

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, February 10, 2021 at 5:30PM

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

315 East Acequia Avenue, Visalia

AGENDA

A. Citizen's Comments

B. Project Review:

1. **HPAC No. 2021-01;** A request by Yesenia Cisneros to construct a new single-family residence with a second-story accessory dwelling unit on a vacant lot, located at 708 S. Church Street (APN: 097-076-013).

C. Discussion Items

1. Mills Act Update
2. Annual Report to City Council – February 16, 2021
3. Odell-Mor Building Update
4. Local Register of Historic Structures Update
5. Resignation of Heather Carter from HPAC
6. 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 also attend the Historic Preservation Advisory Committee meeting via Zoom video conference. If you are interested in participating via Zoom please contact City staff no later than 5:00pm on the day of the meeting.

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.as](https://www.visalia.city/government/committees/historic_preservation_advisory_committee.asp)
[p](https://www.visalia.city/government/committees/historic_preservation_advisory_committee.asp)



HISTORIC PRESERVATION ADVISORY COMMITTEE

February 10, 2021

HPAC Item No. 2021-01

Applicant: Yesenia Cisneros (Agent)

Owner: Varo-Real Investments, Inc. / Jordan Reyes

Location: 708 S. Church Street (APN: 097-076-013)

Project: A request to construct a new single-family residence with a second-story accessory dwelling unit on a vacant lot.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2021-01 based upon the findings and conditions in this report.

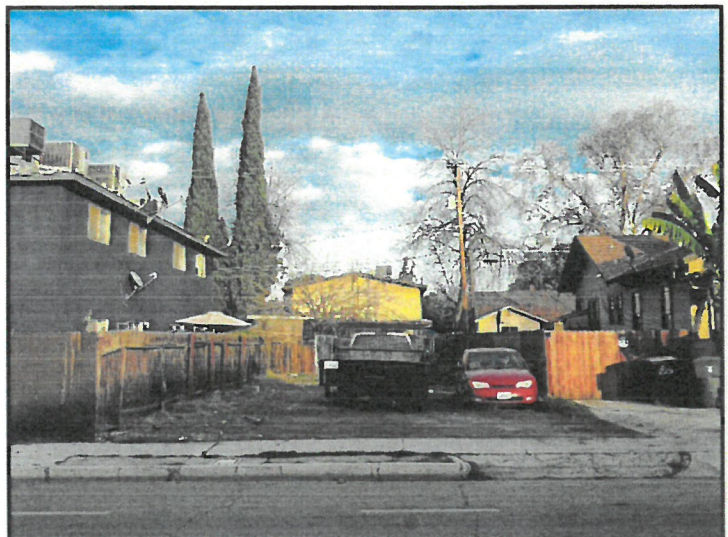
SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area). The site is currently vacant.

The site is located within the Historic District. A residence previously located on the project site was listed on the Local Register as a "Background" structure in the "Vernacular" style. The structure was approved for demolition by the HPAC in 2004 due to owner neglect and was officially removed from the site in 2005. Despite removal, City records continue to list the site on the Local Register. The HPAC is currently undergoing an effort to conduct a comprehensive update of the Local Register. The site will be removed from the Local Register at the time the update is completed.

PROJECT DESCRIPTION

The request is to construct a new single-family residence and an accessory dwelling unit (ADU) on a 3,099 sq. ft. vacant lot, as shown in Exhibit "A". The units are proposed for rental purposes. The site is located east of S. Church Street, approximately 75 feet south of E. Sequoia Avenue. Per the floor plan in Exhibit "B" and elevations in Exhibit "C", the applicant proposes a two-story structure (approximately 20 feet in height) with a 1,008 sq. ft. main dwelling unit on the first story, and a 960 sq. ft. ADU on the second



story. Each unit will contain two bedrooms, two bathrooms, a kitchen, and living room space. Only the main unit on the first story will contain a 48 sq. ft. entry area and a 48 sq. ft. front porch. An approximately 32 sq. ft. back patio/balcony will be located on the east side of the building, leading to a stairway. The applicant also proposes construction of a 400 sq. ft. two stall carport in the rear yard, with a third uncovered parking stall located adjacent to Church Street.

Per the project application and elevations in Exhibit "C", the applicant proposes placing hardy board plank siding and real wood trim on the dwelling exteriors. Double pane vinyl windows with wood clad frames are proposed, with the second-story windows facing Church Street containing decorative shutters. The front and rear façades will feature gable roofs for the residence and front porch. The roofs will be adorned with 30-year comp shingle material, corbels, and decorative shingles with wood trim just underneath. The carport will similarly feature comp shingle roofing and decorative shingles on the façade. Porches/balconies will contain single 4" x 6" posts with metal railings.

Primary access to the site and front yard parking areas will be provided by S. Church Street. An alley adjacent to the east of the project site will be utilized to access the rear yard carport. Landscaping as shown in Exhibit "A" will include the planting of crepe myrtle trees and pink breath of heaven shrubs within the front yard setback area.

DISCUSSION

Land Use Compatibility

The subject site is zoned R-1-5, which permits placement of a single-family residence as well as an ADU, subject to Building Permit approval. All sites immediately adjacent to the subject property are also zoned R-1-5 and contain residential development. Furthermore, there are five properties within the same block as the project site that contain two or more dwelling units. The site immediately to the north contains a multifamily complex with four units. As such, the proposed use is considered compatible with the site and surrounding area.

Architectural Compatibility

The proposed design of the development as shown in Exhibit "C" is not characteristic of a specific historic style, but rather combines several historic elements (faux wood siding, wood window frames, decorative corbels, gable roofs, etc.) that produce a highbred appearance. Due to the added architectural elements, the proposed exterior is considered compatible with the largely Bungalow/Vernacular style residences along the 600 – 800 block of S. Church Street.

Staff recommends that the HPAC apply conditions requiring the additional placement of decorative window shutters on all windows facing Church Street (Condition No. 5) and that porch/balcony railings be compatible with the surrounding Historic District (Condition No. 2).

Setbacks/Height

The overall structure as shown in Exhibit "A" will meet all development standards for the R-1-5 Zone. The proposal provides sufficient setback area and does not exceed height limitations. This includes the front yard porch, which is permitted to extend up to six feet into the 15-foot front yard setback per Visalia Municipal Code (VMC) Section 17.32.090.B.

Coverage limitations for accessory structures located in the rear yard are not applicable to the carport as it does not contain at least one wall (VMC Section 17.12.100.B). As such, the carport can remain at the size proposed. However, the carport must still comply with the setback and height requirements for accessory structures in the rear yard. Per Exhibit "A" the applicant proposes placing the carport 2.5 feet from the northern and southern property boundaries. It is also unclear whether the carport will exceed the 12-foot height limitation. Staff recommends

the HPAC apply Condition No. 4 requiring that the carport be placed a minimum of three feet from the northern and southern property boundaries, and that its height not exceed 12 feet from the dirt to the tip of the roof pitch.

Accessory Dwelling Units

In 2020 the State of California enacted several changes to relaxing laws affecting ADUs. The proposed ADU complies with all requirements of the City and State. It does not exceed the 1,200 sq. ft. maximum unit size allotment and contains sufficient parking for all units (see Parking section below). The requirement for owner-occupancy of at least one unit onsite was removed by the State. Therefore, both the main unit and ADU are permitted to be rented.

Parking

Per the VMC, a main dwelling unit and ADU require a minimum of three parking stalls (two for the main unit, one for the ADU). At least one of the stalls must be covered. The proposal provides two covered parking stalls, and a 3rd uncovered stall, thereby meeting the parking requirement of the VMC.

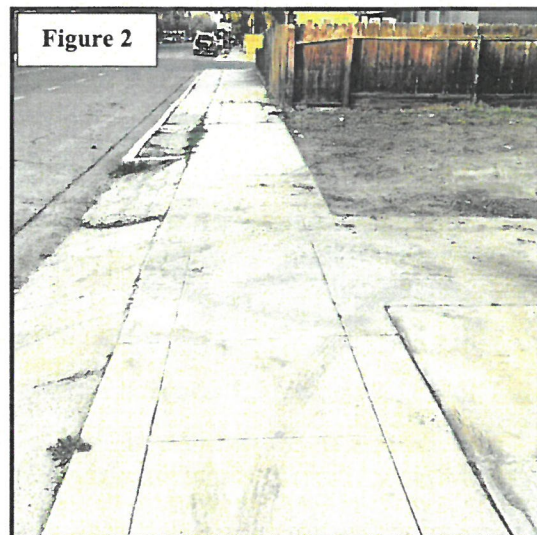
Fencing

Per Exhibit "A", six-foot-tall wood fencing is proposed along the northern and southern property boundaries. This conforms with fence height limitations of the R-1-5 Zone. Note that per Figure 1, the site to the north contains fencing that is approximately seven feet north of the property line shared with the project site. Condition No. 3 is recommended requiring the applicant to place fencing on the property boundaries in order to prevent encroachment onto neighboring sites.

