

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, January 22, 2025, at 5:30PM

CHAIR: Tyler Davis

VICE CHAIR: Karen Ayala

COMMITTEE MEMBERS:

Jay Hohlbauch, Jerome Melgar, Kim Lusk, Michael Tomola, Erick Arriaga

City of Visalia Community Development Building
315 East Acequia Avenue, Visalia CA

AGENDA

A. Citizen's Comments

B. Meeting Minutes

1. December 11, 2024, Regular Meeting

C. Project Reviews:

1. **HPAC No. 2025-01:** A request by Michael Cavale to construct a seven (7) foot tall metal fence and three pedestrian gates, located within the O-C (Office Conversion) Zone. The project site is located at 1300 West Main Street (APN: 093-273-010).

D. Discussion Items

1. 2025 HPAC Schedule of Meetings
2. 2025-2026 Goal Setting
3. Committee and Staff Comments
 - a. Project Updates
4. 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.



MEETING MINUTES – DECEMBER 11, 2024

CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE Wednesday, December 11, 2024, at 5:30PM

CHAIR: Tyler Davis

VICE CHAIR: Karen Ayala

COMMITTEE MEMBERS:

Jay Hohlbauch, Jerome Melgar, Kim Lusk, Michael Tomola, Erick Arriaga

Tomola absent.
All other
members present.

MEMBERS OF THE PUBLIC: None.

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. November 13, 2024, Regular Meeting

A motion was made by Ayala, seconded by Melgar, to approve the meeting minutes. The motion was approved 6-0 (Tomola absent).

C. Discussion Items

1. December 2024 Economic Update

No discussion occurred.

2. 2025-2026 Goal Setting

Staff discussed additional edits and additions to the proposed goals. The HPAC was then tasked with coming up with timeframes for each goal, to be discussed at the next HPAC meeting.

It was at this point that a motion was made by Hohlbauch, seconded by Lusk, to cancel the meeting of January 8, 2025, due to the holidays. The motion was approved 6-0 (Tomola absent). As a result, the goal timeframes will be discussed at the January 22, 2025, HPAC meeting.

3. Identification of Items for Future Agendas

None.

4. Committee and Staff Comments

a. Project Updates

Staff provided updates on the state of the Sequoia Legacy Tree and the HPAC comment letter for the City's ordinance regulating Accessory Dwelling Units and establishing residential Objective Design Standards.

Melgar discussed recent visits to architecturally significant structures at 1014 and 2244 East Mineral King Avenue. Davis suggested surveying the structures along Martin Street in Visalia. Lastly Davis mentioned the need to meet with staff to discuss guidelines for awards plaques.

D. Adjournment

The meeting adjourned at 5:55pm.

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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.





REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: January 22, 2025

PROJECT PLANNER: Catalina Segovia, Planning Technician
Phone: (559) 713-4449
E-mail: catalina.segovia@visalia.city

SUBJECT: Historic Preservation Advisory Committee Item No. 2025-01: A request by Michael Cavale to construct a seven (7) foot tall metal fence and three pedestrian gates, located within the O-C (Office Conversion) Zone. The project site is located at 1300 West Main Street (APN: 093-273-010).

STAFF RECOMMENDATION

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

SITE DATA

The site is zoned O-C and is listed on the Local Register of Historic Structures with an “Exceptional” classification. The site is not within the Historic District. The site contains an office building and detached accessory structure featuring Period Revival and Mission Revival architectural elements.



PROJECT DESCRIPTION

The applicant proposes placement of a 7-foot tall, metal fence in the front yard setback (see Exhibit “A”). Gates are included along the Western and Southern portions of the fence for pedestrian access to the office. Per the elevation in Exhibit “B” the fencing has already been placed onsite without HPAC review or Building Permit issuance. The applicant was notified of the issue by Code Enforcement staff in December 2024. The applicant states that the fence was placed onsite to prevent vandalism of the property, which has already suffered from approximately \$15,000 in damages. This included stolen copper from HVAC units, feces clean up, bathing in the water fountain, and defacement of surfaces.

