

**CITY OF VISALIA**  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
**Special Called Meeting**  
**Wednesday, January 18, 2023, 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. Project Reviews:**

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

**C. Discussion**

1. January 17, 2023, Visalia City Council Meeting – Appointment of Karen Ayala to the HPAC.

**D. 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](mailto:cristobal.carrillo@visalia.city).

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



# ***City of Visalia***

## ***Memo***



**To:** Historic Preservation Advisory Committee  
**From:** Cristobal Carrillo, Associate Planner (559) 713-4443  
**Date:** January 18, 2023  
**Re:** Request for Special Called Public Hearing on January 18, 2023, for Historic Preservation Advisory Committee Item No. 2022-26 (Deissler).

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### **Recommended Action**

Staff recommends that the Historic Preservation Advisory Committee (HPAC) hold a special called continued public hearing on January 18, 2023, for consideration of HPAC Item No. 2022-26, take public comment, and approve the request as conditioned by staff.

### **Discussion**

HPAC Item No. 2022-26 is a request by Walter Deissler for a Conditional Use Permit to convert an existing single-family residence into a bed and breakfast inn, and conduct exterior alterations to an existing guest house, within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 513 North Encina Street (APN: 094-353-011). The item was continued at the December 14, 2023 and January 11, 2023 regular meetings of the HPAC due to a lack of quorum to consider the proposal. At the January 11, 2023 meeting the HPAC voted to hold a Special Called meeting on January 18, 2023 to consider the project.

Public hearing notices have been posted identifying the continued hearing date meeting location. The comments for Site Plan Review No. 2022-182 have been included in the staff report. Otherwise, the analysis included in the December 14, 2022 staff report for HPAC Item No. 2022-26 remains unchanged. The December 14, 2022 staff report is attached to this memo.

### **Attachments:**

- HPAC Item No. 2022-26 December 14, 2022 Staff Report



## REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: December 14, 2022

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

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

### STAFF RECOMMENDATION

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

### SITE DATA

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

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

### PROJECT DESCRIPTION

The applicant is requesting approval for the following items:

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



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

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

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

## DISCUSSION

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

### Land Use Compatibility

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

The overall proposal is considered compatible with the



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

### Bed & Breakfast Regulations

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

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

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

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

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

## Architectural Compatibility

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

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



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

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

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

### **FINDINGS AND CONDITIONS**

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

Findings:

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

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

Conditions:

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

**Attachments**

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

**APPEAL INFORMATION**

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





**EXHIBIT "B"**





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



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



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



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



## The JD Hyde House

### Historic Inn

513 N Encina Street, Visalia, California

#### Bed & Breakfast Operations Statement

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

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

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

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

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

If you have any questions regarding our operations, please feel free to contact me via email at [jcain319@gmail.com](mailto:jcain319@gmail.com)

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

## SCOPE OF WORK

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

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

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

**Siding** and other wood details will match existing.



December 12, 2022

## Site Plan Review No. 2022-182

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 discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **November 23, 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, appearing to read "Paul Bernal", is written over a horizontal line.

Paul Bernal  
Community Development Director  
315 E. Acequia Ave.  
Visalia, CA 93291

### Attachment(s):

- Site Plan Review Comments





MEETING DATE November 23, 2022  
SITE PLAN NO. 2022-182  
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
- |                                      |   |                                     |
|--------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> Planning    | <input type="checkbox"/> Engineering prior to resubmittal plans for Site Plan Review. |                                     |
| <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Parks and Recreation   | <input type="checkbox"/> Fire Dept. |

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

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: November 23, 2022

SITE PLAN NO: 2022-182  
PROJECT: The Hyde Historic Inn  
DESCRIPTION: REMODEL AND COMPLETE GUEST HOUSE (ADU) AND USE MAIN HOUSE AS A 4 ROOM BED AND BREAKFAST (R-1-5)  
APPLICANT: WALTER DEISLER  
PROP. OWNER: LEE JACKY W (TR)  
LOCATION: 513 N. ENCINA ST.  
APN TITLE: 094-353-011  
GENERAL PLAN: RLD (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
- Conditional Use Permit (CUP)
- Additional Information as Needed