Right-of-Way Improvements

Per the Engineering Division comments included within Site Plan Review No. 2020-168, the applicant will be required to conduct improvements to the Church Street access drive and sidewalk, and adjacent alleyway. This shall include a requirement to provide an additional two-foot alley dedication. Improvements will be enforced through the Building Permit process. The two-foot alley dedication appears to have been reflected in the site plan in Exhibit "A" and will thus not affect compliance with setback requirements.

Existing right of way along S. Church Street contains a sidewalk with a decorative grid pattern as exemplified in Figure 2. Staff recommends that the HPAC include Condition No. 6 requiring the applicant to continue the grid pattern on any new sidewalk to be placed along the property frontage. Staff also recommends the application of Condition No. 11 requiring any unpaved right-of-way area along Church Street to be landscaped.



FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC Item No. 2021-01 based upon the following findings:

1. That the site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the Local Register designation is not applicable as the designated structure was demolished in 2005.
3. That the proposed development is consistent with residential uses in the Historic District.
4. That the proposed development is consistent with the purposes and intent of the Historic Preservation Ordinance and Element.
5. That the proposed development will not be injurious to the surrounding properties or character of the Historic District.

And subject to the following conditions:

1. That the site be developed in compliance with the site plan in Exhibit "A", floor plans in Exhibit "B", and elevations in Exhibit "C", except as altered by the conditions below.
2. That all proposed railings for the porch, balconies, and patios be made of material consistent with the Historic District.
3. That all proposed fencing shall be placed along the property line of the project site, in particular along the northern property boundary. Encroachment onto adjacent properties is prohibited.
4. That the carport side yard setbacks be a minimum of three feet from the northern and southern property boundaries, and that the carport height shall not exceed 12 feet from the ground to the ultimate pitch of the roof.
5. That decorative shutters be placed on all windows facing Church Street.
6. That if repair and replacement of the existing sidewalk is required, the distinctive grid pattern as shown in Figure 2 of the staff report shall be replicated on all new sidewalk placed along the property frontage.
7. That the project undergoes the appropriate City permitting process.
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.
10. That the applicant shall comply with all requirements of Site Plan Review No. 2020-168.
11. That onsite landscaping shall be developed in compliance with the landscaping plan in Exhibit "A". Additional landscaping shall be placed in any unpaved right-of-way areas located along Church Street.

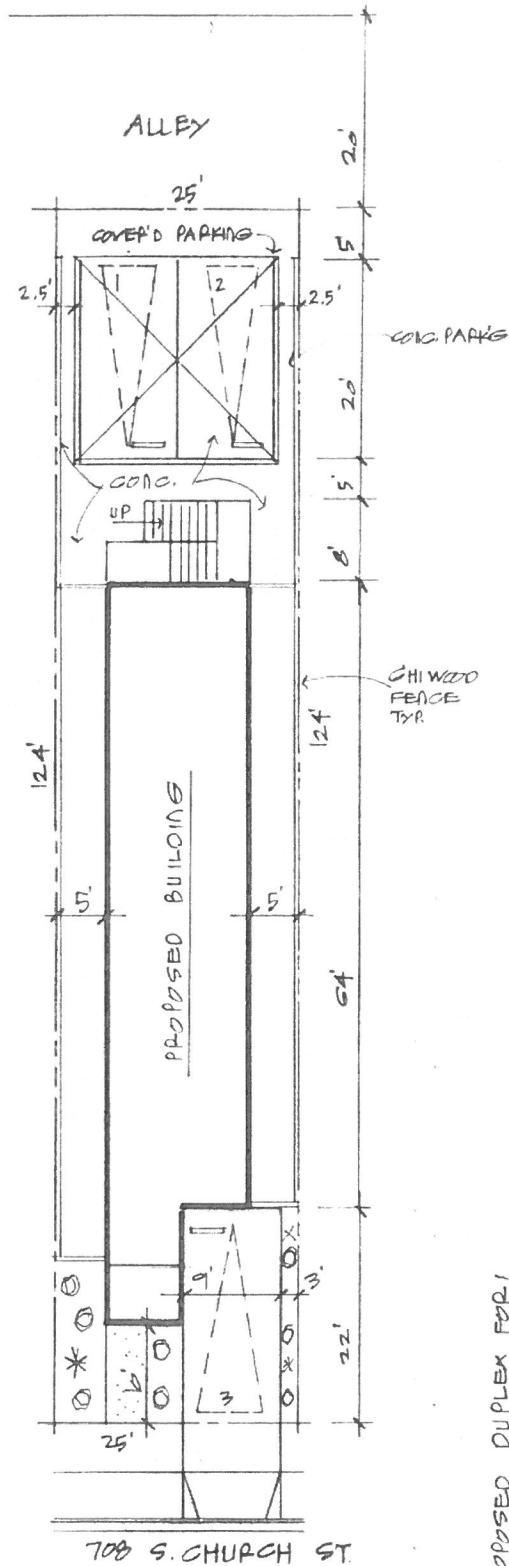
ATTACHMENTS

- Exhibit "A" – Site and Landscaping Plan
- Exhibit "B" – Floor Plans
- Exhibit "C" – Elevations
- Site Plan Review No. 2020-168 Comments
- Aerial Map
- Historic District and Local Register Map
- Project 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.

Exhibit "A"



CHINWOOD FENCE TYP.

PROPOSED DUPLEX FOR 1

▲ SITE PLAN 1/8"=10'

- * CREPE MYRTLE
- PINK BRENTH OF HEAVEN SHRUB

Exhibit "B"

