

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, October 9, 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. September 25, 2024, Regular Meeting

C. Projects

1. **HPAC Item No. 2024-28**: A request by Robert Leal to add wall signage to an existing building within the D-MU (Downtown Mixed Use) Zone. The project site is located at 119 South Locust Street (APN: 094-326-010).

D. Discussion Items

1. Appointment of Erick Arriaga to the HPAC – October 21, 2024 Visalia City Council Meeting
2. Darling Hotel Historic Recognition Plaque Ceremony – October 26, 2024
3. Identification of Items for Future Agendas
4. Committee and Staff Comments
 - a. Project Updates
5. 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

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MEETING MINUTES – SEPTEMBER 25, 2024

CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE Wednesday, September 25, 2024, at 5:30PM

CHAIR: Tyler Davis

VICE CHAIR: Karen Ayala

All members
present.

COMMITTEE MEMBERS:

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

MEMBERS OF THE PUBLIC: Denee Fiore, Andy Chamberlain, Erick Arriaga, Oscar Smith,
Kristopher Korsgaden, Mercedes Marquez,

CITY STAFF: Cristobal Carrillo, Associate Planner

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

AGENDA

A. Citizen's Comments

None.

B. Minutes

1. September 11, 2024, Regular Meeting

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

C. Projects

1. **HPAC Item No. 2024-27**: A request by Steven McCartha for a Conditional Use Permit to establish a single-family residence in the O-C (Office Conversion) Zone, to be utilized as a short-term rental. The project site is located at 1002 West Main Street (APN: 093-226-007).

Staff presented its report and recommended that the HPAC recommend approval of the Conditional Use Permit to the Visalia Planning Commission. No public comment was received. During discussion Tomola asked for clarification on whether "short term rental" meant that the building would be used as an Airbnb. Staff stated that per the applicant it would. Following discussion, a motion was made by Ayala, seconded by Kane, to recommend approval of the Conditional Use Permit request to the Visalia Planning Commission. The motion passed by a vote of 6-1 (Tomola opposed).

2. **HPAC Item No. 2024-26**: A request by Denee Fiore for a Conditional Use Permit to establish three residential units, and conduct exterior alterations, on a property within

the D-MU (Downtown Mixed Use) Zone. The project site is located at 405 North West Street (APN: 093-175-010).

Staff presented its report and recommended that the HPAC approve the exterior modifications as conditioned, recommend approval of the Conditional Use Permit to the Visalia Planning Commission, and recommend that the Planning Commission add a condition requiring the planting of street trees along the North West Street frontage. Public comment in favor of the proposal was provided by applicant Denee Fiore. Following discussion, a motion was made by Hohlbauch, seconded by Kane, to take the following actions:

- Approve the proposed exterior alterations with modifications requiring placement of vertical wood dividers on all the window screens, to mimic the appearance of the existing windows.
- Add the staircase plans as Exhibit “F” to the project and conditions of approval.
- Recommend approval of the Conditional Use Permit request to the Visalia Planning Commission.
- Recommend that the Planning Commission add a condition of approval requiring the placement of street trees along the project site street frontage.

The motion passed by a vote of 7-0.

D. Discussion Items

1. Review of Committee Member Applications

- a. Isiah Farias
- b. Kristopher Korsgaden
- c. Erick Arriaga
- d. Mercedes Marquez
- e. Oscar Smith
- f. Amanda Pichurko

The HPAC conducted interviews with Korsgaden, Arriaga, Marquez, and Smith. Pichurko had previously informed staff that she would not be able to participate, and Farias did not arrive to the meeting. After interviews and discussion, a motion was made by Ayala, seconded by Kane to recommend to the Visalia City Council that Arriaga be appointed to the HPAC. The motion passed by a vote of 7-0.

Staff informed member that the nomination would be placed on the October 21, 2024, City Council meeting agenda. Staff and Committee then discussed when Kane should submit a letter of resignation. Staff stated that they would contact Kane at a later date to discuss the timing of her resignation.

