

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, February 12, 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. January 22, 2025, Regular Meeting

C. Project Reviews:

1. **HPAC No. 2025-02:** A request by Joshua Cain to install signage, and omit the installation of mullions on the windows of a detached accessory dwelling unit, for a bed and breakfast inn located within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 513 North Encina Street (APN: 094-353-011).
2. **HPAC No. 2025-03:** A request by Chafic Dada to add a concrete wall with wrought iron material to a site within the D-MU (Downtown Mixed Use) Zone. The project site is located at 112 East Oak Avenue (APN: 094-281-009)

D. Discussion Items

1. Approved 2025-2026 Goals
2. Sub-Committees Discussion
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
by contacting Cristobal Carrillo, Associate
cristobal.carrillo@visalia.city.



Preservation Advisory Committee may be found
Planner at 559-713-4443, or emailing

MEETING MINUTES – JANUARY 22, 2025

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

Melgar absent.
All other
members
present.

MEMBERS OF THE PUBLIC: Nancy Hawkins, Michael Cavale

CITY STAFF: Cristobal Carrillo, Associate Planner, Catalina Segovia, Planning Technician

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

AGENDA

Prior to Item A on the agenda, staff introduced Catalina Segovia, Planning Technician, to the Committee.

A. Citizen's Comments

Public comment was provided by Nancy Hawkins, who provided the latest information on efforts to remove and replace the Sequoia Legacy Tree at 111 West Acequia Avenue.

B. Meeting Minutes

1. December 11, 2024, Regular Meeting

A motion was made by Lusk, seconded by Ayala, to approve the meeting minutes. The motion was approved 6-0.

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).

Davis stated that he had socialized with the applicant's family, but that he felt he could be impartial in his review of the proposal. Staff presented its report and recommended that the HPAC approve the request, as conditioned. Public comment in favor of the request was provided by property owner Michael Cavale. Additional public comment in favor of the proposal was submitted via e-mail by Bill Huott. After discussion, a motion was made by Ayala, seconded by Tomola, to approve the proposal as conditioned. The motion passed by a vote of 6-0.

D. Discussion Items

1. 2025 HPAC Schedule of Meetings

A motion was made by Lusk, seconded by Hohlbauch, to approve the meeting schedule. The motion was approved 6-0.

2. 2025-2026 Goal Setting

The Committee discussed timeframes for the proposed goals. Following discussion, a motion was made by Ayala, seconded by Tomola, to approve the 2025-2026 goals and timeframes. The motion passed by a vote of 6-0.

3. Committee and Staff Comments

a. Project Updates

Staff provided updates on the Accessory Dwelling Unit Ordinance and upcoming proposals for sites in the Historic District and Local Register.

4. Identification of Items for Future Agendas

None.

E. Adjournment

The meeting adjourned at 7:02pm.



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: February 12, 2025

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2025-02: A request by Joshua Cain to install signage and omit the installation of mullions on the windows of a detached accessory dwelling unit, for a bed and breakfast inn located within the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 513 North Encina Street (APN: 094-353-011).

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

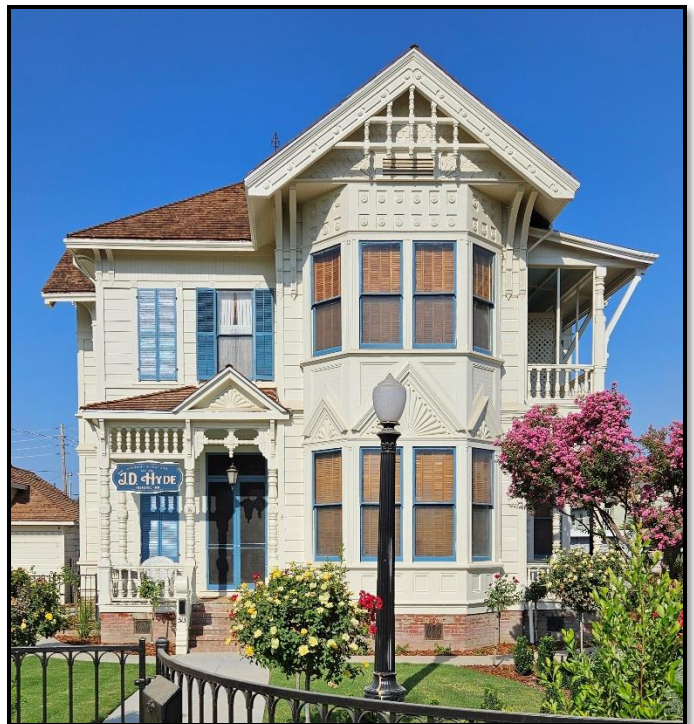
The site is zoned R-1-5 and contains a single-family residence that has been converted into a bed and breakfast inn. The site also contains an accessory dwelling unit and storage building.

The project site is located within the Historic District and is listed on the Local Register of Historic Structures with an “Exceptional” classification. As of 2024 the primary structure has been listed on the National Register of Historic Places.

