

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, August 14, 2024, at 5:30PM

CHAIR: Tyler Davis VICE CHAIR: Karen Ayala

COMMITTEE MEMBERS:

Patty Kane, Jay Hohlbauch, Jerome Melgar, Kim Lusk, Michael Tomola

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

AGENDA

A. Citizen's Comments

B. Minutes

1. July 24, 2024, Regular Meeting

C. Projects

1. **HPAC Item No. 2024-23**: A request by Ken Turner for a Conditional Use Permit to establish a medical spa, remove and replace rotting exterior details, and remove and replace a freestanding sign, within the O-C (Office Conversion) Zone. The project site is located at 902 West Center Avenue (APN: 093-224-006).

D. Discussion Items

1. Historic Recognition/Awards Program
 - a. Guidelines Discussion
 - b. Nomination of Properties
2. Identification of Items for Future Agendas
3. Committee and Staff Comments
 - a. Project Updates
4. Historic District Survey Project
 - a. Review of Properties

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.

APPEAL PROCEDURE

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 North Santa Fe Street, Visalia CA. 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.



MEETING MINUTES – JULY 24, 2024

CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE Wednesday, July 24, 2024, at 5:30PM

CHAIR: Tyler Davis

VICE CHAIR: Patty Kane

All members
present.

COMMITTEE MEMBERS:

Jay Hohlbauch, Karen Ayala, Jerome Melgar, Kim Lusk, Michael Tomola

MEMBERS OF THE PUBLIC: Terry Ommen, Abdul Rashid, Chloe Gutierrez, Robert Gutierrez

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

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

AGENDA

A. Election of Chair and Vice-Chair

Ayala nominated Davis for Chair. The motion was seconded by Kane. No other nominations were received. The motion passed by a vote of 6-0-1 with Davis abstaining.

Melgar nominated Ayala for Vice-Chair. The motion was seconded by Kane. No other nominations were received. The motion passed by a vote of 6-0-1 with Ayala abstaining.

B. Citizen's Comments

None.

C. Minutes

1. July 10, 2024, Regular Meeting

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

D. Projects

1. **HRP Item No. 2024-01:** A request by Robert Ainley for the Historic Preservation Advisory Committee to consider the placement of a historical marker on the grounds of the Darling Hotel complex, located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 210 North Court Street (APN: 094-287-001).

Staff presented its report and recommended that the HPAC approve the request as conditioned. Public comment in support of the proposal was provided by applicant Terry Ommen. Discussion occurred regarding plaque, including whether additional text should be included noting that the Darling Hotel building contains an Art Deco architectural style

and that its construction was funded by the Public Works Administration (PWA). Following discussion, a motion was made by Melgar to approve the request with an additional condition requiring inclusion of the Art Deco architecture and PWA funding information in the plaque if there is sufficient space, with priority given to the Art Deco information. The motion was seconded by Hohlbauch. The motion passed by a vote of 7-0.

2. **HPAC Item No. 2024-21:** A request by Emmanuel Soto to construct a black steel fence, located within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 619 West Goshen Avenue (APN: 093- 173- 006).

Staff presented its report and recommended that the HPAC approve the request as conditioned. No public comment was received. Following discussion, a motion was made by Kane, seconded by Tomola, to approve the proposal. The motion passed by a vote of 7-0.

3. **HPAC Item No. 2024-19:** A request by Dani LLC to construct a prefabricated white picket fence, located within the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 400 West Goshen Avenue (APN: 094-352-005).

Staff presented its report and recommended that the HPAC approve the request as conditioned. No public comment was received, though property owner representative Abdul Rashid was present. The Committee discussed the proposal, recommending that the applicant install a pedestrian gate along Goshen Avenue and that the fence be extended along Floral Avenue. However, this was not made a requirement of the project. Following discussion, a motion was made by Ayala, seconded by Kane, to approve the proposal. The motion passed by a vote of 7-0.

4. **HPAC Item No. 2024-20:** A request by Chloe Gutierrez to replace a window on the front elevation of a single-family residence located in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 611 West Myrtle Avenue (APN: 096-154-003).

Staff presented its report and recommended that the HPAC approve the request as conditioned. Public comment in favor of the proposal was received from Chloe and Robert Gutierrez. Following discussion, a motion was made by Ayala, seconded by Hohlbauch, to approve the proposal. The motion passed by a vote of 7-0.

