

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, August 28, 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. August 14, 2024, Regular Meeting

C. Projects

1. **HPAC Item No. 2024-24**: A request by Jeff Manquen remove fascia from overhangs in the roof and to put back the corbel pieces from the roof. The site is zoned O-C (Office Conversion) Zone and located at 501 South Court Street (APN: 097-033-002)
2. **HPAC Item No. 2024-25**: A request by Tom Yang for a Conditional Use Permit to establish a medical spa, and add a second freestanding sign to a property within the O-C (Office Conversion) Zone. The project site is located at 501 South Watson Street (APN: 096-142-001).

D. Discussion Items

1. Review – Annual Report to the Visalia City Council
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.

Este Aviso es para informarle que habra una audiencia para el público ante el Comité de Preservación Histórica de la Ciudad de Visalia. Para más información, o para dar comentario público respecto a esta solicitud, por favor

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

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 – AUGUST 14, 2024

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

Davis absent. All other members present.

MEMBERS OF THE PUBLIC: Evert Dixon

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. Minutes

1. July 24, 2024, Regular Meeting

A motion was made by Kane, seconded by Hohlbauch, to approve the meeting minutes. The motion was approved 6-0 (Davis absent).

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).

Staff presented its report and recommended that the HPAC approve the exterior alterations as conditioned and recommend approval of the Conditional Use Permit to the Visalia Planning Commission. No public comment was provided; however, project consultant Evert Dixon was present. The Committee expressed support for the project. Following discussion, the following actions were taken:

- A motion was made by Kane, seconded by Tomola to approve the exterior alterations. The motion passed by a vote of 6-0 (Davis absent).
- A motion was made by Melgar, seconded by Kane, to recommend approval of the Conditional Use Permit request to the Visalia Planning Commission. The motion passed by a vote of 6-0 (Davis absent).

D. Discussion Items

1. Historic Recognition/Awards Program

- a. Guidelines Discussion
- b. Nomination of Properties

Staff stated that they were still in the process of scheduling a meeting with HPAC subcommittee appointees.

2. Identification of Items for Future Agendas

The Committee asked for an update on the mailing of informational notices to owners and occupants within the Historic District and Local Register. Staff stated that they were still working on completing the task and had informed Paul Bernal, Planning and Community Preservation Director, of the delay.

3. Committee and Staff Comments

a. Project Updates

The HPAC requested information and/or updates on the following:

- Street trees on the corner of West Street and School Street;
- Designation of 513 North Encina Street to the National Register of Historic Places;
- Placement of a commemorative plaque at the Darling Hotel, 210 N. Court Street; and
- Reconstruction of the church tower at St. Mary's Catholic Church, 608 North Church Street.

4. Historic District Survey Project

a. Review of Properties

The Committee conducted reviews of Areas B29, B30, C48, and D7.

E. Adjournment

The meeting adjourned at 6:40pm.



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: August 28, 2024

PROJECT PLANNER: Fabian Urena, Intern Planner
Phone: (559) 713-4197
E-mail: Fabian.Urena@Visalia.City

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-24: A request by Jeff Manquen remove fascia from overhangs in the roof and to put back the corbel pieces from the roof. The site is zoned O-C (Office Conversion) Zone and located at 501 South Court Street (APN: 097-033-002).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2024-23 as modified by staff and described in the findings and conditions of this report.

SITE DATA

The site is zoned O-C (Office Conversion) and contains a single-family residence that has been converted into a Little Caesars office. The site is located within the Historic District and is also listed on the Local Register of Historic Structures with an "Exceptional" classification. The structure displays "Craftsman Bungalow" architecture.



PROJECT DESCRIPTION

The applicant has requested to conduct repairs to dry rot damage present on the exterior of the building. This will include repairs to the following:

1. Removal and replacement of rotted rafter tails and eaves, to be covered by new fascia board;
2. Removal and replacement of rotted corbel and dove tail ends. Note that the diamond shaped ends on the corbels have been removed and flattened; and
3. Repair of rotted horizontal and shingle siding as needed.

Per the applicant, the alterations are necessary due to excessive dry rot and discoloration. As shown in the building elevations in Exhibit "B", the applicant has already conducted the alterations to the structure. A Code Enforcement case was initiated in July 2024 for the unpermitted work.

DISCUSSION

Development Standards

The exterior alterations to the existing structure will not result in changes to its overall footprint. As such, the exterior alterations comply with all development standards of the O-C Zone.

Architectural Compatibility

Visalia Municipal Code Section 17.56.110 contains criteria for review of exterior alterations to structures listed on the Local Register. In reviewing such applications, the HPAC shall consider the following:

- A. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.*
- B. *The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.*
- C. *All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historic basis and that seek to create an earlier appearance shall be discouraged.*
- D. *Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*
- E. *Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure or site, shall be treated with sensitivity.*
- F. *Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.*
- G. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken, without prior approval of the historic preservation advisory committee.*
- H. *Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, rehabilitation, restoration or reconstruction project. (Ord. 2710 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7711)*

Exposed rafter tails are considered a distinctive identifying feature of craftsman bungalow structures. The existing office has contained exposed rafter tails since at least the 1970's, as evidenced by the photo accompanying the original Historic Survey (see Figure 1). Though it cannot be definitively stated that the exposed rafter tails were original to the building, they have gained significance over time and contribute positively to the historic aesthetic of the structure. Removal of this feature is considered contrary to the requirements of the Historic Preservation Ordinance.