The structure contains “Victorian” and “Stick (Eastlake)” style architectural elements. Per the original City of Visalia Historic Survey, the structure was built in approximately 1888 and was originally owned by J.D. Hyde.

RELATED PROJECTS

HPAC No. 2022-26: on January 18, 2023, the HPAC recommended approval to the Visalia Planning Commission of a Conditional Use Permit request by Walter Deissler to convert an existing residence into a bed and breakfast inn, and a request to convert an existing guest house into an accessory dwelling unit, located at 513 North Encina Street.



Conditional Use Permit No. 2023-08: On April 24, 2023, the Planning Commission approved a Conditional Use Permit request by Walter Deissler to convert an existing residence into a bed and breakfast inn, located at 513 North Encina Street.

HPAC No. 2024-10: On May 8, 2024, the HPAC approved a request by Walter Deissler to replace the roofing material for a bed and breakfast inn from comp shingles to cedar shingles, for a site located at 513 North Encina Street.

PROJECT DESCRIPTION

The applicant proposes the following exterior alterations:

1. Install a 5.98 square foot, non-illuminated, wood sign for the J.D. Hyde Historic Inn, as depicted in Exhibits “A”, “B”, and “C”. The sign will contain two components connected via chain links and will hang from the front porch railing facing North Encina Street. The applicant states that the sign will be painted in the same blue color as the house trim, with antique white lettering and gold detail.
2. Modify Condition of Approval No. 3 of HPAC No. 2022-26, to forego the installation of mullions on the four ground floor windows on the western exterior of the accessory dwelling unit. The applicant states that the intention behind the Condition of Approval was to create the appearance of double-hung windows. However, given that the ground floor windows are shorter than other windows on the property, the applicant argues that the application of mullions would not be visually appropriate. The applicant also notes that the shorter windows were required to be installed due to fire code and egress regulations, which prevented the installation of actual double-hung windows. Pictures of the existing windows are included in Exhibit “D”.

No other exterior alterations are proposed at this time.

DISCUSSION

Development Standards

The overall building footprints for the inn or accessory dwelling unit will not be altered because of the proposal. Existing setbacks and building heights will be maintained.

Signage for bed and breakfast inns is regulated by Visalia Municipal Code (VMC) Section 17.32.150.D.7, which requires signage of no more than six square feet in size. The proposed signage complies with this requirement. Staff recommends the inclusion of Condition No. 2, requiring the applicant to obtain a Building Permit for the placement of the sign on the project site.

Architectural Compatibility

Windows

The intent of the previously applied condition of approval was to ensure that all new windows retained the appearance of the original windows on the main structure. However, the installation of the square windows makes the application of mullions unconventional. As it stands, the windows face westward, away from the North Encina Street frontage, and would only be visible from the adjacent alleyway to the south of the project site. A lack of mullions on the square windows would therefore not subtract from the overall aesthetic of the property.

Signage

The bed and breakfast inn regulations in VMC Section 17.32.150.D.7 state that the “*The historic preservation board shall have authority to review and approve, approve with conditions, or deny the location, size, materials and design of any sign proposed in conjunction with a bed and breakfast facility.*” In this instance, the proposed signage is considered compatible with the structures onsite. The sign will be made of wood materials, similar to the residence, with a design that evokes historic signage, both within the Historic District and in general. The proposed location partially blocks a front-facing window but otherwise does not significantly detract from the historical features of the inn. As such, it is recommended that the signage be approved as proposed.

FINDINGS AND CONDITIONS

For HPAC Item No. 2025-02 staff recommends that the Committee approve the proposal, 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 is consistent with the Historic Preservation Element and Historic Preservation Ordinance.
4. 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.

Conditions:

1. That the project shall be developed in substantial compliance with the Site Plan in Exhibit “A”, Signage Exhibit in Exhibit “B”, and Project Application and Operational Statement in Exhibit “C”, and Accessory Dwelling Unit Elevations in Exhibit “D”.
2. That the project undergoes the appropriate City permitting for a sign 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