5. **HPAC Item No. 2024-22:** A request by Elias Cortez to conduct exterior alterations to a single-family residence in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 411 W. Grove Avenue (APN: 093-164-003).

Staff presented its report and recommended that the HPAC approve the request as conditioned, allowing for replacement of the existing shingle siding with new shingle siding material of a similar appearance. No public comment was received. The Committee discussed the merits of the proposal, noting that the existing material was not significantly damaged and could be repaired. Following discussion, a motion was made by Melgar to permit only repair and replacement of existing damaged shingle siding with new wood shingle siding, and requiring that Condition of Approval No. 2 be removed. The motion was seconded by Lusk. The motion passed by a vote of 7-0. The HPAC then directed staff to inform the applicant that the alterations made by the Committee would likely assist in reducing the cost of the overall project.

E. Discussion Items

1. Identification of Items for Future Agendas

None.

2. Committee and Staff Comments

a. Project Updates

Davis requested that a meeting with staff be set up soon to discuss the HPAC Award Guidelines.

Melgar asked when HPAC informational mailers would be sent out. Staff stated that they were working on obtaining mailing addresses.

F. Adjournment

The meeting adjourned at approximately 6:40pm.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: August 14, 2024

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-23: A request by Ken Turner for a Conditional Use Permit to establish a medical spa, remove and replace rotting exterior details, and remove and replace a freestanding sign, within the O-C (Office Conversion) Zone. The project site is located at 902 West Center Avenue (APN: 093-224-006).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposed exterior alterations and 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 converted residence and five stall parking lot, previously used as a dental practice. The project site is located within the Historic District and is listed on the Local Register of Historic Structures with a “Background” classification. The structure contains “Craftsman” and “Bungalow” style architecture.

PROJECT DESCRIPTION

Per the project application/operational statement in Exhibit “D”, the applicant proposes to establish a medical spa within an existing office building. The medical spa will contain 3 employees providing “medical and spa services” including but not limited to IV therapy, laser hair removal, microneedling, skin pigmentation correction, tattoo removal, facials, and lash lifts. Per the floor plan in Exhibit “A”, the facility will contain six cosmetic/waiting rooms in which treatments will be conducted. Hours of operation will be 10:00am to 7:00pm, Monday through Friday, and 10:00am to 5:00pm on Saturdays.

Per Exhibit “B”, the applicant also proposes exterior alterations to the office building in the form of removal and replacement of rotted wood “siding, eave tails, and hand rails”, and replacement of rain gutters. The alterations will be conducted to the building exteriors and front porch stairs using like materials. Lastly, the applicant proposes removing the rotted freestanding signposts in the front yard and replacing them with new wood posts and signage as depicted in Exhibit “C”. The sign will be 12 sq. ft in size, and five feet, four inches tall.

All exterior alterations proposed to the building onsite have already been conducted by the applicant as of the publication of this report. A code enforcement case initiated as result in May 2024.

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 and day spas are “conditionally permitted” for use in the O-C Zone, requiring approval of a CUP via a public hearing with the Visalia Planning Commission. Given the focus on “aesthetic treatments”, medical spa uses have been considered by City staff as similar to cosmeticians and day spas, hence the requirement for a CUP. The surrounding area consists primarily of office, school, and residential uses. The proposed use is not expected to produce noise or lighting impacts that would negatively affect adjacent areas. Physical changes proposed would still preserve the overall architectural integrity of the structure. As such, the proposal is considered compatible with the site and surrounding area given the limited impacts of the medical spa use itself, and the preservation of architectural elements present in the structure.

Development Standards

The footprint for the building will not be altered as a result of the exterior alterations proposed. Work will repair existing features and will not increase the size of the building. As such, the proposed exterior alterations comply with all development standards for the O-C Zone.

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. For sites in office zonings, the Visalia Municipal Code (VMC) also requires freestanding signs to contain either sign bases that are not less than 50% of the width of the widest part of the sign or, for sites that contain residential conversions of structures, placement of posts so long as they are compatible with the structure onsite. The proposed sign meets all VMC requirements based on the exhibits provided and onsite inspection conducted August 6, 2024. The sign is under six feet tall, less than 35 sq. ft. in size, is visually consistent with the structure, and is placed at the same location as previously approved signage.