For the corbels, Google Street View pictures indicate that they previously contained diamond shaped ends. The flattened ends provided by the applicant are similar to other craftsman bungalow homes within the Historic District. However, the diamond corbel ends can again be considered a distinguishing and unique feature, meant to be treated with sensitivity, and which should be repaired rather than replaced.

Work conducted to the exterior siding is considered in keeping with the requirements of the Historic Preservation Ordinance, as only repair is proposed. Given the above, staff recommends that the HPAC approve the proposal, but with modifications that would restore the distinctive features that were removed. The recommended Conditions of Approval are listed below as follows:



Figure 1

- That any new fascia board previously installed shall be removed from the office building; and
- That diamond ends shall be added to the corbels, similar to their original appearance.

These are included as Conditions of Approval Nos. 2 and 3.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC Item No. 2024-25 based upon the following findings:

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

And subject to the following conditions:

1. That the proposal shall be developed in compliance with the site plan in Exhibit “A” and elevations in Exhibit “B”, except as modified by the conditions below.
2. That any new fascia board installed shall be removed from the office building, exposing rafter tails and eaves as shown in Exhibit “C”.
3. That diamond ends shall be added to the corbels, similar to their original appearance.
4. That the project shall undergo the appropriate City permitting process.
5. 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.
6. That all other City codes, ordinances, standards, and regulations shall be met.
7. 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
- Exhibit “B” – Current Building Elevations
- Exhibit “C” – Prior Building Elevations
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

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

EXHIBIT "A"

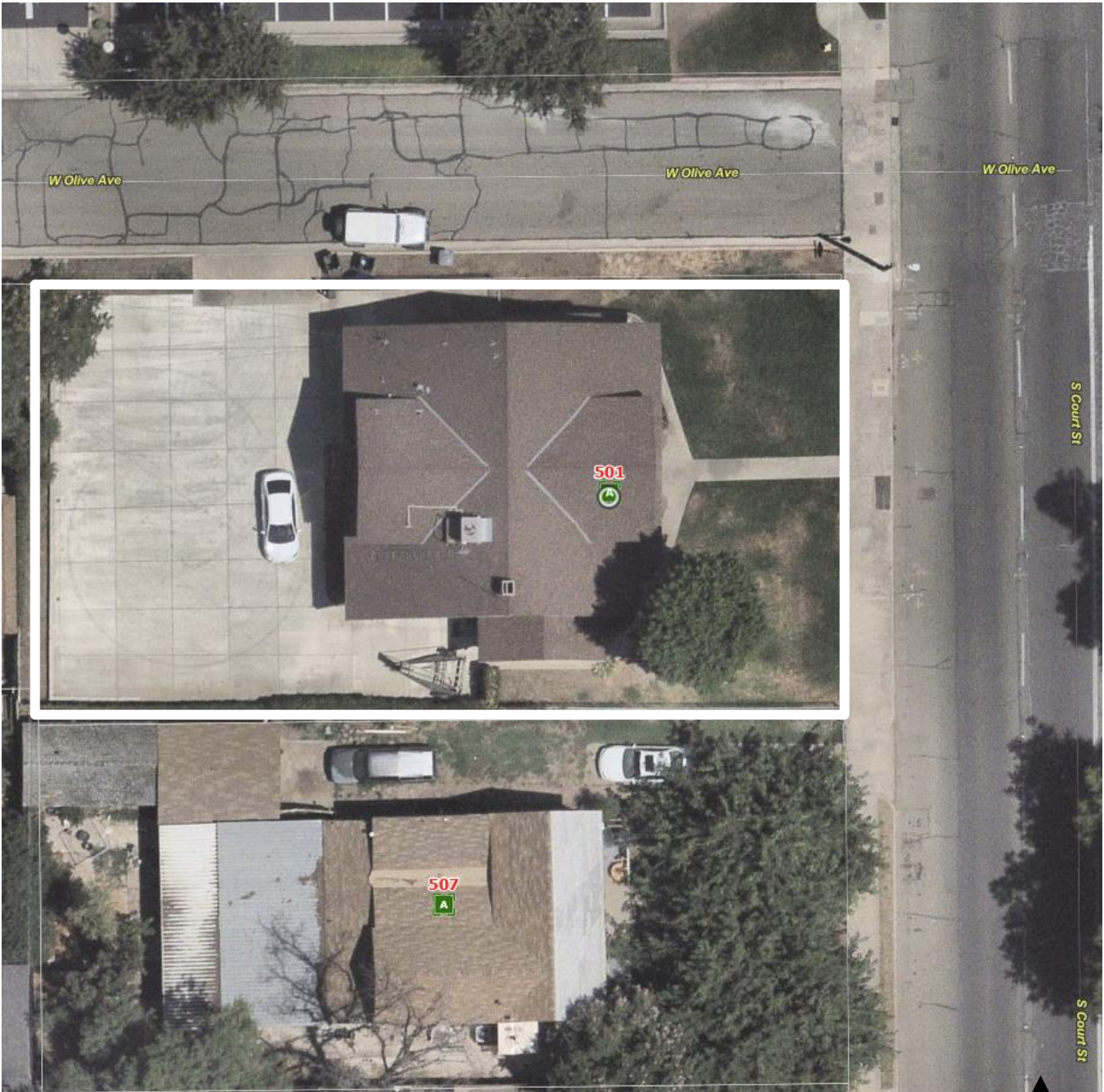


EXHIBIT "B"