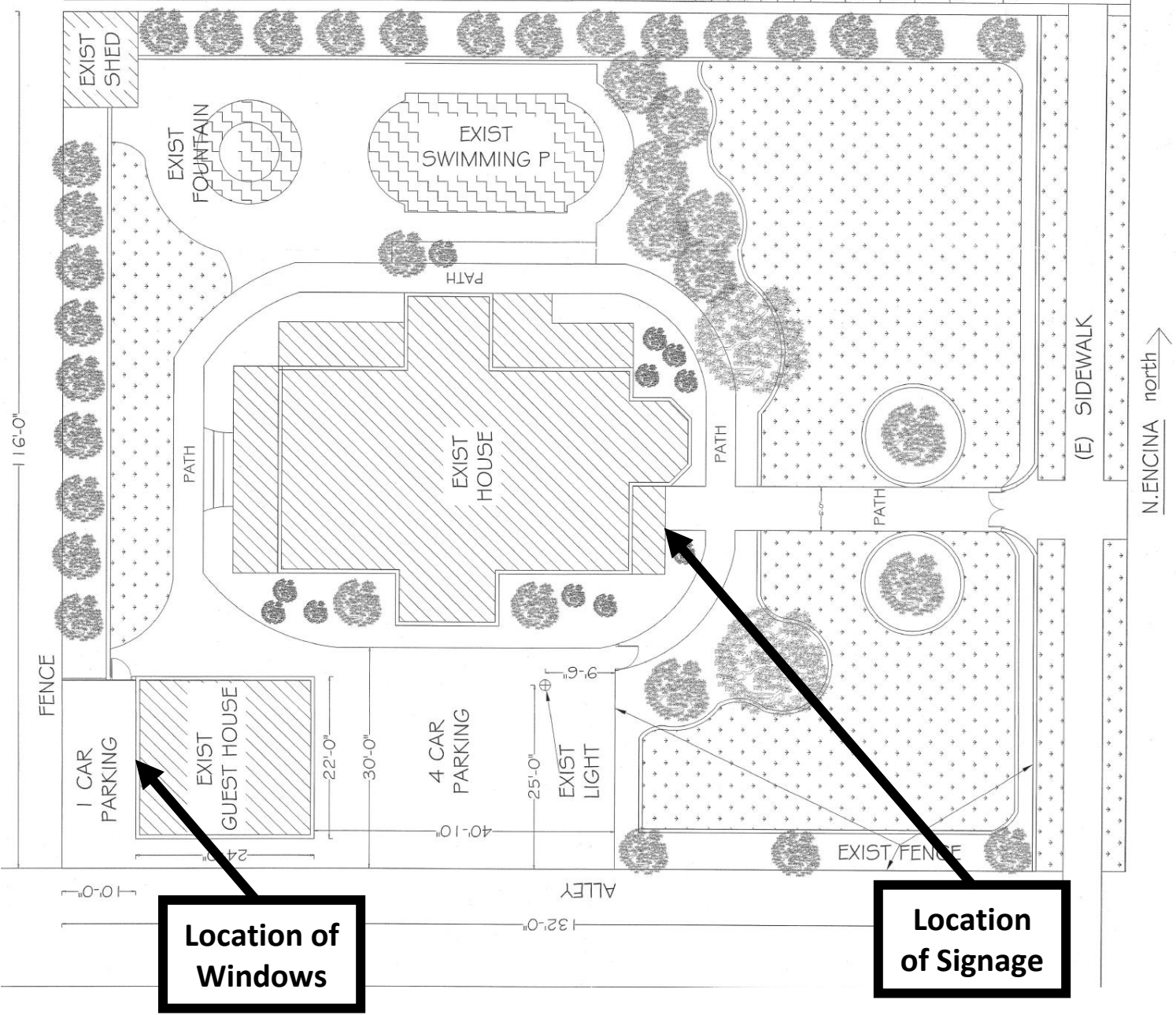
- Exhibit “A” – Site Plan
- Exhibit “B” – Sign Exhibit
- Exhibit “C” – Project Application and Operational Statement
- Exhibit “D” – Accessory Dwelling Unit Elevations
- Aerial Map
- Historic District and Local Register Map

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"

WALTER DESSLER ARCHITECT 2135 E HARVARD CPURT VISALIA, CA 93292 PHONE : 559-901-0500 EMAIL : WDEIS1@HOTMAIL.COM		PROPOSED ADU AND BED #BREAKFAST 513 N. ENCINA ST, VISALIA, CA.		STAMP :	NO DATE	DESCRIPTION	DRAWN BY :	DWG DATE :	REVIEWED BY :	PROJECT NUMBER :	SHEET :	SHEET TITLE :																	
<table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>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> </tbody> </table>												NO	DATE	DESCRIPTION															
NO	DATE	DESCRIPTION																											



Location of Windows

Location of Signage

EXHIBIT "B"



Total Size - 5.98
sq. ft.
Material - Wood,
non-illuminated

(559) 372-9232
WWW.JDHYDEHISTORICINN.COM

42"

20.5"



HPAC 2025-02 – 513 N. Encina Street – Sign

EXHIBIT "C"



Project Address: 513 N ENCINA
HPAC NO: 2025-02



REVIEW APPLICATION

LOCATION OF PROJECT: 513 N. ENCINA DATE: 1/15/25
 APPLICANT/PROJECT CONTACT: JOSHUA CAIN PHONE: 310 623 0236
 APPLICANT ADDRESS: SAME
 E-MAIL ADDRESS: JCAIN310@gmail.com APN#: 09435304000
 PROPERTY OWNER: SAME
 GENERAL DESCRIPTION OF PROJECT: B+B SIGN AND NO MULLIONS ON REAR 1ST FLOOR ADU WINDOWS
 BRIEF NARRATIVE/REASON FOR PROJECT: LET GUEST KNOW LOCATION (SIGNAGE) MULLIONS WOULD LOOK SILLY ON SUCH SHORT WINDOWS @ THE ADU
 NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: N/A
 RELATIONSHIP TO PROPERTY OWNER: N/A