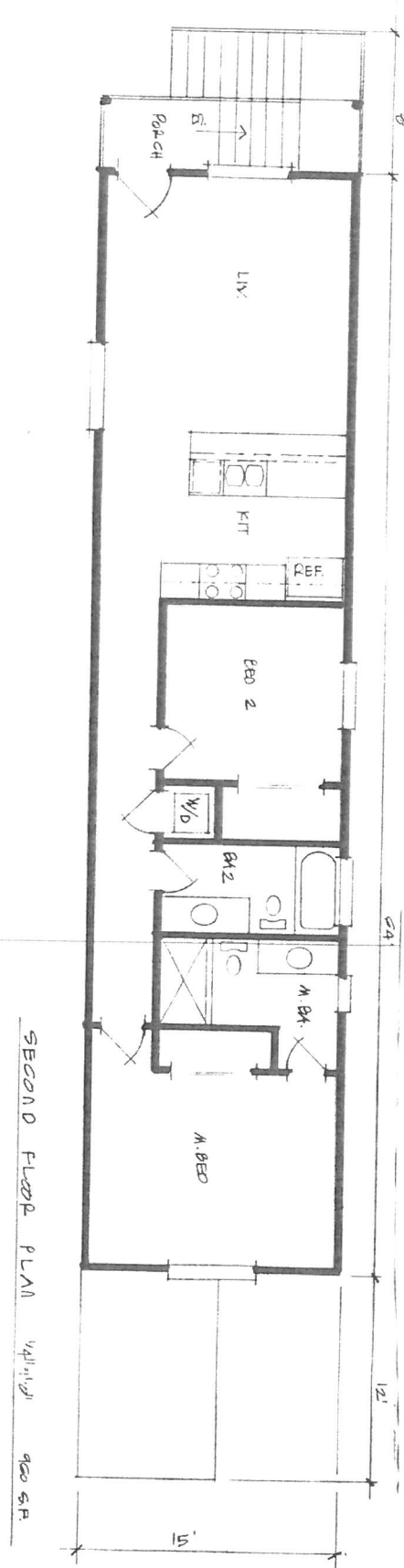
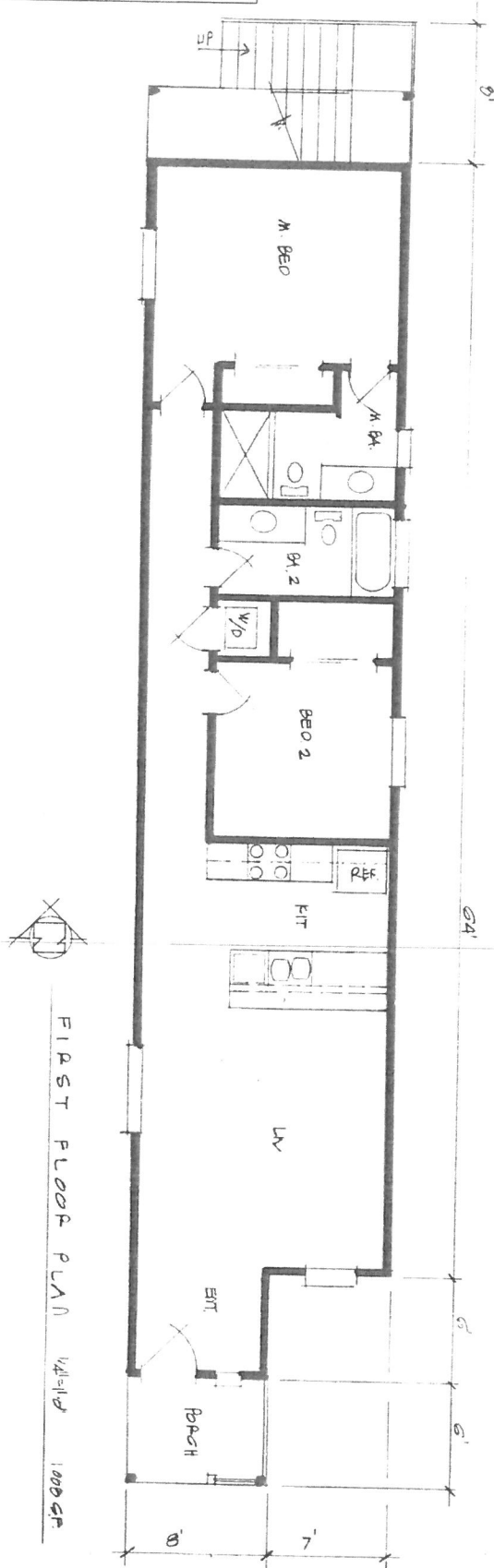
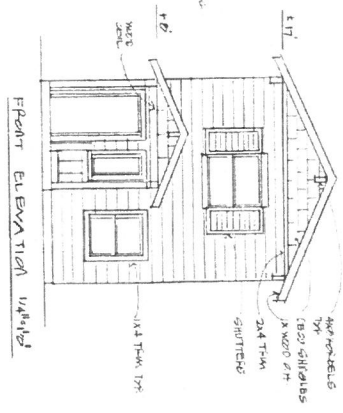
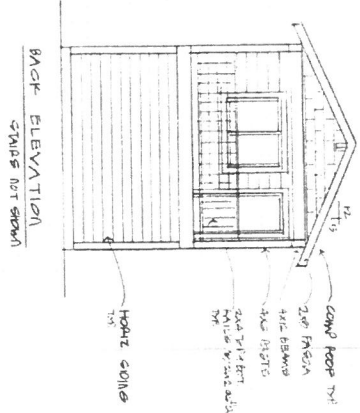
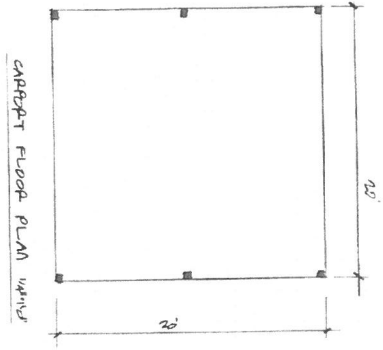
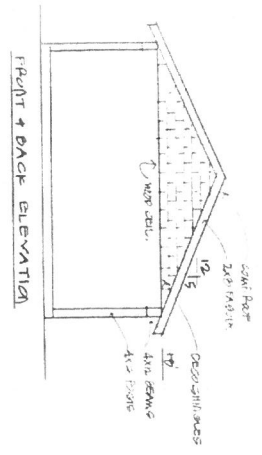
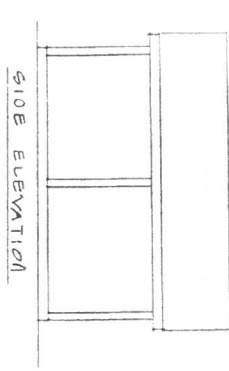
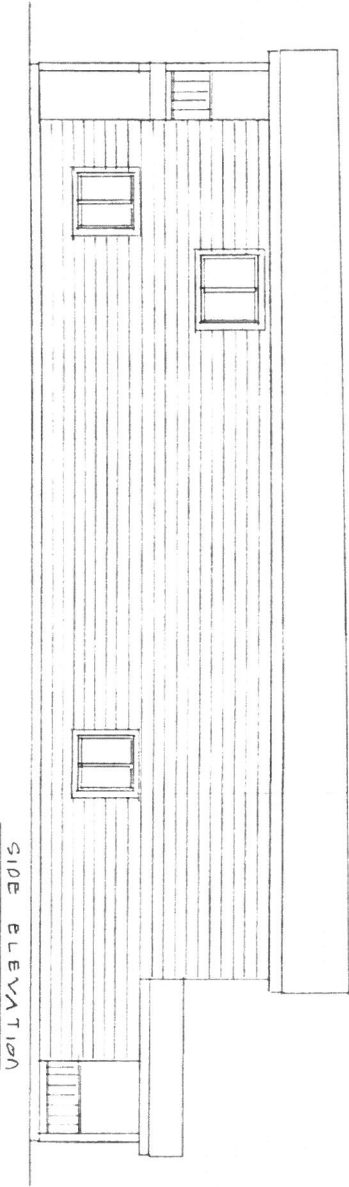
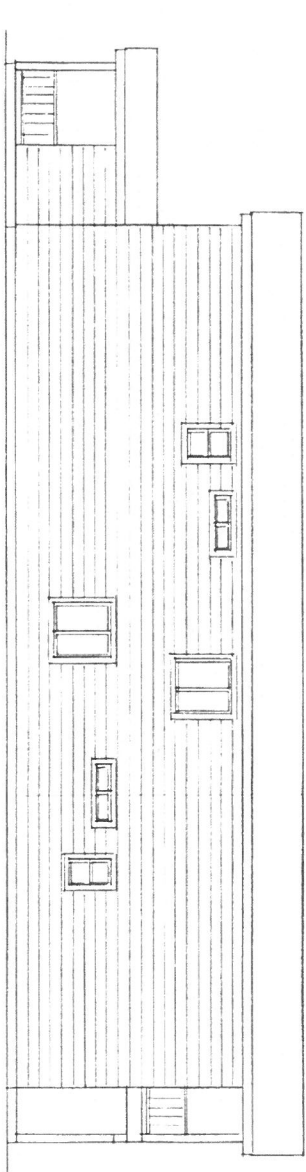


Exhibit "C"



FORWARD DIRECTION

JOFAN FEYES

SAFY WEAVER DRAFTING



December 17, 2020

Yesenia.c@varoinc.com

Site Plan Review No. 20-168:

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 **October 21, 2020**. 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, light blue circular stamp or watermark.

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

Attachment(s):

- Site Plan Review Comments

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 713-

ITEM NO: 3 DATE: OCTOBER 21, 2020

SITE PLAN NO.: 20-168
PROJECT TITLE: 708 S CHURCH ST
DESCRIPTION: BUILD A NEW TWO STORY DUPLEX (R15)
APPLICANT: YESENIA CISNEROS
PROP OWNER: MENA PATRICIO A & MARIA RODRIGUEZ
LOCATION: 708 S CHURCH ST
APN: 097-076-013

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: **18'** Use radius return; **REFER TO CITY STDS**
- Sidewalk: **5'** width; parkway width at **REMOVE AND REPLACE SIDEWALK**
- 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; **2-FOOT ALLEY DEDICATION, SEE ADDL COMMENTS**
- 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. **DIRECT SITE RUN-OFF TO CHURCH ST**
- 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. **AS NECESSARY**
- 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. A dedication of 2-foot of right-of-way in the alley will be required per VMC. Refer to City website for procedure and formatting of the Grant Deed dedication to the City. Recorded document required prior to project final.***
- 2. Install drive approach on Church, maintain 4' distance requirements from adjacent parcel boundaries.***
- 3. Backflows to be installed on private property, not in public right-of-way.***
- 4. Maintain 25' width measured from end of parking stalls to otherside of alley right-of-way limits.***
- 5. New pavement shall be installed along new 2-foot strip of right-of-way in alley.***
- 6. Impact fees will be assessed for project proposal, refer to page 3 for applicable fees.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: 20-168
Date: 10/21/2020

**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:MULTI-FAM)

Existing uses may qualify for credits on Development Impact Fees. **SFD**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$4,306/UNIT X 2 SFD CR (\$6,131)
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$465/UNIT X 2, SFD CR (\$822) TREATMENT PLANT FEE: \$816/UNIT X 1, SFD CR (1 UNIT)
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input checked="" type="checkbox"/> Park Acq/Dev Fee	\$3,347/UNIT X 2 SFD CR (\$3,805)
<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	\$597/UNIT X 1 SFD CR (1 UNIT)
<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

SITE PLAN REVIEW COMMENTS

Cristobal Carrillo, Planning Division, 713-4443

Date: October 21, 2020

SITE PLAN NO: 2020-168
 PROJECT TITLE: 708 S. Church Street
 DESCRIPTION: Build A New Two Story Duplex (R-1-5)
 APPLICANT: Yesenia Cisneros
 PROP. OWNER: Patricio Mena & Maria Rodriguez
 LOCATION TITLE: 708 S. Church Street
 APN TITLE: 097-076-013
 GENERAL PLAN: Low Density Residential
 EXISTING ZONING: R-1-5 (Single-Family Residential, 5,000 sq. ft. minimum site area)

Rule 9510 - This project is not subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District - see District web-site for information.

