

**CITY OF VISALIA**  
**HISTORIC PRESERVATION ADVISORY COMMITTEE**  
**Wednesday, February 22, 2023, at 5:30PM**

CHAIR: Walter Deissler      VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:

Patty Kane, Michael Kreps, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala

**City of Visalia Administration Building**  
**220 North Santa Fe Street, Visalia CA**

**AGENDA**

**A. Citizen's Comments**

**B. Meeting Minutes**

1. February 8, 2023, Regular Meeting

**C. Project Reviews:**

1. **HPAC No. 2023-03:** A request by Sonia Viruett for a Conditional Use Permit to establish a beauty salon and add a freestanding sign, located within the O-C (Office Conversion) Zone. The project site is located at 432 South Church Street (APN: 097-052-007).
2. **HPAC No. 2023-04:** A request by Marco Aldayoub to add fencing to a liquor store located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 416 North Willis Street (APN: 093-175-008).
3. **HPAC No. 2023-05:** A request by Felimon Carrasco to add fencing to a parcel within the D-MU (Downtown Mixed Use) Zone. The project site is located at 216 E. School Avenue (APN: 094-272-007).

**D. Discussion Items**

1. Historic Survey Project
2. Committee and Staff Comments
  - a. Project Updates
3. 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](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).



# MEETING MINUTES – FEBRUARY 8, 2023

## CITY OF VISALIA

### HISTORIC PRESERVATION ADVISORY COMMITTEE

Wednesday, February 8, 2023, at 5:30PM

CHAIR: Walter Deissler      VICE-CHAIR: Tyler Davis

All members present.

#### COMMITTEE MEMBERS:

Patty Kane, Michael Kreps, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala

MEMBERS OF THE PUBLIC: Manual Esparza,

CITY STAFF: Cristobal Carrillo, Associate Planner

**City of Visalia Administration Building  
220 North Santa Fe Street, Visalia CA**

## AGENDA

### A. Citizen's Comments

None.

### B. Meeting Minutes

#### 1. January 25, 2023, Regular Meeting

A motion was made by Kane, seconded by Ayala, to approve the meeting minutes for January 25, 2023. The motion was approved 7-0.

### C. Project Reviews:

#### 1. **HPAC No. 2023-01 (Continued Hearing):** A request by Jace Yates for new signage on a parcel 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 approval of the proposal with a modification for the sign face to be made of wood materials and for the sign to be externally illuminated. Public comment was provided by project consultant and contractor Manual Esparza. Esparza stated that the applicant was willing to make the changes recommended by staff. Kreps asked if it would be possible to add additional architectural elements to the sign, to increase compatibility with the main structure. The rest of the Committee agreed. After discussion a motion was by Kreps to approve the signage as modified by staff, with an additional modification for the signage structure to include architectural elements similar to the main structure, such as a trellis or pergola feature. The motion was seconded by Davis. The motion passed 7-0.

2. **HPAC No. 2023-02:** A request by Walter Deissler to perform exterior renovations to an office building and detached garage 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 approval of the proposal as conditioned. Public comment was provided by project consultant Walter Deissler. Kreps noted that the glass railing would not be in keeping with the structure as it gave a much more modern appearance. Mulrooney and Davis agreed. Alternatives were discussed, with Deissler proposing that posts and rails with caps and wood cladding be placed in between glass panels to lessen the modern appearance. Deissler confirmed that the eyebrow dormer in the rear of the building would remain, as would the diamond shaped window on the western exterior. Davis stated that the proposed light fixtures were too ornate, recommending that they be replaced with arts and crafts style light fixtures. Discussion followed. After discussion a motion was by Davis to approve the proposal, with modifications as follows:

- Add posts with caps and wood cladding, and wood cladded rails, to the glass balcony walls;
- Use light fixtures more in keeping with the style of the main structure (such as arts and crafts fixtures);
- That the eyebrow dormer and diamond shaped window on the east and west elevations, respectively, be maintained.

The motion was seconded by Kane. The motion passed 6-0 (Deissler recused).

#### **D. Discussion Items**

1. Historic Survey Project

Staff provided a brief update to actions being taken by staff to begin the survey project. Staff noted that they were awaiting a response from IT staff regarding volunteer logins.

2. Committee and Staff Comments

- a. Project Updates

Staff provided updates on various projects throughout the Historic District and Local Register. Staff noted that a proposal for the replacement of a door at 311 West Murray Avenue was not reviewable by the HPAC as replacement of a door does not require a Building Permit. The Historic Preservation Ordinance requires that any exterior alterations require a Building Permit in order to be subject to review. The Committee discussed addressing this via an Ordinance change in the future. Kane suggested the subject be tabled to Fall 2023, or that it be addressed during the Historic Survey process.

The Committee also requested an update on 212 West Race Avenue.

3. Identification of Items for Future Agendas

None.

## E. Adjournment

A motion was made by Kane, seconded by Hohlbauch, to adjourn the meeting. The motion passed 7-0. The meeting adjourned at 6:32 p.m.

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

HEARING DATE: February 22, 2023

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. 2022-21: A request by Sonia Viruett for a Conditional Use Permit to establish a beauty salon and add a freestanding sign, located within the O-C (Office Conversion) Zone. The project site is located at 432 South Church Street (APN: 097-052-007).

### STAFF RECOMMENDATION

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

### SITE DATA

The site is zoned O-C (Office Conversion) and contains a vacant office and five-stall parking lot. The project site is located within the Historic District and is not listed on the Local Register of Historic Structures.



### PROJECT DESCRIPTION

Per the Operational Statement in Exhibit "E" the applicant proposes the establishment of a beauty salon within an existing office building, providing beauty care services in the form of haircuts, hair colorings, and eyelash extensions. Per the Floor Plan in Exhibit "B", the business will contain five stations for beauty services, and storage, break room, and restroom areas for staff. The business will operate Monday through Saturday, 9:00am to 6:00pm, with services conducted by appointment only. Per the applicant, only two beauticians will operate onsite, serving no more than two clients at any given time.