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: AUTHORIZATION TO NOT ADD MULLIONS
 - 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):
N/A
 - b. Description and type of proposed windows and doors (include material of window frame):
N/A

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

N/A

3. Roof (Please indicate proposed changes to):

Style: _____

Pitch: N/A

Material: _____

4. Proposed Building Height:

Height to eave: N/A

Height to peak of roof: _____

a. Setbacks on proposed project: (MAIN HOUSE)

Front: 50'

Rear: 29' (NOT INCLUDING PORCH)

Sides: 32' (SOUTH) + 47' (NORTH)

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

Front only: N/A

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

N/A

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.

Signed:  Agent/Property Owner

Date: 1/15/25

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.

513 N Encina application



joshua@saxonydesignbuild.com

To Cristobal Carrillo

Reply

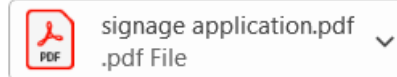
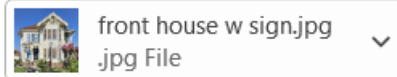
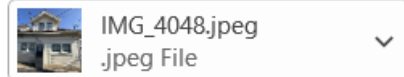
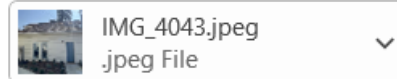
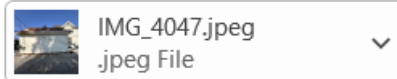
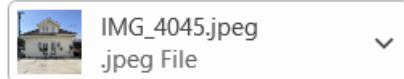
Reply All

Forward



Mon 01/27/2025 1:31 PM

This sender joshua@saxonydesignbuild.com is from outside your organization.



Hi Cristobal-

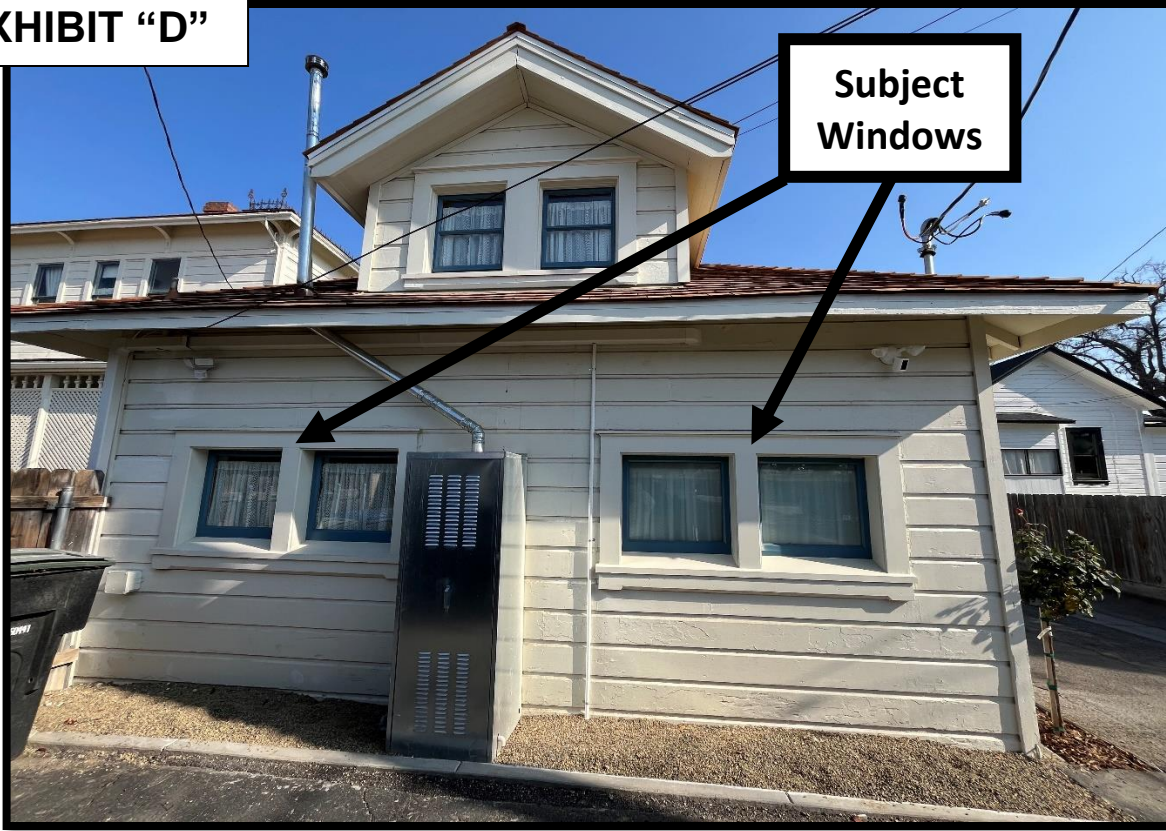
Attached is the application and photos that you asked for in regards to the new sign and not putting the mullions on the rear windows of the guest house. Here is the narrative for both:

Signage: the request is to add a small, historically made sign (simple, painted wood), to the front of the house. The attached photo shows is location at the front porch. A detail PDF of the sign is also attached. [REDACTED]. It would be in the same blue color as the house trim, with antique white lettering (same color as the house) and gold detailing.