## **PROJECT SPECIFIC INFORMATION:** September 28, 2022

1. The proposal to establish a Bed and Breakfast will require the applicant to comply with Section 17.32.150 Bed and breakfast facilities of the VMC.
2. Located within the Historic District and requires Historic Preservation Advisory Committee review.
3. The applicant shall provide an operational statement detailing the uses in the proposed buildings.
  - a. The operational statement shall provide a clearer description of compliance with owner occupancy requirement of the B&B requirements of the code.
4. Staff are requesting the applicant provide floor plans of the buildings and proposed remodel.
5. Parking shall comply with VMC 17.32.150.D.2 i.e.: one space per room available for lodging.
6. Meet all other Codes and Ordinances.

## 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.
2. Prior to completion of a final building inspection for a project, a signed MWELO Certificate of Compliance shall be submitted indicating that all landscaping has been installed to MWELO standards.

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

- 17.12 Single-Family Residential Zone
- 17.30 Development Standards
- 17.32.150 Bed and breakfast facilities
- 17.34 Off-street parking and loading facilities
- 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
- Ather Razaq 713-4268
- Edelma Gonzalez 713-4364
- Jaklin Rowley 713-4369
- Luqman Ragabi 713-4362
- Lupe Garcia 713-4197

ITEM NO: 2 DATE: NOVEMBER 23, 2022

SITE PLAN NO.: 22-182  
 PROJECT TITLE: THE HYDE HISTORIC INN  
 DESCRIPTION: REMODEL AND COMPLETE GUESS HOUSE (ADU) AND USE MAIN HOUSE AS A 4 ROOM BED AND BREAKFAST. (R-1-5)  
 APPLICANT: WALTER DEISLER  
 PROP OWNER: LEE JACKY W (TR)  
 LOCATION: 513 N . ENCINA ST  
 APN: 094-453-011

**SITE PLAN REVIEW COMMENTS**

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with \_\_\_\_\_ radius;
- Install curb; \_\_\_\_\_ gutter
- Drive approach size: \_\_\_\_\_ Use radius return;
- Sidewalk: \_\_\_\_\_ width; \_\_\_\_\_ parkway width at \_\_\_\_\_
- Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- Right-of-way dedication required. A title report is required for verification of ownership. **2' DEDICATION FOR ALLEY WAY IF PROJECT DEEMED TO BE A CHANGE ON USE**
- Deed required prior to issuing building permit;
- City Encroachment Permit Required. **FOR ALL WORK NECESSARY WITHIN 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 = .020%, 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. Proposed project will incur impact fees based on number of rooms if deemed to be a change in use. Refer to page 3 for applicable fees due at time of building permit issuance.**
- 2. A building permit is required, standard plan check and inspection fees will apply.**
- 3. Additional 2-foot of right-of-way along the alleyway is required if deemed to be change in use. Grant Deed submittal to follow City procedure, refer to City website for document formatting and submittal. Further coordinate with City Engineer.**
- 4. Project will be required to repair any dilapidated/shifted/uneven sidewalks or curbs and gutters.**
- 5. If there is a change in use, onsite improvements would be required. Typical improvements to include accessible parking and accessible path of travel to public right-of-way.**
- 6. Project in Flood Zone AE, comply with FEMA requirements.**

**SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES**

Site Plan No: **22-182**  
Date: **11/23/2022**

**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:**08/20/2022**)  
(Project type for fee rates:**BED AND BREAKFAST PLUS ADU UNIT**)

Existing uses may qualify for credits on Development Impact Fees. **1-SFD**

<b>FEE ITEM</b>	<b>FEE RATE</b>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	<b>\$3,105/ROOM</b>
	<b>CREDIT SFD: \$7,097/UNIT</b>
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	<b>\$89/ROOM</b>
	<b>TREATMENT: \$508/ROOM</b>
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	<b>\$140/ROOM</b>
<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.

