

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, August 23, 2023, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:
Patty Kane, 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. August 9, 2023, Regular Meeting

C. Project Reviews

1. **HPAC No. 2023-17:** A request by Walter Deissler for a modification to a previously conditioned (through HPAC Item No. 2023-11) modification for exterior renovations to an office building within the D-MU (Downtown Mixed Use) Zone. The modification pertains to railings on the second-floor balcony and the addition of an ADA lift enclosure. The project site is located at 512 North Court Street (APN: 094-261-023).

D. Discussion Items

1. August 21, 2023 Visalia City Council Meeting – Annual Report to the Visalia City Council
2. Historic Preservation Ordinance – Exterior Alterations and Building Permit Requirements
3. Historic Recognition/Awards Program
4. Historic District Survey Project
 - a. Review of Properties
5. Committee and Staff Comments
 - a. Project Updates
6. 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.

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. 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, August 9, 2023, at 5:30PM

CHAIR: Walter Deissler VICE-CHAIR: Tyler Davis

All members
present.

COMMITTEE MEMBERS:

Patty Kane, Jay Hohlbauch, Jordan Mulrooney, Karen Ayala

MEMBERS OF THE PUBLIC: Jerome Melgar, Armando Murrietta, Daniel Gonzalez, Patricia Cortez

CITY STAFF: Cristobal Carrillo, Associate Planner, Nathan Perez, Planning Intern

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

AGENDA

A. Citizen's Comments

None.

B. Meeting Minutes

1. July 12, 2023, Regular Meeting

A motion was made by Mulrooney, seconded by Ayala, to approve the meeting minutes for July 12, 2023. The motion was approved 6-0.

2. July 26, 2023, Regular Meeting

A motion was made by Davis, seconded by Hohlbauch, to approve the meeting minutes for July 26, 2023. The motion was approved 5-0 (Kane abstained as she was absent during the meeting).

C. Project Reviews

1. **HPAC No. 2023-13 (Continued Hearing):** A request by Rebecca Hernandez to remove and replace a freestanding sign within the O-C (Office Conversion) Zone. The project site is located at 904 West Main Street (APN: 093-225-007).

Staff presented its report and recommended that the HPAC approve the signage request as modified by the applicant. Public comment in favor of the proposal was received via e-mail from Bill Huott, but was not provided to the HPAC due to staff oversight. A motion was then made by Kane, seconded by Hohlbauch, to approve the signage as proposed. The motion passed 6-0.

2. **HPAC No. 2023-16:** A request by Daniel Gonzalez to renovate a single-family home and add an accessory dwelling unit in the rear yard, located in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 806 South Church Street (APN: 097-086-015).

Staff presented its report and recommended that the HPAC approve the proposal as modified by staff. Public comment in favor of the proposal was received from applicant/property owner Daniel Gonzalez and Patricia Cortez. Additional public comment in favor of the proposal was submitted via e-mail by Bill Huott, but was not provided to the HPAC due to staff oversight. Discussion occurred regarding the vents, windows, and parking. The Committee also expressed gratitude to the applicant for taking on the challenge of rehabilitating the project site. After discussion a motion was made by Davis, seconded by Kane, to approve the proposal with modifications requiring double hung windows that slide up and down, and the addition of grids on the street facing windows of the main residence. The motion passed 6-0.

D. Discussion Items

1. Review – Annual Report to the Visalia City Council

The Committee discussed the report and provided revisions to staff, consisting of revisions to the section on historic street signs and the reviewed projects exhibit. Following discussion, a motion was made by Kane, seconded by Ayala, to approve the report and send it to the Visalia City Council. Staff stated that the report would likely be presented to the City Council on August 21, 2023.

2. Historic Preservation Ordinance – Exterior Alterations and Building Permit Requirements

Staff presented information provided from the City of Visalia Building Division staff regarding when work to man doors would require a building permit, thus triggering HPAC review. Staff stated that per the Building Division, work to a man door would only require a Building Permit when a new opening was created, or changed in size. Staff stated that only this type of work to doors would trigger HPAC review. Deissler discussed issues regarding the Historic Preservation Ordinance and the lack of oversight over such exterior alterations as doors. Staff noted that a change to the ordinance to address the oversight would require City Council review and approval, which could potentially be difficult to obtain.

3. Historic Recognition/Awards Program

Deissler shared that he had obtained an estimate of \$300 for the creation of individual plaques to award to property owners of historic structures. Discussion occurred regarding the awards program, in particular regarding the design and contents of the plaques to be awarded. Staff also requested if work had been conducted to rework guidelines for the Historic Recognition Project. Mulrooney then requested that staff look for legacy logos for the City for possible use on a plaque.

4. Historic District Survey Project

a. Review of Properties

The HPAC reviewed Areas A36, A37, A38, and A39 of the Historic District Survey Project.

5. Committee and Staff Comments

a. Project Updates

Staff provided updates on the filling of the HPAC vacancy and a recent request for information on a plaque from Claudia Caudle, 500 West Grove Avenue. Staff also noted that the residence at 500 West Grove Avenue had recently been

damaged due to a vehicle collision. The Committee discussed sending letters to owners of houses that had been damaged. Davis stated he could draft a letter.

The Committee then discussed ongoing code enforcement actions at 509 North Locust Street and temporary signage at 507 North Encina Street.

6. Identification of Items for Future Agendas

None.

E. Adjournment

The meeting was adjourned at 6:51pm.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: August 23, 2023

PROJECT PLANNER: Nathan Perez, Planning Intern
Phone: (559) 713-4449
E-mail: nathan.perez@visalia.city

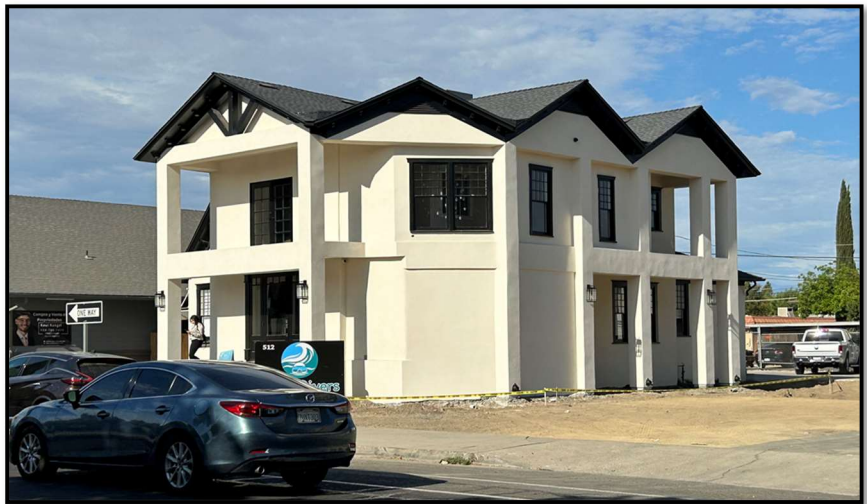
SUBJECT: Historic Preservation Advisory Committee Item No. 2023-17: A request by Walter Deissler for a modification to a previously conditioned (through HPAC Item No. 2023-11) modification for exterior renovations to an office building within the D-MU (Downtown Mixed Use) Zone. The modification pertains to railings on the second-floor balcony and the addition of an ADA lift enclosure. The project site is located at 512 North Court Street (APN: 094-261-023).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) deny the proposed modification to the second story balcony rails, and approve the ADA ramp enclosure as modified, based on the findings and conditions in this report.

SITE DATA

The site is zoned D-MU (Downtown Mixed Use). The site is located within the Historic District and is not listed on the Local Register of Historic Structures. The site contains a two-story office building and a detached garage, which contains a second story used solely for storage. Per the applicant, the building was constructed by the Powers Family in 1908, and was converted into a four-plex in the 1950's. The structure was converted into an office in the 1980's, at which time the front balcony and gable end extensions were added, and porch and stairs enclosed.



RELATED PROJECTS

HPAC Item No. 2022-23: On October 26, 2022, the HPAC considered a request by Walter Deissler to perform exterior alterations to the office building, consisting of removal and relocation of windows and replacement of a second story balcony window with a French door. The Committee approved the request with minor modifications.

HPAC Item No. 2023-02: On February 8, 2023, the HPAC considered a request by Walter Deissler to perform several exterior alterations to the office building. The alterations included replacement of an existing ADA ramp with a lift, addition of eave details to the roof, addition of wood truss and wood clad columns, renovation of a balcony, and replacement of a staircase and flat roof structure. The Committee approved the proposal with modifications to the balcony, light fixtures, dormers, and windows.

HPAC Item No. 2023-11: On May 24, 2023, the HPAC considered a request by Walter Deissler to allow additional modifications to an office building within the D-MU (Downtown Mixed Use) Zone. The proposed modifications pertained to stucco treatment and placement of columns, windows, banding, lighting, and railings. The Committee approved the proposal with a modification requiring the orientation of cables/iron railings beneath the wood top rails on the balcony to be vertically oriented instead of horizontal. The HPAC approval letter, staff report, and exhibits for this project are included as Exhibit “C”.

PROJECT DESCRIPTION

The applicant is requesting approval to make changes as described below and depicted in Exhibits “A” and “B”:

- On the front façade (Court Street elevation) and south façade, install horizontal cables on the wood top rails;
- Enclose an ADA lift on the Court Street and southern elevation with black aluminum mesh material.

The changes would modify the HPAC’s previous conditions from May 24, 2023, requiring that the second story balcony rails have vertical spindles in accordance with wrought iron fencing on surrounding properties in the historic district.



DISCUSSION

Development Standards

The building footprint of the structure will not be altered as a result of the proposal. Only work to the exterior of the office building is proposed. Given the above, the proposed exterior alterations will comply with all development standards of the D-MU Zone.

Architectural Compatibility

The Historic Preservation Ordinance requirements for properties solely within the Historic District do not prohibit or discourage alterations to structures. Instead, alterations must preserve compatibility with the overall Historic District and surrounding structures. To that effect, staff has determined that the proposed changes to the balcony will not conform to the details of surrounding historic sites. Properties in the immediate vicinity of the project site primarily utilize fencing with vertical spindles, including 518, 525, and 536 North Court Street (see Figures 1 and 2 respectively).

On the sites directly to the north and south (500 and 518 North Court Street) the buildings feature first floor balconies which contain vertical spindles. Are. It should also be noted that the applicant previously proposed horizontal spindles on the second-floor balcony as part of HPAC Item No. 2023-11. At that time, the HPAC specifically requested the inclusion of a Condition requiring that the balcony spindles be vertical. Given the above, staff recommends that the proposed change to the second story balcony spindles be denied.



For the ADA enclosure, the mesh material proposed is similarly incompatible with surrounding fencing/enclosures in the immediate vicinity. For the enclosure, staff recommends Condition No. 1.a, requiring the ADA enclosure to contain vertical spindles. This design would more closely match vertical spindles typically seen on balcony structures and fence structures, and specifically matches the vertical iron elements found in the neighboring structures at 500 and 518 N. Court Street, in addition to the general fencing scheme on the street.