The OVERALL SPACE INCLUDING ALL AIR SPACE, HOOKS, LINKS, CHAIN, ETC (which is not how the signage code reads by the way) will be 42" wide by 20.5" high, including the hanging rider. That's 5.98 sq ft.

Windows: I was never under the impression that mullions were required on the ground floor rear windows at the guest house. They should not have mullions as they are shorter than the windows on the 2nd floor. The concept behind adding the divisions to the 2nd floor windows was to give the appearance of a double hung window where an actual double hung was impossible due to fire code and egress regulations. The ground floor rear windows are smaller than a sash of the actual double hung windows, so they should not have any kind of division- it would not look correct.

EXHIBIT "D"



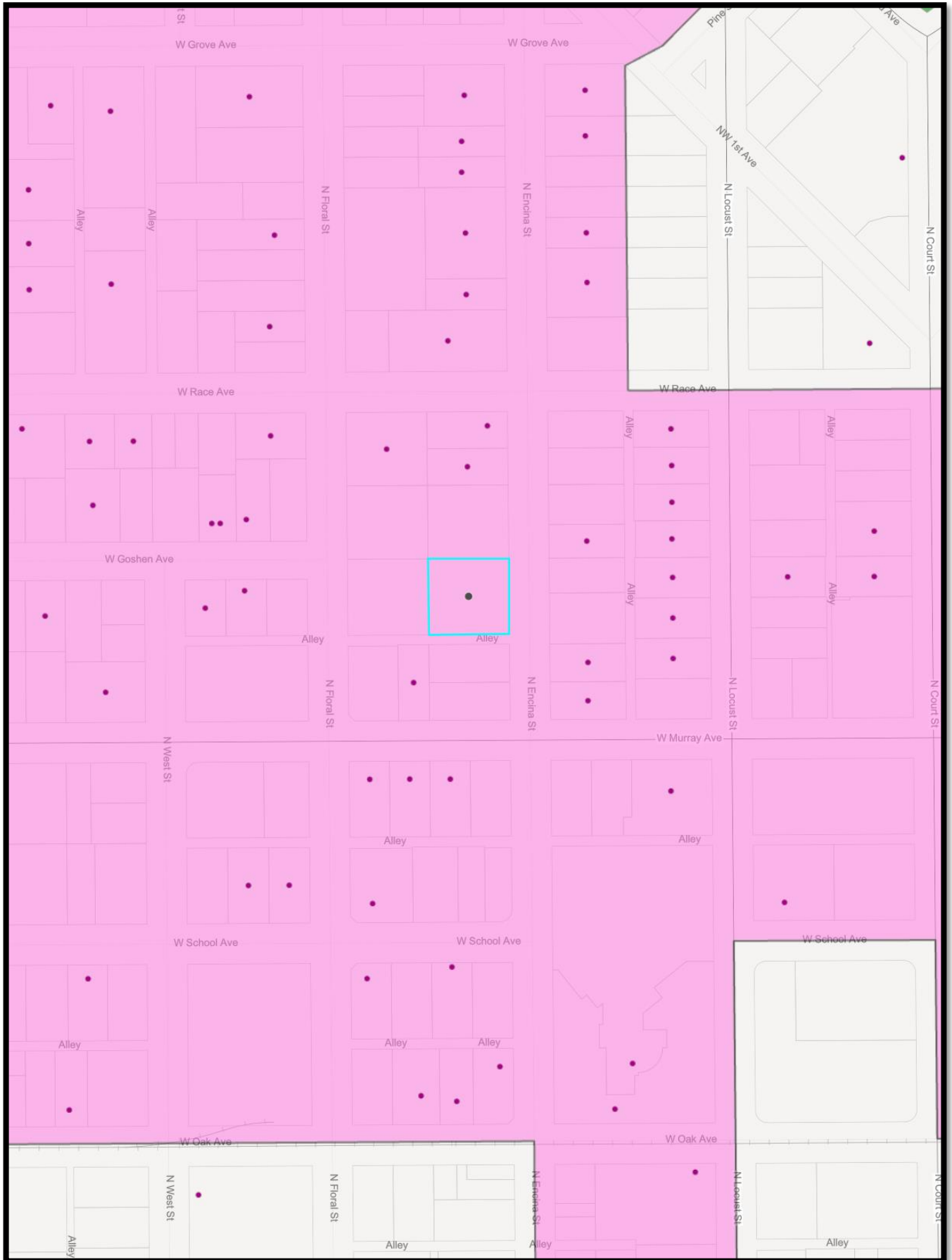


HPAC 2025-02 – 513 N. Encina Street – Sign

Aerial Map



Historic District and Local Register Map



HPAC 2025-02 – 513 N. Encina Street – Sign



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: February 12, 2025

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2025-03: A request by Chafic Dada to add a concrete wall with wrought iron material to a site within the D-MU (Downtown Mixed Use) Zone. The project site is located at 112 East Oak Avenue (APN: 094-281-009).

