

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

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

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

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

AGENDA

A. Citizen's Comments

B. Meeting Minutes

1. October 26, 2022, Regular Meeting

C. Project Reviews:

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

D. Discussion Items

1. Local Register of Historic Structures – Review of Architectural Descriptors
2. Goals Discussion
3. Committee and Staff Comments
 - a. Project Updates
4. Next HPAC Meeting: December 14, 2022
5. Identification of Items for Future Agendas

E. Adjournment

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

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

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



CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, October 26, 2022, at 5:30PM

CHAIR: Walter Deissler

VICE-CHAIR: Tyler Davis

All members present.

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

MEMBERS OF THE PUBLIC: Karen Ayala, Armando Murrieta, Larry Lewis, Jace Yates,
Manuel Esparza

CITY STAFF: Cristobal Carrillo, Associate Planner

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

AGENDA

A. Citizen's Comments

None.

B. Meeting Minutes

1. September 28, 2022, Regular Meeting

A motion was made by Kane, seconded by Hohlbauch, to approve the meeting minutes for September 28, 2022. The motion was approved 6-0.

C. Project Reviews:

1. **HPAC No. 2022-21:** A request by Larry Lewis for a Conditional Use Permit to establish a medical spa, add a 120 square foot lounge to an existing building, and remove and relocate a ramp, located within the O-C (Office Conversion) Zone. The project site is located at 523 West Noble Avenue (APN: 096-142-017).

Staff presented its report and recommended that HPAC approve the exterior alterations and recommend approval of the Conditional Use Permit to the Visalia Planning Commission. Public comment in favor of the proposal was received from Larry Lewis, project consultant. Discussion followed regarding the windows., with Lewis stating that the applicant would be placing new windows and would try to reuse the original windows if possible. Lewis also stated that concrete steps would be placed in front of the porch. A motion was then made by Hohlbauch, seconded by Kane, to approve the exterior alterations and recommend approval of the Conditional Use Permit to the Visalia Planning Commission. The motion passed 6-0.

2. **HPAC No. 2022-20:** A request by Jace Yates to add fascia board and gutters to an office and detached garage located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 603 North Court Street (APN: 094-014-005).

Staff presented its report and recommended that HPAC approve the exterior alterations as modified and conditioned by staff. Public comment in favor of the proposal was received from property owner Jace Yates and contractor Manuel Esparza. Yates stated he was not aware of the historic designation, and that repairs were conducted due to the deteriorating condition of the existing gutters and rafter tails. Esparza stated that he had received conflicting information from City staff. Staff stated that information had been provided to the contractor, but that research would need to be conducted to determine times in which contact was made. Discussion followed regarding the significance of the exposed rafter tails and possible repair options. Hohlbauch also noted that the tips of the gable/barge board fascia had also been altered and would need to be repaired. A motion was then made by Hohlbauch, seconded by Kane, to approve the proposal, with modifications requiring:

- Removal of all newly placed fascia board on the office and detached garage;
- Installation of gutters in all original locations; and
- Restoration of all altered barge fascia tips to their original appearance on both structures.

The motion passed 6-0.

3. **HPAC No. 2022-23:** A request by Walter Deissler to perform exterior alterations to an office building within the D-MU (Downtown Mixed Use) Zone. The project site is located at 512 North Court Street (APN: 094-261-023).

Deissler recused himself from the hearing given his involvement with the project. The hearing item was led by Davis.

Staff presented its report and recommended the HPAC approve the exterior alterations. Public comment in favor of the proposal was received from Deissler, project consultant. Discussion followed. A motion was then made by Kane, seconded by Mulrooney, to approve the exterior alterations as proposed. The motion passed 4-1-1 (Kreps voting no, Deissler recused).

Following completion of the hearing Deissler returned to participate as Chair of the Committee.

4. **HPAC No. 2022-22:** A request by Araceli Rapalo to perform exterior alterations to a single-family residence within the O-C (Office Conversion) Zone. The project site is located at 507 N. Encina Street (APN: 094-353-007).

Staff presented its report and recommended the HPAC approve the exterior alterations. The project applicant was not present. Discussion followed regarding whether the siding on the entire wall in which the original sliding glass door was located should be resided, to match the southern wall of the room. Following discussion, Davis recused himself from voting on the item as he lives within 300 feet of the project site. A motion was then made by Kreps, seconded by Hohlbauch, to approve the exterior alterations, with modifications requiring residing of the entire wall on which the sliding glass door was located, to match the southern wall of the room. The motion passed 5-0-1 (Davis recused).