Condition of Approval No. 2 is included requiring the applicant to obtain all necessary approvals for all exterior alterations and placement of the freestanding sign (i.e. a Building Permit). Compliance with development standards will be verified during Building Permit review and inspections.

Architectural Compatibility

Exterior Details

The applicant does not propose adding anything the structure that was not already existing. All improvements to handrails on the porch stair banisters, and the caps on the corbels, have been returned to their original likeness. As such, staff recommends approval for these “as needed” exterior renovations, as this is consistent with the intent of Historic Preservation as defined by

the City to only fully replace original architectural elements should they deteriorate beyond repair.

Freestanding Sign

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 signposts are made of wood materials similar to the building exterior and other signage within the Historic District. The posts do not contain Craftsman style caps, but the spartan detail reflect the simple cut of the restored corbels. The sign field proposed in Exhibit "C" is also wooden and has since been modified by the applicant to match the color of the structure. Given that simple posts and a painted wooden sign field were deemed appropriate for the structure under its previous use (see Exhibit "B"), staff believes the design and materials are historically compatible and recommends approval of the proposed signage.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-23 staff recommends that the Committee approve the proposed exterior alterations and freestanding sign, 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 listed in the Local Register of Historic Structures.
2. That the proposal is in keeping with the purpose and intent of the Historic Preservation Element and Ordinance.
3. That the proposal will not be injurious to the surrounding properties or character of the Historic District due to its compatibility with the surrounding area.
4. That the proposal will not be injurious to the character of the Historic District and surrounding area.
5. That the Conditional Use Permit request for the medical spa is consistent with the Zoning Ordinance, Historic Preservation Element, and Historic Preservation Ordinance.

Conditions:

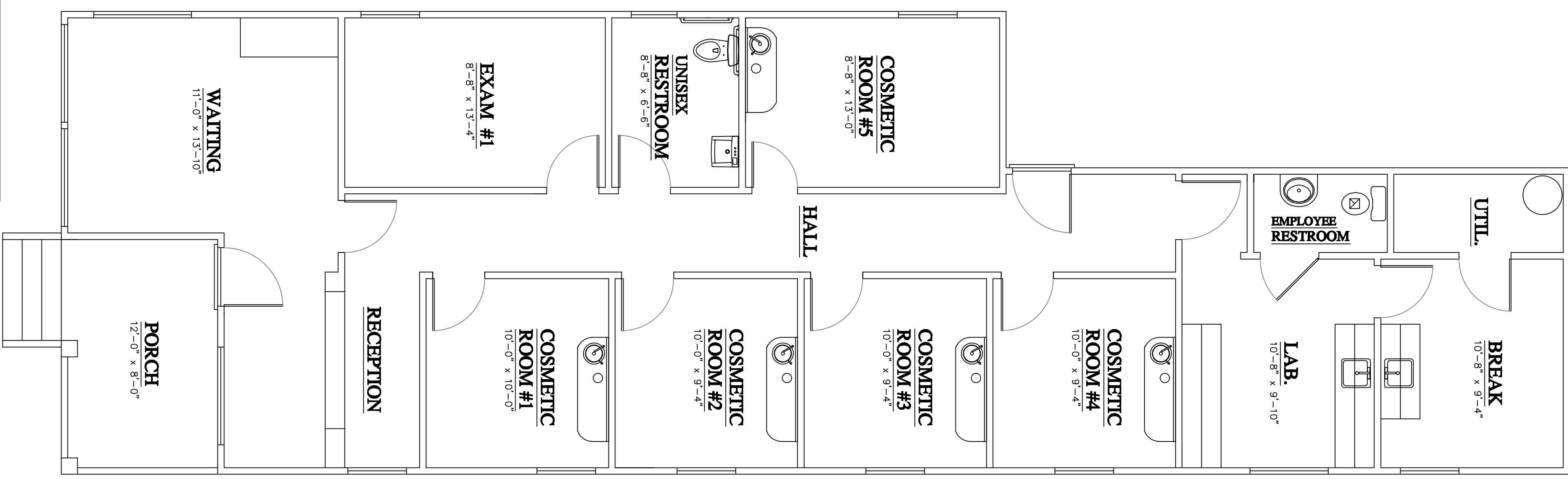
1. That the project shall be developed in substantial compliance with the site plan and floor plan in Exhibit "A", Building Elevations in Exhibit "B", signage photos in Exhibit "C", and project description/operational detail in Exhibit "D".
2. That the project undergoes the appropriate City permitting process.
3. That any significant changes in the operation of the proposed use, or any other changes to the exterior of onsite structures, be brought back to the Historic Preservation Advisory Committee prior to any review by the Planning Commission and/or issuance of a Building Permit.
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