STAFF RECOMMENDATION

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

SITE DATA

The site is zoned D-MU (Mixed-Use Downtown). The project site is located within the Historic District and listed on the Local Register of Historic Structures with an "Exceptional" classification.

The site contains a vacant commercial building which is currently undergoing a conversion to a coffee bar. Built in 1927, this adobe building was originally home to the Tulare County Farm Bureau offices.



RELATED PROJECTS

HPAC No. 2024-06 - On April 24, 2024, the HPAC approved a request by Chafic Dada to conduct exterior alterations, including adding wrought iron fencing, wall signage, and landscaping, to convert an existing adobe building into a café, located in the D-MU (Downtown Mixed Use) Zone. The project site is located at 112 East Oak Avenue (APN: 094-281-009)

PROJECT DESCRIPTION

The applicant is requesting an alteration to the wrought iron fencing previously approved by the HPAC via HPAC No. 2024-06. In place of six-foot-tall wrought iron fencing along the southern and western project site boundaries (see Exhibit "C"), the applicant instead proposes placement of a six-foot-tall concrete and wrought iron wall as depicted in Exhibit "B". The wall would consist of three feet of craft orchard limestone veneer, followed by three feet of wrought iron fencing material. Per the Site Plan in Exhibit "A", the wall would be placed

along the entire southern boundary and southern 22 feet of the western property boundary. The remaining portion of the western property boundary would contain the original six-foot-tall wrought iron fencing. A pedestrian gate with only wrought iron material will be placed along the southern property boundary. No other changes are proposed.

DISCUSSION

Development Standards

The building footprint will not be altered as a result of the proposal. The D-MU Zone permits the installation of fencing on property boundaries, up to a height of seven feet. The proposal complies with all development standards of the D-MU Zone.

Architectural Compatibility

Visalia Municipal Code Section 17.56.110 contains criteria for review of exterior alterations to structures listed on the Local Register. The criteria are aimed towards preserving original and distinguishing features of Local Register structures. This includes emphasis on the following: *“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.”*

Though not an original feature of the property, staff has applied these principles to the review of the proposed wall. In this instance, the stone veneer proposed by the applicant would not be consistent with the material employed for the primary structure onsite. The primary structure contains adobe materials that are whitewashed, relatively smooth, and thin/rectangularly shaped. The proposed stone veneer would mimic the appearance of limestone, which is slightly more grayish/tan in color, and has a texture that is rougher than adobe. The shape of the stone also varies, never fully symmetrical, which is not in keeping with the shape of the adobe blocks. As such the material is not considered compatible with the materials of the primary structure onsite.

In order to increase compatibility, it is recommended that the block wall be made of material similar to the existing adobe walls of the primary structure. This can be either adobe bricks, or adobe brick veneer, the material to be used to reconstruct the demolished block wall façade of the primary structure. In using similar materials, the block wall will assist in emphasizing the unique architecture and materials of the primary structure, adding to the visual appeal of the historic streetscape. This is recommended for inclusion as Condition of Approval No. 1.a.

FINDINGS AND CONDITIONS

For HPAC Item No. 2025-03 staff recommends that the Committee approve the proposal, subject to the findings and conditions listed below:

Findings

1. That the project site is within the Historic District and is listed on the Local Register of Historic Structures.
2. That the proposal as modified and conditioned is consistent with structures onsite, the surrounding area, and the Historic District.
3. That the proposal as modified and conditioned is consistent with the Historic Preservation Ordinance and Historic Preservation Element.

4. That the proposal as modified and conditioned will not be injurious to the character of the Historic District or surrounding area.

Conditions

1. That the site be developed consistent with the site plan in Exhibit “A” and elevations in Exhibit “B”, except as modified below:
 - a. That the wall portion of the fencing in Exhibit “B” be constructed of either adobe bricks or adobe brick veneer, similar in appearance to the material used on the primary structure onsite.
2. That the project undergoes the appropriate City permitting process for alterations and fencing on the project site.
3. That all other City codes, ordinances, standards, and regulations shall be met.
4. That the approval from the Historic Preservation Advisory Committee shall lapse and shall 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.