DISCUSSION

Development Standards

Per the requirements of the O-C Zone (Visalia Municipal Code Section 17.36.060.B) no fence, “...shall exceed seven feet in height if located in a required side or rear yard”. Per Exhibit “A”, the fencing does not encroach into any required setback areas. Furthermore, per the applicant, the fencing is 7 feet tall, which meets the height requirement. Given the above, the proposed fencing meets all O-C development standards. Condition No. 2 is recommended requiring that the fence height and location be verified during Building Permit review.

Architectural Compatibility

The revised Historic Preservation Ordinance provides the HPAC with criteria to evaluate fencing proposals in the Historic District. Specifically, VMC Sec. 17.56.120.C emphasizes that “Proposals for new fencing or walls should be compatible with the character and architectural elements of the historic structure onsite and its period of original construction.” It also notes under VMC Sec. 17.56.120.D. that wrought iron fencing as proposed in Exhibit “B” is appropriate in historically designated areas. The fencing is also compatible with the Historic District as a whole, with many other properties along Main Street containing similar style fencing.

FINDINGS AND CONDITIONS

For HPAC Item No. 2025-01 staff recommends that the Committee approve the fence request subject to conditions listed below, based upon the following:

1. That the building is not within the Historic District but is listed on the Local Register of Historic Structures.
2. That the proposed fencing is consistent with other fencing on the surrounding streetscape and in the Historic District.
3. That the proposed fencing is consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed fencing will not be injurious to the character of the Historic District.

And subject to the following conditions:

1. That the site be developed consistent with the site plan in Exhibit “A” and fence elevations in Exhibit “B”.
2. That the fence shall not exceed a height of seven feet. Compliance with the site plan and elevations in Exhibits “A” and “B” shall be demonstrated during Building Permit review.
3. That the project undergoes the appropriate City permitting process for placement of a fence on the project site.
4. 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.
5. That all other City codes, ordinances, standards, and regulations shall be met.
6. 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” – Fence Elevation
- Exhibit “C” – Building Elevations
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

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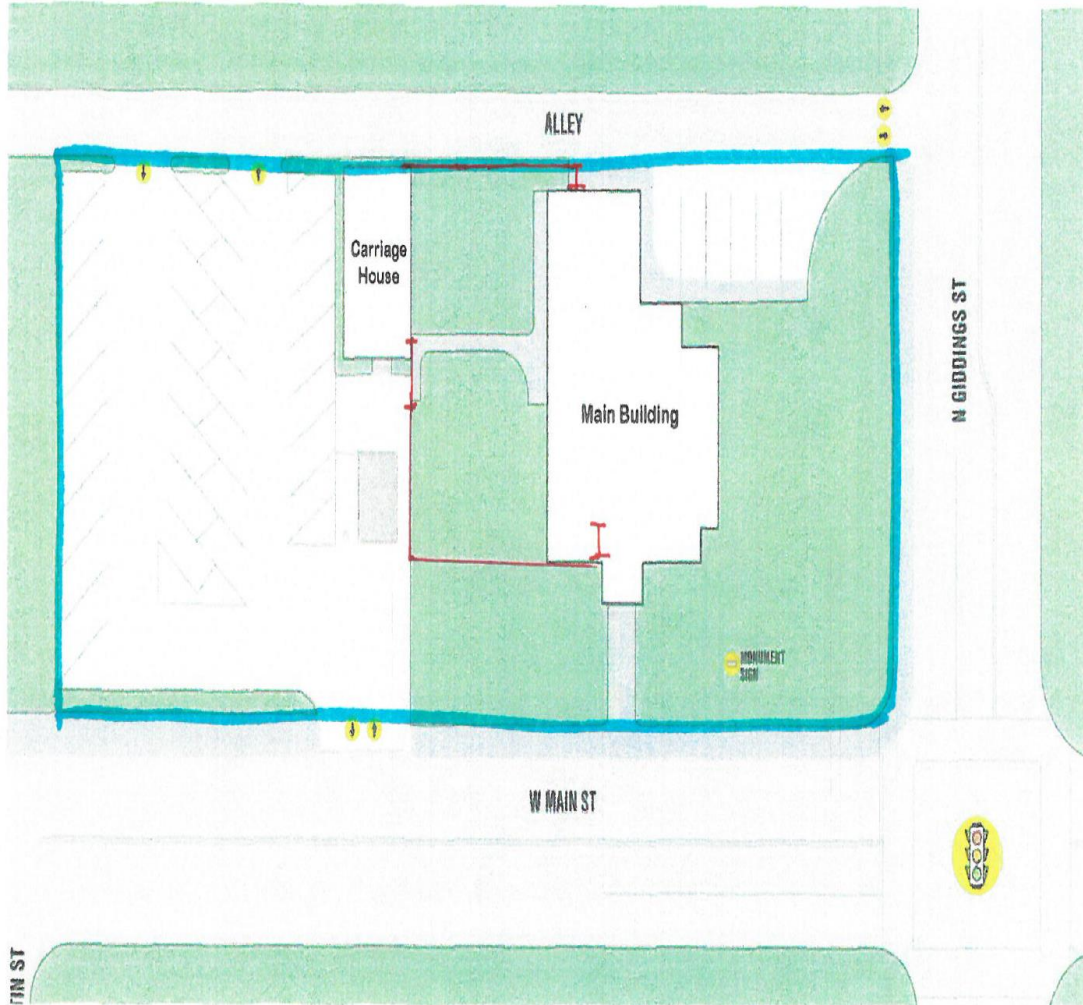
EXHIBIT "A"