2. City of Visalia Accessory Dwelling Unit Ordinance and Single Family Residential Objective Design Standards – Public Review Period

Staff and the HPAC discussed the proposed documents and provided the following comment:

- Single Family Residential Objective Design Standards:

- That staff provide better clarification within Section A.2.b on how the Historic District fits in with the guidelines.
- Accessory Dwelling Unit Ordinance
 - Change mention of “Historic Preservation District” to “Historic District”.
 - Per Korsgaden, staff and the HPAC should consider how the proposed Historic District/Local Register objective standards could affect utilization of pre-approved ADU plans in historically designated properties.

3. Identification of Items for Future Agendas

None.

4. Committee and Staff Comments

a. Project Updates

The Committee discussed the completion of the mailing of HPAC informational pamphlets and the progress at 411 West Grove Avenue.

5. Historic District Survey Project

a. Review of Properties

The Committee opted not to conduct the review of properties, given that it was almost 7:30pm.

E. Adjournment

The meeting adjourned at 7:25pm.

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REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: October 9, 2024

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2024-28: A request by Robert Leal to add wall signage to an existing building within the D-MU (Downtown Mixed Use) Zone. The project site is located at 119 South Locust Street (APN: 094-326-010).

STAFF RECOMMENDATION

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

SITE DATA

The site is zoned D-MU (Downtown Mixed Use) and contains a medical office building. The project site is not within the Historic District but is listed on the Local Register of Historic Structures with an "Exceptional" classification. The building contains "Period Revival" and "Neoclassical Revival" architectural elements.



PROJECT DESCRIPTION

The applicant requests placing two wall signs on the eastern façade of the building. Details on the size of the signs and material used have not been provided. Per site pictures provided in Exhibit "B", the signage appears to be made of vinyl and/or plastic material. No other exterior alterations are proposed.

As shown in the building elevations in Exhibit "B" and "C", the applicant has already placed the signage on the building. A Code Enforcement case was initiated in February 2024 for the unpermitted work.

DISCUSSION

Development Standards

Properties located within the Downtown Retail Overly District (DROD) are limited to two sq. ft. of sign area for each one foot of linear occupancy frontage, to a maximum of 50 sq. ft. This is

applicable to all signage types proposed on a DROD site. Total signage proposed on the project site by the applicant is unknown at this time. As such, staff recommends Condition No. 2 requiring signage to comply with D-MU Zone and DROD standards.

Since the signage has already been placed onsite, Condition No. 3 is also recommended requiring the applicant to obtain a Building Permit for the signage within 30 days of the decision of the HPAC. This will assist in holding the applicant accountable. Failure to abide by the condition will result in compliance action by Code Enforcement staff, including levying of fines.

Architectural Compatibility

The signage is small in comparison to the overall eastern façade and is placed so as to not remove focus from the more prominent features of the building, such as the glass entrance, faux columns, and roof top insignia. The material, likely vinyl or plastic, does not clash with stucco material of the building, and is considered compatible with typical signage materials found in the Downtown commercial core. As such, it is recommended that the signage be approved, subject to the conditions identified above.

FINDINGS AND CONDITIONS

For HPAC Item No. 2024-28 staff recommends that the Committee approve the proposed wall signage, based upon the following:

Findings:

1. The site is not within the Historic District, and the structure 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 is consistent with the primary structure and the surrounding streetscape.
4. That the proposal will not be injurious to the surrounding properties or character of the Historic District.

Conditions:

1. That the project shall be developed in substantial compliance with the site plan in Exhibit "A" and signage elevations in Exhibit "B", except as modified by the conditions below.
2. That the wall signage in Exhibit "B" shall meet all standards for signage in the D-MU Zone and Downtown Retail Overlay District. This shall be verified during Building Permit review and inspections.
3. That the applicant shall obtain a Building Permit for all signage depicted in Exhibit "B" within 30 days of the decision of the HPAC.
4. That the project undergoes the appropriate City permitting process.
5. That any significant changes to the exterior of onsite structures be brought back to the Historic Preservation Advisory Committee prior to 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” – Proposed Wall Signage
- Exhibit “C” – Building Elevations
- Aerial Photo
- Historic District and Local Register Map
- Downtown Retail Overlay District Map