The applicant also proposes placement of a six-foot tall, 13 square foot freestanding sign within the front yard setback of the project site (see Exhibits "A" and "D"). The sign was initially onsite but was removed and stored upon the closing of the previous business. No other exterior alterations are proposed to the building or project site.

## 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, or the entire Historic District. Staff's recommendation to the HPAC is based on the considerations listed below.

### Land Use Compatibility

Stand alone cosmeticians are “conditionally permitted” for use in the O-C Zone, requiring approval of a CUP via a public hearing before the Visalia Planning Commission. The surrounding area consists primarily of medical offices and a salon to the north, and residential uses to the east, west, and south. The proposed use is not expected to produce noise or lighting impacts that would negatively affect adjacent areas. Since no physical changes are proposed to the building, the site will remain aesthetically compatible with the surrounding Historic District. Lastly, the signage proposed does not include any lighting or explicitly modern touches, thereby similarly blending into the surrounding residential and historic area.

### Development Standards

Setbacks/Signage – The building footprint will not be altered as a result of the CUP proposal. As such all development standards for the O-C Zone have been met. Freestanding signs within the O-C Zone must be setback a minimum five feet from property line, be no taller than 6 feet, and not exceed 35 square feet in size. The proposed sign meets all requirements. Condition of Approval No. 3 is included requiring the applicant to obtain all necessary approvals for placement of the freestanding sign, in this case issuance and completion of a Building Permit.

Parking – The Floor Plan in Exhibit “B” shows multiple stations for hair cutting, shampooing, eyelash treatments, and hair coloring. Per the applicant, the business will employ only two beauticians, servicing no more than two clients at any given time. The Visalia Municipal Code requires two parking stalls per “station”. Since no more than two clients are to be serviced at any given time, only four parking stalls are required to be provided. The Site Plan in Exhibit “A” depicts five stalls onsite, thereby meeting City standards. Staff recommends inclusion of Condition of Approval No. 2, requiring the applicant to service no more than two clients at any given time during operating hours.

### Architectural Compatibility

Section 17.56.100 of the Historic Preservation Ordinance provides the HPAC with criteria to evaluate exterior alterations to buildings within the Historic District. However, since no physical alterations are proposed to the main structure onsite, the proposal maintains architectural compatibility with the surrounding area and Historic District as a whole.

For the proposed signage, Visalia Municipal Code Section 17.56.050.C.4 permits the HPAC to approve, conditionally approve, or deny a sign application based upon its proposed design and/or materials. The



freestanding sign is made of wood materials similar to the building exterior and other signage within the Historic District. The signage also contains ornamental shaping and capped sign posts that evoke signage from previous eras. Given the above, staff believes the signage is historically compatible and recommends approval of the proposed signage.

## **FINDINGS AND CONDITIONS**

For HPAC Item No. 2023-03 staff recommends that the Committee approve the proposed signage, and recommend approval of the Conditional Use Permit request to the Visalia Planning Commission, based upon the following:

### Findings:

1. The site is within the Historic District and is not listed on 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 beauty salon 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, floor plan, building elevations, signage elevation, and operational statement in Exhibits "A", "B", "C", "D", and "E".
2. That the applicant shall serve no more than two clients at any one time during operating hours listed within Exhibit "A".
3. That the project shall comply with all requirements of Site Plan Review No. 2023-014.
4. That the project undergoes the appropriate City permitting process.
5. That any significant changes in the operation of the proposed use, or any changes to the exterior of onsite structures, be brought back to the Historic Preservation Advisory Committee prior to any review by the Planning Commission and/or issuance of a Building Permit.
6. That all other City codes and ordinances be met.
7. That the approval from the Historic Preservation Advisory Committee shall lapse and shall become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

## **ATTACHMENTS**

- Exhibit “A” – Site Plan
- Exhibit “B” – Floor Plan
- Exhibit “C” – Building Elevations
- Exhibit “D” – Signage Elevation
- Exhibit “E” – Operational Statement
- Aerial Map
- Historic District and Local Register Map