  
**Edelma Gonzalez**

City of Visalia  
Building: Site Plan  
Review Comments

3PR 22182  
THE HYDE HISTORIC INN  
513 N ENCINA 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 ALL IMPROVEMENTS** 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 ANY DEMO WORK** 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 **AE** \*  Hazardous materials report. **MEET FEMA FLOOD REQUIREMENT**
- 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

YAL COARCIA 11/20/22  
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	November 22, 2022
Item #	2
Site Plan #	22182
APN:	094353011

- 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
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. Go to [knoxbox.com](http://knoxbox.com) to order and please allow adequate time for shipping and installation. 2019 CFC 506.1
- Commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease laden vapors shall be provided with a **Type 1 Hood**, in accordance with the California Mechanical Code, and an automatic fire extinguishing system. 2019 CFC 904.12 & 609.2
- **Special comments:** This proposal will designate the property as a Lodging House which is not considered a change in use at this time. Applicable code requirements for a Lodging House shall be implemented within the home and will be inspected on an annual basis.

Corbin Reed  
Fire Marshal





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

Date: 11/22/2022  
 Item: 2  
 Site Plan: SPR22182  
 Name: Vincent Muto

**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:
 

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

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 Access Controlled/ Restricted etc.
 

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 lighting Concerns:  
ample lighting to deter criminal activity
 

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 Traffic Concerns:
 

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 Surveillance Issues:  
Exterior surveillance cameras to deter/capture criminal activity
 

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 Line of Sight Issues:  
Low shrubbery to deter transient activity
 

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 Other Concerns:
 

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# SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 23, 2022

**ITEM NO: 2**

SITE PLAN NO: [SPR22182](#)

PROJECT TITLE: The Hyde Historic Inn

DESCRIPTION: Remodel and Complete Guest House (ADU) and Use Main House as a 4 Room Bed & Breakfast. (R-1-5)

APPLICANT: Walter Deisler

OWNER: LEE JACKY W (TR)

APN: 094353011

LOCATION: 513 N ENCINA 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 at time of development.
- Install Street Name Blades at Locations at time of development.
- Install Stop Signs at **local road intersection with collector/arterial** Locations.
- Construct parking per City Standards PK-1 through PK-4 at time of development.
- Construct drive approach per City Standards at time of development.
- Traffic Impact Analysis required (CUP)
  - Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- Additional traffic information required (Non Discretionary)
  - Trip Generation - Provide documentation as to concurrence with General Plan.
  - Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
  - Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

**Additional Comments:**

*Leslie Blair*  
\_\_\_\_\_  
**Leslie Blair**

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

22182

November 23, 2022

- XX** No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- XX** 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 confirmed this project will not require any changes to the existing residential services assigned.

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

Nathan Garza, Solid Waste, 559-713-4532





SITE PLAN REVIEW DATE: 11/23/22

WASTEWATER COLLECTIONS AND PRETREATMENT DIVISION (QUALITY ASSURANCE)  
SITE PLAN REVIEW COMMENTS

SITE PLAN REVIEW NO: SPR 22182

PROJECT NAME: THE HYDE HISTORIC INN

THE PROJECT IS SUBJECT TO THE FOLLOWING REQUIREMENTS FROM WASTEWATER  
PRETREATMENT DIVISION (QUALITY ASSURANCE):