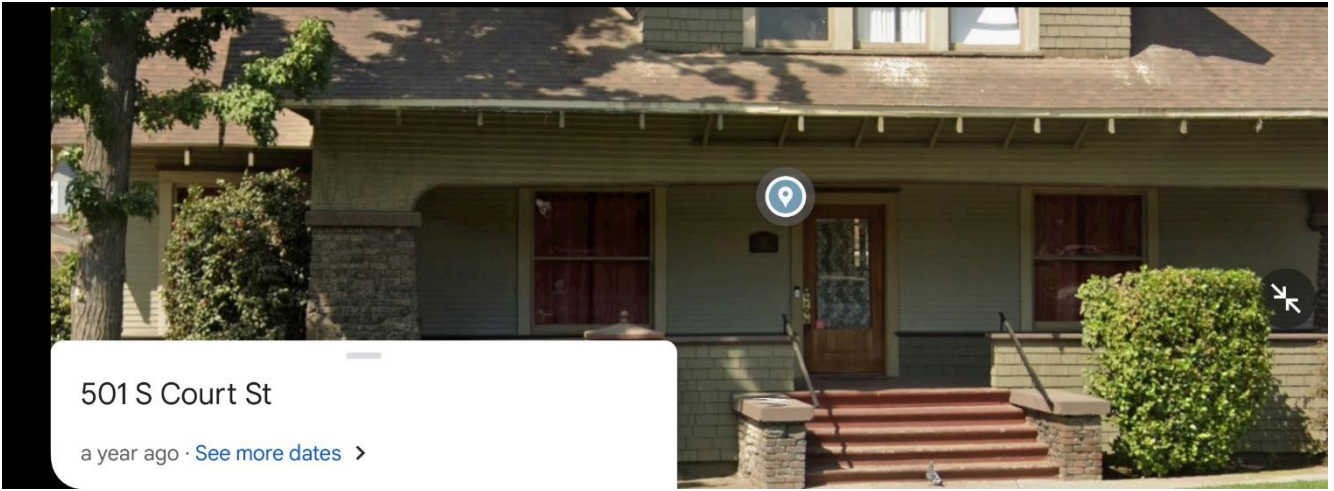
HPAC Item No. 2024-24 – Exterior Alterations

EXHIBIT "C"