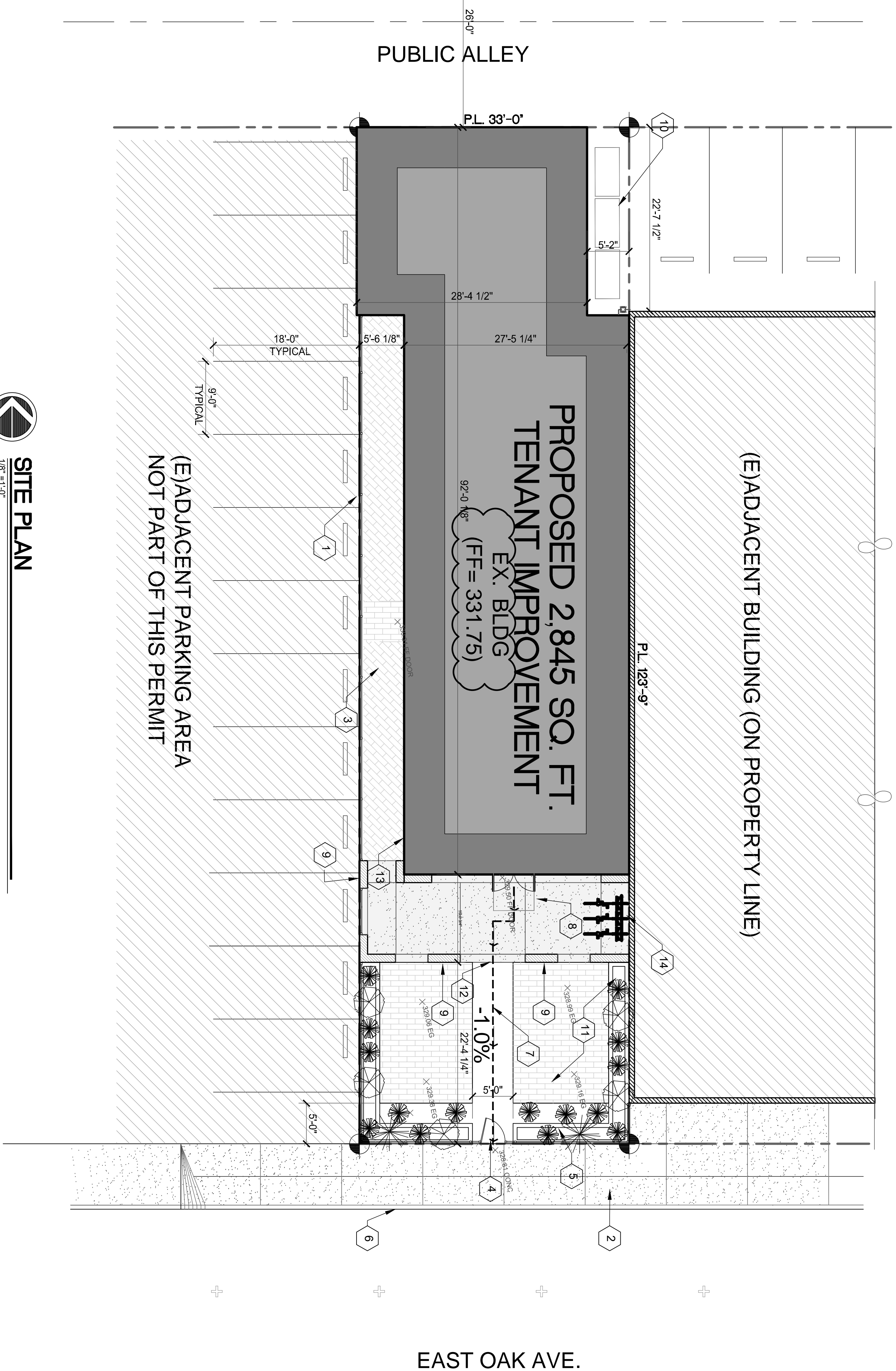
ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Building and Wall Elevations
- Exhibit “C” – Originally Approval Fence Elevation
- 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



