gray split-face CMU block with a rough finish. Existing rebar protrusions shown in Exhibit "C" will be replaced with a concrete cap as shown in Exhibit "B". The monument sign will be approximately 4 ft., 4 in. tall, and 6 ½ ft. long. The sign face itself will be



approximately 12 sq. ft. in size. The sign will be placed south of the building, facing Murray Ave. The monument sign replaces a wooden freestanding sign in approximately the same location.

DISCUSSION

Signage Standards

The OC Zone allows for freestanding signs of up to 35 sq. ft. in area per side. The maximum height permitted is 6 ft., with a setback standard of at least 5 ft. from the front property lines. The sign as shown in Exhibit "A" and "B" complies with the signage standards.

Architectural Compatibility

Per Visalia Municipal Code Section 17.56.050.C.4 the HPAC may approve, conditionally approve, or deny a sign application based upon the proposed design and/or materials, but not upon the proposed size or location. The monument sign is made of CMU materials which are not common within the Historic District. However, the sign is considered consistent with the character of the existing building given its similar coloring. The addition of rock and drought tolerant landscaping further increases the visual compatibility. The rough finish of the CMU wall as shown in Exhibit "C" is also considered closer in style to other signage within the Historic District, which are typically made of wood or rock materials.

A sign composed of wooden materials would be closer in style to the existing building. However, as the CMU monument sign has already been partially completed, it would be considered a hardship to require the applicant to remove the existing structure. As such, staff recommends that the proposed sign be allowed to remain.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC Item No. 2020-06 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 design of the proposed freestanding sign would be in keeping with the intent of the Historic Preservation Element and Ordinance.
3. That the character of the proposed sign is consistent with the primary structure and the surrounding streetscape.
4. That the proposed sign as shown in Exhibits "A", "B", and "C" would not be injurious to the surrounding properties or character of the Historic District.

And subject to the following conditions:

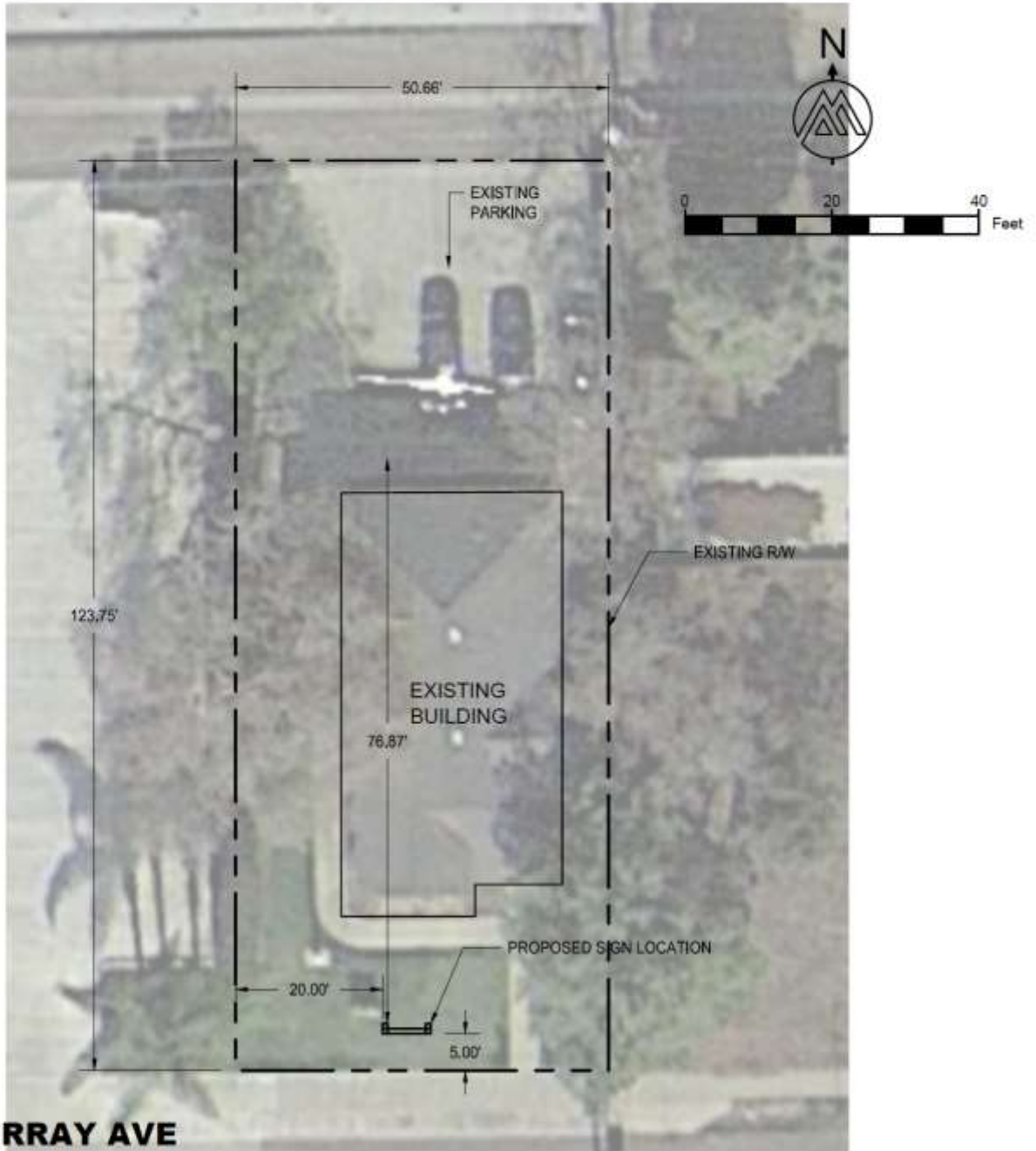
1. That the sign be developed consistent with the site plan in Exhibit "A", and elevations in Exhibits "B" and "C".
2. That a Building Permit shall be obtained for the signage and all inspections completed.
3. That any significant changes to the exterior of onsite structures, be brought back to the Historic Preservation Advisory Committee prior to any issuance of a Building Permit.
4. That the freestanding sign be located a minimum of 5 feet from the front property line as shown in Exhibit "A"
5. That all other City codes and ordinances be met.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Freestanding Sign Diagram
- Exhibit “C” – Site Pictures
- Aerial Photo
- Historic District and Local Register Map
- HPAC Application