1300 W Main Street | Visalia, CA

GRAHAM & ASSOCIATES

Property For Lease

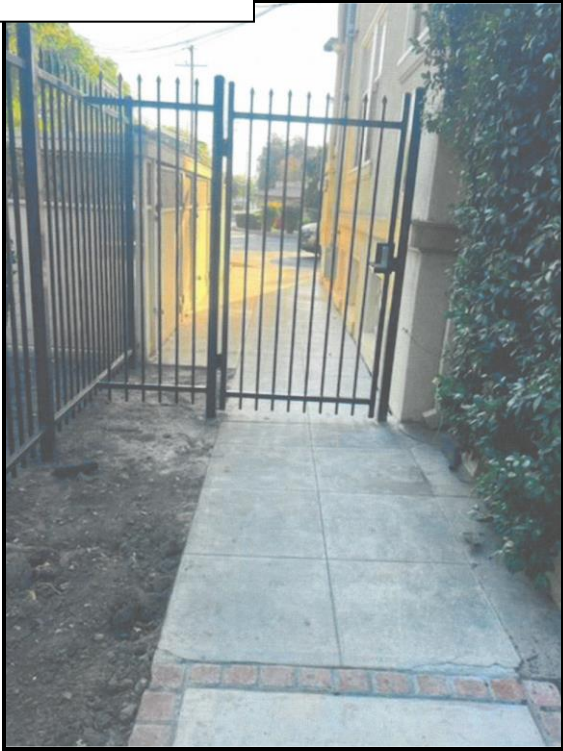
SITE PLAN



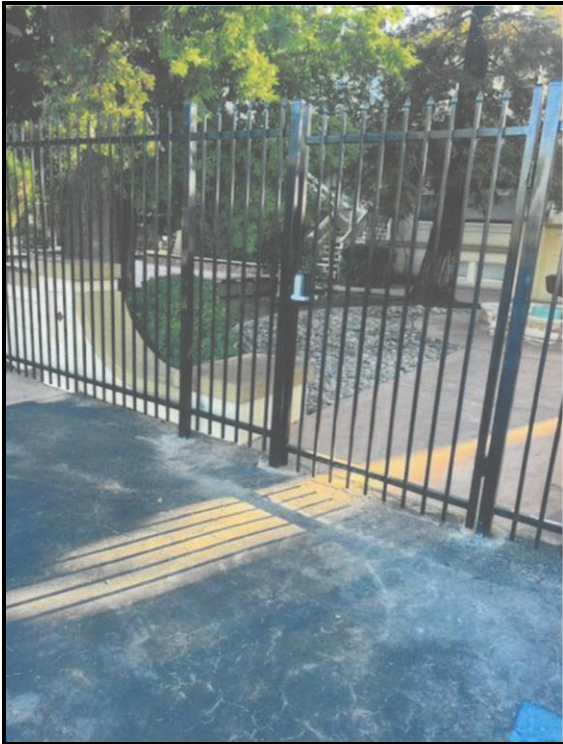
7 Ft. full fence + gates, metal

PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

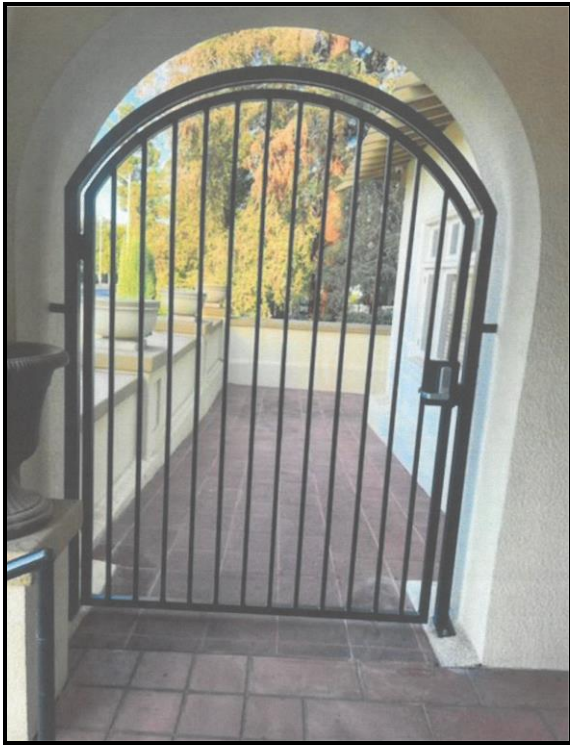
EXHIBIT "B"



Fence and gate located on north side of building.



Fence and gate located on west side of building.



Gate located on the west side of the front porch.



Fencing along West Main Street

EXHIBIT "C"