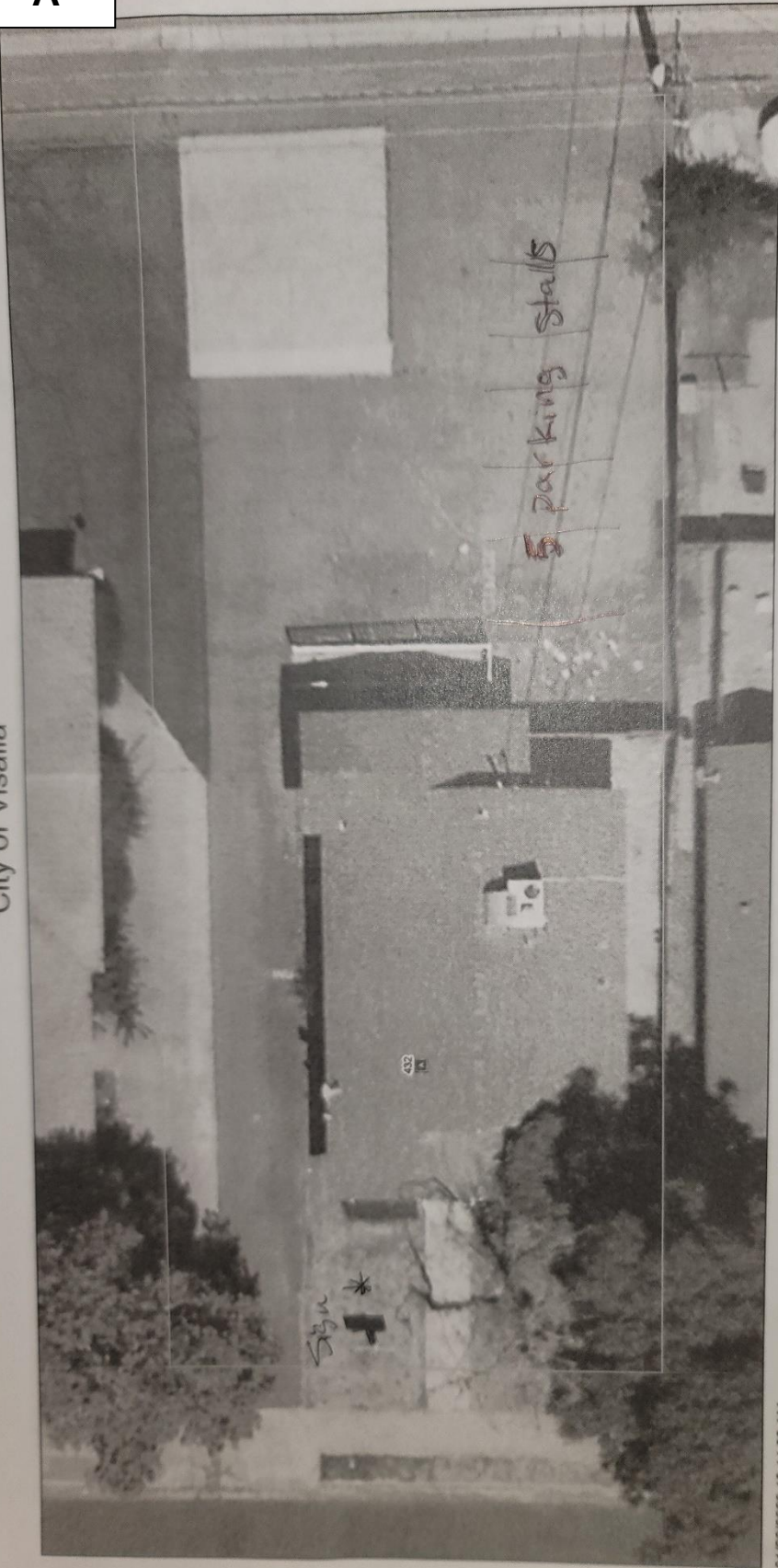
### **APPEAL INFORMATION**

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 "A"**

City of Visalia



\*Sign is  
5' 4"  
away from  
property line

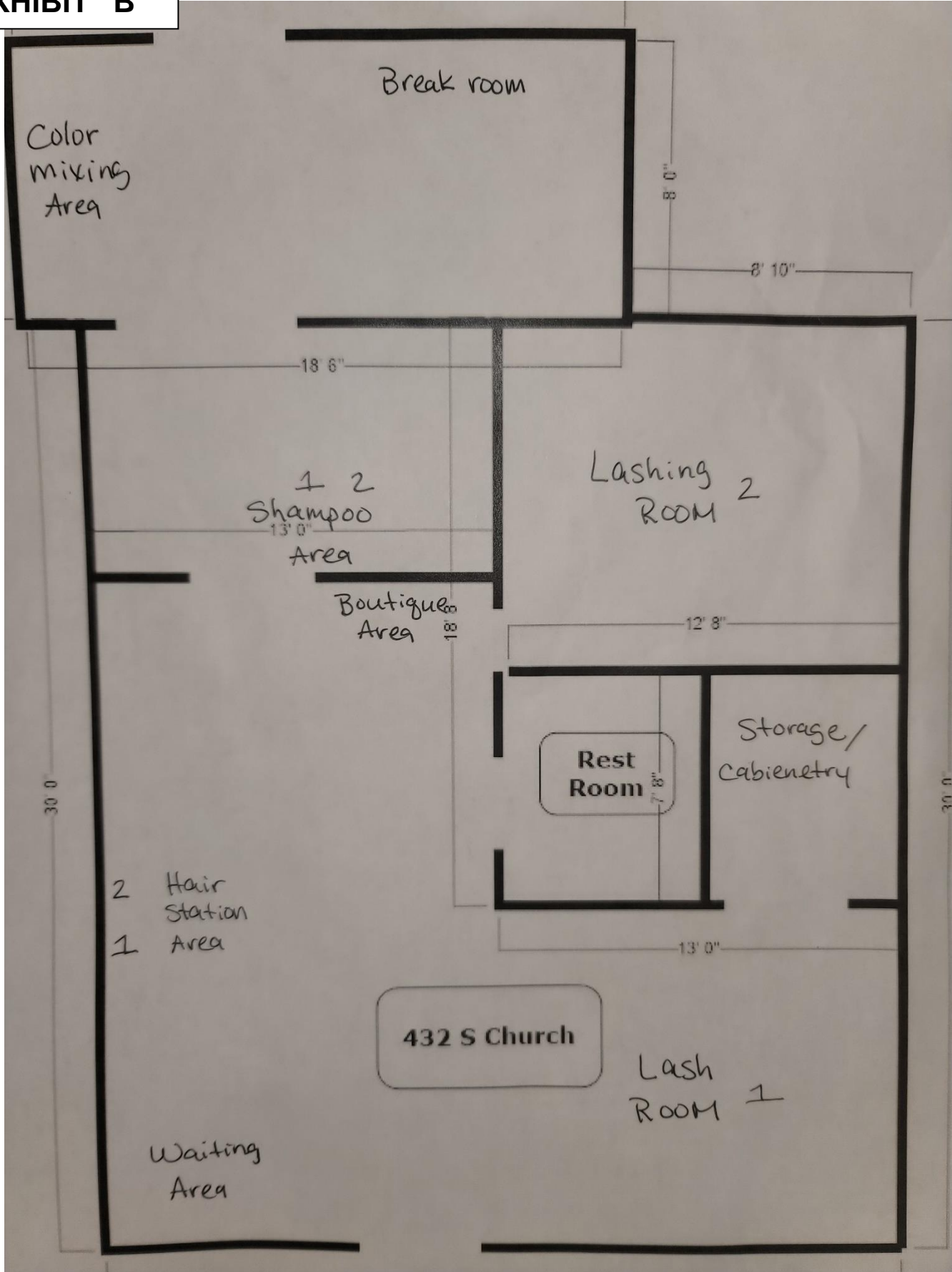
01/26/2023 10:14:38 AM

Parcels  
Site Address Points  
Current

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**EXHIBIT "B"**



**EXHIBIT "C"**



**WEST**



**NORTH**

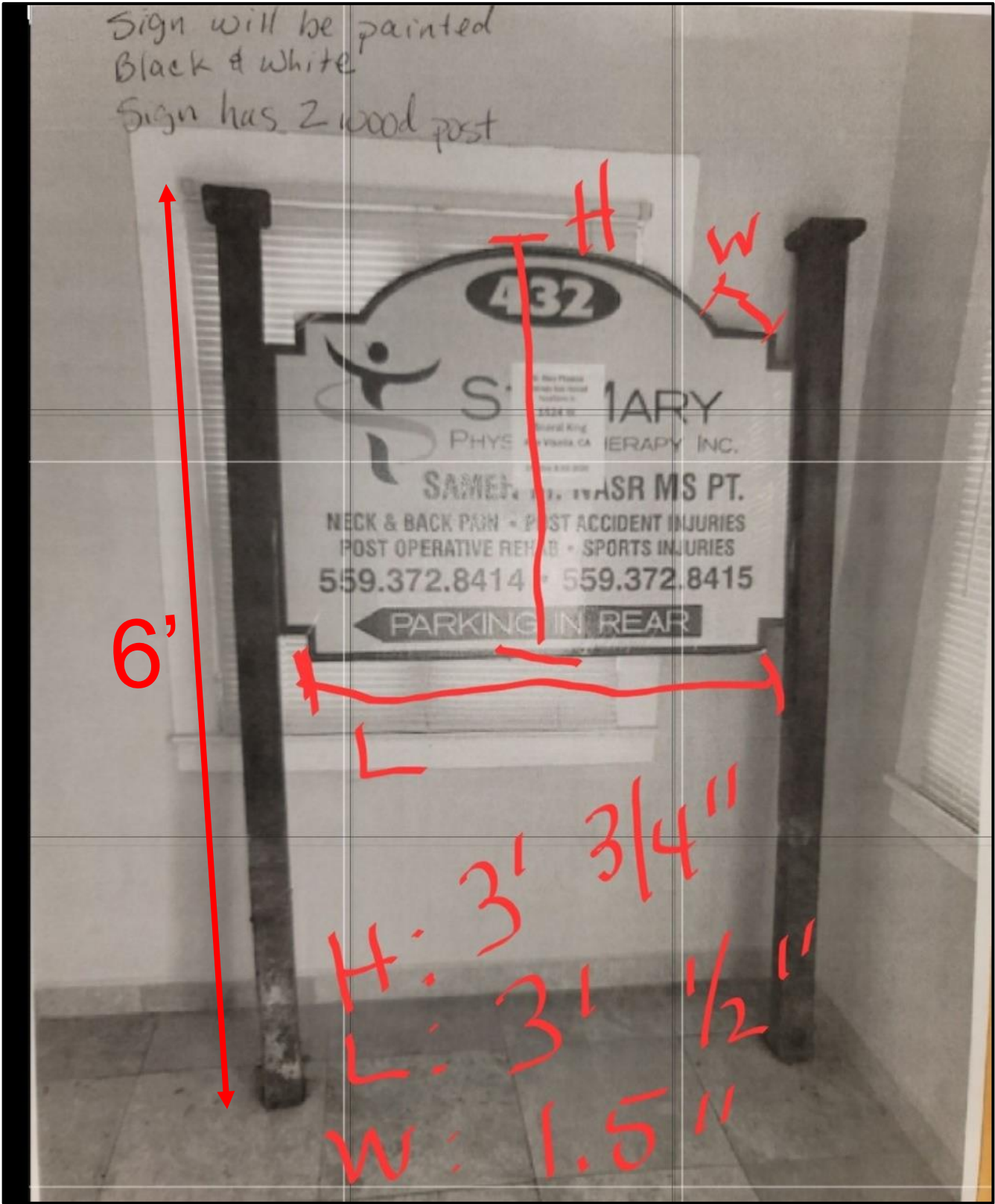


**EAST**



**SOUTH**

**EXHIBIT "D"**



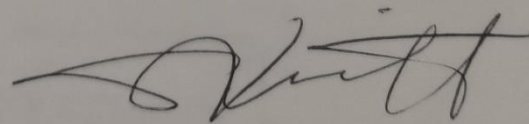
# Operational Statement

Feb 6, 2023

The proposed business will consist of two hairstylist providing Beauty Care Services. Which are haircuts, color and Lash extensions.

The existing site currently exists of 432 S. Church Street Visalia.

The proposed hours of operation are Monday through Saturday from 9:00AM to 6:00pm Sundays closed. Working by Appointment only.