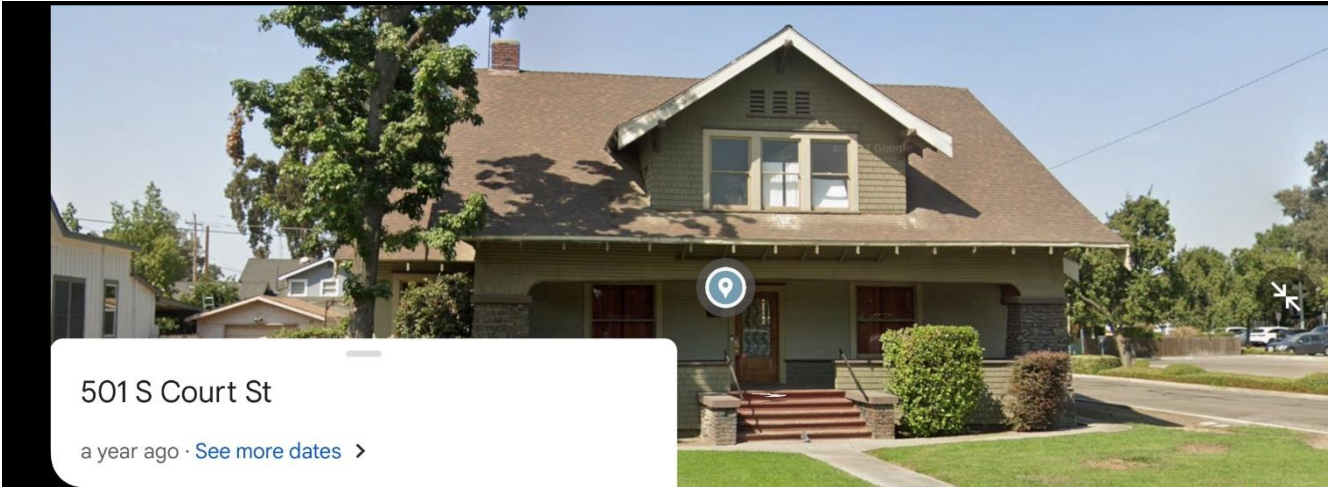
Work

501 S Court St, Visalia, CA 93277 · 8.3 mi



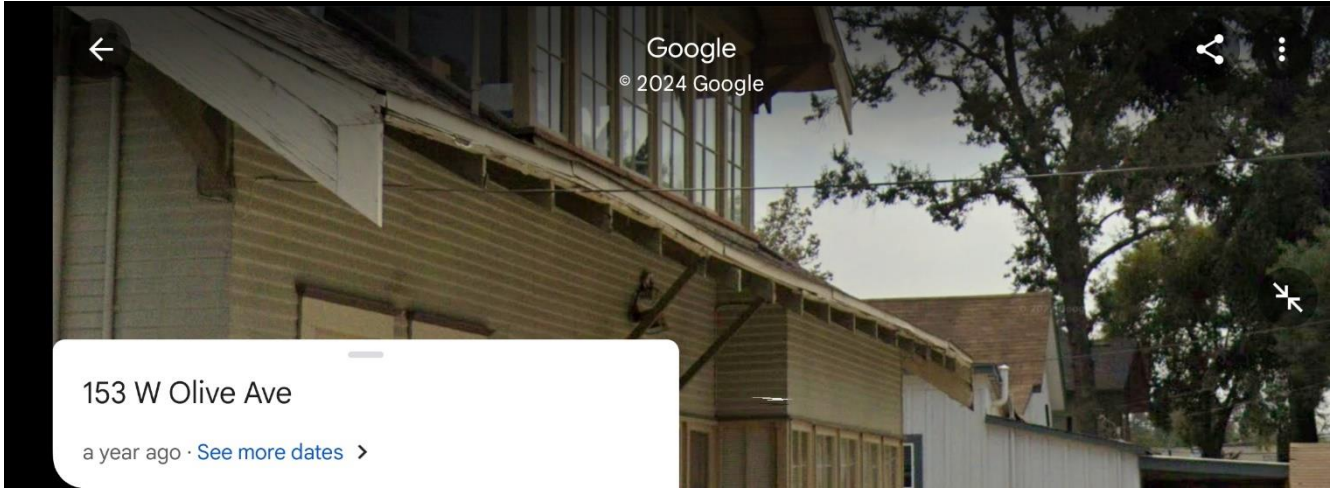