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 with applicable fees 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.

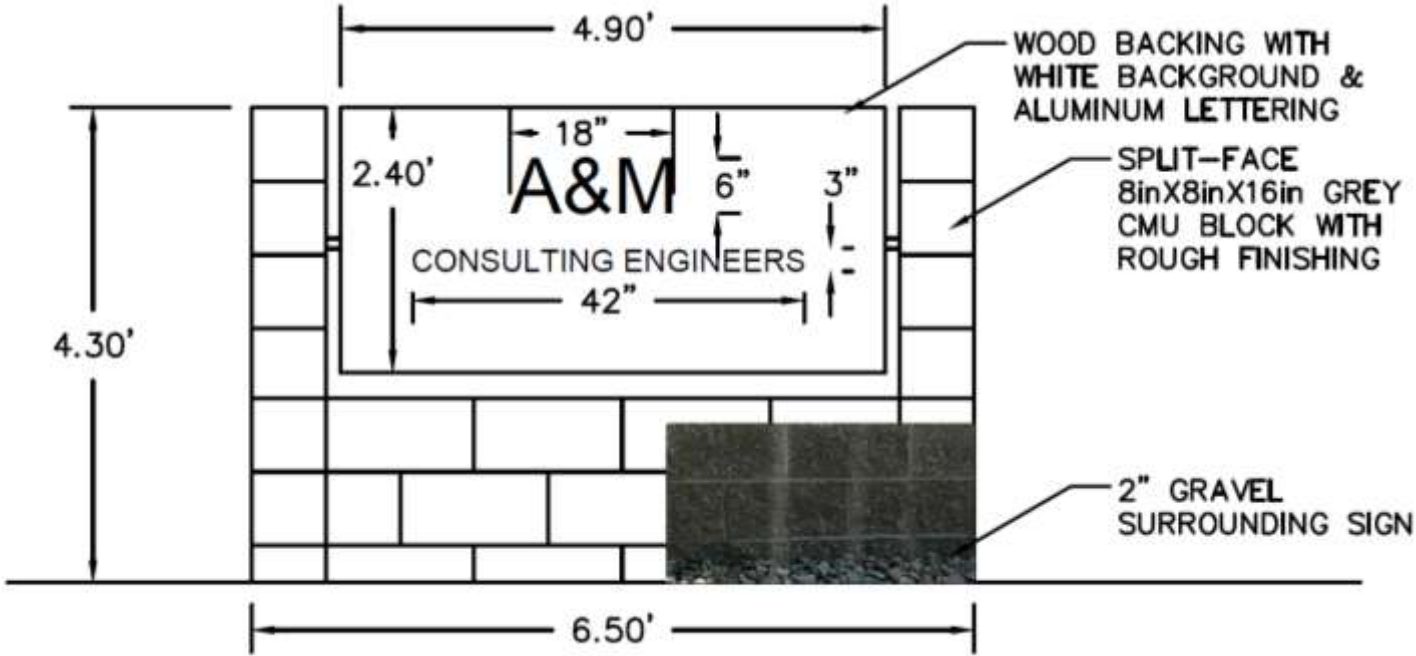


W MURRAY AVE

**310 W MURRAY AVE
PROPOSED SIGN LOCATION**



EXHIBIT "B"