D. Discussion Items

1. Review of Architectural Style Guide

Staff and Davis presented the revised Architectural Style Guide for official review and approval by the Committee. Members recommended adding an index page and page numbers for ease of use. Following discussion a motion made by Kreps, seconded by Kane, to approve the style guide with the requested modifications. The motion passed 6-0.

2. Goals Discussion

None.

3. Committee and Staff Comments

a. Project Updates

Staff provided updates on the following:

- An administrative approval of a garage conversion to an Accessory Dwelling Unit at 506 W. Goshen Avenue;
- Applications received to fill the HPAC vacancy, as well as the extended deadline to apply (November 15, 2022);
- Alley issues at 810 N. Highland Avenue;
- Unpermitted window changeout at 212 W. Race Avenue;
- Unpermitted exterior alterations at 311 W. Murray Avenue;
- Sidewalk repair at the intersection of Encina Street and Murray Avenue;
- Recognition of former HPAC member Marilyn Mitchell;
- An Update on the tower at St. Mary's Catholic Church, 608 N. Church Street;
- The theft of a Historic District street sign at the intersection of Murray Street and West Street;
- Removal of the unpermitted storage building at 821 S. Church Street
- Upcoming projects at 513 N. Encina Street and 904 W. Main Street.

Staff also discussed whether the 2nd HPAC meetings in November and December should be held at their regular times, or if they should be cancelled due to their proximity to the holidays. The Committee agreed to cancel the two meetings, with the last two meetings of 2022 occurring November 9, 2022, and December 14, 2022.

4. Identification of Items for Future Agendas

None.

E. Adjournment

A motion was made by Kreps, seconded by Kane, to adjourn the meeting. The motion passed 6-0. The meeting adjourned at approximately 6:52 p.m.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: November 9, 2022

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

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

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2022-24 as described in the findings and conditions of this report.



SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) and contains the 10-unit “City Alcove” multifamily residential complex. Carport and storage structures are also located in the eastern portion of the project site.

The project site is located within the Historic District and is not listed on the Local Register of Historic Structures.

PROJECT DESCRIPTION

The applicant is requesting approval to install the following improvements to the project site:

1. Installation of four-foot-tall powder coat black wrought iron fencing within the 15-foot front yard setback, along the eastern property boundary. Per the site plan in Exhibit “A”, the fencing will then turn westward towards the multifamily complex;
2. Installation of six-foot-tall powder coat black wrought iron fencing with a rolling gate, located at the eastern terminus of the two carports; and

3. Installation of an approximately eight square foot “City Alcove” wall sign, identifying the name of the multifamily complex (See Exhibit “C”).

The signage has already been placed onsite. No other improvements have been made at this time. The applicant proposes placement of fencing to deter trespassing onsite and increase security for tenants.

DISCUSSION

Development Standards

Fencing – The proposed locations and heights of the iron fencing comply with standards for the R-1-5 Zone (i.e., no taller than four feet within the front yard setback, no taller than 7 feet outside the front yard setback). Placement of the fencing and heights shall be verified during Building Permit review to ensure compliance with development standards.



Signage – Because the proposed signage will be placed on the wall of an existing building, there are no setback or height issues of note.

Landscaping – Though the applicant proposes placement of a sidewalk within the front yard setback of the project site, new minimum landscape requirements (VMC Sec. 17.56.050.C.8) will not be affected as the applicant has landscaped more than 50% of the front yard area with plantings and decorative rock.

Signage Standards

Within the R-1-5 Zone, “permanent non-commercial signage” is permitted with approval of a Building Permit, subject to a requirement that signage not exceed eight square feet in size. Per the information provided in the Operational Statement (see Exhibit “E”) the signage will be approximately eight square feet in size, thereby meeting the size requirements of the Sign Ordinance. Compliance with size requirements shall be verified during Building Permit review for the sign. Please note that address numbers themselves are an exempt form of signage (VMC Sec. 17.48.030.A) and do not count towards the eight square feet of allowable wall signage.