Planning Division Recommendation:

- Revise and Proceed
- Resubmit

Project Requirements

- Historic Preservation Advisory Committee Review
- Compliance with Accessory Dwelling Units Rules.
- Obtain a Building Permit

PROJECT SPECIFIC INFORMATION: October 21, 2020

1. The site is located within the Historic District. The proposal shall require review and approval by the Historic Preservation Advisory Committee (HPAC) prior to issuance of a Building Permit. A site plan, a floor plan, and detailed elevations shall be provided with the HPAC submittal. It is also recommended that a landscape plan be provided.
2. The site is located on the Local Register of Historic Structures. However, the building for which the designation was applied to has since been removed from the site. An ongoing project by the HPAC to revise the Local Register will remove the designation from the site. Note: the site will remain within the Historic District, and will thus continue to be subject to HPAC review whenever exterior changes are proposed onsite.
3. The site is zoned R-1-5, which does not permit the placement of a duplex onsite. However, a main unit with an accessory dwelling unit (ADU) is permitted. The proposal shall confirm with all State requirements for ADU's and with all applicable City of Visalia rules for ADU's listed in VMC Chapter 17.12, Article 2.
4. Two parking stalls (one covered, one uncovered) are required for the main unit. Since a transit stop is located within .5 miles of the project site, no additional parking is required for the ADU.
5. Setbacks as shown in the site plan comply with the requirements of the R-1-5 Zone.
6. The proposed carport is considered an accessory structure. It meets the square footage requirements for an accessory structure in the rear yard.
7. Landscaping and irrigation plans are required as a part of the Building Permit package.

R-1-5 Single Family Residential Zone [17.12]

Maximum Building Height: 35 Feet

Minimum Setbacks:

	Building	Landscaping
➤ Front	15 Feet	15 Feet
➤ Front Garage (garage w/door to street)	22 Feet	22 Feet
➤ Side	5 Feet	5 Feet
➤ Street side on corner lot (long side of lot)	10 Feet	10 Feet

➤ Street side on corner to garage door	22 Feet	22 Feet
➤ Rear	25 Feet*	25 Feet

Minimum Site Area: 5,000 square feet

Accessory Structures:

Maximum Height: 12 feet (as measured from average grade next to the structure)

Maximum Coverage: 20% of required Rear Yard (last 25 feet by the width)

Reverse Corner Lots: No structure in the 15 feet of adjacent lot's front yard area, see Zoning Ordinance Section 17.12.100 for complete standards and requirements.

Parking:

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Front carport area to have a 3 to 6-foot tall screening wall.
12. Provide shopping cart storage areas on site plan.
13. Provide transit facilities on site plan.
14. Provide shared parking/access agreements
15. Provide off-street loading facility.
16. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.
17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
9. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is

measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance. **NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.**
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

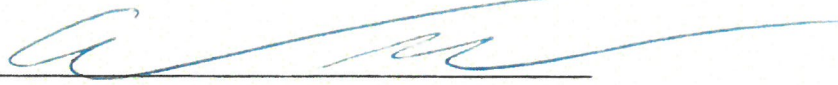
Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.
5. In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the

adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

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 _____





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 October 20, 2020
Item # 3
Site Plan # 20168
APN: 097076013

- 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.
- If the property is to be gated, a **Knox Box key lock system** is required. Where access to area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. The key box shall be ordered using an approved Knox Authorization Order Form. The forms are located at the fire department administration office located at 420 N Burke, Visalia, CA 93292. Please allow adequate time for shipping and installation. 2019 CFC 506.1
- An **automatic fire sprinkler system** will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC) if a NFPA 13 or 13r system is provided. Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. 2019 CFC §912 and VMC 8.20.010 subsection C103.4

Corbin Reed
Fire Marshal

City of Visalia
Building: Site Plan
Review Comments

3PR20168
708 S CHURCH ST.
TWO STORY DUPLEX

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.
- 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 BETWEEN UNITS**
- 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:

**ALL LANDSCAPING SHALL MEET THE
MVELO REQUIREMENTS. FIRE
SPRINKLERS REQUIRED TYPE 13D
SYSTEM. PROVIDE FIRE RATED CONSTRUCTION
ON EXTERIOR WALLS OF GARAGE ON NORTH
AND SOUTH ELEVATIONS.**

VAL GARCIA 10/21/20

Signature



HPAC No. 2021-01 708 S. Church St.

Aerial Map

Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels



HPAC No. 2021-01
708 S. Church St.

Historic District & Local Register Map

Legend

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



Project Address: 708 S. Church St
HPAC NO.: _____

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 708 S. Church St DATE: 10/26/20
APPLICANT/PROJECT CONTACT: Yesenia Cisneros PHONE: (559) 239-7546
APPLICANT ADDRESS: P.O. Box 1029, Visalia, CA 93279
E-MAIL ADDRESS: yesenia.cisneros@arainc.com APN#: 097-076-013
PROPERTY OWNER: VARD-Real Investments, Inc.
GENERAL DESCRIPTION OF PROJECT: Build a new two story Duplex

BRIEF NARRATIVE/REASON FOR PROJECT: _____

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: Jordan Reyes (559) 759-0822
RELATIONSHIP TO PROPERTY OWNER: Owner

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: _____
 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):
Hardy plank siding on front of the house.
Trim will be real wood.
- b. Description and type of proposed windows and doors (include material of window frame):
Double pane white vinyl with wood clad frames.

c. If masonry is used as an exterior material, please provide the following information:

Material: STUCCO
Size: _____
Color: _____

3. Roof: (Please indicate proposed changes to):

Style: Architectural Camp Shingles - 30 year, Dark in color.
Pitch: _____
Material: Shingle

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: 10' TO Front Door, 22' In Parking Area

Rear: 25'

Sides: 5' Each Side Except @ covered parking - covered parking - 3.5' Each Side

b. Setbacks on adjacent properties (distance from curb is sufficient)

Front only: _____

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

NA

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: 10/26/20
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.

City of Visalia

Memo



To: Historic Preservation Advisory Committee
From: Cristobal Carrillo, Associate Planner (559) 713-4443
Date: February 10, 2021
Re: Mills Acts Overview

Recommended Action

Staff recommends that the Historic Preservation Advisory Committee (HPAC) accept a presentation by staff on the California Mills Act Program.

Introduction

The California Mills Act is an economic incentive program for the restoration and preservation of qualified historic buildings by private property owners. It was enacted in 1972 and grants participating local governments (cities and counties) the authority to enter into contracts and provide tax incentives to owners of qualified historic properties. Incentives primarily come in the form of potential property tax reductions. While under contract, property owners must abide by the terms of the agreement, principally through active participation in the restoration and maintenance of their historic property.

Mills Act contracts are solely between the property owner and the local government granting the tax relief. Mills Act Programs are administered and implemented by local governments.

Eligibility

Each local government establishes its own eligibility criteria for enrollment in the program, which can be based on the priorities of the jurisdiction. Typical qualification criteria include placement on a Local, State, or National Historic Register, or location within a Historic District. Limitations on the program can be placed to limit the number of eligible sites. Limitations established by other jurisdictions include a cap on the total number of contracts negotiated, "fair market value" caps, entry fees, and caps on the total annual property tax revenue that a jurisdiction is willing to forego. Both residential and commercial properties can be placed in a Mills Act Program, subject to the goals of the jurisdiction. Authority for approval and acceptance into the program is vested with the City Council, which would be free to screen potential applicants that do not adequately fulfill the goals of the program.

Administration

A formal agreement, generally known as a Mills Act or Historical Property Contract, is executed between the local government and the property owner. A contract must have a minimum term of ten years and must include provisions related to the preservation of the qualified historical property, in conformance with state historic preservation guidelines. This includes requirements for the local jurisdiction to conduct periodic site inspections to ensure compliance with the agreement, requirements binding successor owners to the agreement, and provisions for automatic extensions of the contract if requested. Property

owners agree to restore, maintain, and protect historic resource in accordance with specific historic preservation standards identified in the contract. If local authorities find that the terms of a contract have been breached, the local jurisdiction may impose penalties, cancel the agreement, or take legal action to enforce it.