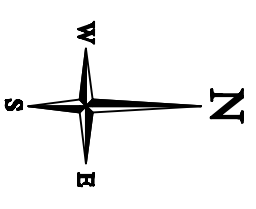
- Exhibit “A” – Site Plan and Floor Plan
- Exhibit “B” – Building Elevations
- Exhibit “C” – Proposed Freestanding Sign
- Exhibit “D” – Project Application and Operational Statement
- Aerial Photo
- Historic District and Local Register Map

APPEAL INFORMATION

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SQUARE FOOTAGE
 EXISTING MEDICAL OFFICE SQ. FT. 1,595 SQ. FT.



EXISTING FLOOR PLAN

1/4" = 1'-0"

EXISTING PARKING:
 (4) STANDARD PARKING SPACES
 (1) A.D.A. PARKING SPACE
 5 SPACES TOTAL

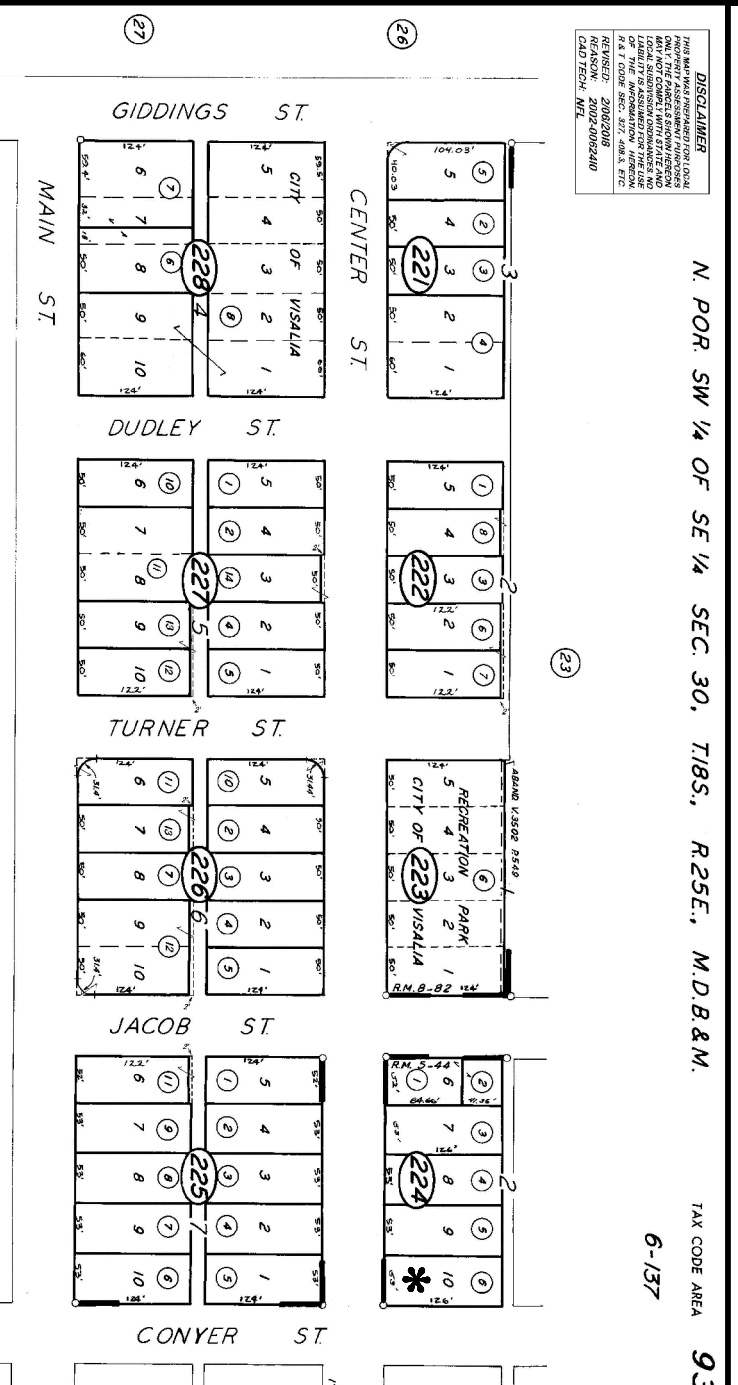
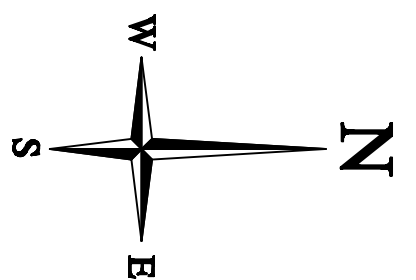
ADDRESS:
 902 WEST CENTER AVENUE
 VISALIA CALIFORNIA 93291
 A.P.N. 093-224-006
 ZONED : O.C OFFICE CONVERSION
 FLOOD ZONE: "AE"