Architectural Compatibility

Fencing – The revised Historic Preservation Ordinance provides the HPAC with criteria with which to evaluate fencing proposals in the Historic District. Specifically, VMC Sec. 17.56.120.C

emphasizes that *“Proposals for new fencing or walls should be compatible with the character and architectural elements of the historic structure onsite and its period of original construction.”*



The original age of the structure onsite is unknown, though the building was present during the original survey of the Historic District in the late 1970's. The iron fencing proposed in Exhibit "B" is considered compatible with the structure, given it's contemporary and unadorned aesthetic. The fencing proposed also matches existing ironwork near the staircase of the building, and is listed as an appropriate material (i.e., wrought iron) within the Historic Preservation Ordinance. Lastly, the proposed fencing is similar in style to other fences along the streetscape, specifically on the property immediately south of the project site, and on another multifamily complex located at 718 North Floral Street (fencing previously reviewed via HPAC No. 2020-01 on April 8, 2020).

Signage – VMC Sec. 17.56.050.C.4 permits HPAC review of signage in the Historic District, with review limited to a signs design and/or materials.

The design and materials of the proposed sign are more akin to what is typically applied to art deco style structures. However, when matched with the straight lines and minimal ornamentation of the multifamily complex, the signage works well with the overall aesthetic of the property. Given that the sign is also setback approximately 70 feet from the face of curb, it will not feature prominently on the streetscape. As such, the signage is considered compatible with the structure, streetscape, and Historic District as a whole.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC Item No. 2022-24 based upon the following findings:

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

And subject to the following conditions:

1. That the proposal shall be developed in compliance with the site plan in Exhibit “A”, elevations in Exhibits “B” and “C”, and operational statement in Exhibit “E”.
2. That the development shall comply with all requirements of Site Plan Review No. 2021-198.
3. That the project shall undergo the appropriate City permitting process.
4. 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.
5. That all other City codes, ordinances, standards, and regulations shall be met.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Proposed Fencing
- Exhibit “C” – Proposed Signage
- Exhibit “D” – Building Elevations
- Exhibit “E” – Operational Statement
- Site Plan Review No. 2021-198 Comments
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. 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"



- Property Line
- 4' Iron Fencing
- 6' Iron Fencing
- 6' Rolling Gate
- New Sidewalk

EXHIBIT "B"



EXHIBIT "C"



EXHIBIT "D"





HPAC Item No. 2022-24 – New Fencing, Signage

EXHIBIT "E"

*04b - Fencing Description - Notepad

File Edit Format View Help

This is the information provided by my fencing installer:

"I quoted you this style of fencing. I'm just going to use better materials. The top and bottom rails will be 1 1/2" and the pickets will be 3/4" for the 4' and 6' fence with 3" x 3" post. I'm going 2" x 2" on top and bottom rail for the gate. something more sturdy since it's going to be 28' long." It will be all wrought iron fencing with a powder coat black paint.

Re: [SPR] Addition of rolling iron security gate at 729 N. Floral



Chad Bye <chadbye11@gmail.com>

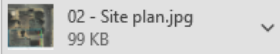
To Cristobal Carrillo

Retention Policy 45 Day Retention (45 days)

Expires 12/11/2022

Reply Reply All Forward

Thu 10/27/2022 4:08 PM



2. I attached an updated site plan

3. Thank you for the HPAC information notice. The following are the sign materials and dimensions:

The sign is attached to the street facing exterior of the building using 10" tall black acrylic letters.

The building is 2 stories tall and is approximately 16' to the bottom of the eaves.

There is the street number "729" at the top, and the building name "CITY ALCOVE" below it.

The "729" is approximately 21.5" x 10"

The word "CITY" is approximately 25.5" x 10"

The word "ALCOVE" is approximately 46.5" x 10"

The combined area on the side of the building that contains all of the lettering is approximately 46.5" x 51" (approximately 16.5 sqft on the side of the building)

The bottom of the word "ALCOVE" is about 10.25' above the ground

The top of the "729" is about 14.5' above the ground

If there are any additional questions regarding the signage, please let me know.

Thanks,
Chad



October 4, 2022

Site Plan Review No. 21-198-B

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.

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 **September 21, 2022**. 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 that reads "Paul Bernal". The signature is fluid and cursive.

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

Attachment(s):

- Site Plan Review Comments



MEETING DATE September 21, 2022
 SITE PLAN NO. 2021-198 - B
 PARCEL MAP NO.
 SUBDIVISION
 LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.