South Side



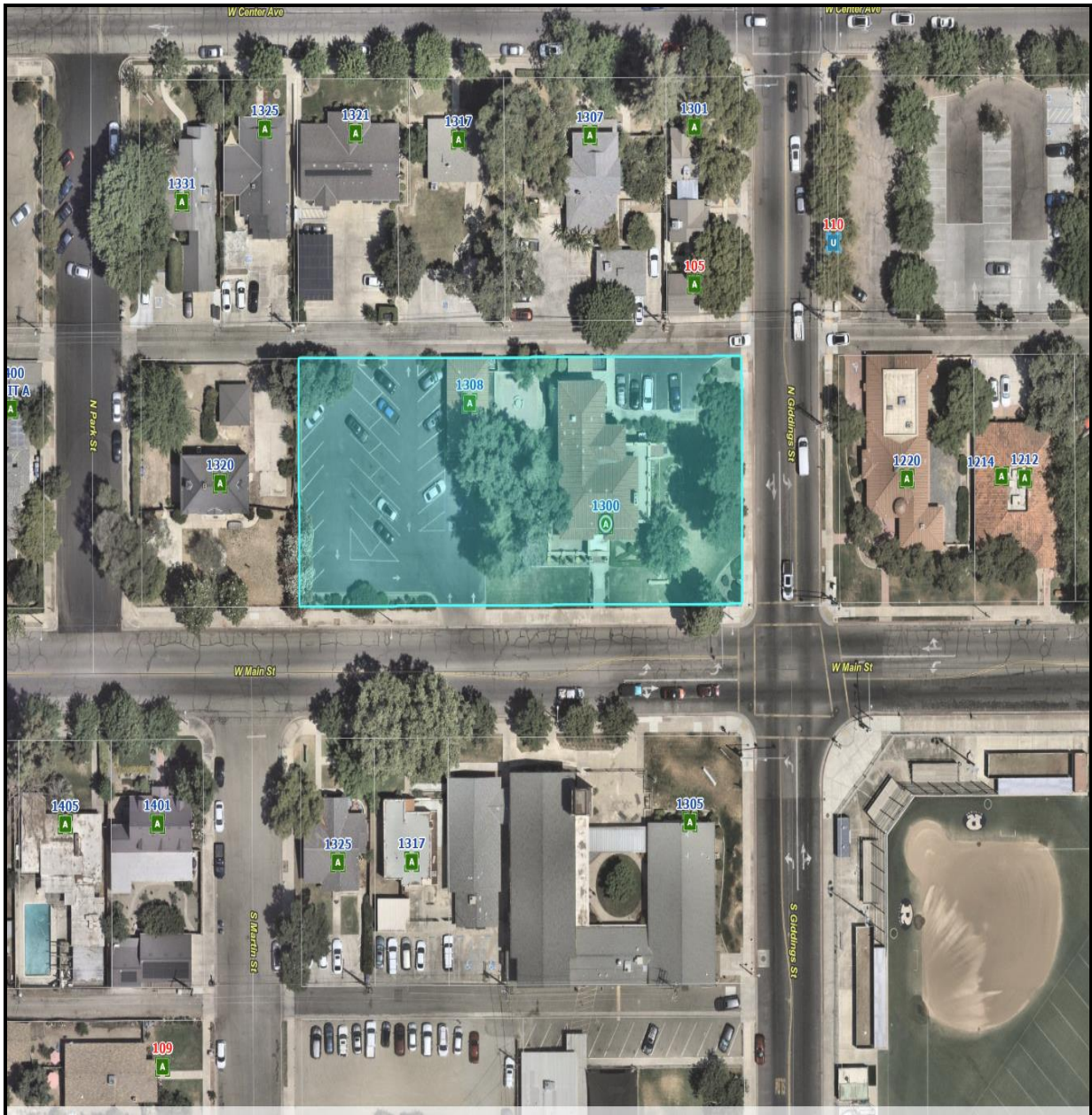
West Side



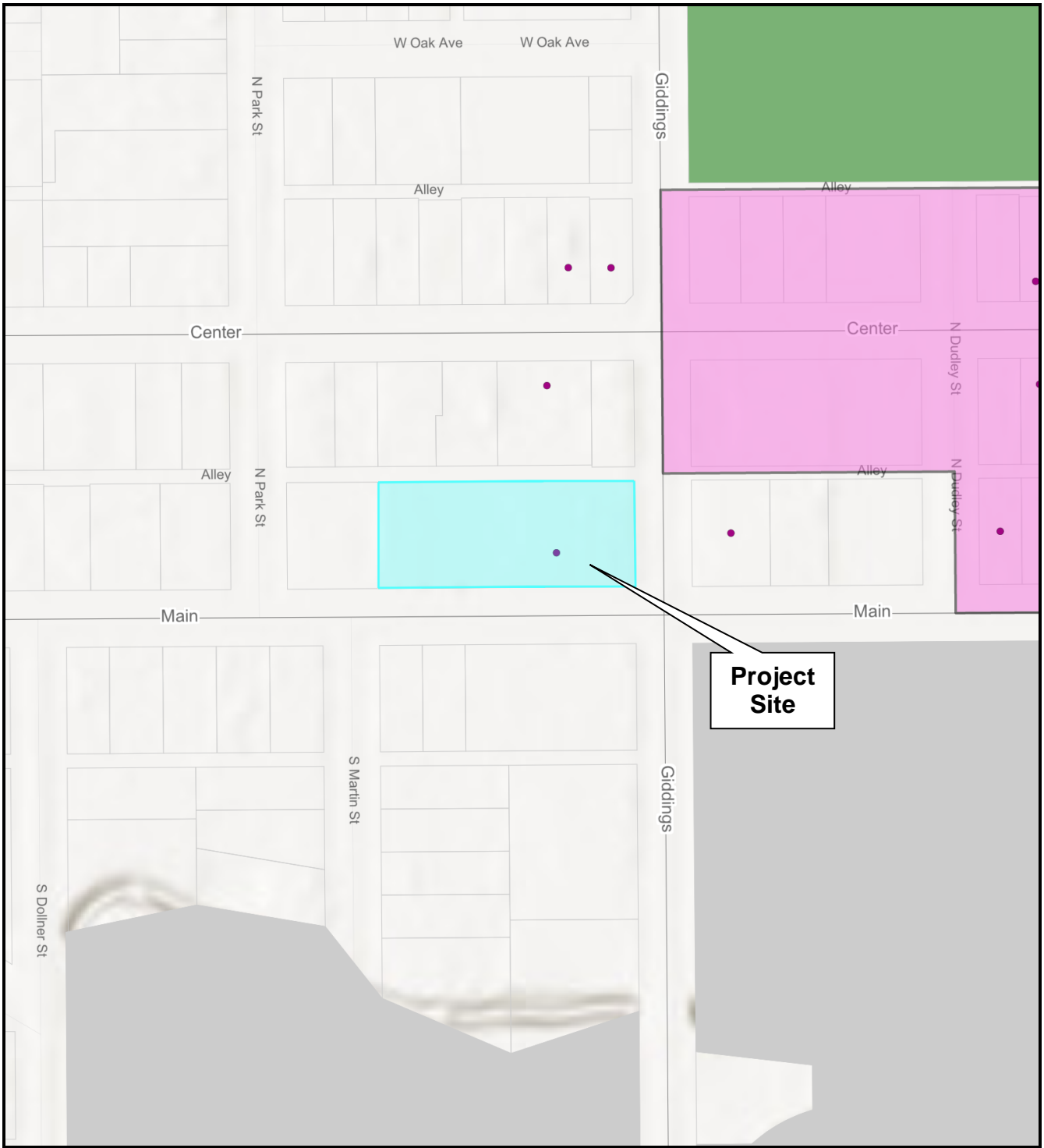
North Side



East Side



Aerial Map



Historic District and Local Register Map

City of Visalia

Memo



To: Historic Preservation Advisory Committee
From: Cristobal Carrillo, Associate Planner
Date: January 22, 2025
Re: Historic Preservation Advisory Committee Calendar for 2025

The following dates are set for Historic Preservation Advisory Committee regular meetings in 2025. Note that this list does not preclude the scheduling of Special Called meetings by the HPAC if necessary.

1. January 8, 2025 – No Meeting
2. January 22, 2025
3. February 12, 2025
4. February 26, 2025
5. March 12, 2025
6. March 26, 2025
7. April 9, 2025
8. April 23, 2025
9. May 14, 2025
10. May 28, 2025
11. June 11, 2025
12. June 25, 2025
13. July 9, 2025
14. July 23, 2025
15. August 13, 2025
16. August 27, 2025
17. September 10, 2025
18. September 24, 2025
19. October 8, 2025
20. October 22, 2025
21. November 12, 2025
22. November 26, 2025 – No Meeting
23. December 10, 2025
24. December 24, 2025 – No Meeting

CITY OF VISALIA