APPEAL INFORMATION

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EXHIBIT "A"

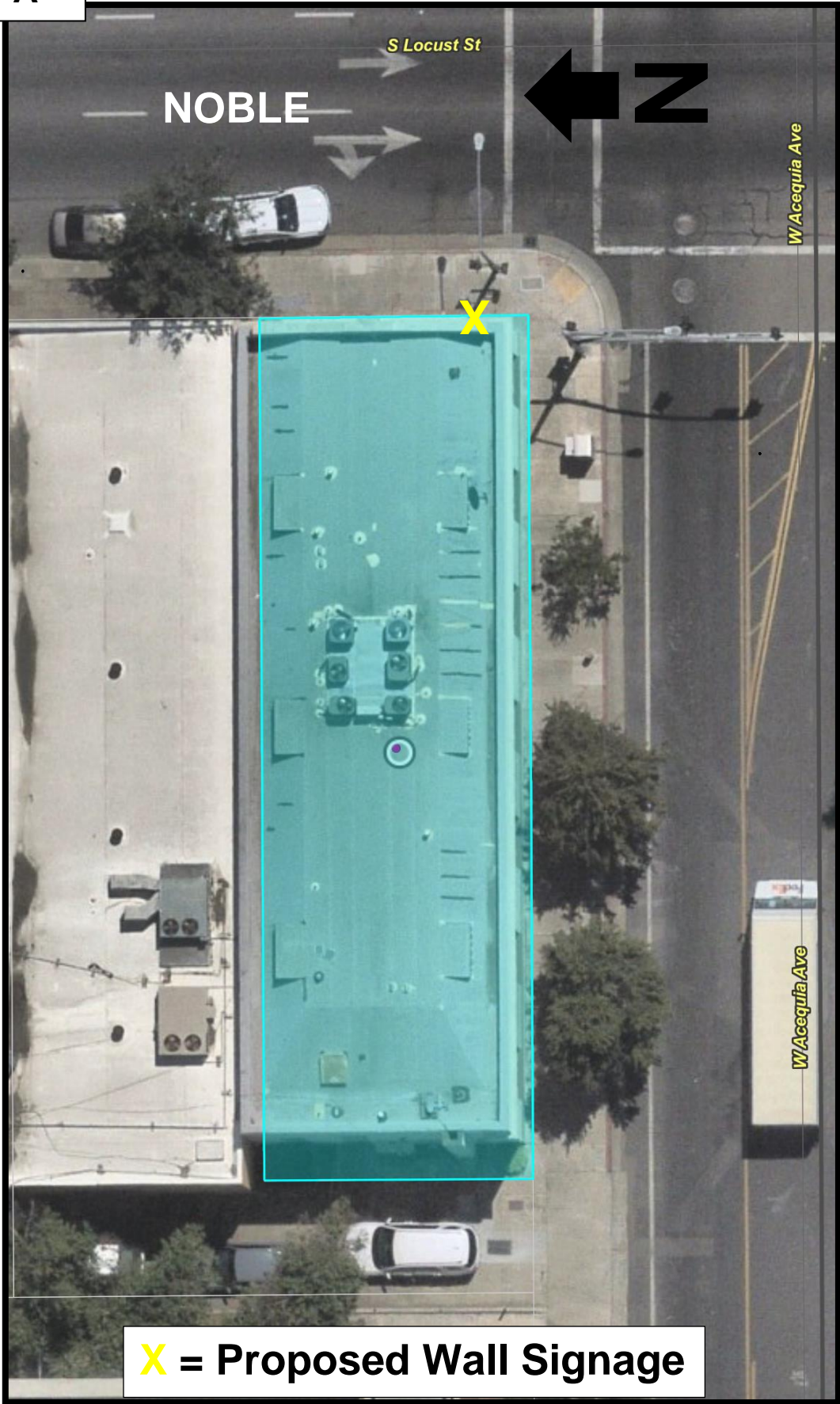


EXHIBIT "B"



EXHIBIT "C"