- RESUBMIT** Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.
- During site plan design/policy concerns were identified, schedule a meeting with
 - Planning Engineering prior to resubmittal plans for Site Plan Review.
 - Solid Waste Parks and Recreation Fire Dept.

- REVISE AND PROCEED** (see below)
 - A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.
 - Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.
 - Your plans must be reviewed by:
 - CITY COUNCIL REDEVELOPMENT
 - PLANNING COMMISSION PARK/RECREATION
 -
 - HISTORIC PRESERVATION OTHER –
 - ADDITIONAL COMMENTS:**

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440 Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division, 559-713-4003

Date: September 21, 2022

SITE PLAN NO: 2021-198 - B
PROJECT: Security Gate
DESCRIPTION: ADDITION OF ROLLING IRON SECURITY GATE
APPLICANT: CHAD BYE
PROP. OWNER: MC CALLISTER SUZANNE (TR) SFM
LOCATION: 729 N. FLORAL ST.
APN: 094-011-003
GENERAL PLAN: Residential Low Density
ZONING: R-1-5 (SINGLE FAMILY RESIDENTIAL, 5,000 SQ. FT. MINIMUM SITE AREA)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- HPAC Review
- Building Permit

PROJECT SPECIFIC INFORMATION: September 21, 2022

1. The project site is located in the Historic District and required to apply for review by the Historic Preservation Action Committee review for consistency with the requirements of VMC 17.56.
2. Height and placement of the fence shall comply with VMC Section 17.36.030 (A).
3. Obtain a Building Permit
4. Other information as needed.

PROJECT SPECIFIC INFORMATION: November 3, 2021

5. Shall comply with VMC 17.36.030 (A):
Fences, walls and hedges not exceeding seven feet in height shall be permitted, except that in a required front yard or within five feet of a street side property line on a corner or side on cul-de-sac lot, a fence, wall or hedge shall not exceed three feet in height. A fence or wall may be allowed to a height of four feet provided that the additional one-foot height at least fifty (50) percent open.
6. The project site is located in the Historic District and required to apply for review by the Historic Preservation Action Committee review for consistency with the requirements of VMC 17.56.
7. Provide information on the operation of the gate and how tenants will access the site.
8. Obtain a Building Permit
9. Other information as needed.

Notes:

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required to conduct the proposed use.

Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):

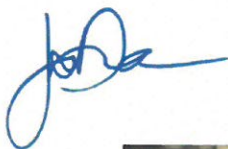
17.12 Single Family Residential Zone

17.36 Fences Walls and Hedges

17.56 Historic Preservation District

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:



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

Adrian Rubalcaba 713-4271
 Luqman Ragabi 713-4362

ITEM NO: 1 DATE: SEPTEMBER 21, 2022

SITE PLAN NO.: 21-198 RESUBMITTAL
PROJECT TITLE: SECURITY GATE
DESCRIPTION: ADDITION OF ROLLING IRON SECURITY GATE
APPLICANT: CHAD BYE
PROP OWNER: MC CALLISTER SUZANNE FOSTER (TR)
LOCATION: 729 N FLORAL ST
APN: 094-011-003

SITE PLAN REVIEW COMMENTS

REQUIREMENTS (indicated by checked boxes)

Install curb return with ramp, with _____ radius;

Install curb; gutter

Drive approach size: Use radius return;

Sidewalk: **5' MIN** width; _____ parkway width at **PROVIDE PEDESTRIAN ACCESSIBILITY & CONNECTIVITY TO EXISTING 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;

City Encroachment Permit Required. **FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY**

Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.

CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;

Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.

Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.

Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. Prepared by registered civil engineer or project architect. All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) directed to the City's existing storm drainage system; b) directed to a permanent on-site basin; or c) directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: _____ : _____ maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.

Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.

Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)

Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.

All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

- Traffic indexes per city standards:
- Install street striping as required by the City Engineer.
- Install landscape curbing (typical at parking lot planters).
- Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- Provide "R" value tests: each at
- Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- Access required on ditch bank, 15' minimum Provide wide riparian dedication from top of bank.
- Show Valley Oak trees with drip lines and adjacent grade elevations. Protect Valley Oak trees during construction in accordance with City requirements.
- A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. A pre-construction conference is required.
- Relocate existing utility poles and/or facilities.
- Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- Subject to existing Reimbursement Agreement to reimburse prior developer:
- Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- Comply with prior comments. Resubmit with additional information. Redesign required.