Tax Incentives

Property owners who enter into Mills Act contracts may receive tax relief in the form of property tax reductions. The State Board of Equalization provides guidelines for County assessors to use in assessing properties under the Mills Act. Though not guaranteed, contracts may lead to substantial property tax savings of between 40% and 60% each, depending on the year a property was last purchased. Per the State Office of Historic Preservation website, this is possible *“because valuations of Mills Act properties are determined by the Income Approach to Value rather than by the standard Market Approach to Value.”* Essentially, the income of an owner-occupied property is based on comparable rents for similar properties in a neighborhood, while the income amount on a commercial property is based on actual rent received. Note that because rental values vary throughout the State, actual property tax savings can fluctuate. Since County Assessors are required to assess all properties annually, Mills Act properties may realize slight increases in property taxes each year.

Benefits to the City

Programs require Mills Act participants to rehabilitate and maintain historic structures to receive tax incentives. Programs can be tailored via ordinance by a local jurisdiction to target specific areas in need of rehabilitation. Through targeted implementation of the Mills Act program, and participation from property owners, it may be possible to improve historic neighborhoods and structures which have fallen into disrepair.

Effects on the City

The Mills Act program results in reductions to the amount of property tax collected by applicable jurisdictions (City, County, and Special Districts). Note that this will not result in a complete loss of tax revenue, as other items on tax bills are not predicated on a property's value and would thus not be affected.

Implementation

For a jurisdiction to create a Mills Act Program, the City Council must adopt an ordinance through the public hearing process that accepts the program and creates eligibility criteria. The approved program documents, ordinances, and resolutions must then be shared with OHP as it maintains a list of communities participating in the Mills Act program. Note that OHP does not participate in contract negotiations, is not a signatory to any contracts, and has no authority over the administration of the Mills Act program. However, OHP staff are available to assist jurisdictions with questions regarding the Mills Act Program.

Sources:

- A. California Government Code, Article 12, Sections 50280 – 50290
- B. City of Fresno, Historic Preservation Division website - www.fresno.gov/dam/historic-preservation/
- C. State Office of Historic Preservation website – www.ohp.parks.ca.gov
- D. Peltzer & Richardson Law Corporation – Mills Act Implementation Memo, April 10, 2013
- E. State Board of Equalization – Guidelines for the Assessment of Enforceably Restricted Historical Property, June 2, 2005

City of Visalia

315 East Acequia Ave., Visalia, CA 93291

*Community
Development
Planning Division*
Tel: (559) 713-4359 Fax: (559) 713-4814

February 10, 2021

City of Visalia
Community Development Department
Attn: Curtis Cannon, Community Development Director
315 E. Acequia Avenue
Visalia, CA 93291

RE: Architectural Design Recommendations – Odell-Mor Building Property

Background

On August 26, 2020, the HPAC held a public hearing to consider HPAC Item No. 2020-04, a request by property owner Santokh Toor to demolish the Odell-Mor Building. The Odell-Mor Building is a historically designated five-unit multifamily structure located at 209 N. Encina Street. The building is outside the bounds of the Historic District but is listed on the Local Register of Historic Structures with a “Background” classification. This classification is applied to historic buildings that are not considered exceptional, but which contribute to the overall fabric of historic neighborhoods.

Due to its “Background” classification, and the requirements of the Visalia Municipal Code, the HPAC could not outright deny the demolition request. Instead, following the public hearing, the HPAC voted unanimously to place a six-month moratorium on the demolition request to allow the applicant and HPAC time to find alternatives to the demolition of the structure. The six-month moratorium ends on **February 26, 2020**, after which a Building Permit for demolition can be issued.

During the six-month moratorium, the property owner and HPAC investigated a number of alternatives to retain the building, including:

- Listing the property and building for sale; and
- Formation of an HPAC subcommittee to meet with the property owner to discuss alternatives to demolition; and
- Consideration of building relocation to a nearby vacant site within the Historic District, which included contacting owners of said vacant sites.

Over the duration of the past five months, these actions have not resulted in the discovery of a feasible alternative to preserve and/or relocate the building.

Purpose and Intent of HPAC

The HPAC’s purpose and intent per the Visalia Municipal Code is to protect historic structures and resources within the City of Visalia. Upon the creation of the Local Register inventory in 1978, the Odell-Mor Building was identified as a structure worthy of preservation. However, the structure was given a “Background” classification, and was not included within the boundaries of the Historic District, which is located just 33 feet to the east of the project site. As such, physical changes to the exterior structure, short of demolition, were not subject to HPAC review.

As a result of the structure being neglected, the current HPAC identified the Odell-Mor Building as a structure that should have been designated at a higher classification, as it contains unique inherent significance. The structure was built in 1915 and is reportedly the first multifamily complex in Visalia. Although the structure has been neglected and the interior of the building gutted, the building maintains a semi-preserved exterior façade that is unique in terms of the City's historical stock, and within the context of the Downtown Visalia streetscape.

The six-month moratorium is set to expire on February 26, 2021, after which a demolition permit can be issued. The HPAC and applicant have been unable to find alternatives to demolition and the HPAC has concluded that is highly unlikely that the building can be saved. Upon the demolition of the structure, the existing Local Register designation will no longer be applicable. With no applicable designation, the HPAC no longer has jurisdiction to review development projects located at 209 N. Encina Street.

As a result, the HPAC recommends that City staff and the property owner consider incorporating architectural design elements from the Odell-Mor Building into future development onsite upon submittal. The design considerations listed below were crafted to ensure that future development evoke and pay tribute to the Odell-Mor Building.

Architectural Design Recommendations

The HPAC maintains a vested interest in promoting architectural designs that preserve the integrity of historic neighborhoods and structures. The HPAC recommends that City staff, if feasible, apply the design elements listed below to any future proposed development on the project site. The recommendations are tailored to maintain the unique character of the Odell-Mor building, while also ensuring that development is compatible with the commercial nature of the Downtown area. The HPAC recommends that these guidelines also be applied to future development proposed on the vacant site located at the northwest corner of N. Encina Street and W. Center Avenue:

- That new development on the project site be designed to reflect the architectural character of the Odell-Mor building as originally constructed (see Attachment "A"), to include:
 - Craftsman/bungalow style architecture;
 - Gable roofs;
 - An arched recessed entry; and
 - A front door with beveled glass sidelights.
- That future development be consistent with the streetscape of Downtown Visalia and that retail/office uses remain along Center Street, with the option of multi-family on the upper floors over the retail space.
- That should any portion of future development with streetscape along Encina St. become residential, that it maintain consistency with the architectural style of the Odell-Mor Building and the Historic District as a whole.

To reiterate, the above design elements are recommendations that the HPAC encourages staff and the property owner to incorporate into future development. The HPAC acknowledges that the design elements are non-binding. Should the Odell-Mor building be demolished, the HPAC will no longer retain jurisdiction over development on the project site.

If you have any questions, please contact HPAC staff liaison Cristobal Carrillo, Associate Planner, at (559) 713-4443 or e-mail cristobal.carrillo@visalia.city

Sincerely,

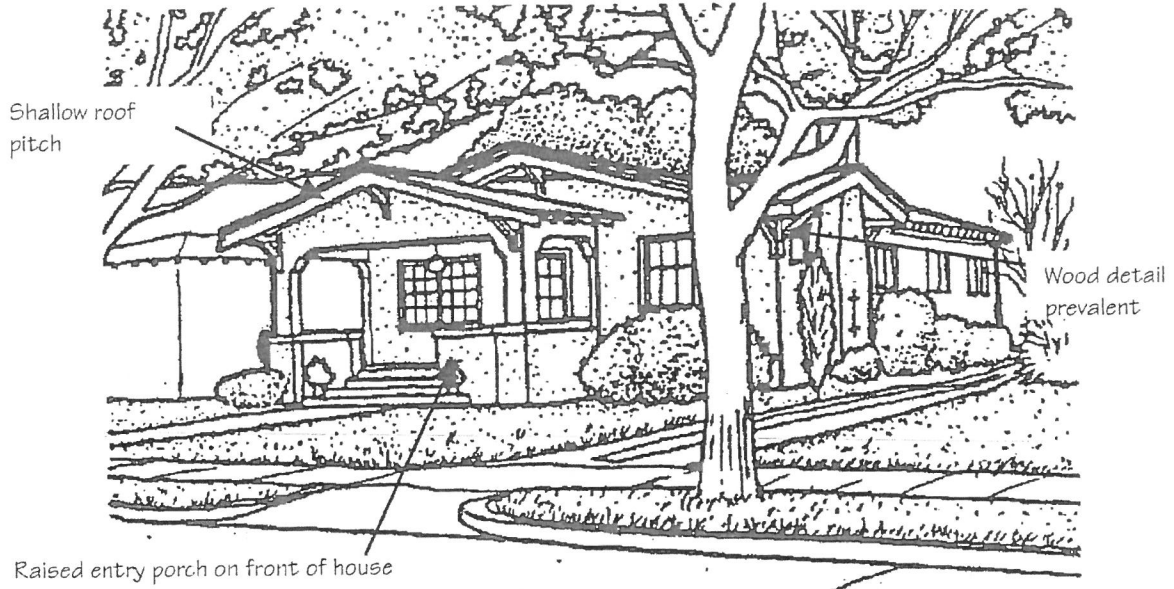
Patricia Kane, Chair
City of Visalia
Historic Preservation Advisory Committee