FINDINGS AND CONDITIONS

Staff recommends that the Committee deny the exterior alterations to the structure in accordance with the findings listed below:

Findings:

1. That the project site is within the Historic District and is not listed on the Local Register of Historic Structures.
2. That the proposed alterations to the structure are consistent with uses onsite, the surrounding area, and the Historic District.
3. That the proposed alterations to the structure are not consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed alterations to the structures may be injurious to the character of the Historic District.

Conditions:

1. That the site be developed consistent with the elevations in Exhibit "A", and operational statement in Exhibit "B", except as modified below:
 - a. That the orientation of the cables or iron beneath the wood top rails be changed from horizontal to vertical.
 - b. That the enclosure for the ADA lift contains vertical spindles similar to the second story balcony railing and wrought iron fencing in the immediate vicinity.
2. That the applicant undergoes the appropriate City permitting process for exterior alterations 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.

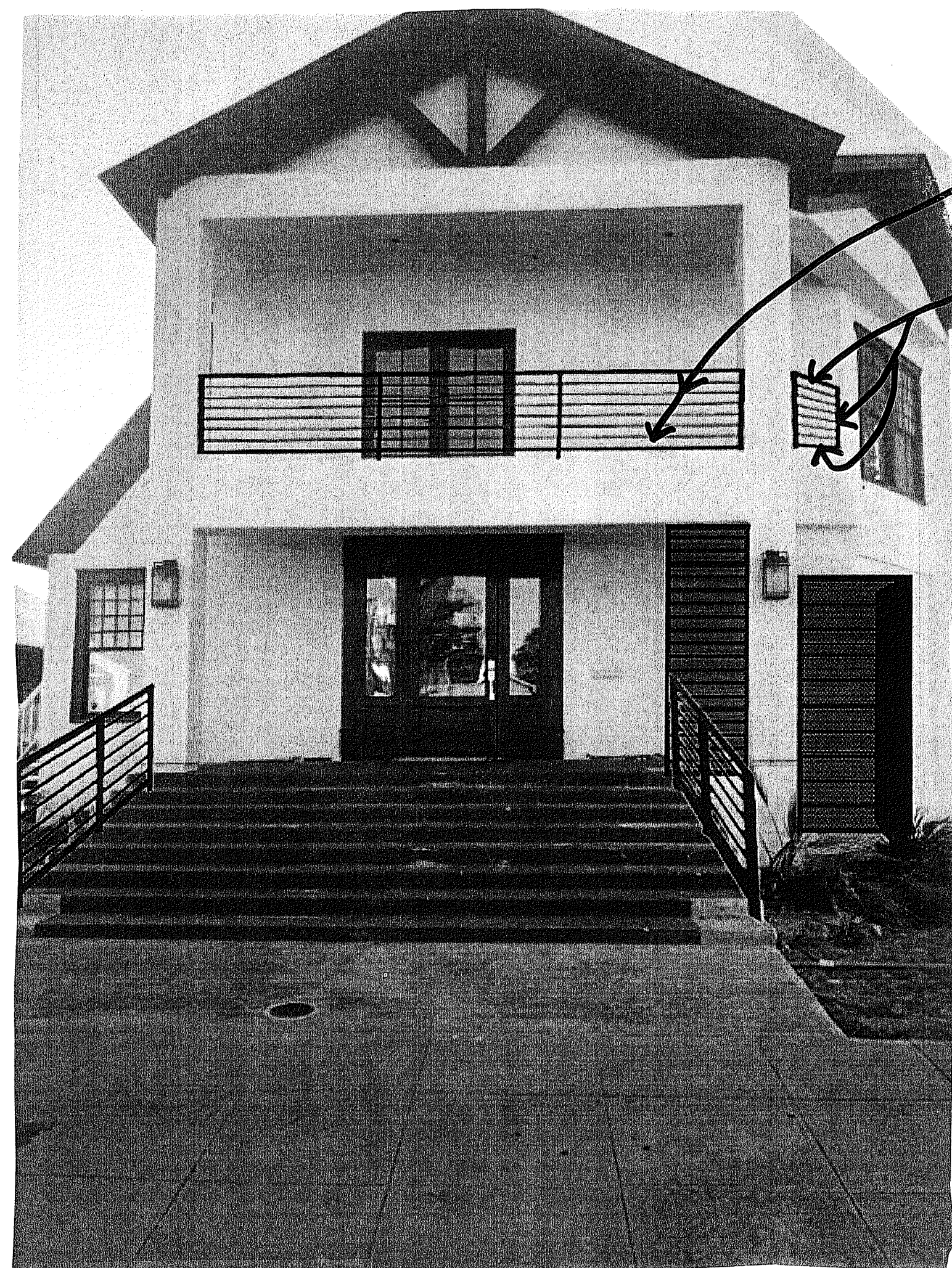
5. That the approval from the Historic Preservation Advisory Committee shall lapse and become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit 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” – Building Renderings
- Exhibit “B” – Operational Statement
- Exhibit "C" - HPAC Item No. 2023-11 Approval Letter
- Exhibit “D” – HPAC Item No. 2023-11 Staff Report
- Aerial Photo
- Historic District and Local Register Map

APPEAL INFORMATION

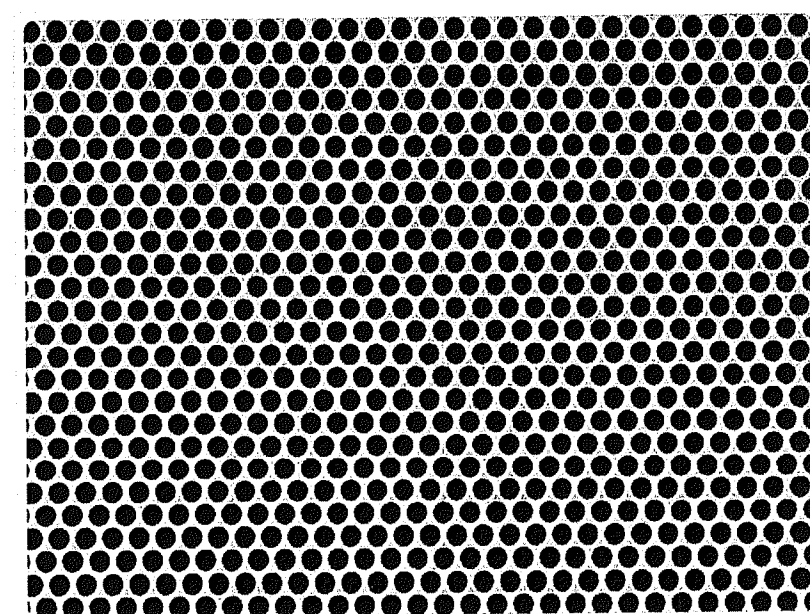
According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa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



1 COURT ST./ WEST ELEVATION

1" tube intermediate members @ 4" O.C.
 2" tube top /bottom rails and posts

Perforated Aluminum Security Screens Superior Strength and Security

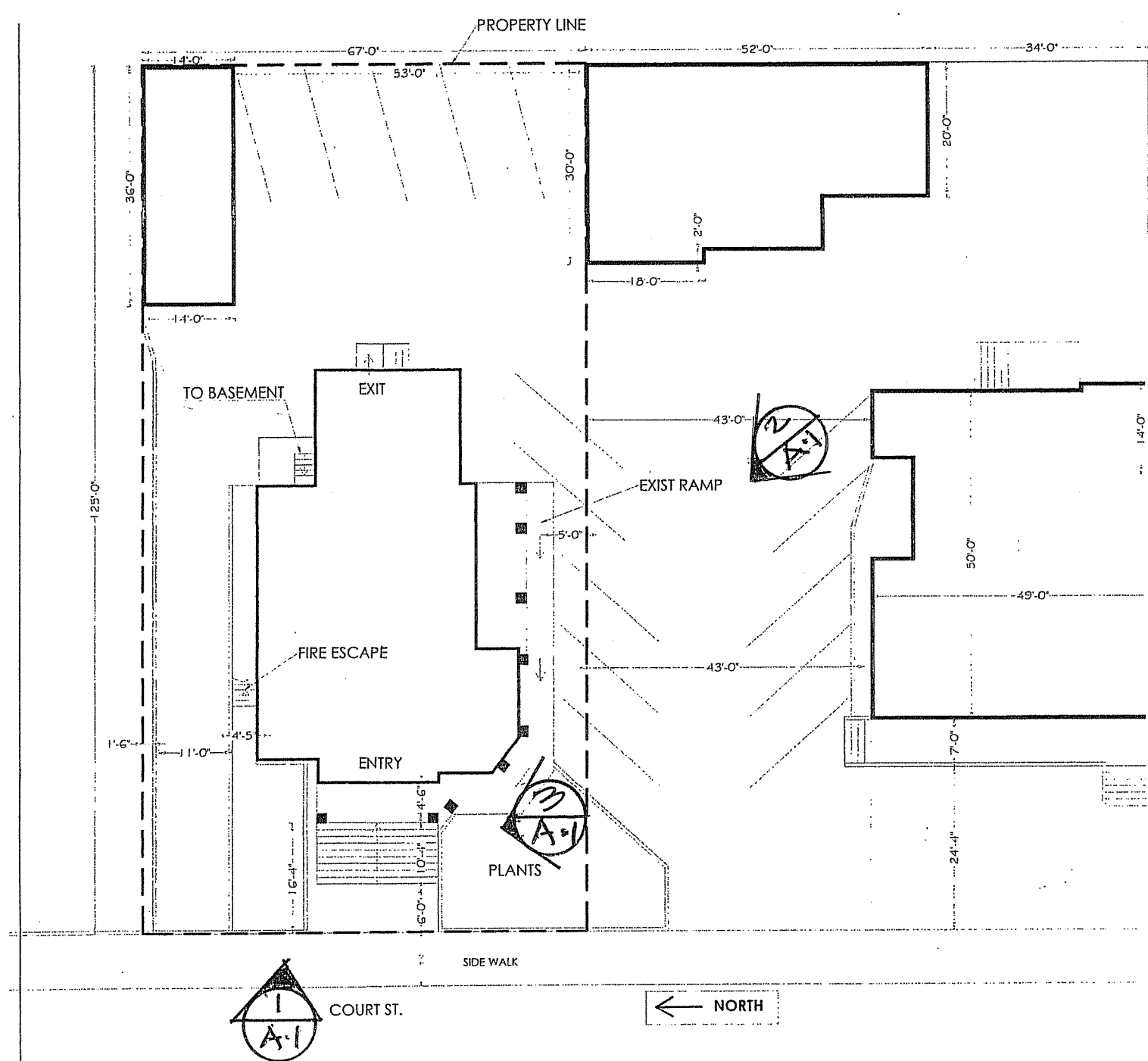


PEA-01: Black powder coated 2 mm thick perforated aluminium mesh screen.