A&M SIGN DETAILS

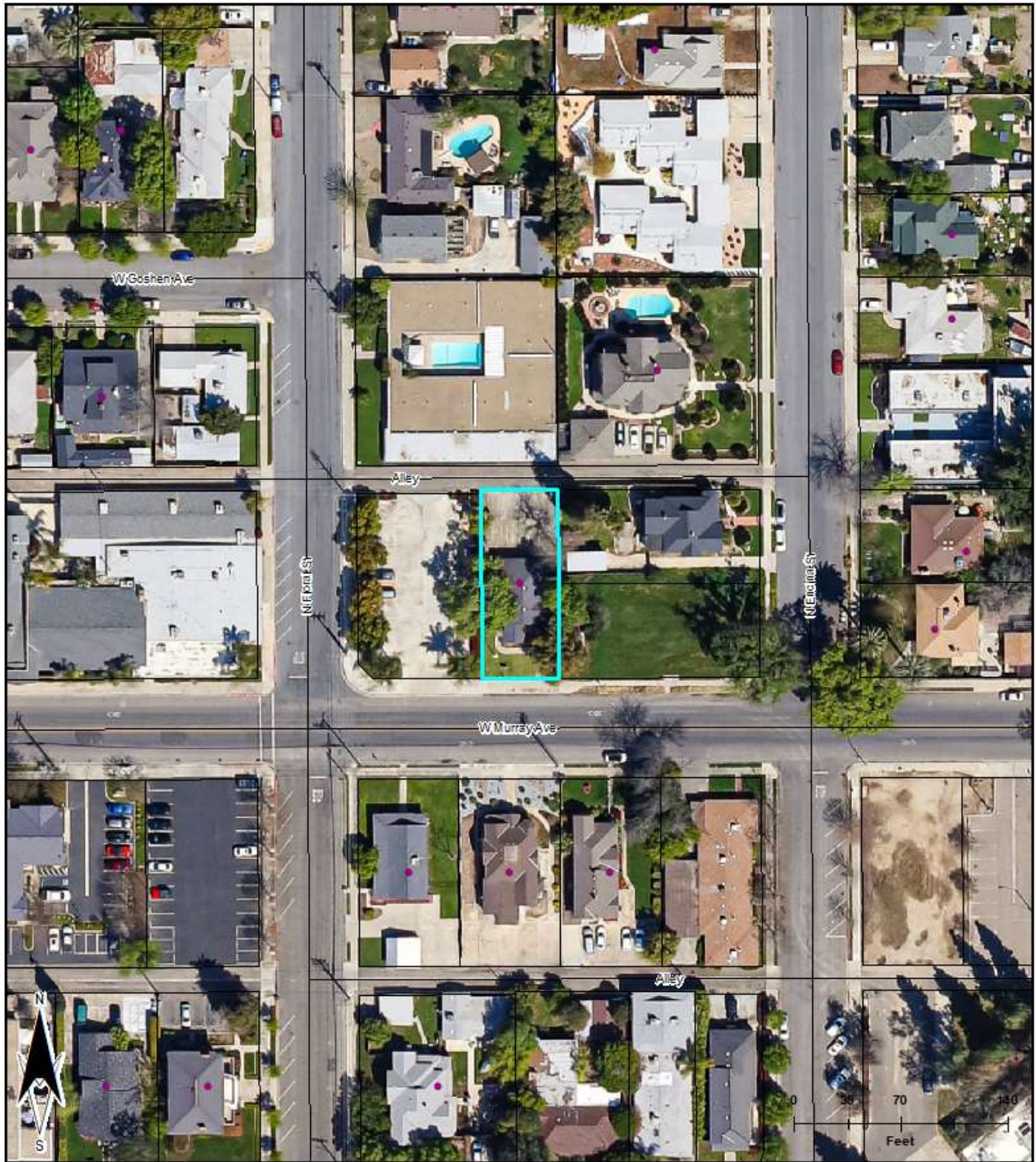
Please see attached image of the concrete cap, it is a 1x8x16 concrete cap (grey) similar in color to the CMU blocks.