ATTACHMENT "A"



BUNGALOW

1 or 2 stories with second story set back



Shallow roof pitch

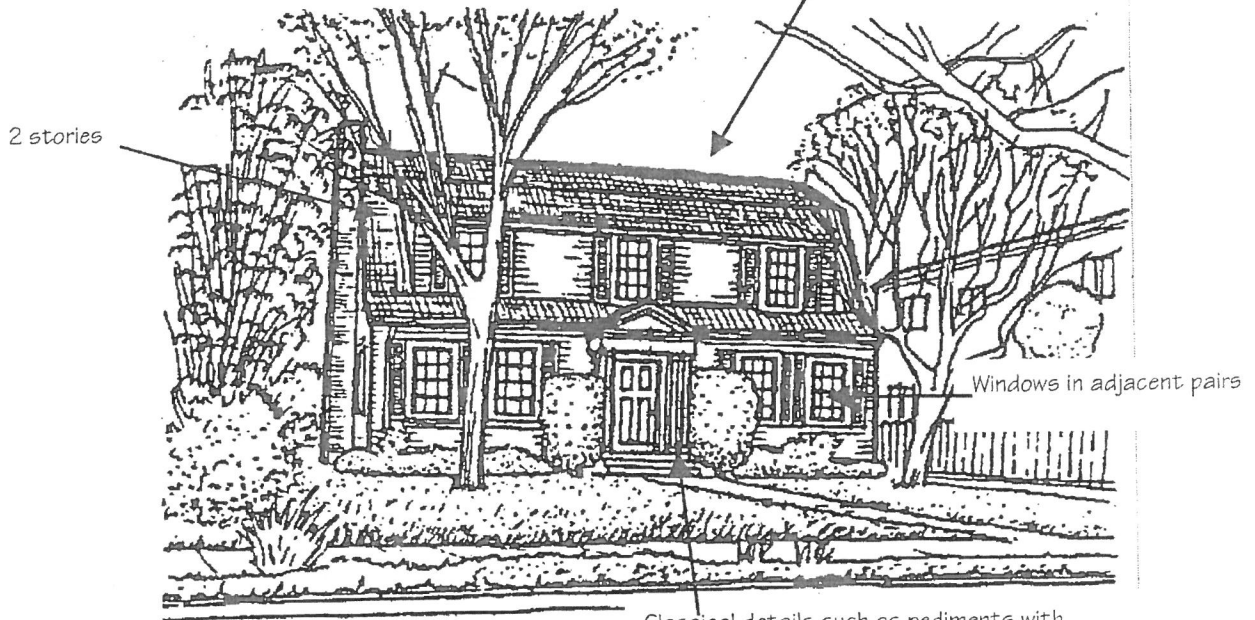
Wood detail prevalent

Raised entry porch on front of house

Materials:
Wood siding, stucco, or shingles with true divided light windows

COLONIAL REVIVAL

Medium to steep roof pitch



2 stories

Windows in adjacent pairs

Stately, symmetrical massing

Classical details such as pediments with columns, and raised portico entry

Materials:
Horizontal wood siding with shingle roof and wood window shutters

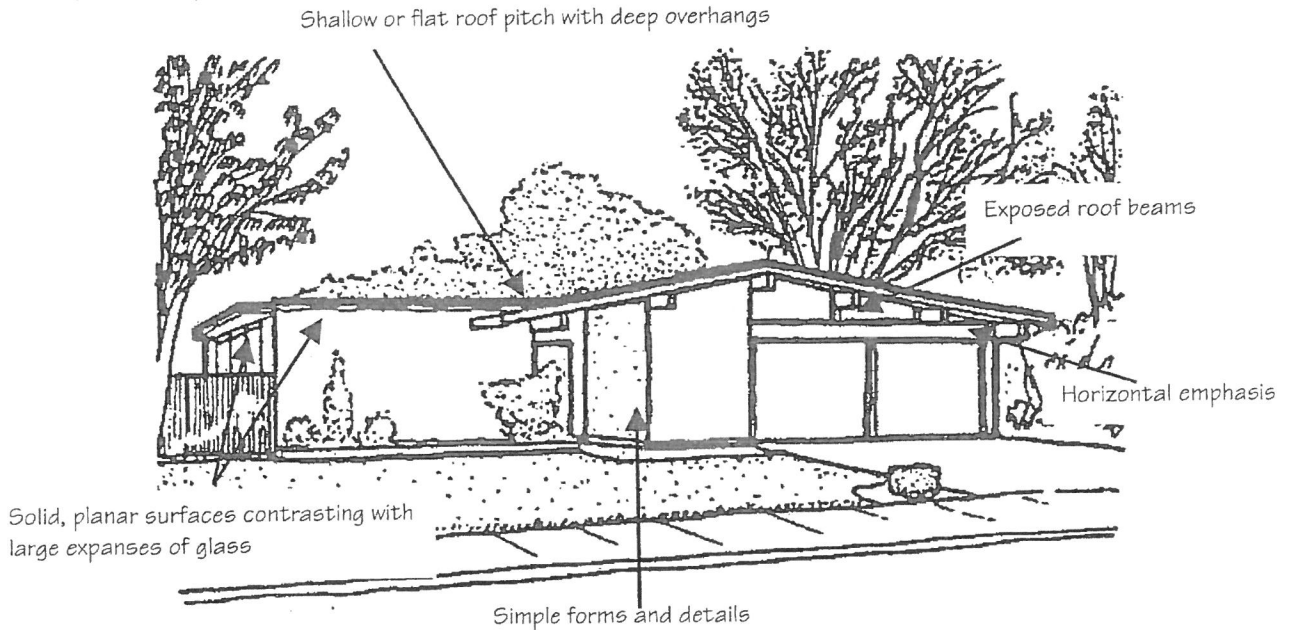
CONTEMPORARY/MODERNISTIC