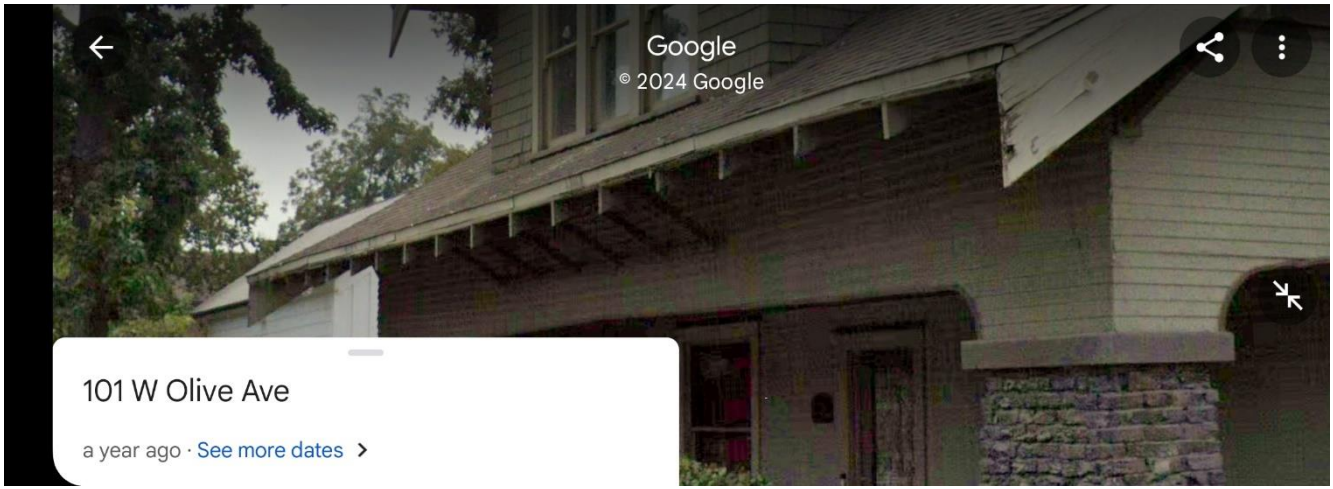
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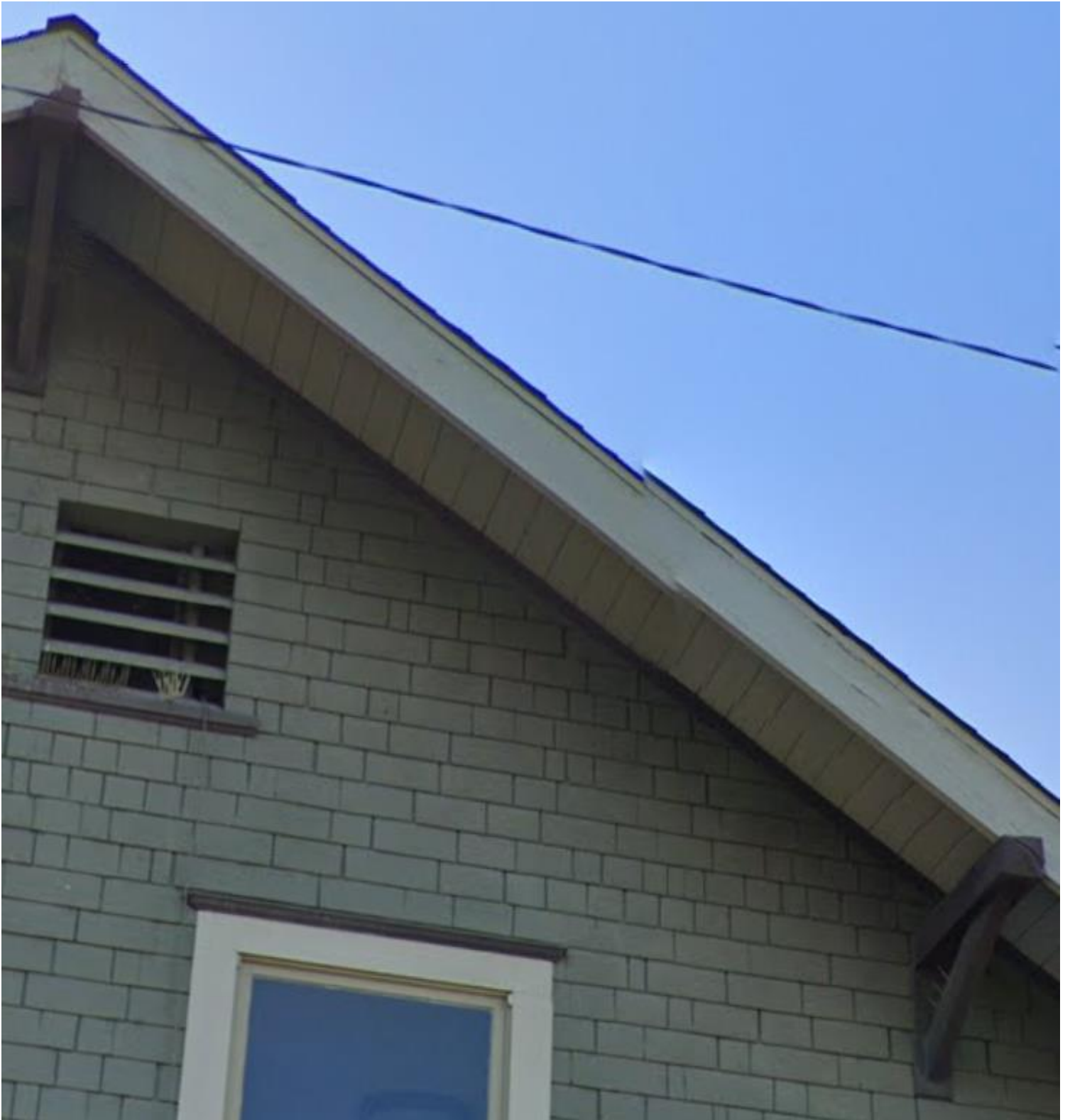
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