EXHIBIT "C"



HPAC 2020-06 - 310 W. Murray - Freestanding Sign

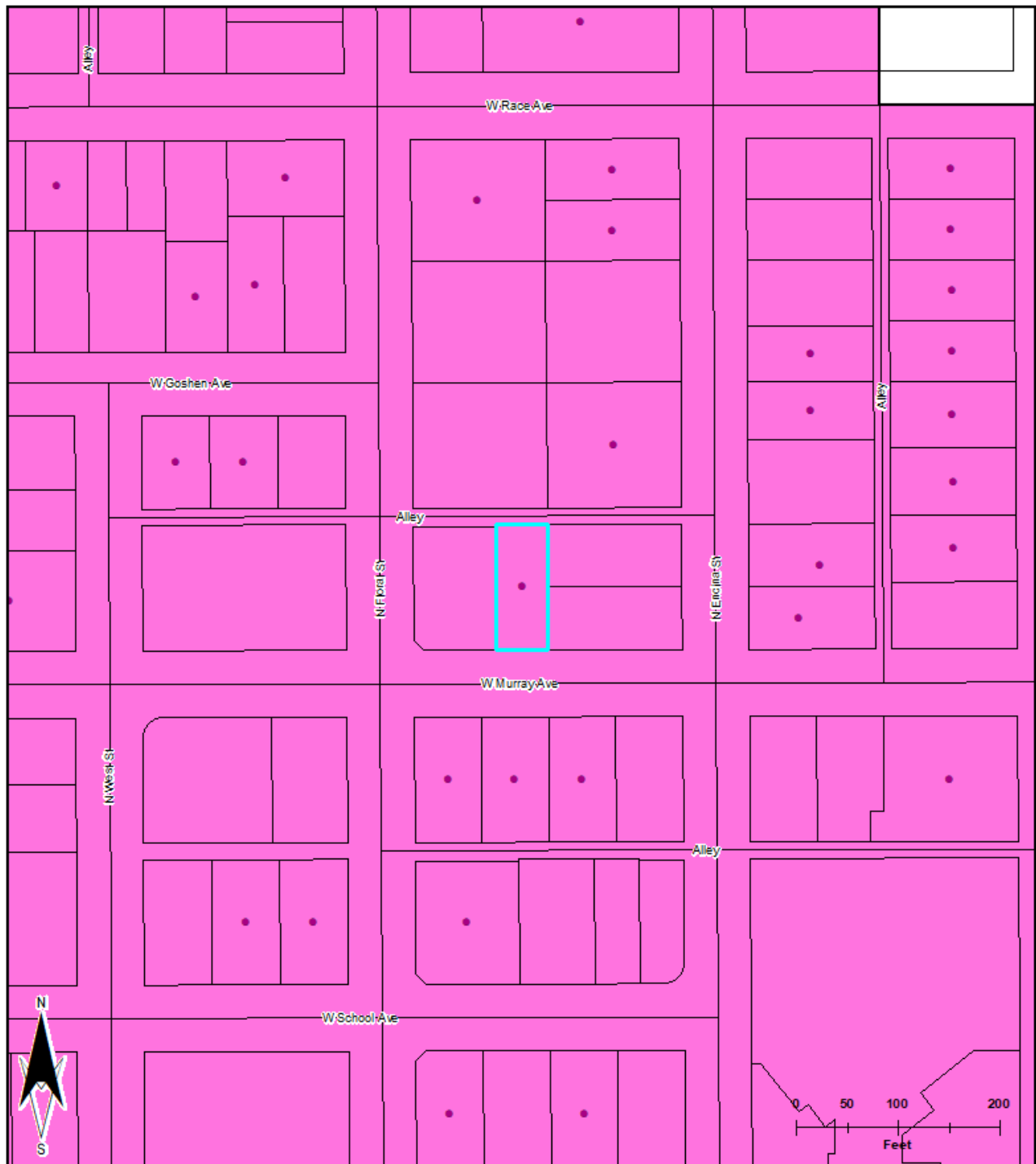


HPAC No. 2020-06

Aerial Map

Legend

- Local Registry
- City Limits
- Streets
- Railroad
- Waterways
- Parcels



HPAC No. 2020-06

Historic District and
Local Register Map

Legend

- Local Registry
- City Limits
- Streets
- Railroad
- Waterways
- Parcels
- Historic District

c. If masonry is used as an exterior material, please provide the following information:
Material: SPLIT FACE NATURAL GREY
Size: 8X8X16
Color: GREY (GRANITE)

3. Roof: (Please indicate proposed changes to):
Style: _____
Pitch: _____
Material: _____

4. Proposed Building Height:
Height to eave: _____
Height to peak of roof: _____

5. Setbacks: (Measurement from curb and property line to proposed structures)
a. Setbacks on proposed project:
Front: _____
Rear: _____
Sides: _____
b. Setbacks on adjacent properties (distance from curb is sufficient)
Front only: _____

6. Landscaping: (Indicate any mature trees on plans)

7. Signs: (If applicable)
Please provide a sketch of the proposed sign indicating colors and materials and a plot plan showing the location of the sign on the property.

Signed: Javier Andrade Date: 08/19/20
Agent/Property Owner

If the application is approved, a building permit may not be issued and construction may not begin until 10 days after the Committee's decision. This is to allow appeals to be submitted, as prescribed in Article 26, Section 7712 of the City of Visalia Historic Preservation District Ordinance.