WEST CENTER AVENUE

NORTH CONYER STREET

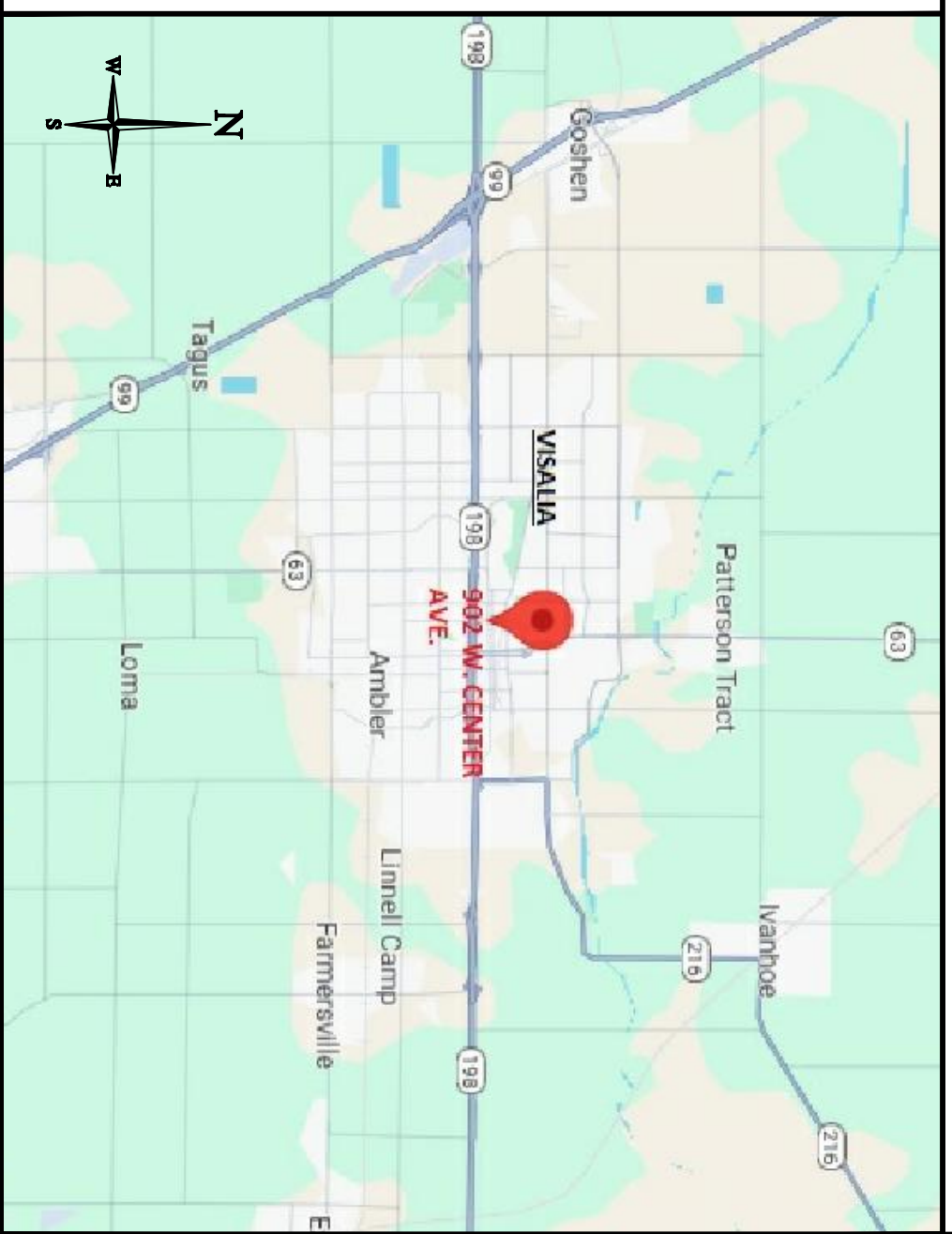
SITE PLAN

1" = 10'-0"



APN MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

REVISIONS		DRAWN BY:	
MARK	DATE	WILLIAM FAGUNDES	
1		07 / 23 / 2024	
2		SCALE: AS INDICATED	
3			
4			

EVERT DIXON CONSTRUCTION

A SITE & FLOOR PLAN FOR:
902 WEST CENTER AVENUE
 VISALIA, CALIFORNIA 93291

SHEET
A-1

JOB NUMBER:
#24-022

EXHIBIT "B"



HPAC Item No. 2024-24 – 902 W. Center Avenue – Sign, Exterior, and CUP



Porch stairs



Renovated corbels

EXHIBIT "C"



Sign submitted by the applicant



Sign observed

EXHIBIT D

ReNew Medical Aesthetics
Type of business: Medical Spa
Location 902 W Center Ave Visalia, Ca 93291

Phone: 559-420-0641
Email: info@renewaestheticspa.com

Medical Services:

Fillers
Injectables
IV Therapy
Laser hair removal
Microneedling
RF Microneedling
Skin Pigmentation Correction
Skin Refining and Rejuvenation
Skin Tightening and Lesion Treatments
Tattoo Removal

Spa Services:

Facials
Brow Lamination
Lash Lift

Staff

1 owner
2 employees
Hours of operation: M-F 10am – 7pm and Saturday 10am - 5pm



Project Address: _____
HPAC NO.: _____

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 902 W Center Ave DATE: 5-23-24
APPLICANT/PROJECT CONTACT: Ken Turner PHONE: 559-310-0442
APPLICANT ADDRESS: PO Box 8053, Visalia, CA 93290
E-MAIL ADDRESS: ken@cm52inc.com APN#: 093-224-006
PROPERTY OWNER: Anthony Magana
GENERAL DESCRIPTION OF PROJECT: General maintenance

BRIEF NARRATIVE/REASON FOR PROJECT: Dry Rot-remove and replace with same material as needed at siding, eave tails, and hand rails. Remove and replace bent gutters.