Additional Comments:

- 1. The rolling gate appears to be more than 20' setback from existing curb face, therefore location is acceptable. A swing gate would not be allowed unless gates to swing into parking lot area.**
- 2. provide accessible path of travel from existing public sidewalk to proposed pedestrian access gate. comply with accessibility requirements, provide door landing on both sides of the pedestrian gate.**
- 3. All fence footings shall be installed on private property and not in the public right-of-way.**
- 4. Per City data, it appears the existing right-of-way limits are 3-foot from back of sidewalk. Any proposed fencing shall not encroach into the public right-of-way.**
- 5. A building permit is required, standard plan check and inspection fees will apply.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **21-198 R**
Date: **09/21/2022**

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:**8/20/22**)
(Project type for fee rates:**SITE IMPROVEMENT**)

Existing uses may qualify for credits on Development Impact Fees.

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input type="checkbox"/> Transportation Impact Fee	
<input type="checkbox"/> Trunk Line Capacity Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input type="checkbox"/> Public Facility Impact Fee	
<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.



Luqman Ragabi

City of Visalia
Building: Site Plan
Review Comments

SPR 21198
ROLLING SECURITY GATE
729 N FLORAL ST.

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.
- 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.
- Park Development fee \$ _____, per unit collected with building permits.
- Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- Acceptable as submitted
- No comments at this time

Additional comments: PROVIDE PROPER MANEUVERING SPACE AT FULL SIDE OF NEW MAN GATE FOR ACCESSIBILITY. ACCESSIBLE ROUTE TO PUBLIC WAY SHALL BE 48 INCHES MINIMUM IN WIDTH.

VAL GARCIA 9/21/22
Signature

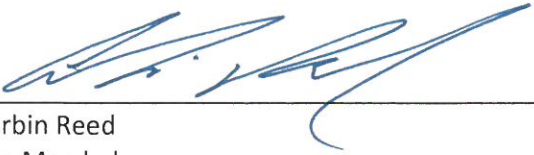


Site Plan Comments

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date	September 21, 2022
Item #	1
Site Plan #	21198
APN:	094011003

- 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.
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2019 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2019 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2019 CFC 304.3.3
- **Gates on access roads** shall be a minimum width of 20 feet and shall comply with the following (2019 CFC D103.5):
 - Gates shall be of the swinging or sliding type.
 - Gates shall allow manual operation by one person (power outages).
 - Gates shall be maintained in an operative condition at all times.
 - Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Note: Go to knoxbox.com to order and please allow adequate time for shipping and installation.
- **Special comments:** Pedestrian gate shall be provided with egress hardware in accordance with Chapter 10 of the California Fire Code.



Corbin Reed
Fire Marshal



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

Date: 09/20/22
 Item: 1
 Site Plan: Spr21198
 Name: Robert Meier

Site Plan Review Comments

- No Comment at this time.
- Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- Public Safety Impact Fee:
Ordinance No. 2001-11 Chapter 16.48 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001.
- Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure of improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.
- Not enough information provided. Please provide additional information pertaining to:

 Territorial Reinforcement: Define property lines (private/public space).

 Access Controlled/ Restricted etc.

 lighting Concerns:

 Traffic Concerns:

 Surveillance Issues:

 Line of Sight Issues:

 Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

September 21, 2022

ITEM NO: 1 Resubmit
SITE PLAN NO: [SPR21198](#)
PROJECT TITLE: Chad J. Bye, 729 N. Floral St
DESCRIPTION: Add a 6' Rolling Iron Security Gate at the end of the Driveway Near the Start of the Carport. Also, add a 4' Iron Fence at the Front of the Property.
APPLICANT: Chad Bye
OWNER: MC CALLISTER SUZANNE FOSTER(TR)SFM
APN: 094011003
LOCATION: 729 N FLORAL ST

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- No Comments
- See Previous Site Plan Comments
- Install Street Light(s) per City Standards.
- Install Street Name Blades at Locations.
- Install Stop Signs at Locations.
- Construct parking per City Standards PK-1 through PK-4.
- Construct drive approach per City Standards.
- Traffic Impact Analysis required (CUP)
 - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
 - Trip Generation - Provide documentation as to concurrence with General Plan.
 - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

- Rolling gate required to be a minimum of 20' from curb face.