EAST



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

SOUTH



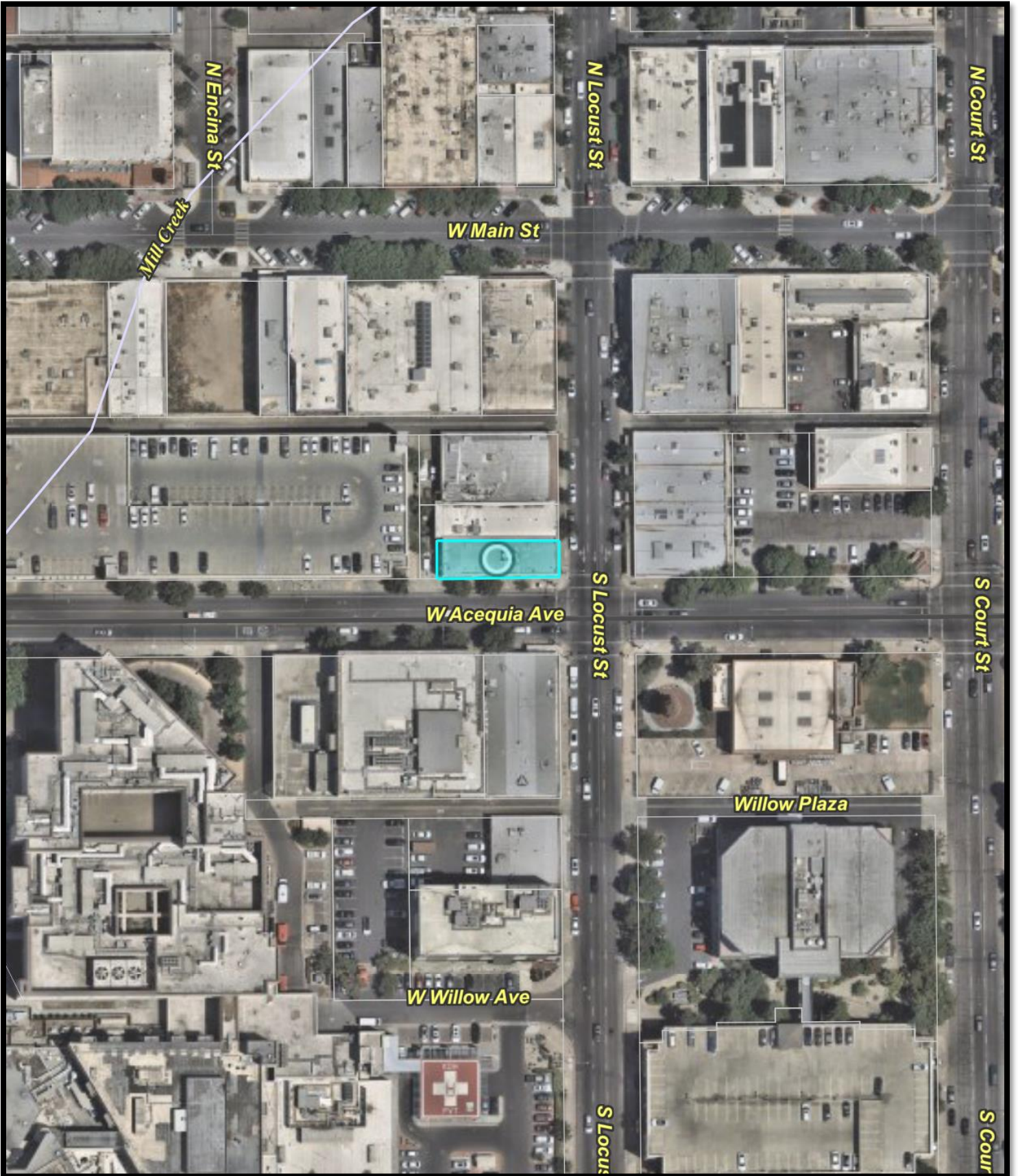
HPAC 2024-25 - 501 S. Watson Street – Medical Spa CUP & New Signage