Applications for Historic Preservation must be submitted to the City of Visalia Planning Division NO LESS THAN 8 CALENDAR DAYS PRIOR to the meeting.

Applicants or their representative are requested to attend the meeting.

The Historic Preservation Advisory Committee meets every 2nd and 4th Wednesday of the month (except holidays and special circumstances) at 5:30 p.m. in the City Hall East Conference Room.

For additional information or assistance in completing this application, please feel free to call (559) 713-4359.

HISTORIC PRESERVATION ADVISORY COMMITTEE

September 9, 2020

HPAC Item No. 2020-07

Applicant: Jason Griffith

Property
Owner: Foundation for the Least, Last, and Lost

Location: 400 N. Church Street (APN: 094-272-008)

Project: Conditional Use Permit for the establishment of a group counseling facility.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) recommend approval of the Conditional Use Permit (CUP) to the Visalia Planning Commission, as described in the findings, conditions, and recommendations in this report.

SITE DATA

The site is zoned D-MU (Downtown Mixed Use) and contains a single family residence that has been converted into an office space, and three storage structures.

The project site is located within the Historic District, and is listed on the Local Register of Historic Structures. The building is designated as a “Focus” structure with Bungalow style architecture.



PROJECT DESCRIPTION

The applicant proposes establishment of group counseling facility, providing services to homeless individuals residing in the Visalia area. Per the operational statement in Exhibit “C” “The Warehouse” will function as a



clearinghouse for support services, providing Bible study sessions as well as connecting homeless individuals with local churches, mental health agencies, and service organizations. Additional services include providing clothing, hygiene products, free internet, and a place to

cool down during the summer months. Food services in the form of refreshments (coffee, water) will also be provided as need demands. No church services will be conducted onsite.

Hours of operation for the facility will vary depending on the season and the needs of individuals, but will largely be contained to 8:00am to 4:00pm, Monday through Friday, with Bible study occurring 6:00pm to 8:00pm, Tuesday and Thursday, and 9:00am to 11:00am on Sunday. The facility will have four employees, with additional staff from partnering organizations onsite to assist with clients. Per the operational statement, the facility will be equipped to host up to 20 clients at a time, with an anticipated 75 to 100 clients visiting the site per day.

Onsite security will consist of the installation of cameras and floodlights to the exterior of the facility. Per the site plan in Exhibit "A" and elevations in Exhibit "B", no other exterior alterations or signage for the building is proposed.

DISCUSSION

Zoning actions such as a CUP require a recommendation from the HPAC to the 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, or the entire historic district. Staff's recommendation to the HPAC is based on the considerations listed below.

Land Use Compatibility

The use as described in the operational statement has been interpreted by staff to fall under the designation of "Counseling/psychologist – groups". This use is "conditionally permitted" in the D-MU Zone, requiring approval of a CUP through the public hearing process.

The surrounding area consists primarily of commercial and office uses, with three residences located just north of the project site. Impacts from the increased site usage are expected to be mitigated by facility staff through the clean-up of trash from the site and surrounding area during hours of operation. Security lights and cameras will act as a deterrent to vandalism of the building. The Applicant will also be required to obtain approval of a CUP through the public hearing process, which will subject the proposal to review by the Visalia Planning Commission. CUP review also requires public notification of the project in the Visalia Times-Delta and to owners and occupants of properties within 300 feet of the project site. Once a public hearing date is set, members of the public will have an opportunity to express any concerns with the use or its operation to the Planning Commission. The Planning Commission is empowered by the Visalia Municipal Code to grant or deny applications for CUPs and to impose reasonable conditions upon the granting of such permits.

With the above in place, impacts from the use on surrounding areas, the Historic District, and the site itself will be sufficiently mitigated. The proposed addition of cameras and flood lights to the building exterior will not significantly alter the visual characteristics of the site. Conditions of Approval will be incorporated requiring the inconspicuous placement of the security cameras and flood lights onsite so they are not visible from the public right of way. Conditional No. 1 is included to ensure that clean-up activities as described in the operational statement are conducted. Condition No. 2 is also included requiring the reduction of glare from onsite lighting onto neighboring residential areas. Lastly owners and occupants of adjacent sites will have an opportunity to provide input to the Planning Commission through the CUP process.

Architectural Compatibility

As illustrated in the elevations in Exhibit "B" the existing building will not be altered in anyway, save for the addition of security cameras and flood lights. Since the appearance of the building will remain in its current condition, the proposal is compliant with the goals of the HPAC and Historic District. Condition of Approval No. 5 has been included requiring the applicant to submit any future exterior changes or changes in use to the HPAC for review prior to the issuance of any discretionary permits or Building Permits.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC Item No. 2020-07 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 proposed use would be in keeping with the intent of the Historic Preservation Element and Ordinance.
3. That the proposed use is consistent with the D-MU (Downtown Mixed Use) Zone and other uses in the Historic District.
4. That the proposed Conditional Use Permit for the group counseling facility as described herein would not be injurious to the surrounding properties or character of the Historic District.