3 SOUTH WEST ELEVATION

1" tube intermediate members @ 8" O.C. at enclosure



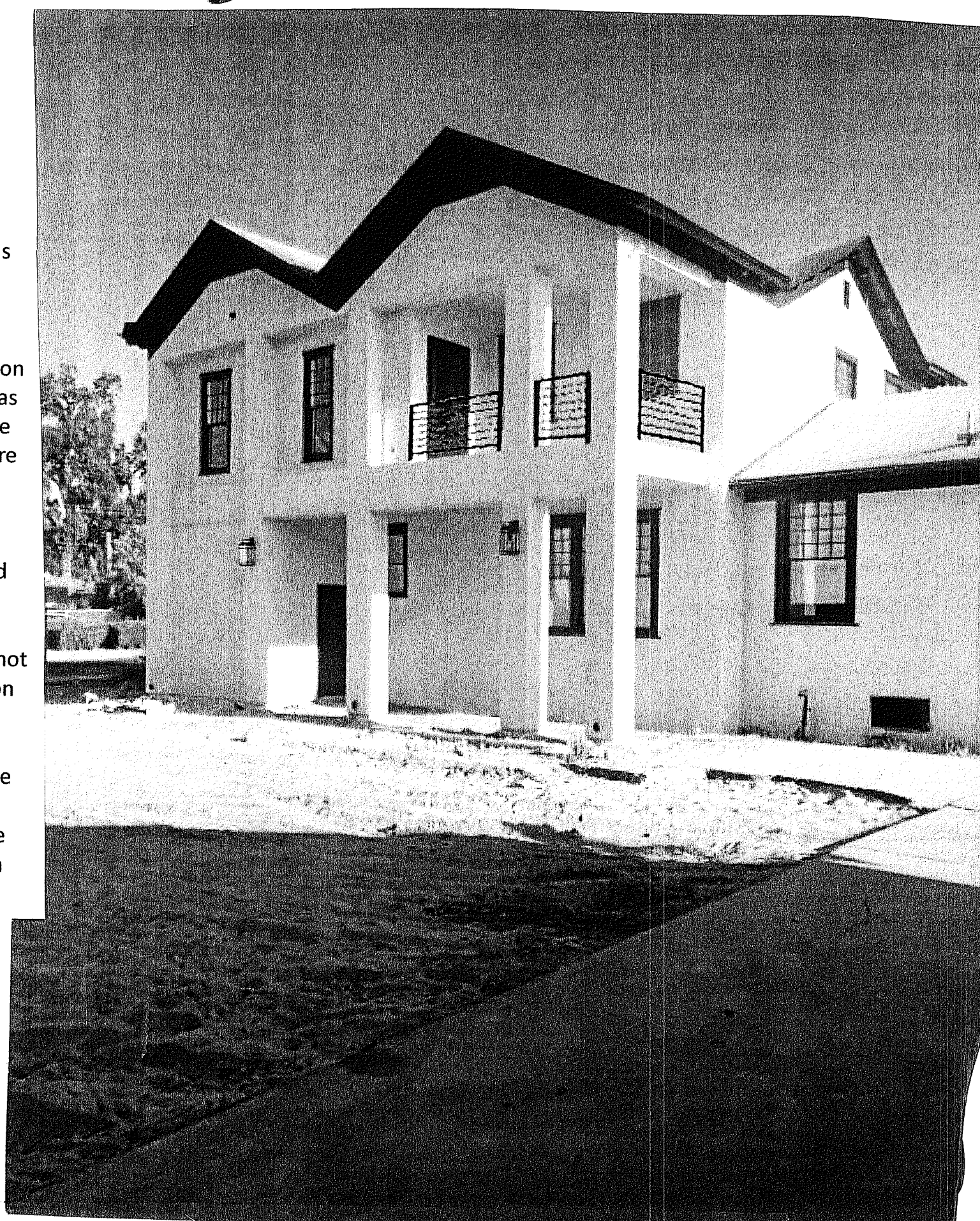
EXISTING SITE PLAN
 NO SCALE

Project Description

This building has gone through many design changes over its tenure when it was constructed in 1908. It began its journey as a home where we believe the entry was on the south side sharing a drive with the home to the south. Then in the 1950's it was converted to a 4 plex when exterior stairs were added to the south side and the building was stuccoed. (During construction we found wood siding under the original exterior walls), Then in the 1980's it was changed to an office building, the exterior stairs were enclosed, and the multiple gables were added to the south side. Over many years the original historic nature of the building was gone. The owner has attempted to create a new design for the building and quite honestly has come before you multiple times trying to be as transparent as possible with every change, As we uncovered unknowns requiring structural and design.

Her previous railing request was approved having the cables running vertically not horizontally as requested. That design certainly seems at odds with the execution of that material and design.

The owner is requesting this design change as she wants an architectural feature that lasts over time and offers a cleaner appearance. Also faced with continued vandalism she needs to build an enclosure around the ADA lift. She feels the horizontal members as opposed to vertical are less 'prison looking' and adds a design feature with the privacy screen.



2 SOUTH ELEVATION

PROPOSED ELEVATIONS

WALTER DEISSLER
 ARCHITECT
 2135 E HARVARD CPURT
 VISALIA, CA 93292
 PHONE "
 559-901-0500
 EMAIL :
 WDEIS1@HOTMAIL.COM

PROPOSED OFFICE REMODEL
 512 N COURT ST
 VISALIA, CA

STAMP :

NO	DATE	DESCRIPTION

DRAWN BY :

DWG DATE : 8-9-23

REVIEWED BY :

PROJECT NUMBER :

SHEET :

SHEET TITLE :

AI

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Also faced with continued vandalism she needs to build an enclosure around the ADA lift. She feels the horizontal members as opposed to vertical are less 'prison looking' and adds a design feature with the privacy screen.



June 28, 2023

Walter Deissler
2135 E. Harvard Court
Visalia, CA 93292

RE: Historic Preservation Advisory Committee Item No. 2023-11 (512 N. Court Street)

On May 24, 2023, the Historic Preservation Advisory Committee (HPAC) reviewed your request to allow modifications to a previously approved (through HPAC Item No. 2023-02) request for exterior renovations 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). The project was approved by the HPAC with modifications based upon the following findings and conditions:

Findings:

1. That the project site is within the Historic District and is not listed on the Local Register of Historic Structures.
2. That the proposed alterations to the structures as conditioned are consistent with uses onsite, the surrounding area, and the Historic District.
3. That the proposed alterations to the structures as conditioned are consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed alterations to the structures as conditioned will not be injurious to the character of the Historic District.

Conditions:

1. That the site be developed consistent with the elevations in Exhibit "A", and operational statement in Exhibit "B", except as modified below:
 - a. That the orientation of the cables or iron beneath the wood top rails be changed from horizontal to vertical.
2. That the applicant undergoes the appropriate City permitting process for exterior alterations 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 the applicant shall comply with all requirements of Site Plan Review No. 2023-007.
5. That all other City codes, ordinances, standards, and regulations shall be met.

There is a 10-day appeal period for this action from the date of approval. No permits may be issued until the appeal period has lapsed with no appeal of the action. Following

completion of the appeal period, a Building Permit shall be obtained from the City of Visalia Building Department prior to commencing work. The Building Department is located at 315 E. Acequia Avenue, Visalia CA 93291.

If you have any questions, please contact me at (559) 713-4443 or e-mail cristobal.carrillo@visalia.city

Regards,

A handwritten signature in blue ink, consisting of a series of fluid, connected strokes that form a cursive representation of the name Cristobal Carrillo.

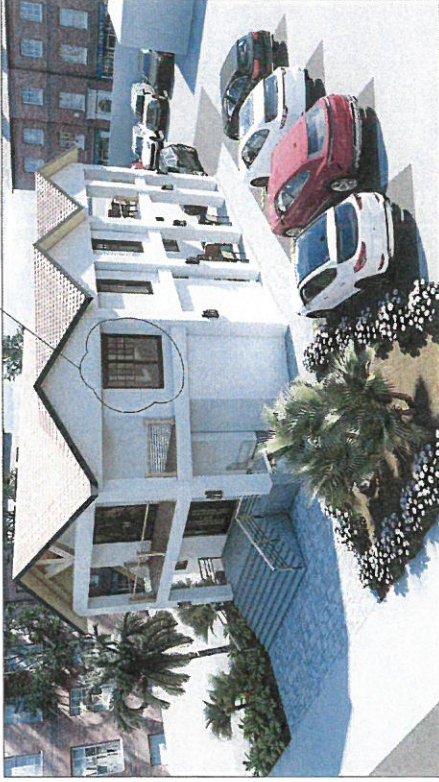
Cristobal Carrillo,
Associate Planner

HPAC Item No. 2023-11 - Exhibit "A"

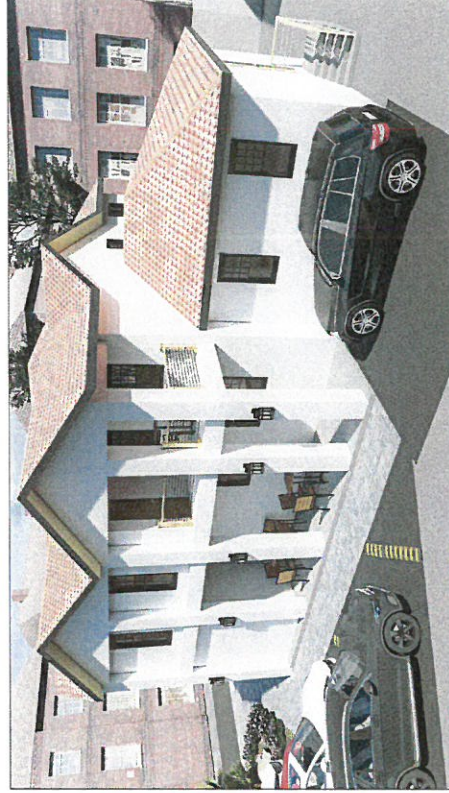
<p>WALTER CRISLER ARCHITECT 21135 F HAYWARD CTRKT VISALIA, CA 93292 PHONE : 559-901-0500 EMAIL : WCRIST1@HOTMAIL.COM</p>	<p>PROPOSED OFFICE REMODEL 5122 N COURT ST VISALIA, CA</p>	<p>STAMP :</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">NO</th> <th style="width: 80%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>DRAWN BY : DWG DATE : REVIEWED BY : PROJECT NUMBER : SHEET : SHEET TITLE :</p>	NO	DATE	DESCRIPTION																																	
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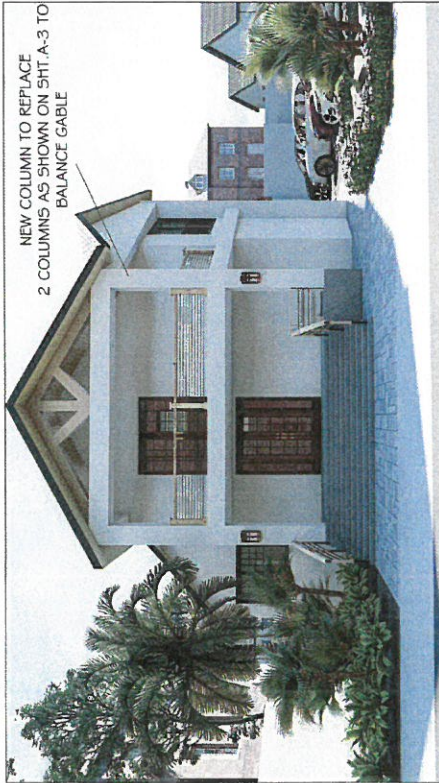
INSTALL ORIGINAL WINDOWS REMOVED FROM FRONT OF BUILDING ON SECOND FLOOR