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: Ken Turner 559-310-0442
RELATIONSHIP TO PROPERTY OWNER: Contractor

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

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

1. Type of Action (check one):
- New Construction Signs
 Alteration to existing structure Moving-New Location
 Other: MAINT OF EXISTING BUILDING
 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):
Removed and Replaced/Repaired Dry Rot as needed with same material
Removed & Replaced loose stair rails with same material & style
- b. Description and type of proposed windows and doors (include material of window frame):
NO WINDOW WORK
Replaced bent & none working gutters

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

Material: NO MASONRY WORK

Size: _____

Color: _____

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

Style: NO ROOF WORK

Pitch: _____

Material: _____

4. Proposed Building Height:

Height to eave: NO ALTERATIONS

Height to peak of roof: _____

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

a. Setbacks on proposed project:

Front: NO CHANGES TO STRUCTURES

Rear: _____

Sides: _____

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

Front only: _____

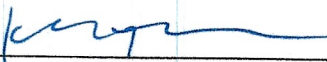
6. Landscaping: (Indicate any mature trees on plans)

REMOVED SOD INSTALLED TURF

REMOVED SPRAY IRRIGATION INSTALLED DRIP DROUGHT TOLERANTE

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. DENTAL SIGN REMOVED REPLACED W/NEW NAME

Signed:  _____
Agent/Property Owner

Date: 5-23-24

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.