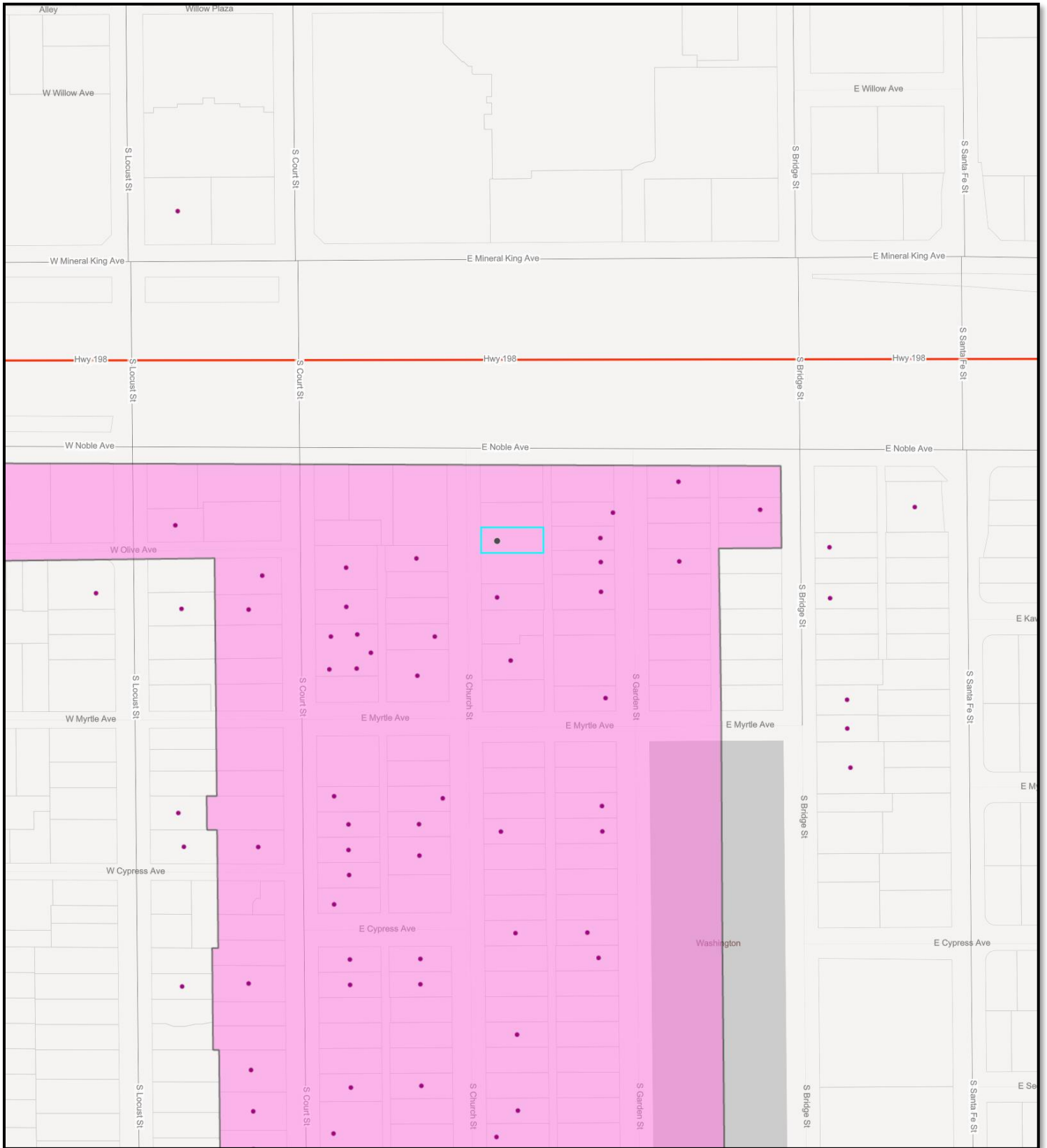


Sonia Viruett

# Aerial Map



# Historic District and Local Register Map







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

**HEARING DATE:** February 22, 2023

**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. 2023-04: A request by Marco Aldayoub to add fencing to a liquor store located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 416 North Willis Street (APN: 093-175-008).

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposed fencing request as described in the findings and conditions of this report.

### SITE DATA

The site is zoned D-MU (Downtown Mixed Use) and contains a three-unit commercial building, occupied by a liquor store (Frank's Liquor), a massage business, and smoke shop (Huff & Puff Smoke Shop).

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

### PROJECT DESCRIPTION

Per the exhibits in Exhibits "A" and "B" the applicant is requesting approval to install a five-foot-tall wrought iron fence. The fence is approximately 35 feet long and will be located on the northern portion of the project site, adjacent to West Murray Avenue. Per the Operational Statement in Exhibit "B" the fencing is proposed to "create a clean appearance" onsite and "prevent clients from the smoke shop from parking on the Frank's Liquor parking lot."



The fencing was placed onsite in early 2023 without HPAC review or issuance of a Building Permit. No other exterior alterations are proposed at this time.

## DISCUSSION

### Development Standards

Fencing cannot exceed a height of seven feet within the D-MU Zone. Per Exhibit "A" the fence is approximately five feet in height, thereby not exceeding limitations of the D-MU Zone.

### Architectural Compatibility

The revised Historic Preservation Ordinance provides the HPAC with criteria 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 structure, its arches, and supporting freestanding signage all emphasize trapezoidal forms, which is unique within the surrounding neighborhood and Historic District. Despite its lack of trapezoidal shaping, the fencing depicted in Exhibit "B" is still considered compatible with the structure and Historic District. This is due to its contemporary and unadorned commercial aesthetic, Ordinance approved material type, and commercial setting. The proposal is also similar in style to fencing recently approved by the HPAC immediately to the north of the project site (500 N. Willis Street, approved via HPAC No. 2022-19 on July 13, 2022).

## FINDINGS AND CONDITIONS

For HPAC Item No. 2022-04 staff recommends that the Committee approve the request, subject to the findings and conditions listed below:

### 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 commercial 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.

### Conditions

1. That the proposal be developed consistent with the site plan in Exhibit "A" and elevations/operational statement in Exhibit "B".
2. That the project undergoes the appropriate City permitting process for fencing on the project site.