And subject to the following conditions:

1. That the project shall be developed in substantial compliance with the site plan in Exhibit "A", site pictures in Exhibit "B", and operational statement in Exhibit "C".
2. That onsite lighting shall be deflected away from abutting residential sites so as to cause no annoying glare.
3. That security cameras and flood lights be placed onsite so as to be inconspicuous and not visible from the public right of way.
4. That the project undergoes the appropriate City permitting process.
5. That any significant changes in the operation of the proposed use, or any changes to the exterior of onsite structures, be brought back before the Historic Preservation Advisory Committee prior to any review by the Planning Commission and/or issuance of a Building Permit.
6. That all other City codes and ordinances be met.

Attachments

- Exhibit "A" – Site Plan
- Exhibit "B" – Site Pictures
- Exhibit "C" – Operational Statement
- Aerial Photo
- Historic District and Local Register Map
- HPAC Application

APPEAL INFORMATION

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HPAC 2020-07 - 400 N. Church Street - The Warehouse



HPAC 2020-07 - 400 N. Church Street - The Warehouse



THE WAREHOUSE
400 N CHURCH STREET
WEST ELEVATION
SIGN DETAIL

The Warehouse Visalia Operations 7.16.20

Statement:

We are a Christian Ministry that does not exist to be a church. We will not be operating a church onsite. We provide an opportunity for the homeless population to attend bible studies where they might not feel comfortable in a traditional church setting. If they desire, we seek to help them plug into a church in the community.

Operational Plans

- Monday through Friday:
 1. 8:00 AM - 3 staff members arrive. Duties include cleaning up around the site as we are finding that there is plenty of trash left in the street and alley overnight, particularly Monday mornings. Staff will prepare inside for opening.
 2. 9:00 – 12:00 Doors Open
 - 4-5 round tables and chairs are set up for visitors to sit, study, relax. Tables and chairs will be cleaned routinely.
 - Coffee, water and individually wrapped snacks are provided.
 - Restroom services are provided.
 - Customers can submit a written request for clothing items from the clothing closet. A staff member will fill those requests.
 - Hygiene products will be available.
 - Internet service is available for housing searches, job searches, DMV, etc.
 - Local service agencies will have space to meet with clients. Currently we have a Family Services Housing Outreach Specialist come weekly to meet with clients and do housing assessments. Our Administrative Director and the housing specialist work together to get the proper documents for housing through Kings and Tulare County Homeless Alliance. Other agencies we work with and who will conduct frequent on-site meetings with clients include Kings and Tulare County Homeless Alliance, Kaweah Delta Bridge Program, Tulare County Health and Human Services. We will provide meeting areas for individuals from these groups to conduct interviews or meetings with their clients in the homeless community.
 3. 12:00-1:00 Doors closed and staff will be onsite cleaning.
- During summer, hours may switch to afternoon (1:00-4:00) to provide relief from the heat. Additional afternoon hours may be added (1:00-4:00) depending on demand.
- Sunday Mornings- A group of less than 20 people will be allowed to gather inside the building for Bible Study.
- Our doors will be open during business hours to anyone, they do not have to receive any services to come in. We will also provide people with cold water given we have it in stock.
- Bible Study Hours:
 - Tuesday 6pm – 8pm
 - Thursday 6pm – 8pm
 - Sunday 9am – 11am

Staff & Clientele:

- Administrative Director, plus 3 operational staff members.
- With staff and partnering agencies, we are equipped to host up to 20 clients at a time. A client's average stay is 45 minutes, and we anticipate to have 75 to 100 clients per day.
- *Current State regulations surrounding COVID-19 will be adhered to.

Goals:

- 1) We do not want to create a Church, but plug people into churches within our city.
- 2) Provide a conduit for the homeless of our community to get the existing services our community is already offering ranging from mental health to housing.

Summary:

The Warehouse Visalia has operated in the community for approximately ten years. We have found success in a very deliberate niche. We build trusting, authentic relationships with the marginalized of our community. At the same time, we build relationships with people and service organizations within our community to connect those that need help with those that offer help. A connection hub within our community. We have seen many get off the streets and begin to rebuild their lives through this effort. At the heart of it all is our belief in Jesus Christ, but we have no requirements for anyone seeking help. We do our best to be the hands and feet of Jesus. To some people that might look like a cold bottle of water on a hot day, to others it might look like picking up trash around the neighborhood. We want to let the people around us see Jesus in us. When they ask what changed in us we are able to share our stories of addiction and homelessness and what God did in our lives to draw us to Him.