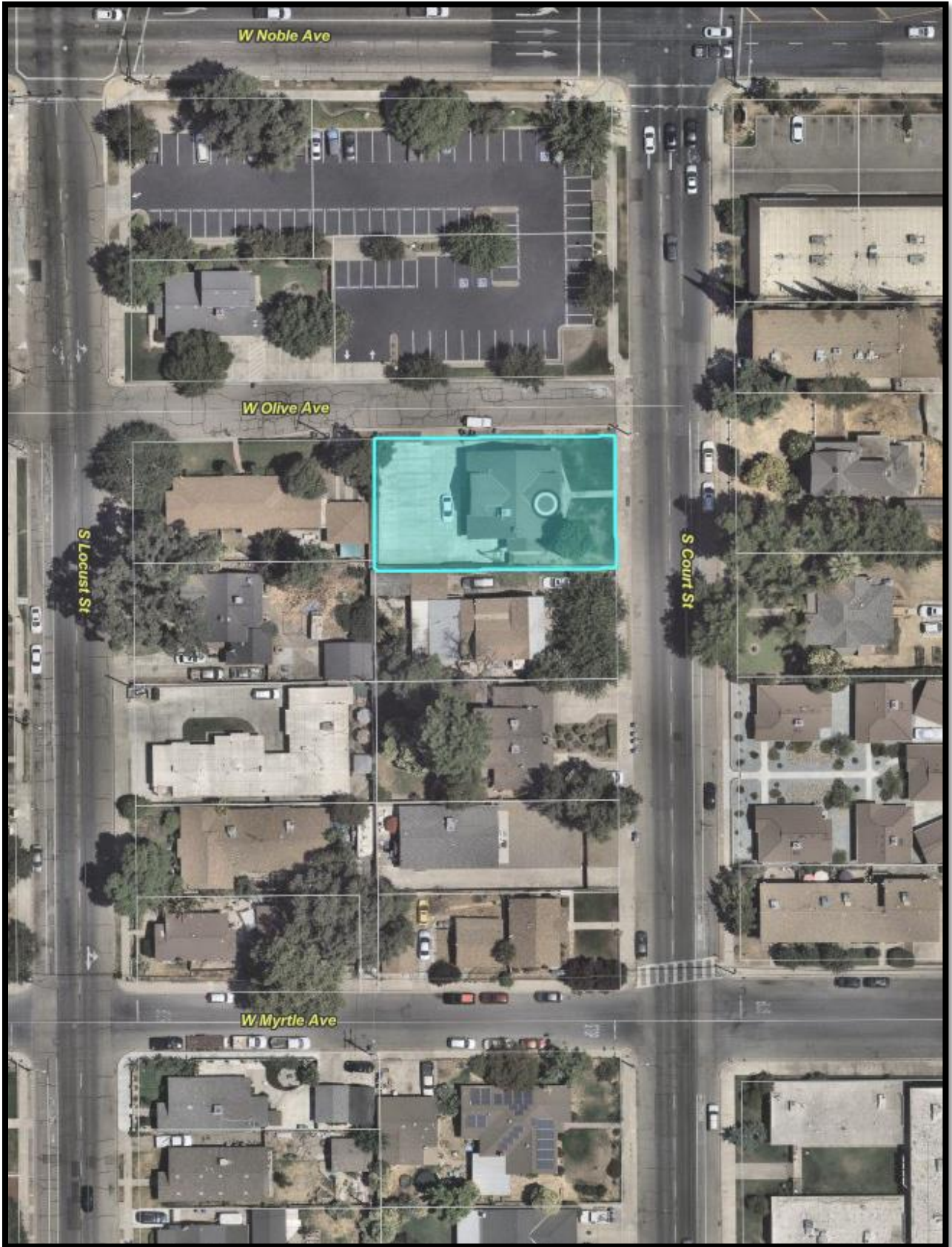
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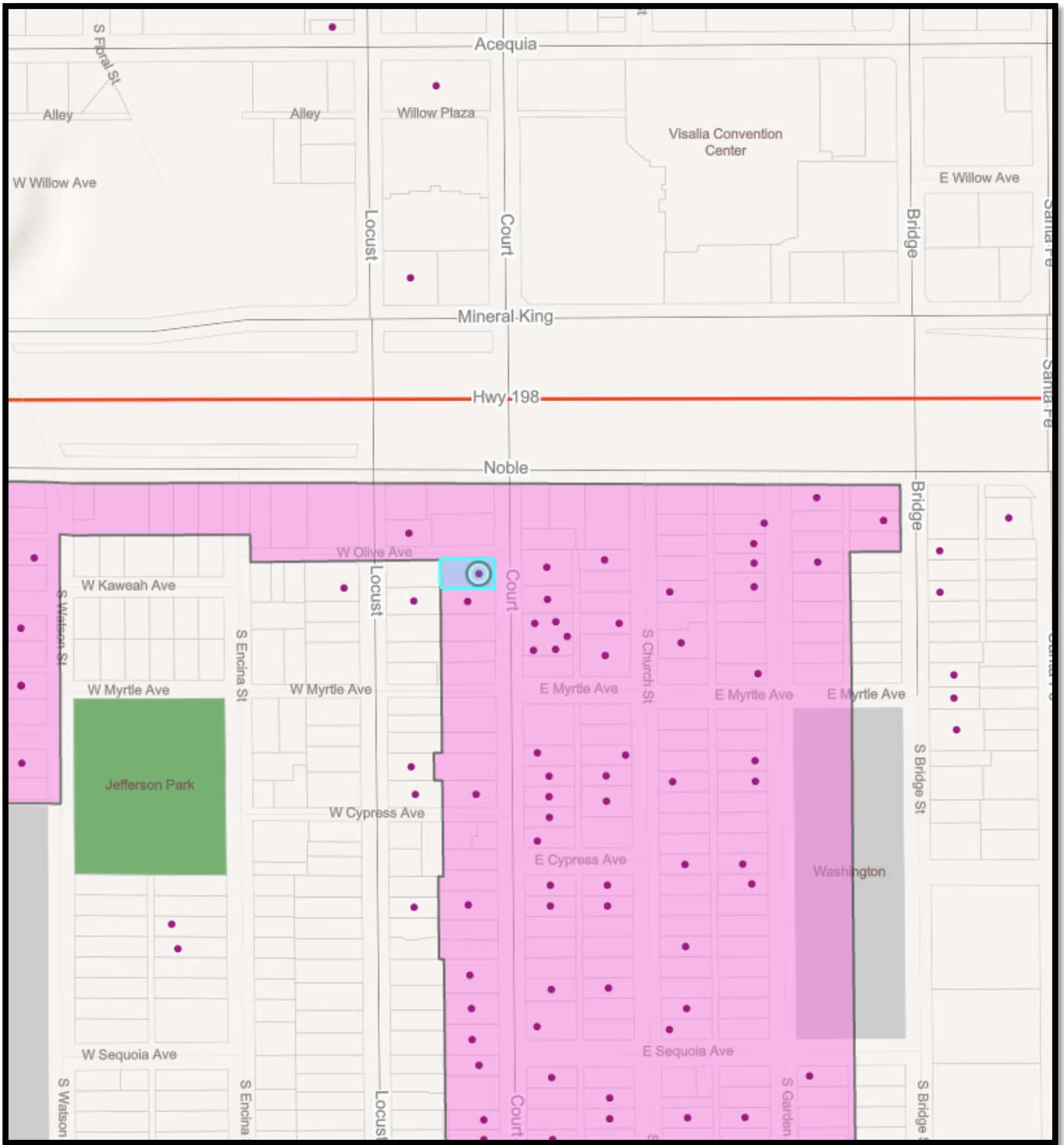