SOUTH WEST ELEVATION



SOUTH ELEVATION



NEW COLUMN TO REPLACE 2 COLUMNS AS SHOWN ON SHT. A-3 TO BALANCE GABLE

COURT ST./ WEST ELEVATION

- SCOPE OF WORK**
- COURT ST ELEVATION
 - Remove 2 columns and replace with 1 column to balance gable and SW ELEVATION
 - Add 2 original windows that were removed from the front of building
 - SOUTH ELEVATION
 - Add belly band where prior approval was adding small four balcony. This is due to structural restraints and costs.
 - GENERAL**
 - Add new coach lights as shown
 - Add new railings as shown

PROPOSED ELEVATIONS

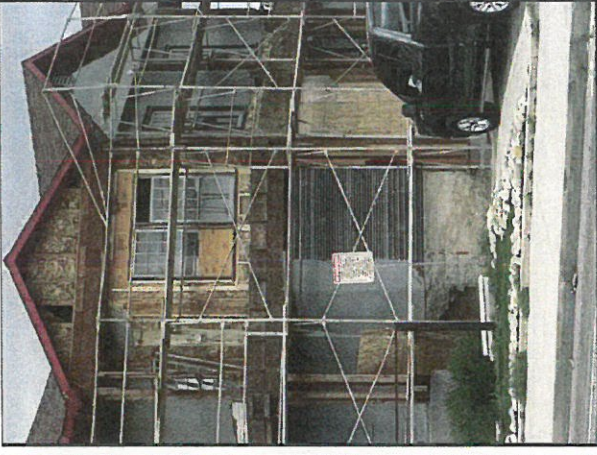
WALTER DEIBSLER
 ARCHITECT
 2135 E HARVARD CPURT
 VISALIA, CA 93292
 PHONE :
 559-901-0500
 EMAIL :
 WDEIS1@HOTMAIL.COM

PROPOSED OFFICE REMODEL
 512 N COURT ST
 VISALIA, CA

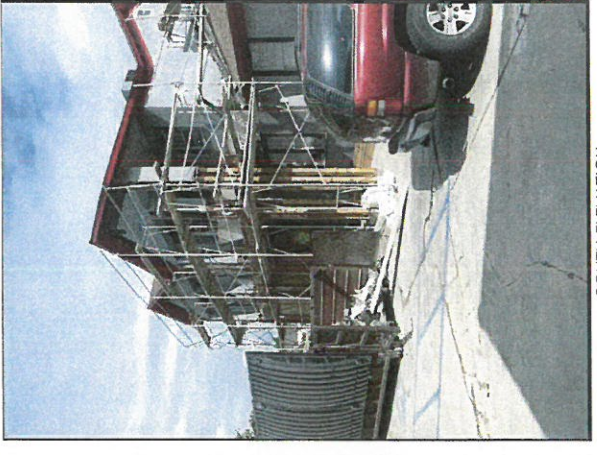
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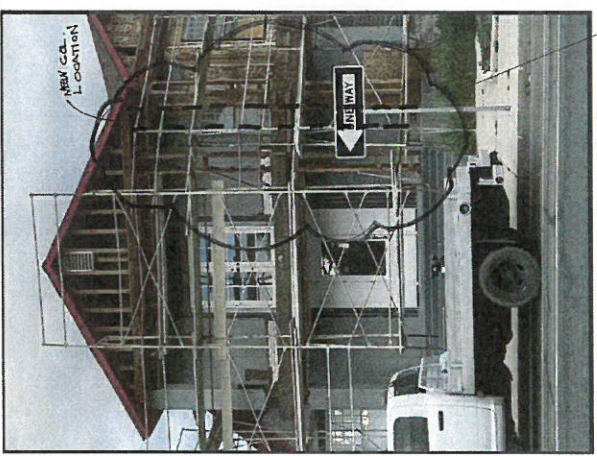
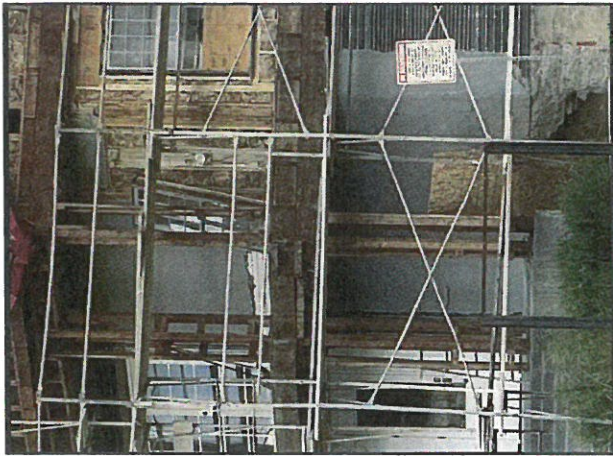
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SOUTH WEST ELEVATION



SOUTH ELEVATION



COURT ST. WEST ELEVATION

2 COLUMNS TO BE REMOVED AND ONE
 ADDED TO BALANCE GABLE AS SHOWN ON
 A-1

**HPAC Item No. 2023-11 -
Exhibit "B"**

SCOPE OF WORK

COURT ST ELEVATION

Remove 2 columns and replace with 1 column to balance gable end

SW ELEVATION

Add 2 original windows that were removed from the front of building

SOUTH ELEVATION

Add belly band where prior approval was adding small faux balcony .This is due to structural restraints and costs .

GENERAL

Add new coach lights as shown

Add new railings as shown

Walter Deissler

Architect

559-901-0500

Sent from my iPhone



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: May 24, 2023

PROJECT PLANNERS: Brandon Smith, Principal Planner
Phone: (559) 713-4636
E-mail: brandon.smith@visalia.city

Josh Dan, Senior Planner
Phone: (559) 713-4003
Email: josh.dan@visalia.city

SUBJECT: Historic Preservation Advisory Committee Item No. 2023-11: A request by Walter Deissler to allow modifications to a previously approved (through HPAC Item No. 2023-02) request for exterior renovations to an office building within the D-MU (Downtown Mixed Use) Zone. The proposed modifications pertain to stucco treatment and placement of columns, windows, banding, lighting, and railings. The project site is located at 512 North Court Street (APN: 094-261-023).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposed modifications to the exterior renovations as conditioned.

SITE DATA

The site is zoned D-MU (Downtown Mixed Use). The site is located within the Historic District and is not listed on the Local Register of Historic



Structures. The site contains a two-story office building and a detached garage, which contains a second story used solely for storage. Per the applicant, the building was constructed by the Powers Family in 1910, and was converted into a four-plex in the 1950's. The structure was converted into an office in the 1980's, at which time the front balcony and gable end extensions were added, and porch and stairs enclosed.

RELATED PROJECTS

HPAC Item No. 2023-02: On February 8, 2023, the HPAC considered a request by Walter Deissler to perform several exterior alterations to the office building. The alterations included replacement of an existing ADA ramp with a lift, addition of eave details to the roof, addition of wood truss and wood clad columns, renovation of a balcony, and replacement of a staircase

and flat roof structure. The Committee approved the proposal with modifications as noted in Conditions 1a, 1b, and 1c (see Exhibit “C”). The applicant has been issued a building permit to conduct improvements but has a request for plan changes, pending the outcome of this current request to HPAC.

HPAC Item No. 2022-23: On October 26, 2022, the HPAC considered a request by Walter Deissler to perform exterior alterations to the office building, consisting of removal and relocation of windows and replacement of a second story balcony window with a French door.

PROJECT DESCRIPTION

The applicant is requesting approval to make changes as depicted in Exhibit “A” and described in Exhibit “B”. The changes are to renovations that were considered and approved by the HPAC in February 2023, as shown in Exhibit “C” (elevations on pages A1.2 and A1.3). The alterations will consist of the following:

- On the front façade (Court Street elevation), remove two columns and replace with one to balance the gable end;
- On the southwest façade, add two original windows that were removed from the front façade;
- On the south façade, add a belly band in lieu of a faux balcony with glass railing. This is due to structural restraints and costs;
- On the exterior, replace light fixtures with new coach lights as shown and change the proposed railings from glass to wood & cable style (see Exhibit “A”, page A2).

In comparison to the exterior improvements that were previously approved in February 2023, columns and bands on the west & southwest facades that were proposed to be wood have now changed to stucco.

The following exterior improvements were previously approved in February 2023:

- Re-stucco and repainting of all building exteriors;
- Removal of an existing ADA ramp on the south side of the building, to be replaced with a lift;
- Addition of eave details to the roof, including the addition of corbels and trim where none currently exist;
- Addition of bronze outdoor light fixtures to the western and southern building exteriors;
- Addition of a wood truss and wood clad columns to the western building exterior;
- Renovation of the second story balcony;
- Removal and replacement of a staircase and flat roof structure on the eastern building exterior.

No additions or other physical changes are proposed to the building, and no further changes are being made to the garage.

DISCUSSION

Development Standards

The building footprint of the structure will not be altered as a result of the proposal. Only work to the exterior of the office building is proposed. Given the above, the proposed exterior alterations will comply with all development standards of the O-C Zone. Condition of Approval

No. 4 is included, requiring compliance with all requirements of Site Plan Review No. 2023-007. The Site Plan Review comments are attached to this staff report.