Re: 400 N. Church Street "The Warehouse" - HPAC Application

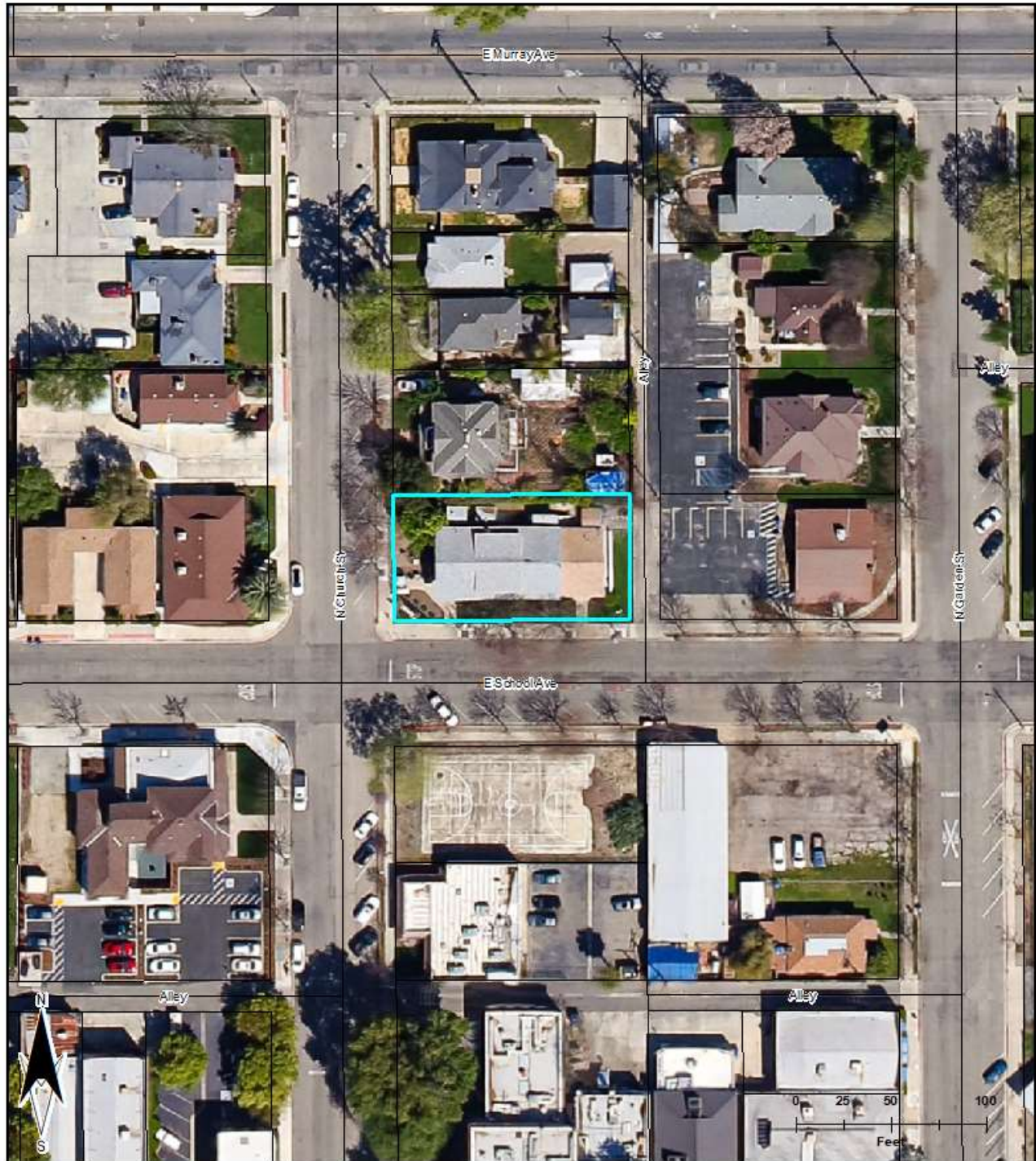
Aaron Carpenter <aaronc@4-creeks.com>

- ① You replied to this message on 09/03/2020 4:21 PM.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Sent: Thu 09/03/2020 4:14 PM

To: Cristobal Carrillo

Hey Cristobal, sorry, I don't have either of those items. I know they installed cameras and floodlights to the exterior, and they haven't changed anything to the interior floorplan from the previous use (to the best of my knowledge).