3. 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.
4. That all other City codes, ordinances, standards, and regulations shall be met.
5. That the approval from the Historic Preservation Advisory Committee shall lapse and shall become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

## **ATTACHMENTS**

- Exhibit “A” – Site Plan
- Exhibit “B” – Fence Elevation and Operational Statement
- Exhibit “C” – Building Elevations
- Aerial Photos
- 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 "A"



High 5Ft  
Wide 35F and 4inch

EXHIBIT "B"



Fence to create clean appearance, prevent clients from smoke shop from parking on Frank's Liquor parking lot.

EXHIBIT "C"

NORTH



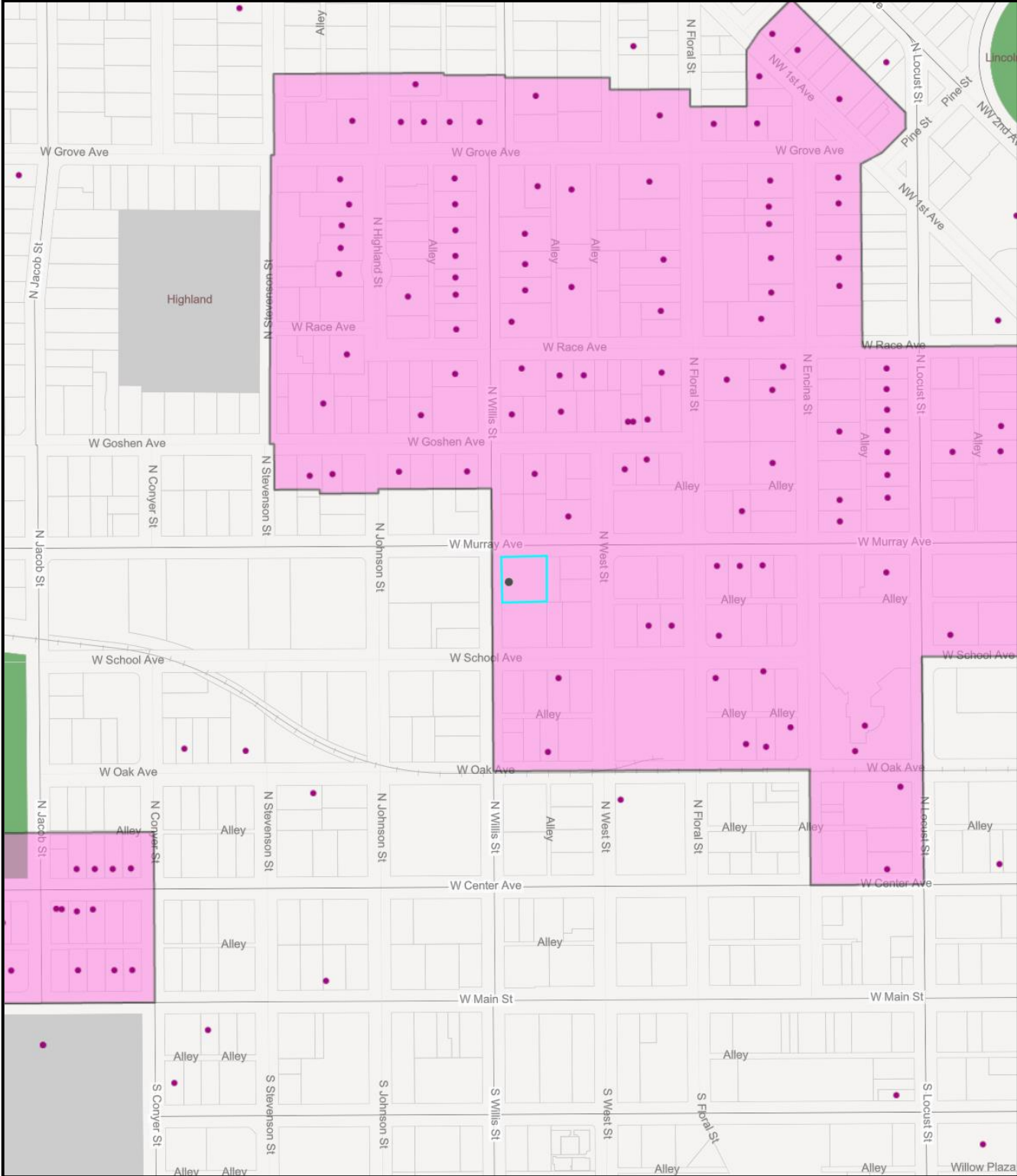
WEST



# AERIAL MAP



# HISTORIC DISTRICT AND LOCAL REGISTER MAP







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

**HEARING DATE:** February 22, 2023

**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. 2023-05: A request by Felimon Carrasco to add fencing to a parcel within the D-MU (Downtown Mixed Use) Zone. The project site is located at 216 East School Avenue (APN: 094-272-007).

### STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposed fencing request as described in the findings and conditions of this report.



### SITE DATA

The site is zoned D-MU (Downtown Mixed Use) and contains a former office that has been converted into a residence. The project site is located within the Historic District and is not listed on the Local Register of Historic Structures.

### PROJECT DESCRIPTION

Per Exhibit "A" the applicant is requesting approval to install a five-foot-tall wrought iron fence along the entire perimeter of the project site. The fence will contain a four-foot-wide pedestrian gate along the School Avenue frontage, and a 20 foot wide manual sliding gate along the alleyway to the west for vehicle access. Per the project application, the fencing is proposed to prevent trespassing onto the project site. No other exterior alterations are proposed.

### RELATED PROJETS

HPAC Item No. 2022-17: On September 28, 2022, the HPAC considered a request by Felimon Carrasco for a Conditional Use Permit to establish a single-family residence at 216 East School Avenue, within the D-MU Zone. The Committee recommended approval of the proposal to the Visalia Planning Commission.

Conditional Use Permit No. 2022-26: On November 14, 2022, the Visalia Planning Commission reviewed and approved a request by Felimon Carrasco to convert a 1,368 square foot vacant office into a single-family residence, located at 216 East School Avenue, within the D-MU Zone.