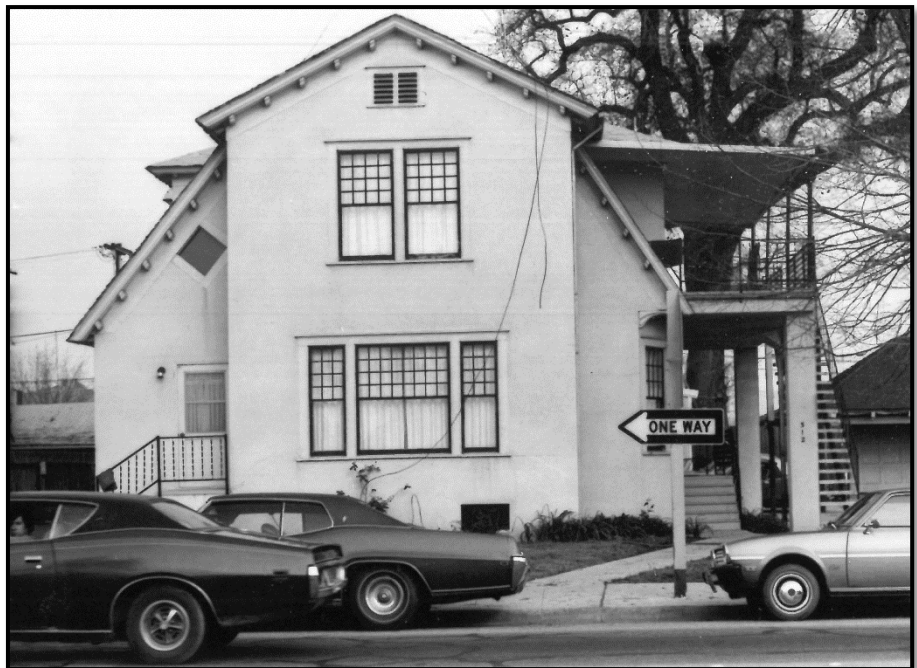
Architectural Compatibility

Section 17.56.100 of the Historic Preservation Ordinance provides the HPAC with criteria to evaluate exterior alterations to buildings within the Historic District. The sections relevant to this proposal require that the HPAC consider the following:

- *Relationship of materials and textures, so that any alterations enhance neighborhood qualities such as compatibility, similarity, and continuity.*
- *Relationship of architectural details and roof shapes, so that alterations are compatible in appearance with surrounding structures.*
- *Directional Expression of Front Elevations. Structural shape, placement of openings, and architectural details should be used to give a compatible appearance with adjacent structures that may be horizontal, vertical or nondirectional in nature.*

The Historic Preservation Ordinance requirements for properties solely within the Historic District do not prohibit or discourage alterations to structures. Instead, alterations must preserve compatibility with the overall Historic District and surrounding structures.

To that effect, the proposed changes by the applicant to the approved alterations are seen as to match the structure more closely with other structures that are located in the Historic District and surrounding area.



The changes to the columns on the west and southwest are intended to make these two elevations more closely match, as they are the two elevations that are most visible to the public and vehicles travelling north on Court Street.

The materials on the columns and bands on the west & southwest facades are proposed to change from wood to stucco. Staff does not have concern towards losing these wooden elements, as they will still be found in the cladding and support structures underneath the west facing gable. By doing this, all columns on the structure will now be stucco. Re-stuccoing of the building maintains an exterior material that is compatible with a number of the adjacent structures to the north and south.

The changes to the columns allow for an additional window to be located directly adjacent to the existing window on the southwest façade. Staff supports this as the look will now more closely resemble that of the French doors on the lower and upper stories of the west façade.

The proposed railing with wood elements provide a more naturalistic presence to the structure than the previously approved glass railing and faux balcony, matching more closely with the

primarily wood materials of other development in the Historic District, while still maintaining its overall structural shape.

Staff is recommending one minor change to the railing structure, to change the horizontal cable railing to vertical cable posts. This design would more closely match vertical posts typically seen on balcony structures and fence structures, and specifically matches the vertical iron elements found in the neighboring structures at 500 and 518 N. Court Street.

Lastly the addition of coach lights further increases compatibility with the Historic District, providing architectural character and uniqueness.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve the exterior alterations to the structure, subject to the findings and conditions of approval listed below:

Findings:

1. That the project site is within the Historic District and is not listed on the Local Register of Historic Structures.
2. That the proposed alterations to the structures as conditioned are consistent with uses onsite, the surrounding area, and the Historic District.
3. That the proposed alterations to the structures as conditioned are consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed alterations to the structures as conditioned will not be injurious to the character of the Historic District.

Conditions:

1. That the site be developed consistent with the elevations in Exhibit "A", and operational statement in Exhibit "B", except as modified below:
 - a. That the orientation of the cables or iron beneath the wood top rails be changed from horizontal to vertical.
2. That the applicant undergoes the appropriate City permitting process for exterior alterations 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 the applicant shall comply with all requirements of Site Plan Review No. 2023-007.
5. That all other City codes, ordinances, standards, and regulations shall be met.

ATTACHMENTS

- Exhibit "A" – Building Elevations (3 pages)
- Exhibit "B" – Operational Statement
- Exhibit "C" – HPAC Item No. 2023-02 Approval Letter, Staff Report, and Exhibits
- Site Plan Review comments for Item No. 2023-007
- Aerial Photo
- 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.



Project Address: 512 N. Court St.
HPAC NO.: 2023-11

RECEIVED

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

MAY 03 2023
COMM. DEVELOP.
CITY OF VISALIA

LOCATION OF PROJECT: 512 N. COURT DATE: 5-3-23
APPLICANT/PROJECT CONTACT: WALTER DEISSLER PHONE: 559-901-0500
APPLICANT ADDRESS: 2135 E. HARVARD CT.
E-MAIL ADDRESS: WDBIS1@hotmail.com APN#: 094261023
PROPERTY OWNER: DEBRA WINEGARDEN
GENERAL DESCRIPTION OF PROJECT: new front col., new window location, ~~and~~ modification to previous submit
BRIEF NARRATIVE/REASON FOR PROJECT: SEE attached scope of work

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: WALTER DEISSLER
RELATIONSHIP TO PROPERTY OWNER: ARCHITECT 559-901-0500

REQUIRED MATERIALS:
Completed application
Completed Agency Authorization form (if represented by an agent)**
2 copies of site plan, elevations, landscape plans, etc. (as necessary)
1 copy of 8-1/2" x 11" reduction of all plans
NOTE: Additional materials may be requested, as necessary
**If the property owner is not the applicant, an Agency Authorization must also be submitted.

Please provide the following information as it pertains to your project (drawings and a plot plan must be submitted with this application. These plans are for the HPAC process only. Building permits require a separate application and separate materials).

1. Type of Action (check one):
- | | |
|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Signs |
| <input checked="" type="checkbox"/> Alteration to existing structure | <input type="checkbox"/> Moving-New Location |
| <input type="checkbox"/> Other: _____ | |
| <input type="checkbox"/> Demolition - (May require inspection by the City of Visalia Building Division) | |
- For further information contact Historic Preservation staff representative.

If moving or demolition permit – it is not necessary to complete the following questions.

2. Exterior Elevations:
- a. Proposed Materials on exterior elevation (type and description of siding and trims):
STUCCO w/ WOOD TRIM
- b. Description and type of proposed windows and doors (include material of window frame):
ORIGINAL WINDOWS TO REMAIN

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

Material: NA
Size: NA
Color: _____

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

Style: NO CHANGE
Pitch: _____
Material: _____

4. Proposed Building Height:

Height to eave: NO CHANGE
Height to peak of roof: _____

5. Setbacks: (Measurement from curb and property line to proposed structures)

a. Setbacks on proposed project:

Front: NA
Rear: NA
Sides: _____

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

Front only: NA

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

NA

7. Signs: (If applicable)

Please provide a sketch of the proposed sign indicating colors and materials and a plot plan showing the location of the sign on the property. - TO BE REVIEWED LATER TIME

Signed: [Signature]
Agent/Property Owner

Date: 5/2/23

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

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

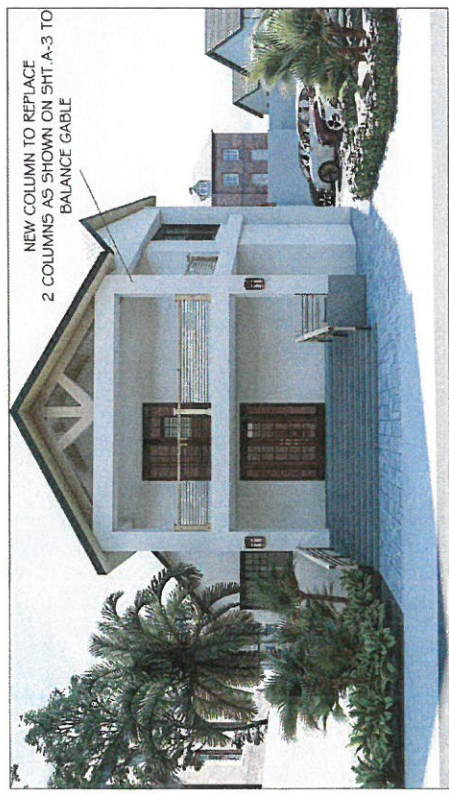
Applicants or their representative are requested to attend the meeting.

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

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

**HPAC Item No. 2023-11 -
Exhibit "A"**

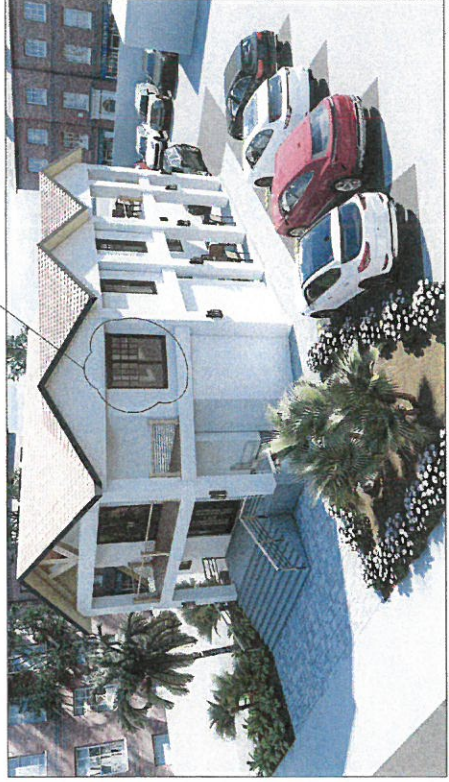
WALTER CRISLER ARCHITECT 21135 F. HAWARD CTRPKT VISALIA, CA 93292 PHONE : 559-901-0500 EMAIL : WCRIST1@HOTMAIL.COM	PROPOSED OFFICE REMODEL 5122 N COURT ST VISALIA, CA	STAMP : NO DATE DESCRIPTION DRAWN BY : DWG DATE : REVIEWED BY : PROJECT NUMBER : SHEET : SHEET TITLE :
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COURT ST./ WEST ELEVATION

SCOPE OF WORK
COURT ST ELEVATION
 Remove 2 columns and replace with 1 column to balance gable and SW ELEVATION
 Add 2 original windows that were removed from the front of building
SOUTH ELEVATION
 Add belly band where prior approval was adding small four balcony. This is due to structural restraints and costs.
GENERAL
 Add new coach lights as shown
 Add new railings as shown