Leslie Blair

Leslie Blair

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

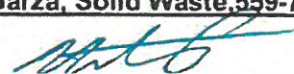
21198

September 21, 2022

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure not to city standards double.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

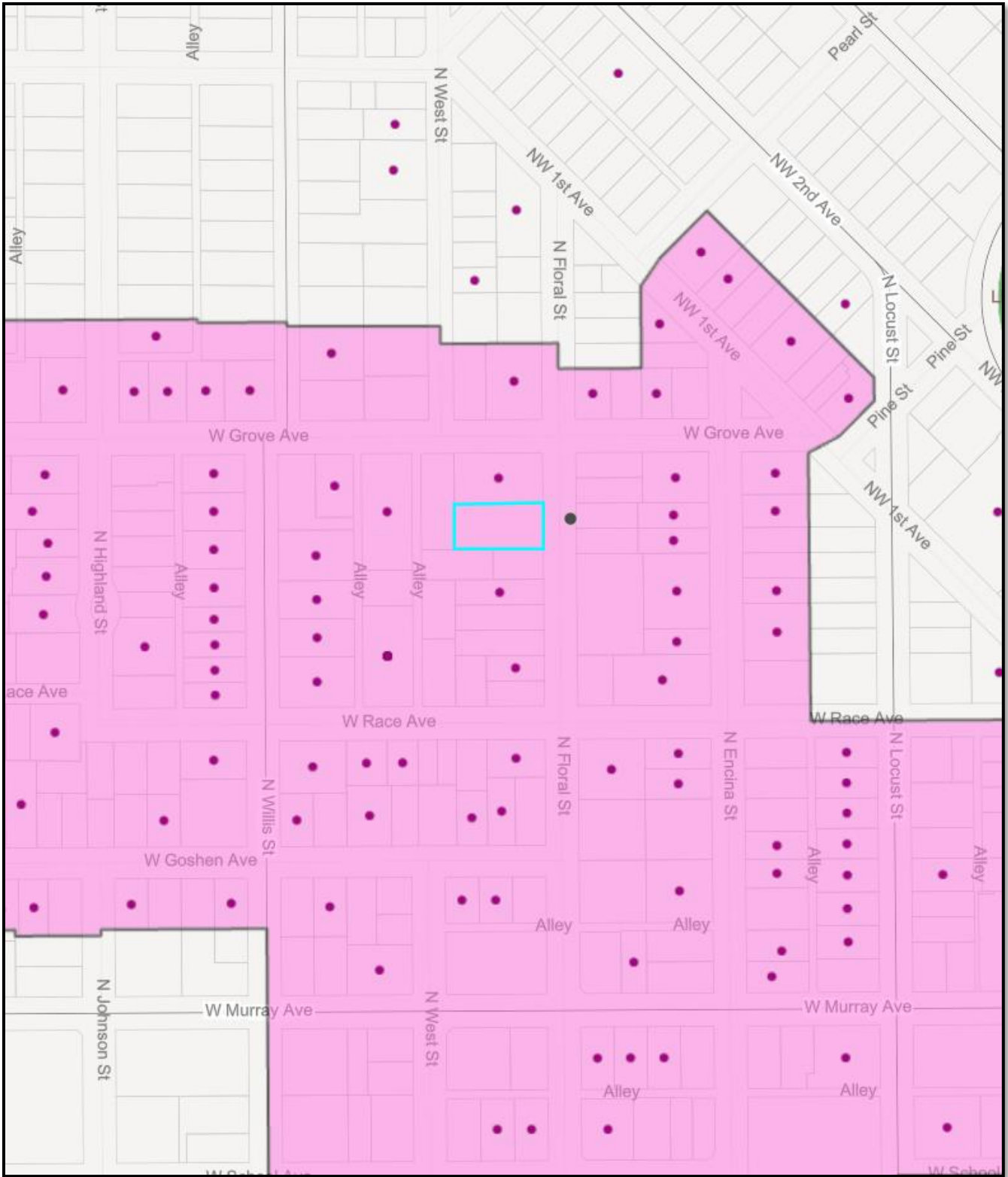
Comment Customer to provide gate code access. No changes to existing services required.

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

Nathan Garza, Solid Waste, 559-713-4532




AERIAL MAP



HISTORIC DISTRICT AND LOCAL REGISTER MAP