## DISCUSSION

### Development Standards

Fencing cannot exceed a height of seven feet within the D-MU Zone, even when located on a property line. Per Exhibit "A" the fence will be approximately five feet in height, thereby not exceeding limitations of the D-MU Zone.

### Architectural Compatibility

The revised Historic Preservation Ordinance provides the HPAC with criteria 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 is unknown, though the building was present during the original survey of the Historic District in the late 1970's. The structure is almost entirely composed of wooden logs, creating the appearance of a traditional log cabin, which is unique within the surrounding neighborhood, Historic District, and City Limits. The fencing elevations provided in Exhibit "B" are of existing wrought iron fencing located on adjacent properties. The applicant intends to build a fence similar in appearance to the adjacent areas. As such, despite its lack of wooden log materials, the fencing is considered compatible with the surrounding area and Historic District. The wrought iron material is also listed as an approved material type within the revised Historic Preservation Ordinance. Lastly the HPAC has established precedence approving wrought iron fencing on sites where such fencing may be out of keeping with the material of the main structure. Recent examples include wrought iron fencing at 515 West Goshen Avenue and 724 South Court Street, both approved in 2022.

## FINDINGS AND CONDITIONS

For HPAC Item No. 2022-05 staff recommends that the Committee approve the request, subject to the findings and conditions listed below:

### 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 and commercial uses in the Historic District and surrounding areas.
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 surrounding areas.

#### Conditions

1. That the proposal be developed consistent with the site plan in Exhibit “A” and fencing elevations in Exhibit “B”.
2. That the project undergoes the appropriate City permitting process for fencing on the project site.
3. 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.
4. That all other City codes, ordinances, standards, and regulations shall be met.
5. That the approval from the Historic Preservation Advisory Committee shall lapse and shall become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