Historic Preservation Advisory Committee

Goals 2025 – 2026

GOALS	TIMEFRAME
1. <u>Survey</u>	
a. Survey properties that are within the Historic District, but not on the Local Register.	
b. Identify sites outside of the Historic District for possible Local Register designation.	
c. Identify local landmark sites for possible Local Register designation.	
d. Identify sites for nomination to California/National historic registers	
e. Establish a recognition system/list for historic signage (Visalia Tea Garden neon sign, etc.).	
2. <u>Homeowners Incentives and Resources</u>	
a. Re-establish plaque and awards programs.	
b. Research incentives and grants for property owners, including the funding of award plaques.	
c. Investigate/apply for the Certified Local Government program.	
d. Draft designs guidelines for historic buildings, windows, fencing, and signage.	
e. Create a workbook resource for use by property owners for the restoration of historic structures.	
f. Create a resource, repair, and terminology guide for use by property owners and occupants of historic structures.	
g. Develop residential design guidelines for the development of new residential structures in the Historic District.	

3. <u>Technology</u>	
a. Develop a searchable/interactive historic database for staff and public use. Database can be updated with surveys, photos, architectural information, Historic District/Local Register designations (Timing/Staff availability information required from City Staff). The database should be phone compatible.	
b. Optimize City GIS websites for phones.	
4. <u>Marketing and Community Outreach</u>	
a. Reach out to the Tulare County Association of Realtors to inform brokers of the HPAC. To be conducted on an annual basis.	
b. Set up HPAC information booths at public events (ex. Visalia Home Show).	
c. Network with other community groups (Downtown Visalians, Visit Visalia, Lions Club, Rotary Club, Soroptimist International, Kiwanis International, Visalia Heritage, etc.).	
d. Explore the creation of a public awareness event, to coincide with the celebration of Historic Preservation Month (Month of May).	
5. <u>Miscellaneous</u>	
a. Investigate the possibility of establishing a Heritage Tree Program for the recognition of trees of significance.	