Materials:
Stucco, glass block, metal casement windows

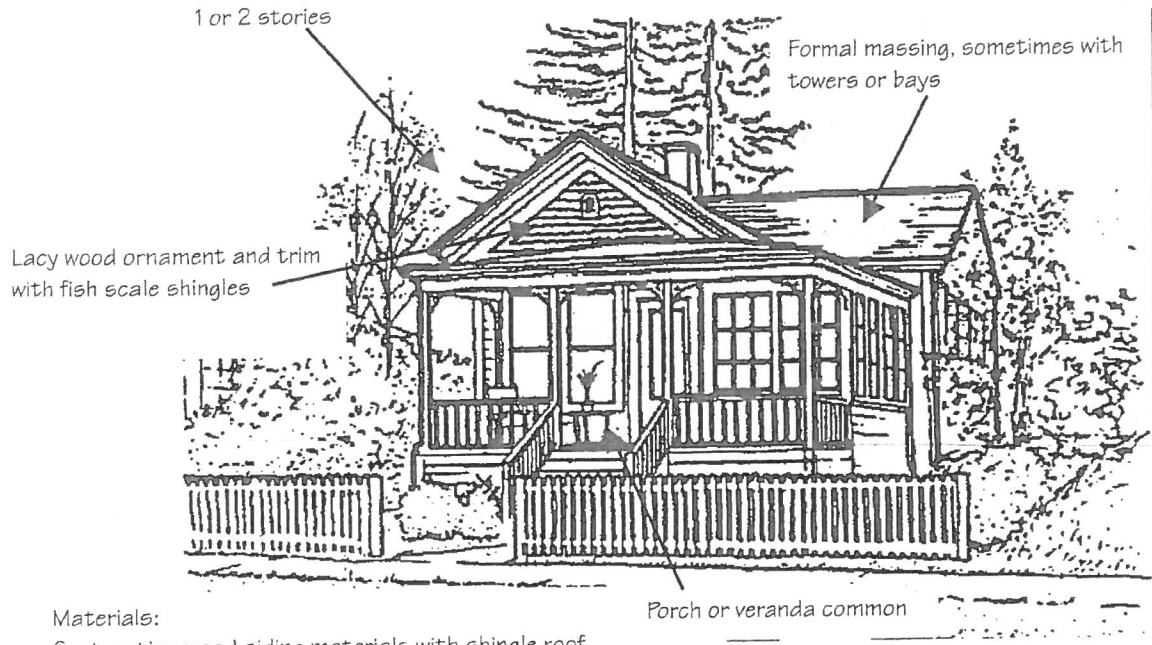
EICHLER

Single story typical



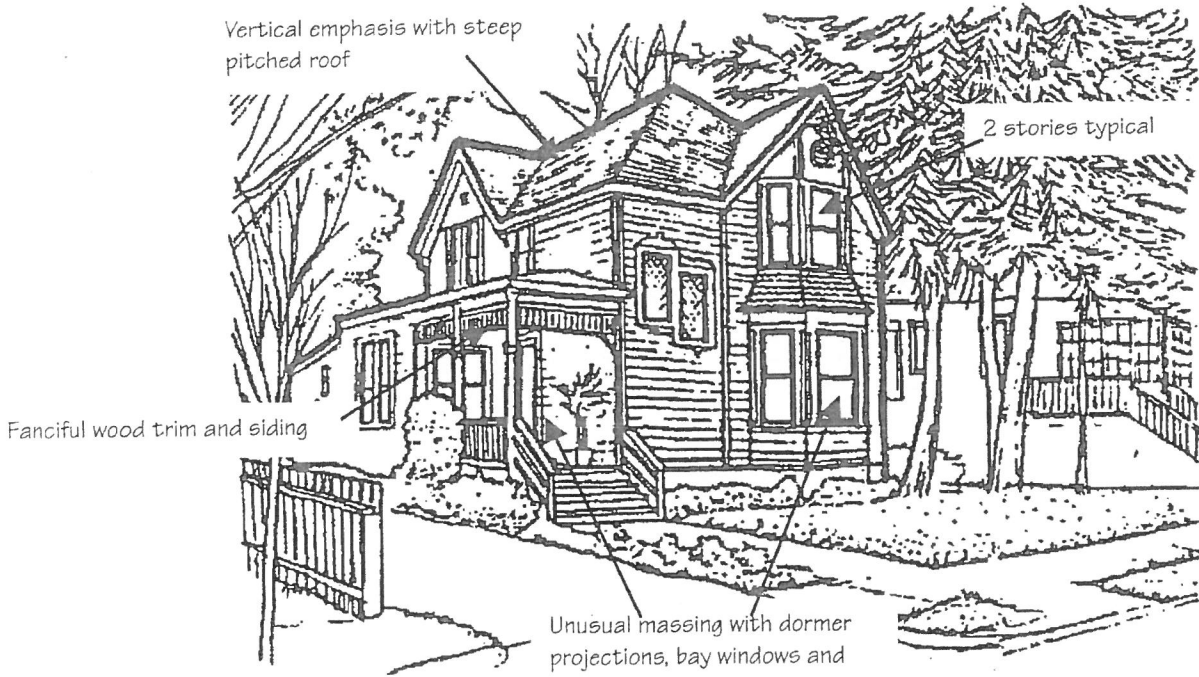
Materials:
Wood (predominant), stucco, stone or brick

QUEEN ANNE



Materials:
Contrasting wood siding materials with shingle roof

VICTORIAN



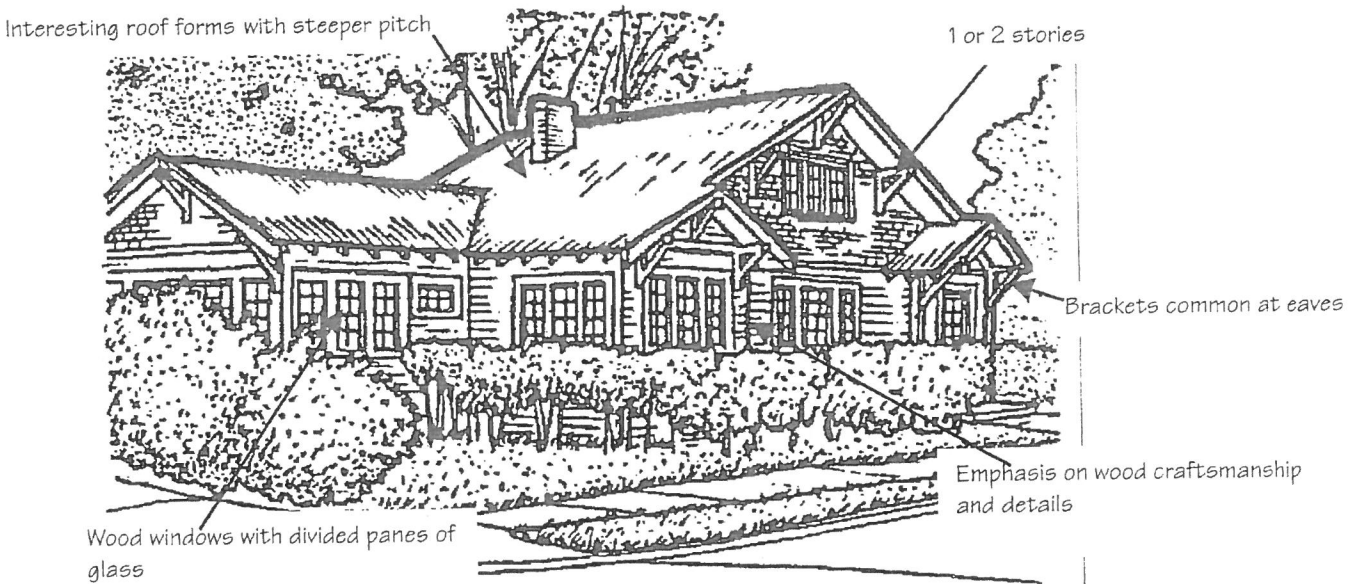
Materials:
Varied wood siding with trim and shingle roof

TUDOR



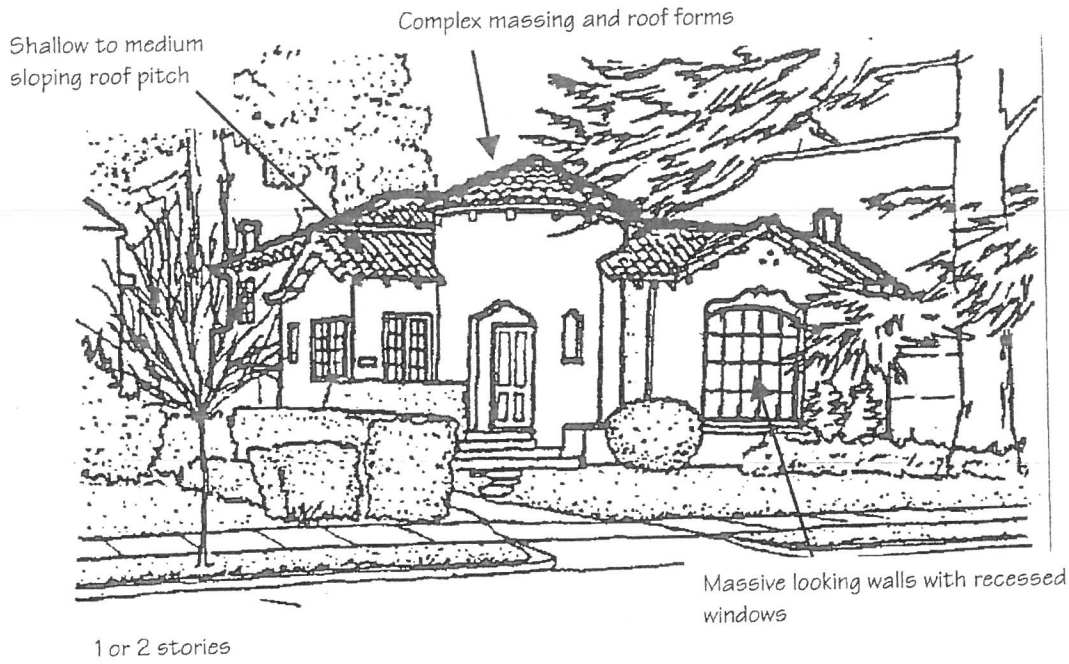
Materials:
Stucco walls with wood trim and accents

SHINGLE



Materials:
Wood shingles on roof and on some vertical surfaces, wood siding typical