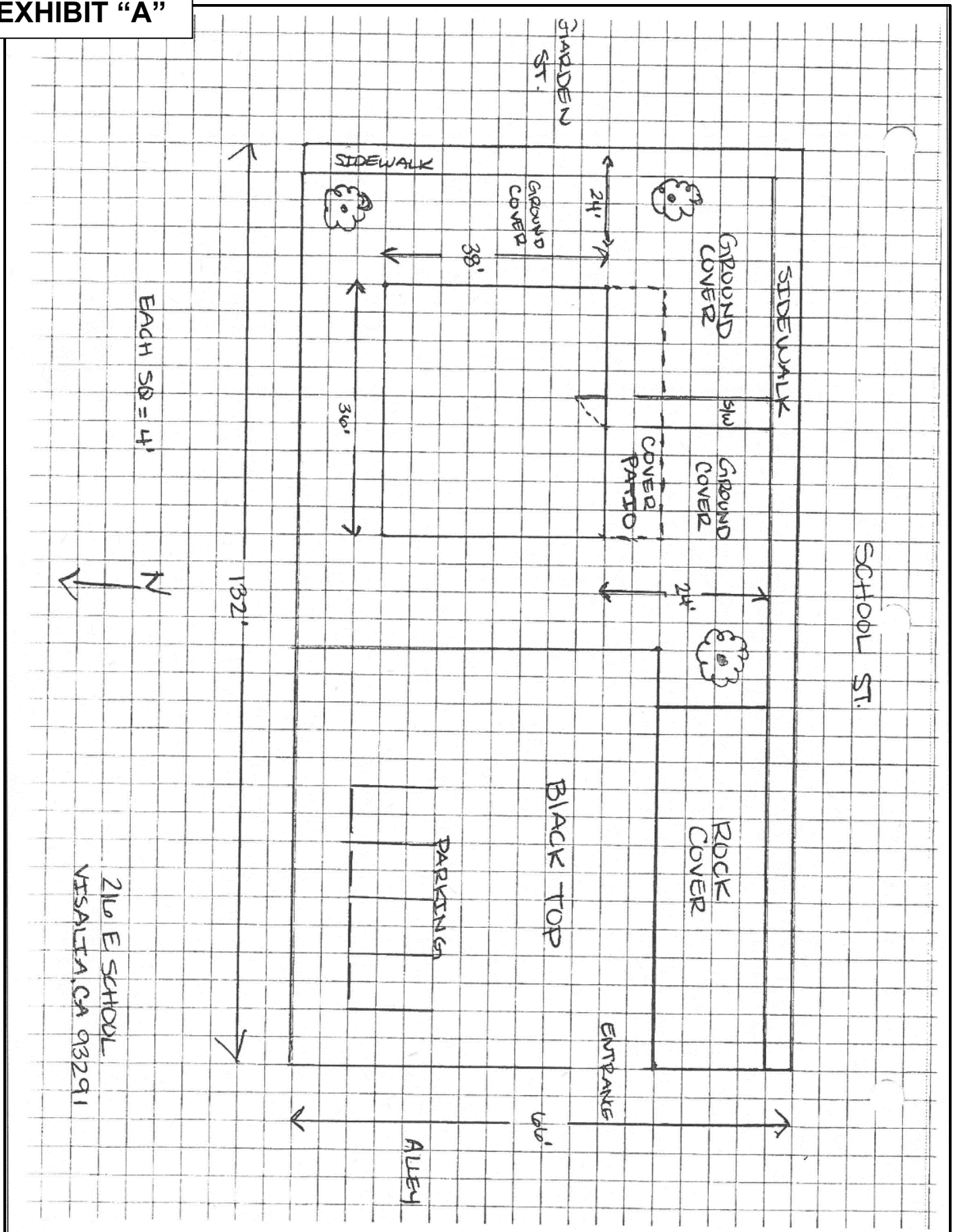
#### **ATTACHMENTS**

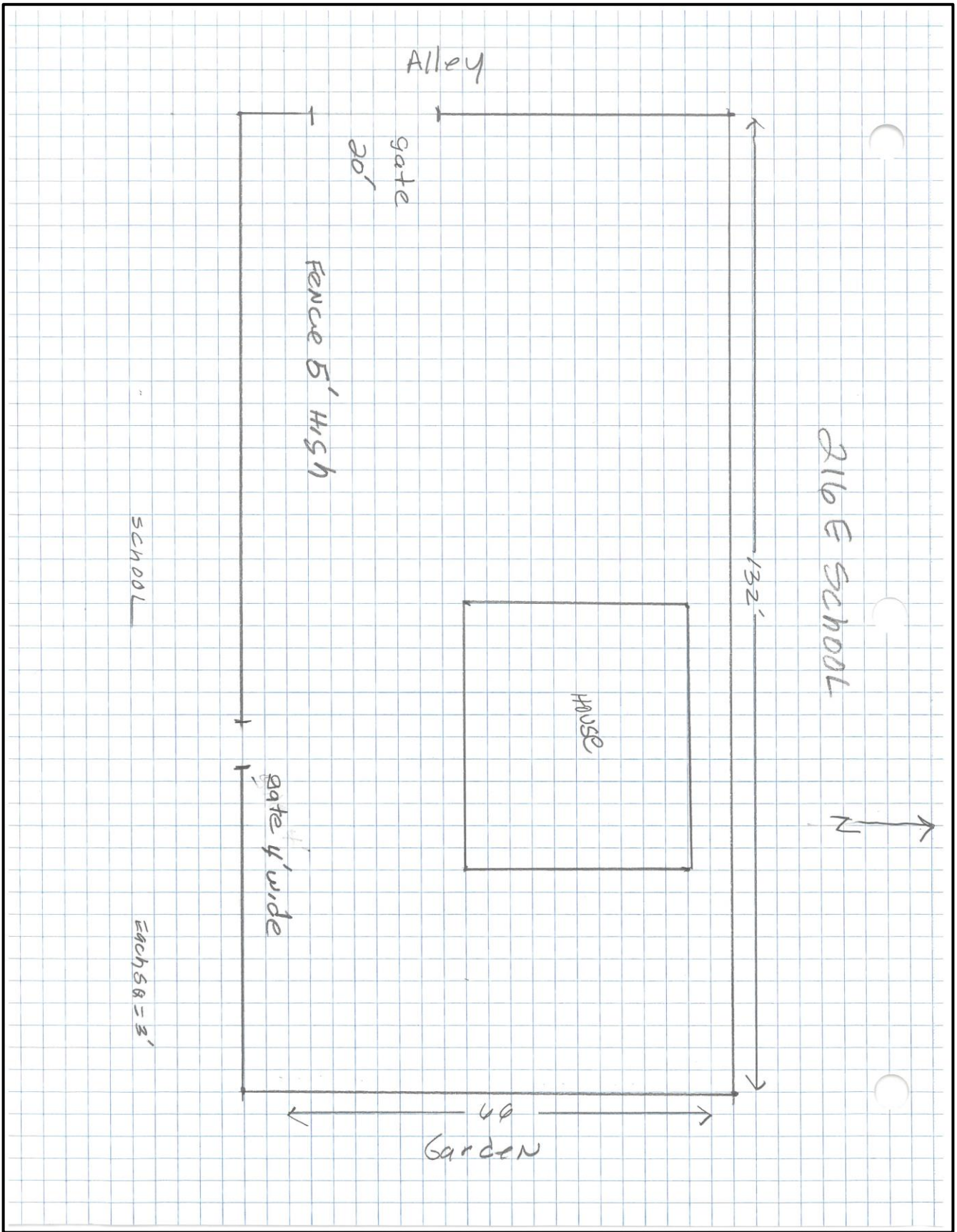
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- Exhibit “B” – Fence Elevations
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#### **APPEAL INFORMATION**

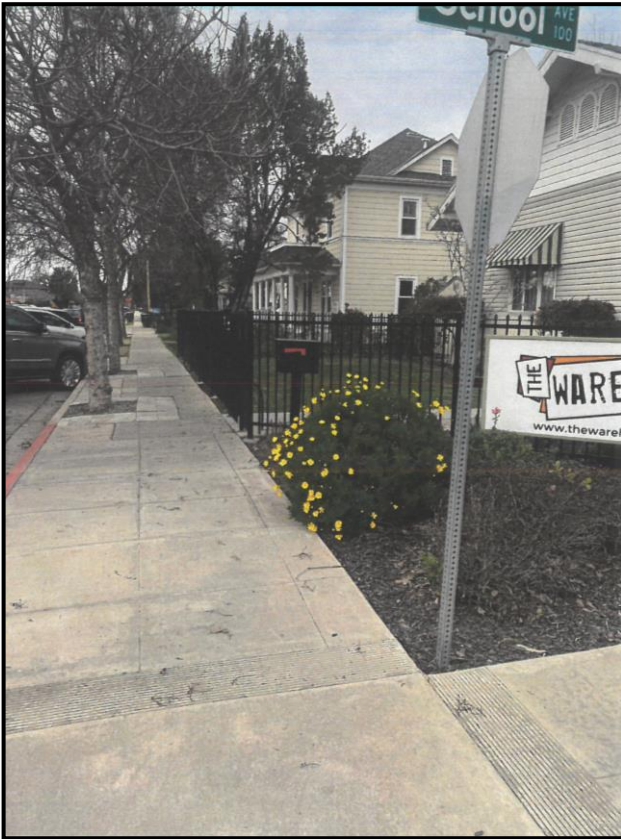
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EXHIBIT "A"





**EXHIBIT "B"**



**EXHIBIT "C"**



**SOUTH**



**EAST**



**NORTH**



**WEST**



# Aerial Map



HPAC Item No. 2023-05 – 216 E. School Avenue – New Fence

# Historic District and Local Register Map