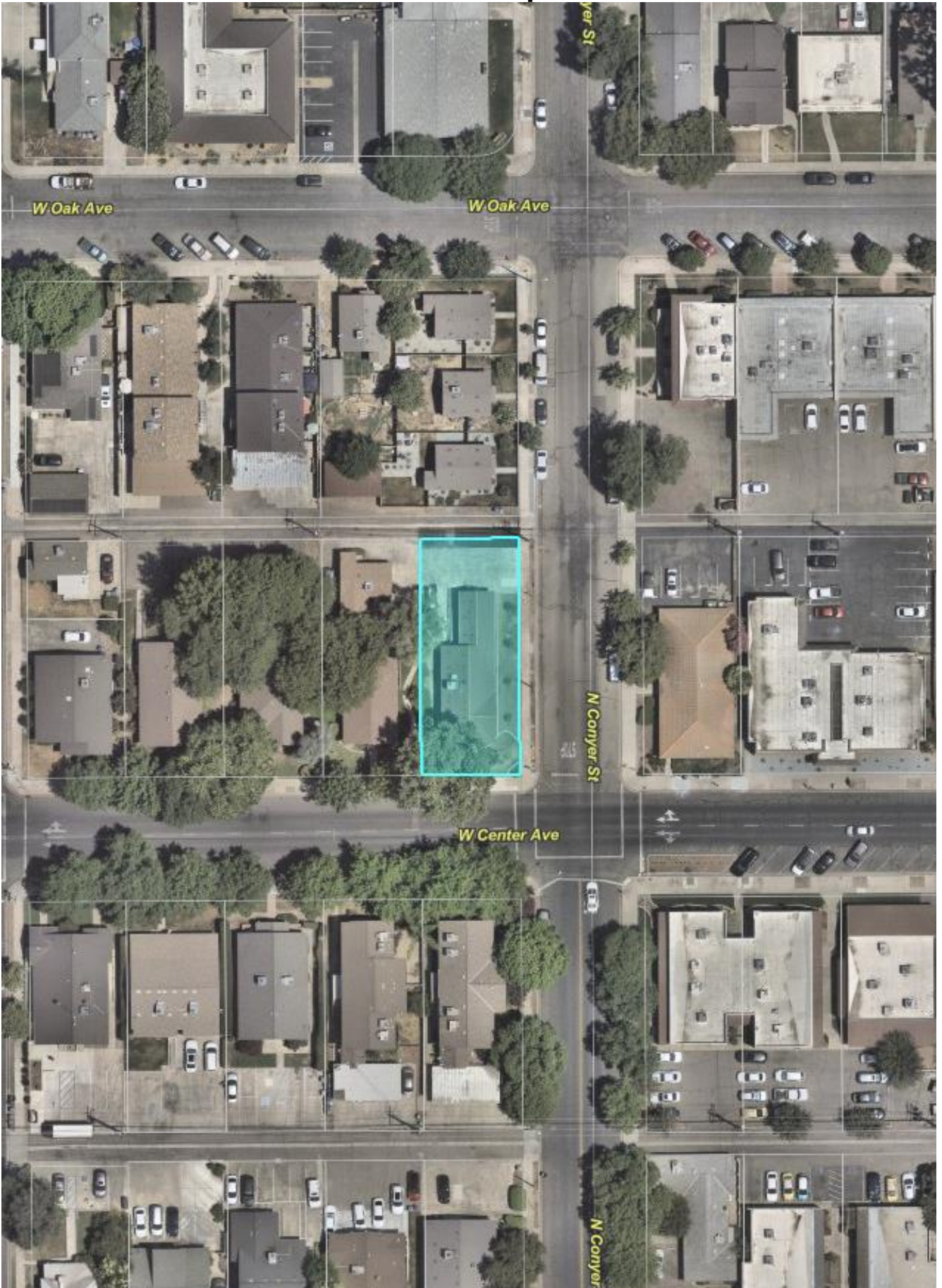
Applications for Historic Preservation must be submitted to the City of Visalia Planning Division NO LESS THAN 8 CALENDAR DAYS PRIOR to the meeting.

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.

Aerial Map



HPAC Item No. 2024-24 – 902 W. Center Avenue – Sign, Exterior, and CUP

Historic District and Local Register Map