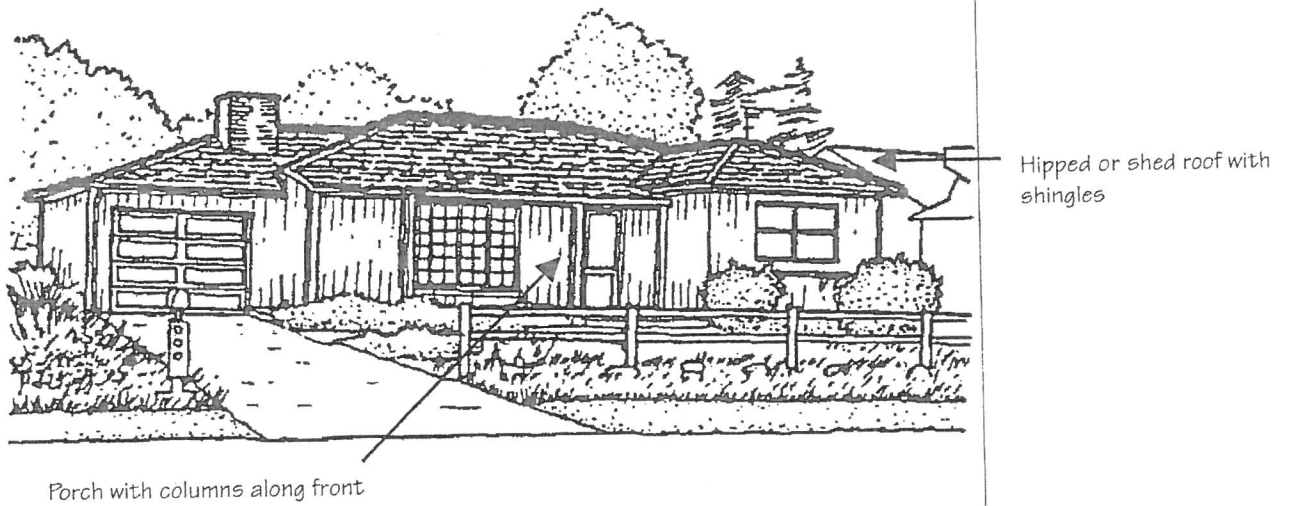
SPANISH/MEDITERRANEAN



Materials:
Stucco walls, wood trim, clay tile roof

RANCH

Single story typical with a horizontal emphasis



Materials:
Wood (predominantly) with horizontal or vertical siding

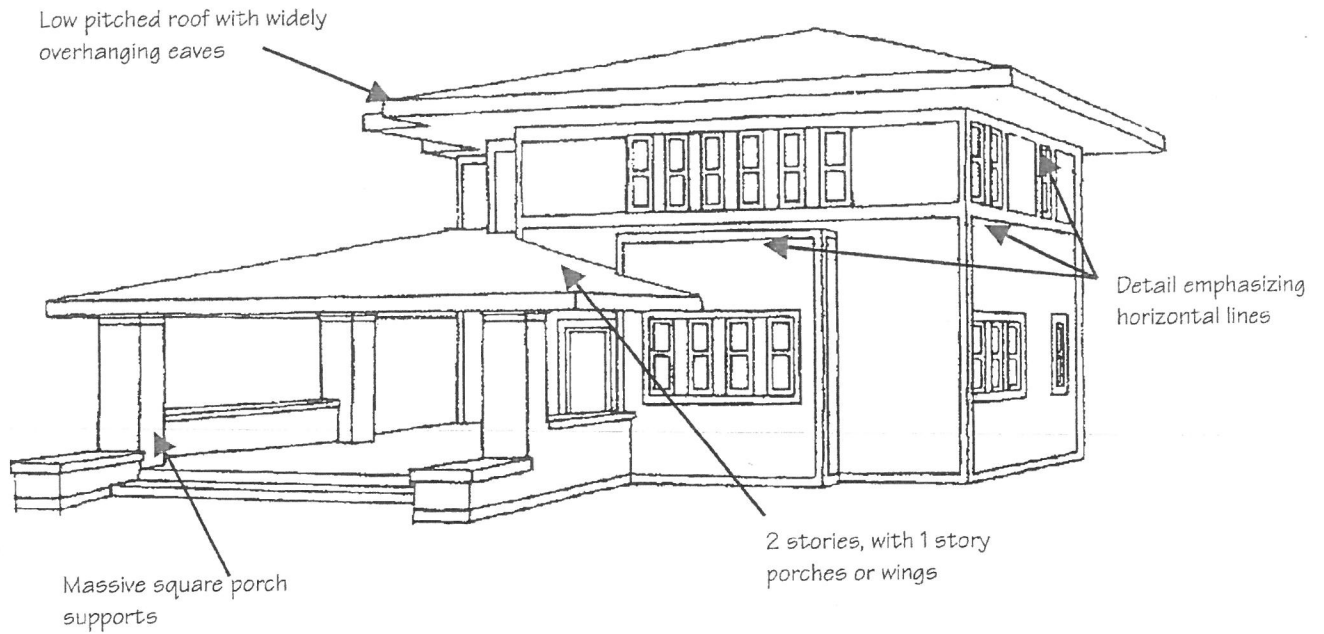
SPANISH ECLECTIC



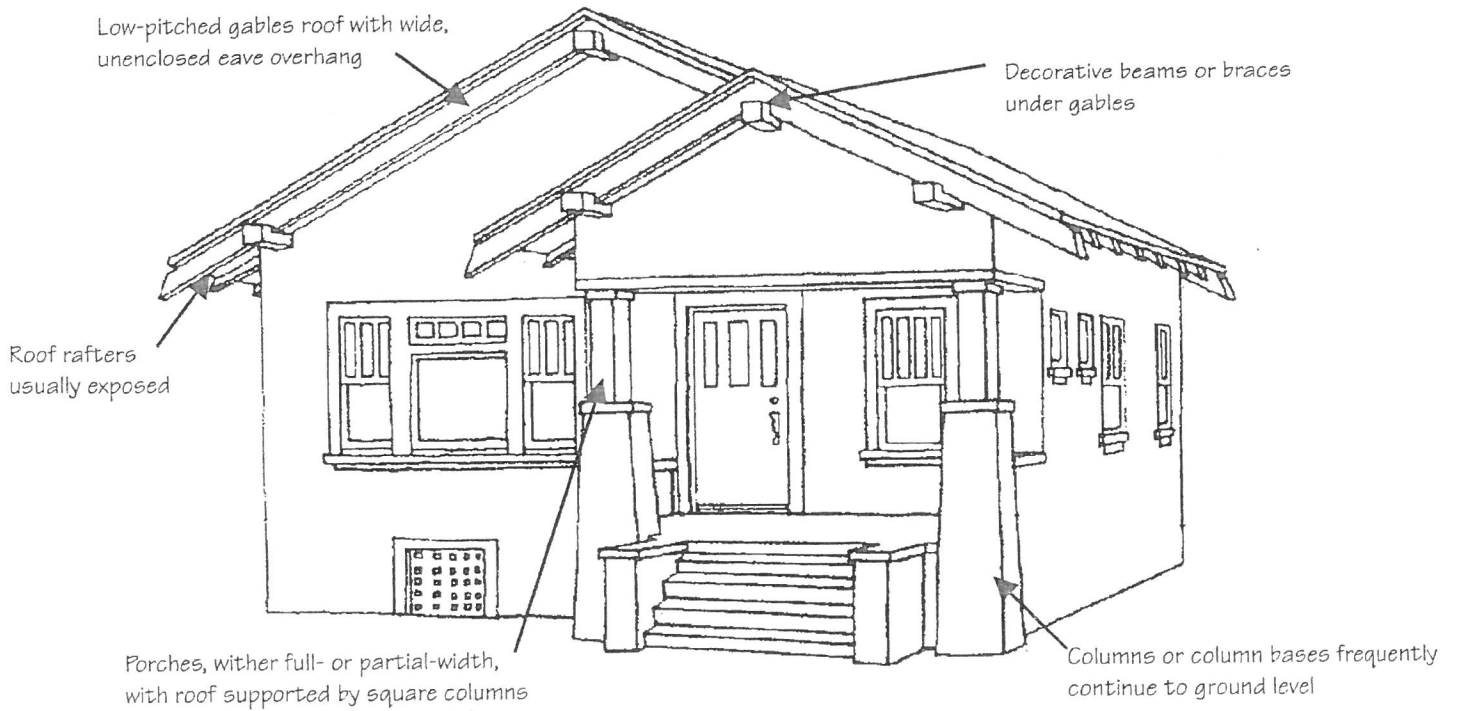
MONTEREY



PRAIRIE



CRAFTSMAN



Cristobal Carrillo

From: Carter Calvanese <hecarter13@hotmail.com>
Sent: Thursday, January 28, 2021 10:08 AM
To: Cristobal Carrillo
Subject: Resignation Letter from HPAC

Dear Cristobal Carrillo,

I regret to inform you, and the other members of the HPAC, that I will have to resign from my position.

I recently have been experiencing health issues that need to be taken care of and I will not have the time and maybe energy to be apart of HPAC.

Sorry for any inconveniences that this might cause the group.

Sincerely,

Heather Carter

Sent from [Mail](#) for Windows 10