HPAC Item No. 2024-24 – Exterior Alterations



AERIAL MAP



HISTORIC PRESERVATION AND LOCAL REGISTER MAP



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: August 28, 2024

PROJECT PLANNER: Fabian Urena, Planning Intern
Phone: (559) 713-4197
E-mail: fabian.urena@visalia.city

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-25: A request by Tom Yang for a Conditional Use Permit to establish a medical spa, and add a second freestanding sign to a property within the O-C (Office Conversion) Zone. The project site is located at 501 South Watson Street (APN: 096-142-001).

STAFF RECOMMENDATION

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

SITE DATA

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



PROJECT DESCRIPTION

Per the project application/operational statement in Exhibit "E", the applicant proposes to establish a medical spa within an existing office building. The medical spa will contain 2 employees providing aesthetic services such as injections of botox and dermal filler, laser hair removal, facials, iv vitamin infusions, and retail sale of skin products. Per the floor plan in Exhibit "B", the facility will contain three procedure rooms in which treatments will be provided, a waiting room, and bathroom. Hours of operation will be 9:00am to 5:00pm, Monday through Friday.

Per the site plan in Exhibit "A", the applicant also proposes adding a second freestanding sign in the eastern portion of the project site. Per Exhibit "D", the new signage will be similar in appearance, size, and height to the existing freestanding sign in the northern portion of the site, but will be made of "acrylic" materials. Specific dimensions of the signage have not been provided. The face of the existing freestanding sign will be changed to reflect occupancy of the new business. Otherwise, no other exterior alterations are proposed.

DISCUSSION

Zoning actions such as a Conditional Use Permit (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, medical, and residential uses. The proposed use is not expected to produce noise or lighting impacts that would negatively affect adjacent areas. No physical changes are proposed to the structures onsite. New signage as conditioned will still preserve the overall architectural integrity of the structures onsite. As such, the proposal is considered compatible with the site and surrounding area given the limited impacts of the medical spa use, and the preservation of architectural elements present in the structure.

Development Standards

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 applicant states that the new freestanding sign will be similar in appearance to the existing freestanding sign. As such, it will meet the requirement for architectural compatibility. However, it is unclear if the proposed freestanding sign will meet all VMC requirements as the site plan and signage exhibits do not provide concrete setback or size detail. As such, Condition No. 2 is recommended requiring compliance with the above standards, to be verified during Building Permit review and inspections.

Architectural Compatibility

No exterior modifications are proposed to the main structure. 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. Per the applicant the freestanding sign will be made of "acrylic" material and will mimic the design of the existing freestanding sign on the east side of the property, which is made of wood. Acrylic material is plastic in nature, and typically transparent. It is unclear whether acrylic materials would sufficiently mimic the appearance of wood. The Committee has previously accepted wood or vinyl materials that resemble wood for new signage. As such, Condition of Approval No. 3 is recommended requiring the new freestanding sign to be similar in appearance to the existing freestanding sign, and be made of either wood or vinyl materials that resemble wood.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-25 staff recommends that the Committee approve the proposed 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 not 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 freestanding signage in Exhibits "A" and "D" shall meet all development standards for signage in the O-C (Office Conversion) Zone. This shall be verified during Building Permit review and inspections.
3. That the new freestanding sign shall be similar in appearance to the existing freestanding sign on the northern portion of the project site, and shall be made of either wood materials or vinyl materials that resemble wood.
4. That the project undergoes the appropriate City permitting process.
5. 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.
6. That all other City codes, ordinances, standards, and regulations shall be met.
7. 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
- Exhibit "B" – Floor Plan
- Exhibit "C" – Building Elevations
- Exhibit "D" – Proposed Freestanding Sign
- Exhibit "E" – Operational Statement
- Aerial Photo
- Historic District and Local Register Map

APPEAL INFORMATION

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EXHIBIT "A"



X = Existing Signage X = Proposed Signage

EXHIBIT "B"