WEST



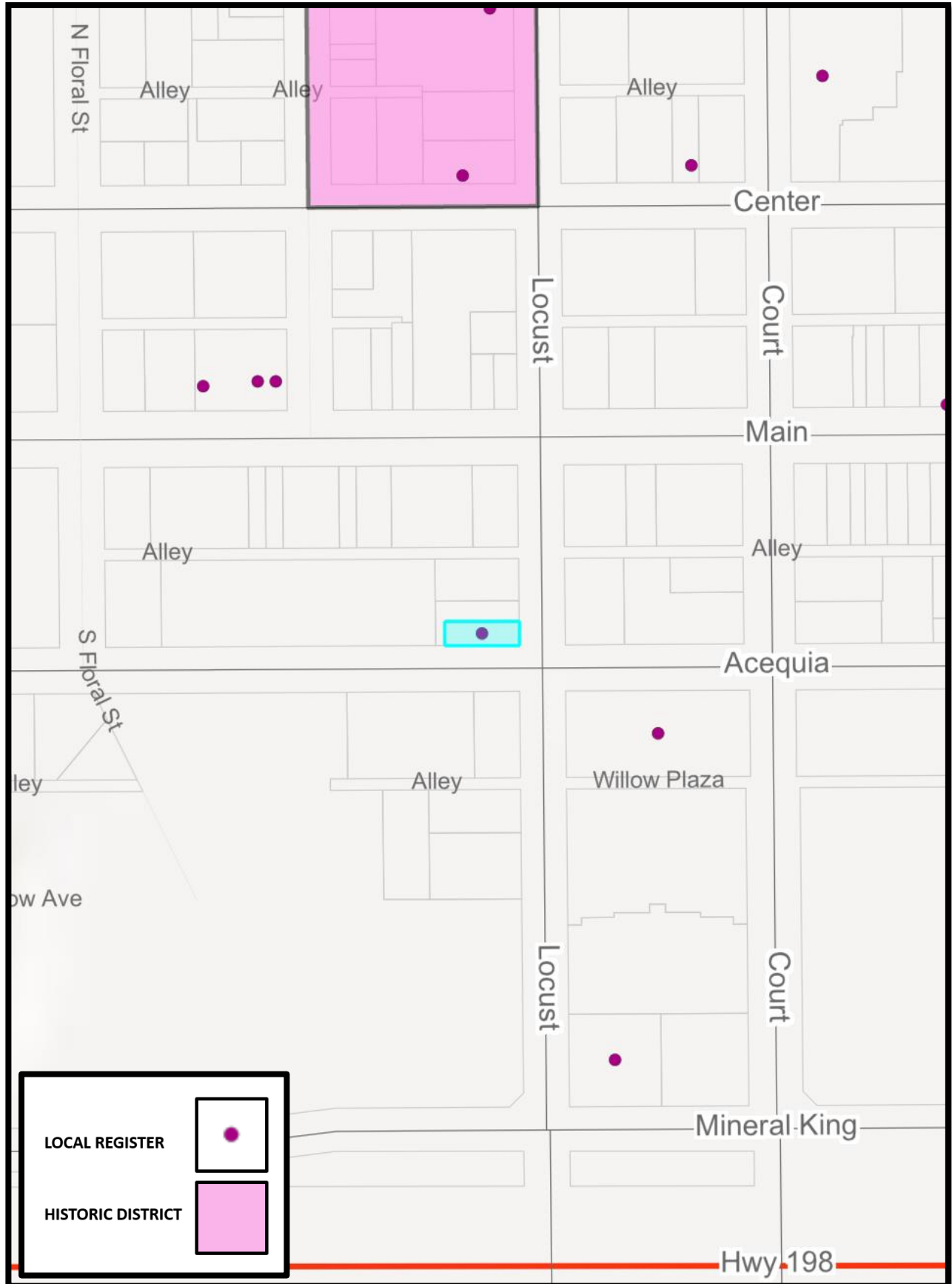
HPAC 2024-25 - 501 S. Watson Street – Medical Spa CUP & New Signage

AERIAL MAP



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

HISTORIC DISTRICT AND LOCAL REGISTER MAP



DOWNTOWN RETAIL OVERLAY DISTRICT