INSTALL ORIGINAL WINDOWS REMOVED FROM FRONT OF BUILDING ON SECOND FLOOR



SOUTH WEST ELEVATION



SOUTH ELEVATION

PROPOSED ELEVATIONS

AI

WALTER DEIBSLER
ARCHITECT
2135 E HARVARD CPURT
VISALIA, CA 93292
PHONE :
559-901-0500
EMAIL :
WDEIS1@HOTMAIL.COM

PROPOSED OFFICE REMODEL
512 N COURT ST
VISALIA, CA

STAMP :

NO	DATE	DESCRIPTION

DRAWN BY :
DWG DATE :
REVIEWED BY :
PROJECT NUMBER :
SHEET :
SHEET TITLE :

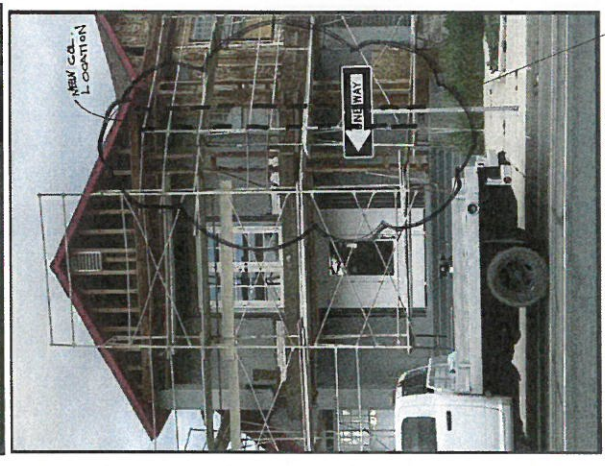
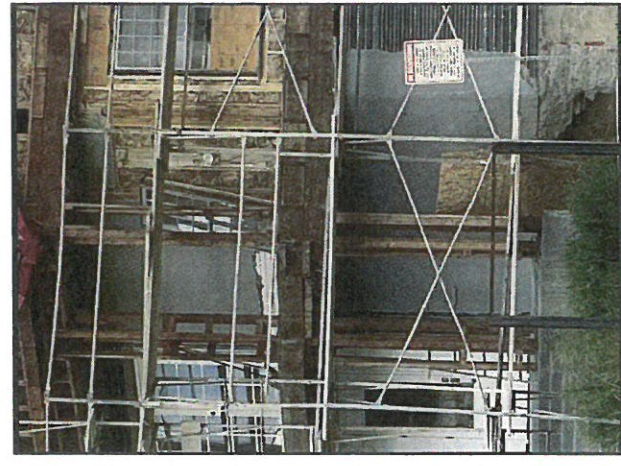
A3



SOUTH WEST ELEVATION



SOUTH ELEVATION



COURT ST./ WEST ELEVATION

2 COLUMNS TO BE REMOVED AND ONE
ADDED TO BALANCE GABLE AS SHOWN ON
A-1

**HPAC Item No. 2023-11 -
Exhibit "B"**

SCOPE OF WORK

COURT ST ELEVATION

Remove 2 columns and replace with 1 column to balance gable end

SW ELEVATION

Add 2 original windows that were removed from the front of building

SOUTH ELEVATION

Add belly band where prior approval was adding small faux balcony .This is due to structural restraints and costs .

GENERAL

Add new coach lights as shown

Add new railings as shown

Walter Deissler

Architect

559-901-0500

Sent from my iPhone



February 21, 2023

Walter Deissler
2135 E. Harvard Court
Visalia, CA 93292

RE: Historic Preservation Advisory Committee Item No. 2023-02 (512 N. Court Street)

On February 8, 2023, the Historic Preservation Advisory Committee (HPAC) reviewed your request to perform exterior renovations to an office building and garage within the D-MU (Downtown Mixed Use) Zone. The project site is located at 512 North Court Street (APN: 094-261-023). The project was approved by the HPAC with modifications based upon the following findings and conditions:

Findings:

1. That the project site is within the Historic District and is not listed on the Local Register of Historic Structures.
2. That the proposed alterations to the structures as conditioned are consistent with uses onsite, the surrounding area, and the Historic District.
3. That the proposed alterations to the structures as conditioned are consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed alterations to the structures as conditioned will not be injurious to the character of the Historic District.

Conditions:

1. That the site be developed consistent with the site plan in Exhibit "A", elevations in Exhibit "B", and operational statement in Exhibit "C", except as modified below:
 - a. That the applicant add posts with caps and wood cladding, and wood cladded rails, to the glass balcony walls;
 - b. That the applicant use light fixtures more in keeping with the style of the main structure (such as arts and crafts fixtures);
 - c. That the eyebrow dormer and diamond shaped window on the east and west elevations, respectively, be maintained.
2. That the applicant undergoes the appropriate City permitting process for exterior alterations 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 the applicant shall comply with all requirements of Site Plan Review No. 2023-007.

5. That all other City codes, ordinances, standards, and regulations shall be met.

There is a 10-day appeal period for this action from the date of approval. No permits may be issued until the appeal period has lapsed with no appeal of the action. Following completion of the appeal period, a Building Permit shall be obtained from the City of Visalia Building Department prior to commencing work. The Building Department is located at 315 E. Acequia Avenue, Visalia CA 93291.

If you have any questions, please contact me at (559) 713-4443 or e-mail crisobal.carrillo@visalia.city

Regards,



Cristobal Carrillo,
Associate Planner



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: February 8, 2023

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2023-02: A request by Walter Deissler to perform exterior renovations to an office building and garage within the D-MU (Downtown Mixed Use) Zone. The project site is located at 512 North Court Street (APN: 094-261-023).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the exterior renovations as conditioned.

SITE DATA

The site is zoned D-MU (Downtown Mixed Use). The site is located within the Historic District and is not listed on the Local Register of Historic Structures. The site contains a two-story



office building and a detached garage, which contains a second story used solely for storage. Per the applicant, the building was constructed by the Powers Family in 1910, and was converted into a four-plex in the 1950's. The structure was converted into an office in the 1980's, at which time the front balcony and gable end extensions were added, and porch and stairs enclosed.

RELATED PROJECTS

HPAC Item No. 2022-23: On October 26, 2022, the HPAC considered a request by Walter Deissler to perform exterior alterations to an office building located at 512 N. Court Street. The alterations consisted of removal and relocation of windows, and replacement of a second story balcony window with a French door. The Committee approved the proposal. The applicant is currently in process to obtain Building Permits to conduct the work.

PROJECT DESCRIPTION

The applicant is requesting approval to perform exterior renovations to an existing office building and detached garage. The alterations as depicted and described in Exhibits "B" and "C" will consist of the following:

Office Building

- Restucco and repainting of all building exteriors;
- Removal of an existing ADA ramp on the south side of the building, to be replaced with a lift;
- Addition of eave details to the roof, including the addition of corbels and trim where none currently exists;
- Addition of bronze outdoor light fixtures to the western and southern building exteriors;
- Addition of a wood truss and wood clad columns to the western building exterior;
- Renovation of the second story balcony, and extension to the southern building exterior. Renovation shall include replacement of the stucco railing with a metal and glass railing to the western and southern balcony exteriors;
- Removal and replacement of a staircase and flat roof structure on the eastern building exterior with a metal stair/rail system and a shed roof with matching shingles.

Detached Garage

- Restucco and repainting of all building exteriors.

No other physical changes are proposed to the building. Improvements which are not subject to HPAC review are proposed to the parking lot, consisting of parking stall striping and ADA path of travel modifications. Signage shown on the Building Elevations is not a part of this proposal and will be submitted at a later date for HPAC review. Per the submittal, the facility will be employed as a Mind Divers therapy/counseling office.

DISCUSSION

Development Standards

The building footprint of the structure will not be altered as a result of the proposal. Only work to the exteriors of the office building and detached garage area proposed. Improvements made to the parking field have been previously approved by the City of Visalia Site Plan Review Committee on January 25, 2023 and are not subject to HPAC review. Given the above, the proposed exterior alterations will comply with all development standards of the O-C Zone. Condition of Approval No. 4 is included, requiring compliance with all requirements of Site Plan Review No. 2022-007. As of the time of the printing of this staff report, the Site Plan Review comments are not yet publicly available. The Site Plan Review comments will be provided to the HPAC on the date of this public hearing should they be available at that time.

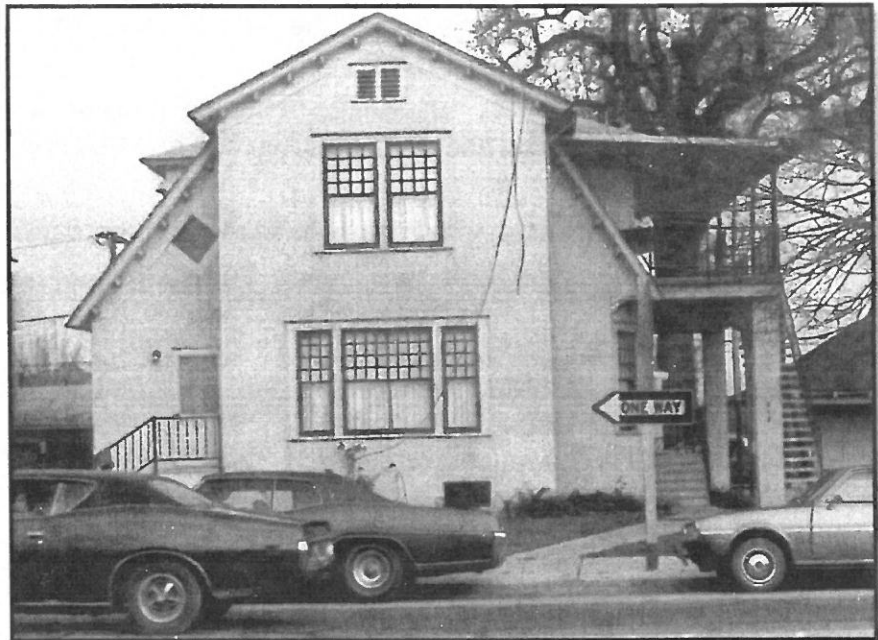
Architectural Compatibility

Section 17.56.100 of the Historic Preservation Ordinance provides the HPAC with criteria to evaluate exterior alterations to buildings within the Historic District. The sections relevant to this proposal require that the HPAC consider the following:

- *Relationship of materials and textures, so that any alterations enhance neighborhood qualities such as compatibility, similarity, and continuity.*
- *Relationship of architectural details and roof shapes, so that alterations are compatible in appearance with surrounding structures.*

- *Directional Expression of Front Elevations. Structural shape, placement of openings, and architectural details should be used to give a compatible appearance with adjacent structures that may be horizontal, vertical or nondirectional in nature.*

The Historic Preservation Ordinance requirements for properties solely within the Historic District do not prohibit or discourage alterations to structures. Instead, alterations must preserve compatibility with the overall Historic District and surrounding structures. To that effect, though the alterations proposed by the applicant will significantly alter the structure from its current appearance, the modifications will not significantly affect the structures compatibility with the Historic District and surrounding area.