SUBMISSION OF WASTEWATER DISCHARGE PERMIT  
APPLICATION/QUESTIONNAIRE/OTHER REGULATORY FORMS

- FORM REQUIRED FOOD SERVICE EST QUEST \_\_\_\_\_
- FORM REQUIRED \_\_\_\_\_
- FORM REQUIRED \_\_\_\_\_

INSTALLATION OF SAND AND GREASE INTERCEPTOR

INSTALLATION GREASE INTERCEPTOR

OTHER GREASE TRAP \_\_\_\_\_

SITE PLAN REVIEWED-NO COMMENTS

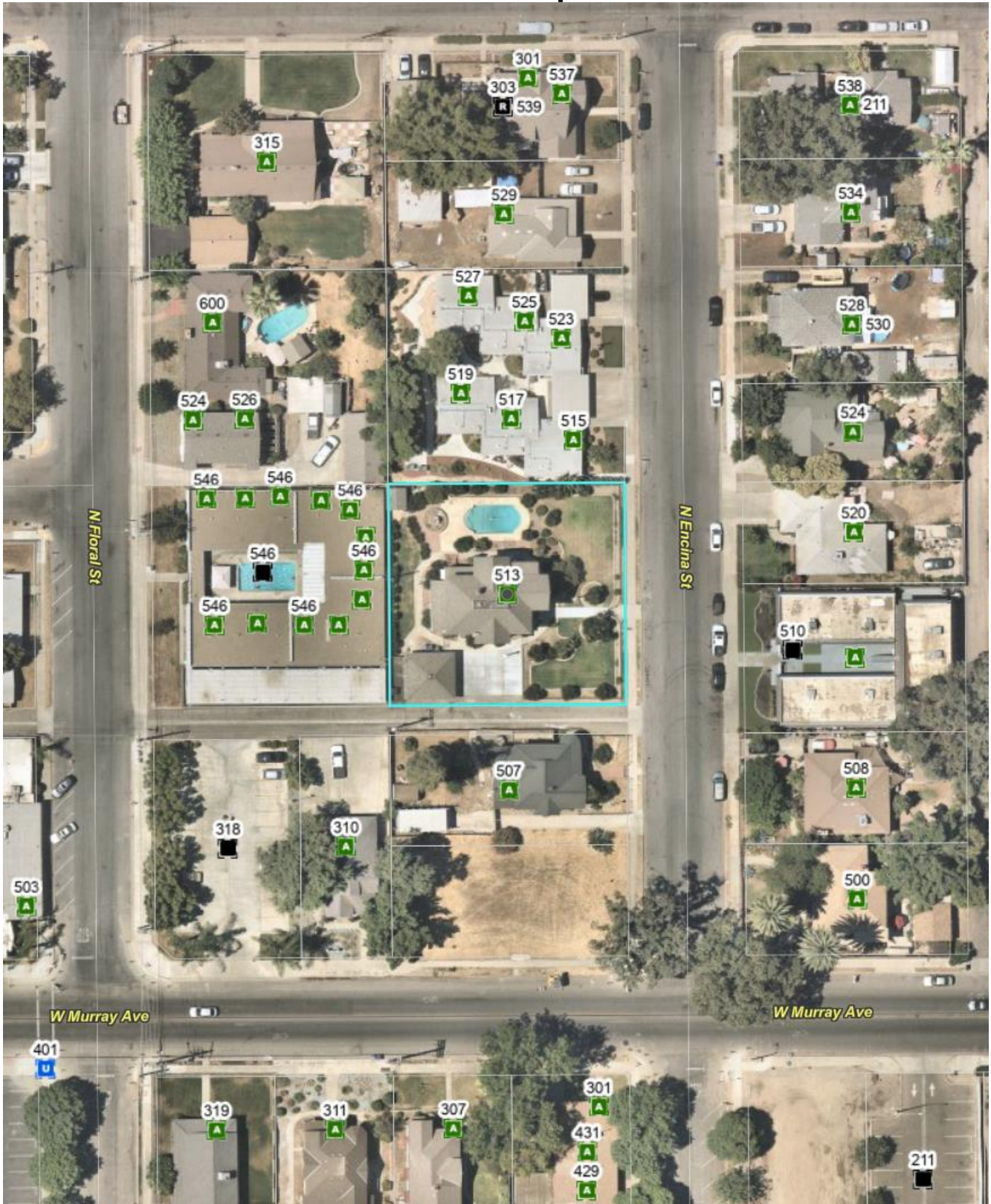
CONTACT THE WASTEWATER PRETREATMENT DIVISION (QUALITY ASSURANCE) AT  
(559) 713-4529 OR [JESSICA.SANDOVAL@VISALIA.CITY](mailto:JESSICA.SANDOVAL@VISALIA.CITY), IF YOU HAVE ANY QUESTIONS.

COMMENTS:

FORMS CAN BE FOUND @  
[https://www.visalia.city/depts/public\\_works/wastewater/commercial\\_industrial\\_pretreatment\\_program.asp](https://www.visalia.city/depts/public_works/wastewater/commercial_industrial_pretreatment_program.asp)

DATE REVIEWED: 11/22/22

# Aerial Map



# Historic District and Local Register Map