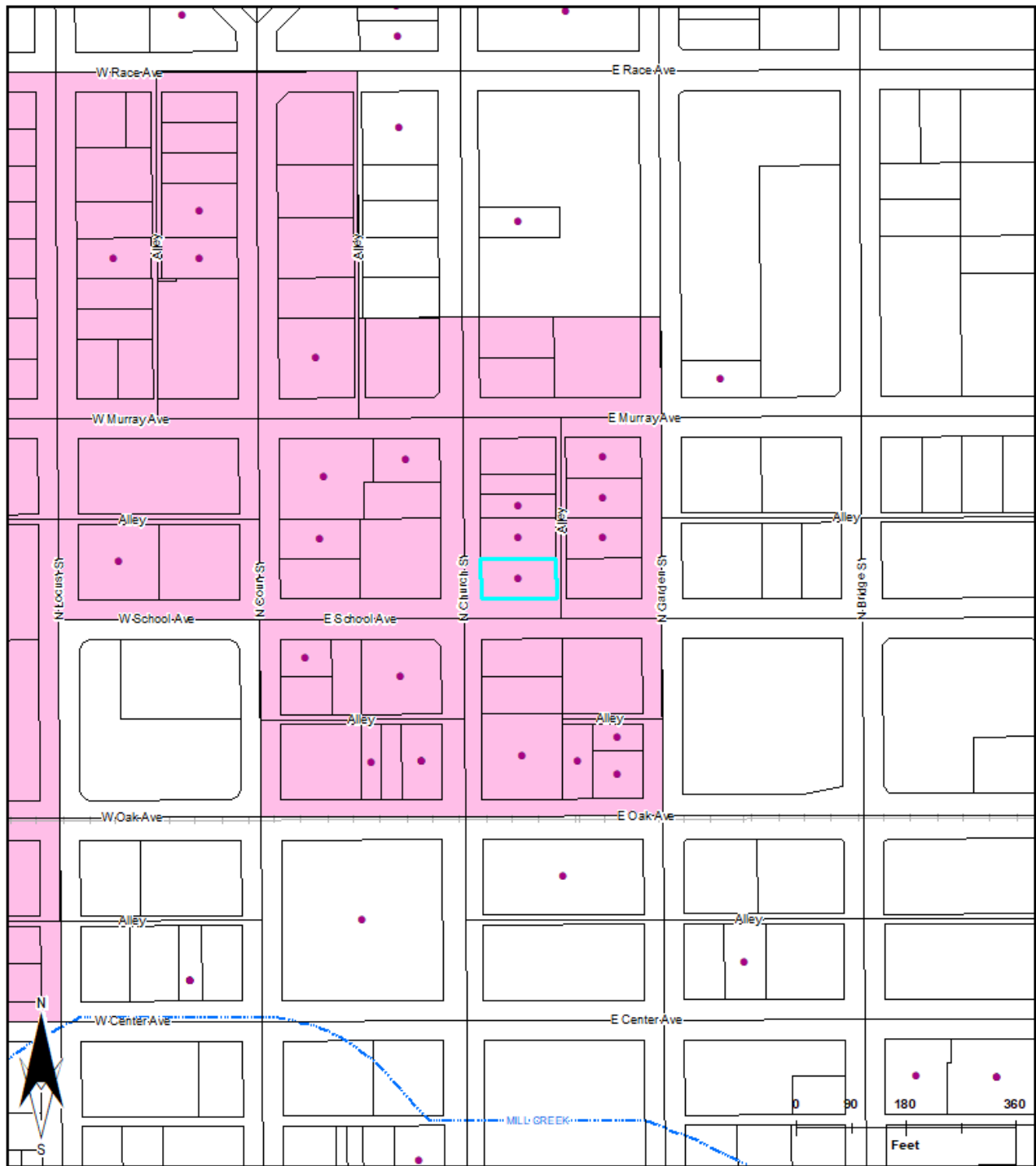


HPAC No. 2020-07

Aerial Map

Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels




HPAC No. 2020-07

Historic District and
Local Register Map

- Legend**
- Local Registry
 - City Limits
 - Streets
 - Railroad
 - Waterways
 - ▭ Parcels
 - ▭ Historical District

- c. If masonry is used as an exterior material, please provide the following information:
 Material: N/A
 Size: _____
 Color: _____
3. Roof: (Please indicate proposed changes to):
 Style: N/A
 Pitch: N/A
 Material: N/A
4. Proposed Building Height:
 Height to eave: N/A
 Height to peak of roof: N/A
5. Setbacks: (Measurement from curb and property line to proposed structures)
 a. Setbacks on proposed project:
 Front: N/A
 Rear: N/A
 Sides: N/A
 b. Setbacks on adjacent properties (distance from curb is sufficient)
 Front only: _____
6. Landscaping: (Indicate any mature trees on plans)
The site is currently landscaped and street trees are healthy.

7. Signs: (If applicable)
 Please provide a sketch of the proposed sign indicating colors and materials and a plot plan showing the location of the sign on the property.

Signed:  Date: 8.3.2020
 Agent/Property Owner

If the application is approved, a building permit may not be issued and construction may not begin until 10 days after the Committee's decision. This is to allow appeals to be submitted, as prescribed in Article 26, Section 7712 of the City of Visalia Historic Preservation District Ordinance.

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