The proposed addition of wood cladding, trusses, and cantilevered balcony to the western building exterior provide a naturalistic presence to the structure, matching more closely with the primarily wood materials of other development in the Historic District, while still maintaining its overall structural shape. While the glass and metal railing represent a more modern design addition, the glass material prevents obfuscation of the building surfaces and windows, preserving views of one of the structures only remaining original features. Similarly, removal of the ramp restores views of the southern building elevation and creates an open space for use by the public. The lift to be installed in place of the ramp will be partially obscured from view by balcony columns. Restuccoing of the buildings maintains an exterior material that is compatible with a number of the adjacent structures to the north and south. Lastly the addition of ornate light fixtures, eave and corbel details further increases compatibility with the Historic District, providing architectural character and uniqueness.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve the exterior alterations to the structure, subject to the findings and conditions of approval listed below:

Findings:

1. That the project site is within the Historic District and is not listed on the Local Register of Historic Structures.
2. That the proposed alterations to the structures as conditioned are consistent with uses onsite, the surrounding area, and the Historic District.
3. That the proposed alterations to the structures as conditioned are consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed alterations to the structures as conditioned will not be injurious to the character of the Historic District.

Conditions:

1. That the site be developed consistent with the site plan in Exhibit "A", elevations in Exhibit "B", and operational statement in Exhibit "C".
2. That the applicant undergoes the appropriate City permitting process for exterior alterations 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 the applicant shall comply with all requirements of Site Plan Review No. 2023-007.
5. That all other City codes, ordinances, standards, and regulations shall be met.

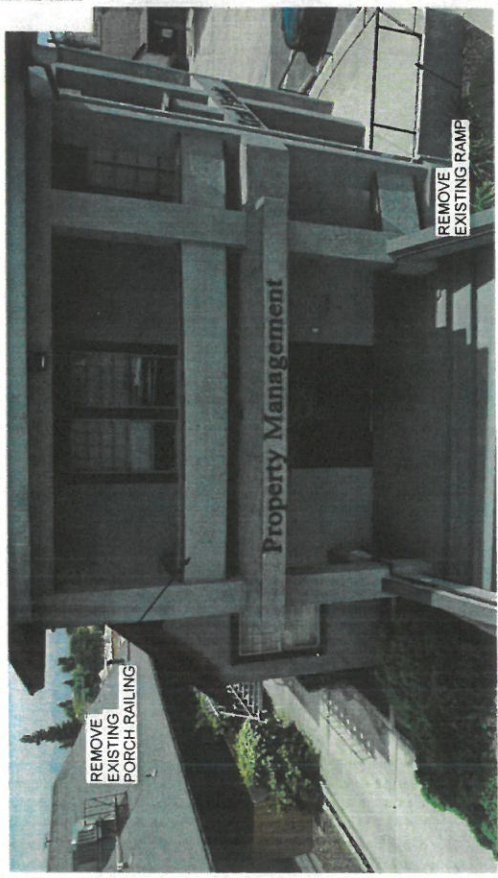
ATTACHMENTS

- Exhibit "A" – Site Plan
- Exhibit "B" – Building Elevations
- Exhibit "C" – Operational Statement
- Aerial Photo
- 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.

Outdoor Lighting: Wall Light, 126" x 30" H, Hc2; Casa Appellate™ 27 1/2" High Bronze Outdoor



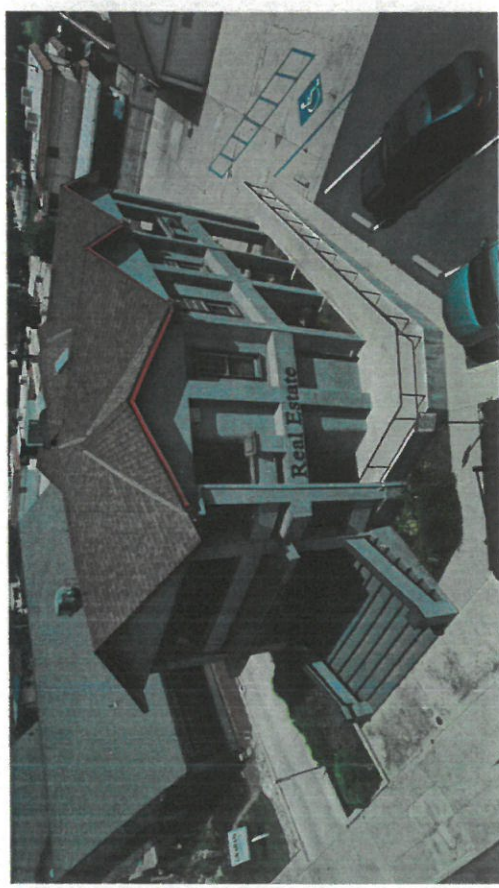
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



NOTE: EXISTING CORBELS AND TRIM DESIGN TO BE REPLICATED ON NEW ROOF TO MAINTAIN VISUALITY DON'T EXIST CURRENTLY



EXISTING SOUTH-WEST ELEVATION



PROPOSED SOUTH-WEST ELEVATION



DATE	DESCRIPTION

PROJECT NUMBER	
DATE	
DESIGNED BY	
CHECKED BY	
DATE	



DATE	
DESCRIPTION	
BY	
CHECKED BY	
DATE	

Project Number	
221176	
Client	
Owner	

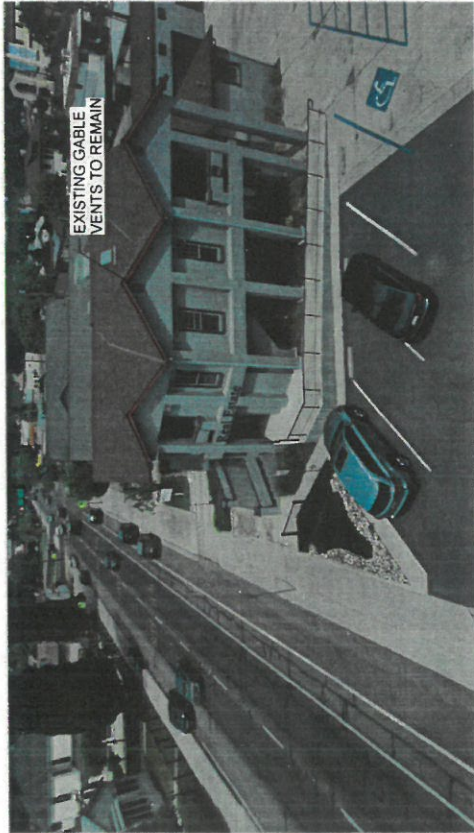


NEW GLASS RAILING

PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



EXISTING SOUTH ELEVATION

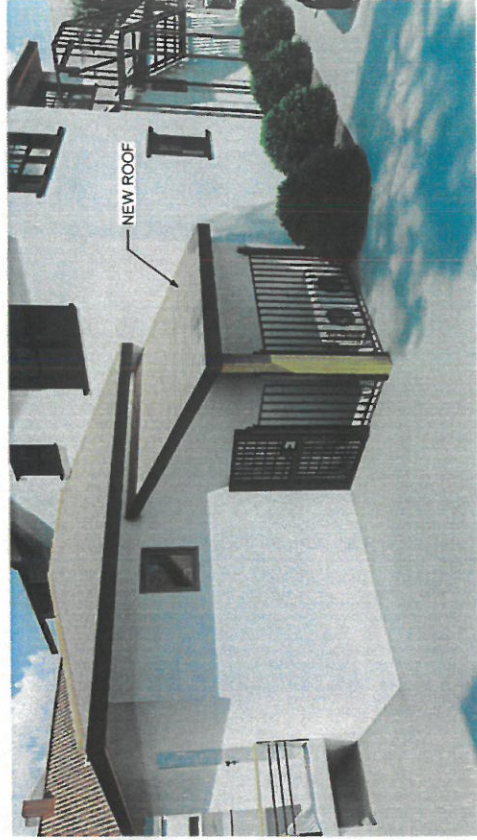


EXISTING EAST ELEVATION

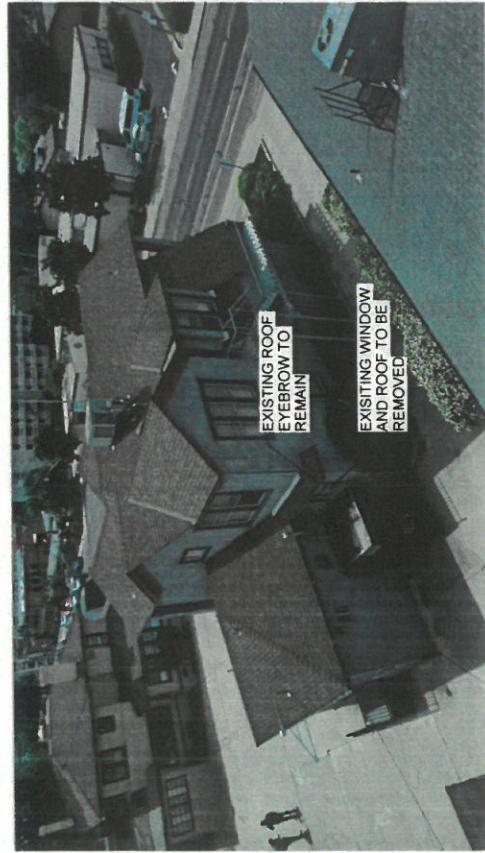


DATE	DESCRIPTION

Project Number	
Scale	
Drawn By	
Checked By	
Written By	



PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

EXHIBIT "C"

Operations Statement

This is an Existing Office Building which was converted from apartments in the 1980's. Originally it had been a single-family residence constructed in 1910.

The new owner will not be changing the square footage or use as general office. The current square footage is 3293. The use will consist of individual consulting and coaching.

The accessory building in the rear will be 2 compact parking stalls as indicated on the site plan. This is the current use along with non- conditioned space and storage loft . The current square footage is 504.

The existing ADA ramp will be removed, and a lift installed at the front entrance. Additionally, a new path of travel will be installed with an ADA parking stall.

SCOPE OF WORK

General: Basic overall structure and building profile will remain unchanged. All original windows will remain and those windows that have been changed were done so under previous HPAC approvals. The building will be restuccoed and repainted. The existing roof will remain. When the new gable roof were added in the office building conversion of the 1980's , they did not add the roof eave details. This remodel will add the roof eave details as shown on the SW Elevation sheet A1.2

Architectural enhancements will be added as noted on the Exterior Elevations. They will consist of:

West Elevation: New Wood Truss Feature over entry and wood clad columns. The Balcony will remain; however the existing sign band and stucco rail will be removed and a new glass and metal rail will be installed along with a new Entry Door System.

South Elevation: The existing ADA ramp will be removed, and a Lift will be installed. A new path of travel will be installed in the former ramp location. The Balcony on the SE section of the second floor will be extended East to capture the long column and make it less intrusive. the Balcony will also be extended along the South Elevation so as to soften the length of the columns. A new glass and metal rail will be installed along this balcony.