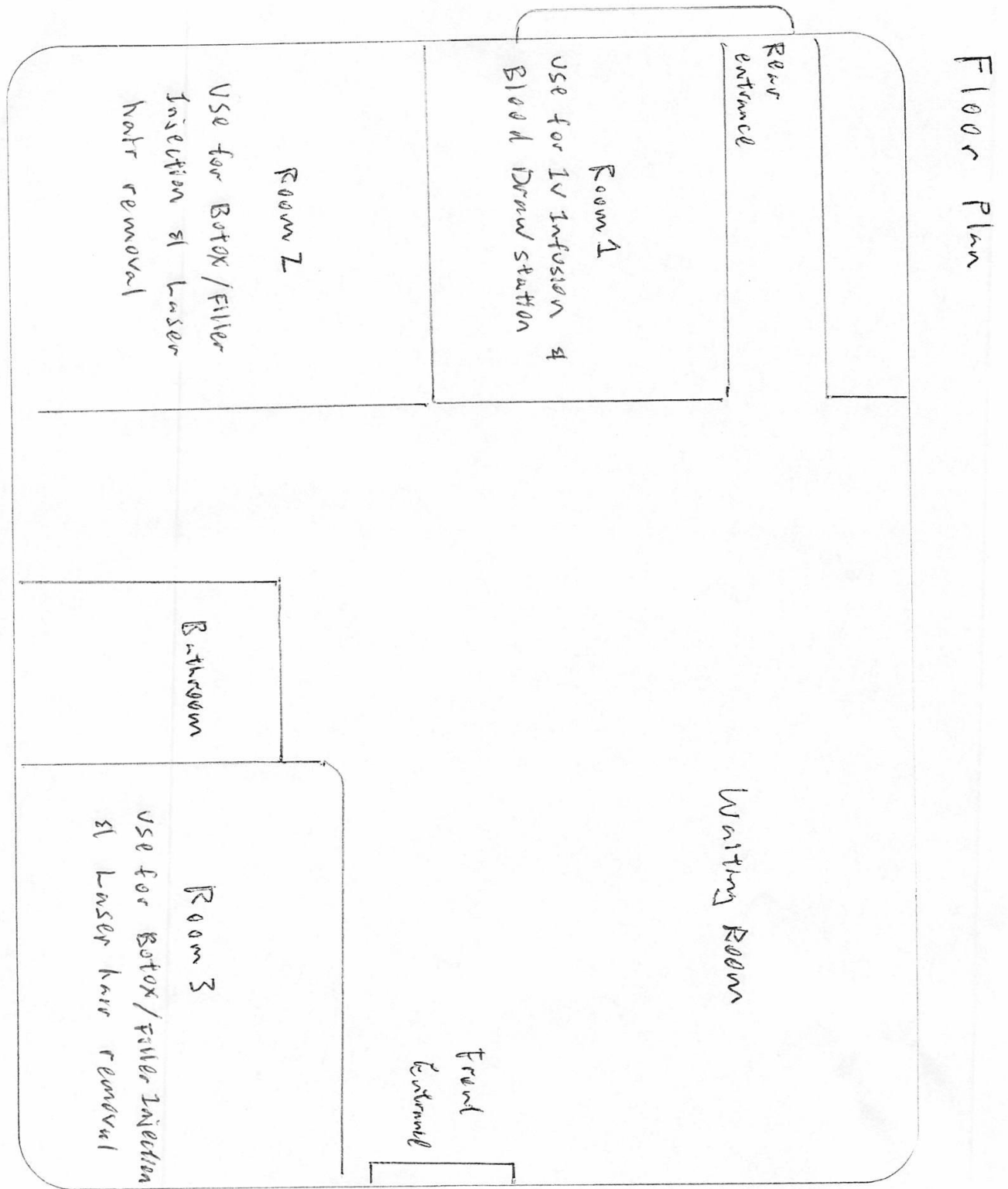


EXHIBIT "C"



NORTH



WEST



EAST



SOUTH

EXHIBIT "D"

Similar signage



Proposed location for new signage

X 1 Sign on the North side
is an existing structure.

It will be converted as the
new sign for the business

X 2nd sign is on the East side
or Front entrance of the property.

Signage

| X on Noble

| X on Watson

Black / white / green

Acrylic

EXHIBIT "E"

Operational Statement

- I would like to operate a new medical spa aesthetics business that would include the injections of botox and dermal filler, laser hair removal, facial, iv vitamin infusions and selling skin products.
- Nothing will be produced. Medical procedures and services will be sold as described above.
- Currently, the property is vacant but it was being leased as a medical office building.
- The days of operation would be M-F from 9am-5pm.
- On the day of operation, the expected client would be around 5.
- Total employees is 2.
- No employees would live on the site.
- There will be no service/delivery vehicles
- There is a laser hair removal machine as the only equipment used
- Hazardous wastes will not be produced

- No proposed changes to Lot or building
- 1 Sign Facing EW on the N end of building on Noble
- 1 Sign Facing NS on the E end of building on Watson

Icore Investments LLC
Tom Yang
559-731-7306
123 ft East to West
133 ft North to South
17,000 SF total Area
12 parking spaces
Sidewalk East to West
on Noble
Sidewalk N to S on
West
Pear trees south of 501
of NW
501 S Watson
7450 SF Lot size
1142 SF building

<https://www.google.com/maps/@36.3261735,-119.2964668,55m/data=!3m1!1e3?entry=ttu>

Historic District and Local Register Map



HPAC 2024-25 - 501 S. Watson Street – Medical Spa CUP & New Signage