East Elevation: A new premanufactured metal stair will be installed to replace the deteriorated wood stair.

North Elevation: The flat roof over the basement area will be replaced with a new shed roof with matching shingles. No other changes will be made to this elevation.



February 16, 2023

Site Plan Review No. 2023-007-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 **January 25, 2023**. 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 light blue circular stamp.

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

Attachment(s):

- Site Plan Review Comments



MEETING DATE January 25, 2023
SITE PLAN NO. 2023-007 – 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
 - PLANNING COMMISSION
 -
 - HISTORIC PRESERVATION
 - ADDITIONAL COMMENTS:**
 - REDEVELOPMENT
 - PARK/RECREATION
 - OTHER – Lot Line Adjustment

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

Cristobal Carrillo, Planning Division (559) 713-4443

Date: January 25, 2023

SITE PLAN NO: 2023-007 – B
PROJECT TITLE: Office Remodel on Court Street
DESCRIPTION: Office Remodel
APPLICANT: Walter Deissler
PROP. OWNER: Tami Stoll
LOCATION TITLE: 512 N. Court Street
APN TITLE: 094-261-023
GENERAL PLAN: Downtown Mixed Use
EXISTING ZONING: D-MU (Mixed-Use Downtown Zone)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Historic Preservation Advisory Committee Review
- Building Permit

PROJECT SPECIFIC INFORMATION: January 25, 2023

1. The proposed use is permitted by right in the D-MU Zone (see Line O7 of VMC Section 17.25.030).
2. The site is located within the Historic District. Exterior alterations shall be reviewed and approved by the Historic Preservation Advisory Committee prior to issuance of a Building Permit.
3. Ensure that the building elevations identify all exterior alterations proposed for any buildings located onsite.
4. Provide a detail of the proposed light fixtures on the main office building.
5. Provide a landscaping plan. The plan shall verify that a minimum 6% of the project site is landscaped.
6. It is recommended that the single parking stall located at the southeast corner of the main office building be removed.
7. Comply with the requirements of the Solid Waste Division for location of a trash enclosure.
8. Identify any signage proposed. Signage shall also be reviewed by the Historic Preservation Advisory Committee.
9. Obtain a Building Permit.

PROJECT SPECIFIC INFORMATION: January 18, 2023

1. The site is located within the Historic District. Exterior alterations shall be reviewed and approved by the Historic Preservation Advisory Committee prior to issuance of a Building Permit.
2. Provide an operational statement describing the uses proposed in all structures onsite.
3. Revise the building elevations to identify all exterior alterations proposed, including changes to the attic vents, mail slots, lifts, etc.
4. Revise the site plan to show both the project site and property to the south. The site plan shall identify all existing and proposed parking stalls.

5. Provide a landscaping plan. The plan shall verify that a minimum 6% of the project site is landscaped.
6. Tandem parking is prohibited. The proposed parking on the north side of the project site, within the drive aisle, shall be removed.
7. It is recommended that the two parking stalls at the southeast corner of the building be removed.
8. The width of the drive aisle access point near the southeast corner of the office building shall be provided.
9. Provide building elevations for all building exteriors.
10. Provide a circulation plan, identifying how vehicles will move through the project site.
11. Comply with the requirements of the Solid Waste Division for location of a trash enclosure.
12. Identify any signage proposed. Signage shall also be reviewed by the Historic Preservation Advisory Committee.
13. Obtain a Building Permit.

Note:

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

Sections of the Municipal Code to review:

17.19.070 Development standards in the D-MU zone

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.

Signature: _____



Site Plan Review No. 2023-007 – B

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

- Adrian Rubalcaba 713-4271
- Edelma Gonzalez 713-4364

ITEM NO: 2 DATE: JANUARY 25, 2023

SITE PLAN NO.: 23-007 RESUBMITTAL
PROJECT TITLE: OFFICE REMODEL ON COURT ST
DESCRIPTION: OFFICE REMODEL
APPLICANT: WALTER DEISSLER
PROP OWNER: STOLL TAMI
LOCATION: 512 N COURT ST
APN: 094-261-023

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.
- Deed required prior to issuing building permit;
- City Encroachment Permit Required.
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- CalTrans Encroachment Permit required. CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088; **FOR ALL WORK WITHIN CALTRANS RIGHT-OF-WAY**
- 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. Proposed development will not incur additional impact fees unless there is a change in use from general office to medical office.**
- 2. Applicant mentioned future use is for counseling. At time of TI, Applicant needs to provide more information to verify type of counseling. If counseling falls under the definition of a health care provider, medical office impact fees would be assessed.**
- 3. 20% of improvements would need to go towards accessible path of travel upgrades.**
- 4. Parking Lot modifications shall meet current state and local accessibility requirements. Provide 5' backing space.**
- 5. Comply with 11B-250 for circulation paths contiguous to vehicular traffic. Exceptions from 11B-250 may be applicable.**
- 6. A building permit is required, standard plan check and inspection fees apply.**
- 7. Refer to Building Dept. conditions for FEMA regulations regarding parcel located in high-risk flood plain.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **23-007 RESUBMITTAL**

Date: **01/25/2023**

**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:**GENERAL OFFICE**)

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

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.



Edelma Gonzalez

City of Visalia
Building: Site Plan
Review Comments

FR 23007
 OFFICE REMODEL
 512 N COURT 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. *20% OF PERMIT VALUE SHALL BE USED FOR "PATH OF TRAVEL" ADA UPGRADES.*
- 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 AE * Hazardous materials report. **MEET FEMA FLOOD REQUIREMENTS**
- 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: _____

VAL GARCIA 1/24/23
 Signature

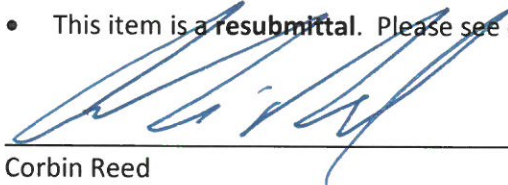


Site Plan Comments

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

Date	January 25, 2023
Item #	2
Site Plan #	23007
APN:	094261023

- 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.
- This item is a **resubmittal**. Please see comments from previous submittals.



Corbin Reed
Fire Marshal



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

Date: 1/25/23
 Item: 2
 Site Plan: SPR23007
 Name: Agt. C. Sinatra

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

January 25, 2023

ITEM NO: 2 **Resubmit**
SITE PLAN NO: **SPR23007**
PROJECT TITLE: Office Remodel on Court St.
DESCRIPTION: Office remodel
APPLICANT: WALTER DEISSLER
OWNER: STOLL TAMI
APN: 094261023
LOCATION: 512 N COURT 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

23007

January 25, 2023

- 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 indicated no changes existing solid waste bin placement. Customer to expand alley gate south to allow for additional bins to bring the account into compliance with the State of California's mandatory recycling laws (AB341 & AB1836).

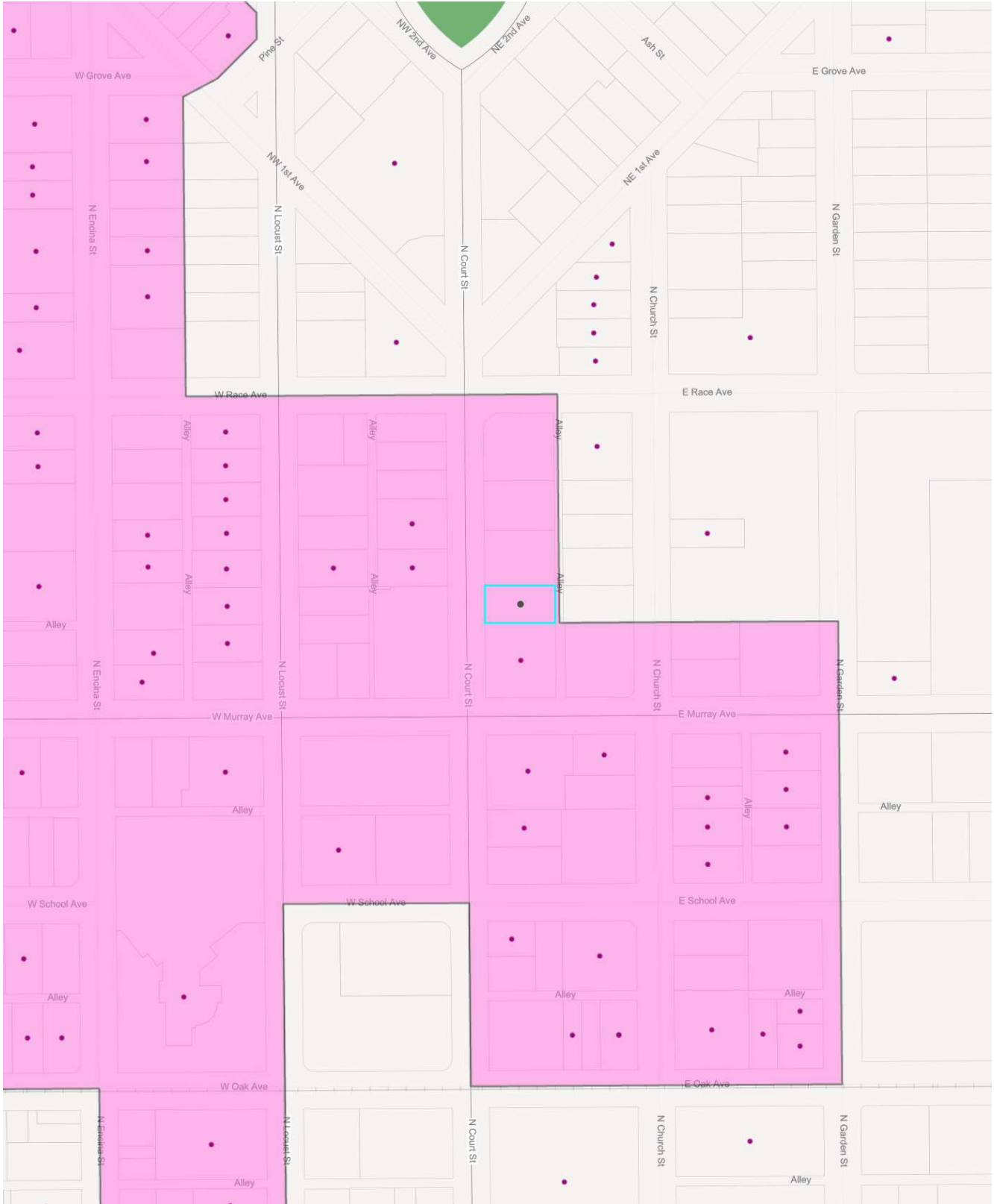
Jason Serpa, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338

Nathan Garza, Solid Waste, 559-713-4532





Aerial Map



Historic District and Local Register Map