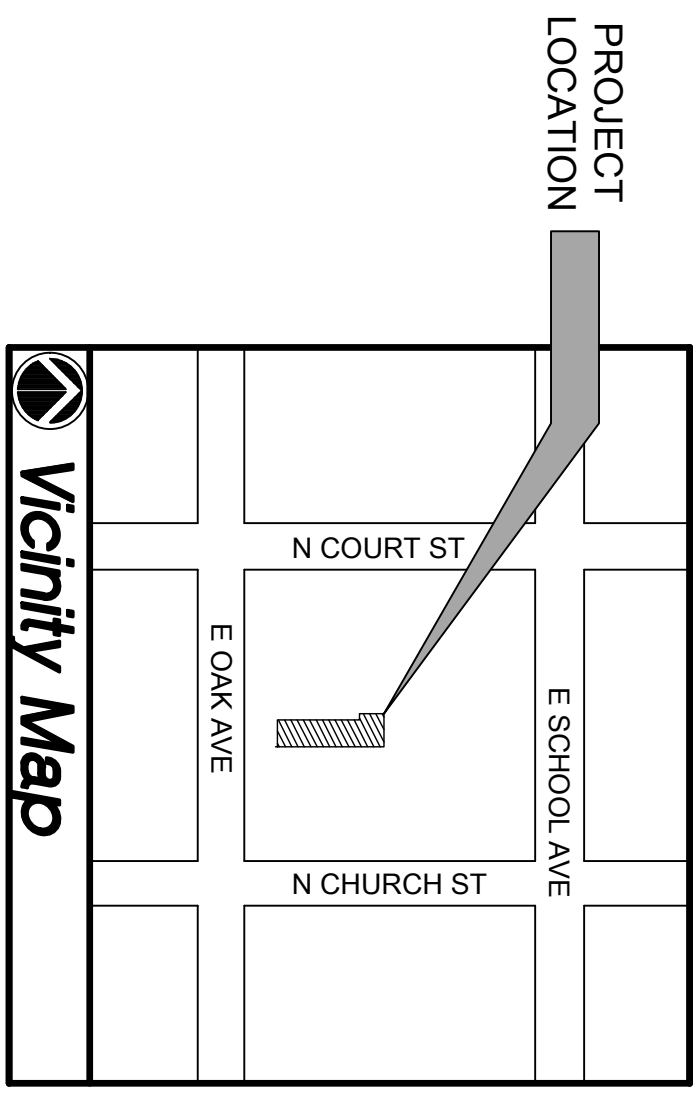
NO CONSTRUCTION TO ACCESS BUILDING PROPOSED IN THE PUBLIC RIGHT OF WAY

SITE PLAN
1/8" = 1'-0"

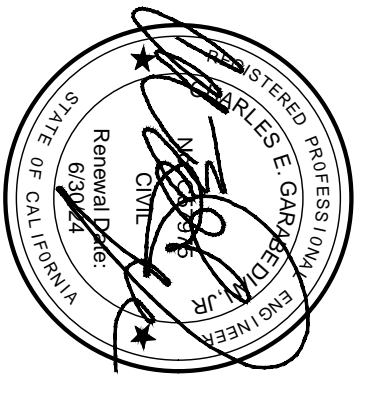
PROJECT INFORMATION	
Use: PROPOSED TENANT IMPROVEMENT	PROJECT ADDRESS: 112 E. OAK AVENUE VISALIA, CA. 93291
PLAN NUMBER: 2024-043	SITE AREA: 2,845 SQ. FT. BUILDING AREA: 2,845 SQ. FT.
NEW TENANT IMPROVEMENT FOR: TAZZAH COFFEE & TEA 112 E. OAK AVENUE, VISALIA, CA. 93291 CONTACT PERSON: CHARIC DADA (559) 500-1187	

KEYED NOTES
1. 7' WROUGHT IRON FENCE
2. REPAIR AND/OR REPLACE ANY SIDEWALK ACROSS THE PUBLIC STREET THAT HAS BECOME UNEVEN, CRACKED OR DAMAGED AND GRID PATTERN SHOWN IN EXHIBIT B OF HPAC NO. 2024-06 SHALL BE REPLACED.
3. 2" CONCRETE PLANTER BOXES
4. (N) 3' WROUGHT IRON GATE
5. (N) LANDSCAPING PER CITY OF VISALIA STDS.
6. REPLACE ANY CURB AND GUTTER ACROSS THE PUBLIC STREET FRONTAGE THAT HAS BECOME UNEVEN AND HAS CREATED AREAS ACCESSIBLE PARKING STALL INTO THE BUILDING OR RESTROOMS.
7. EXISTING PAVEMENT OF ROUTE ROOTERS SHALL HAVE A MAX. SLOPE IN DIRECTION OF TRAVEL 2% MAX. CROSS SLOPE AND THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/2" ALONG THE ENTIRE PATH OF THE TRAVEL FROM THE PUBLIC WAY / ACCESSIBLE PARKING STALL INTO THE BUILDING OR RESTROOMS.
8. CONCRETE LANDING MAX SLOPE TO BE 1:48 FOR 5'-0" MIN. W/ MANUEVERING CLEARANCE EXTENDED 24" MIN. PAST THE STRIKE EDGE. REMAINDER MAY BE UP TO 5% SLOPE MAX. GENERAL CONTRACTOR TO VERIFY IN FIELD.
9. (N) SITE LIGHT. SEE CAL. GREEN S. 106.8.
10. (N) 2' YD. ROLL AWAY BINS 6"x3"x3"
11. (N) PAVERS
12. (N) ADDRESS NUMBERS
13. (N) EXTERIOR SIGNAGE
14. (N) BIKE RACK PER CITY OF VISALIA STDS.

PATH OF TRAVEL NOTES
ALL EXISTING PEDESTRIAN ROUTES INDICATED AS A PATH OF TRAVEL (P.O.T.) HAVE BEEN REVIEWED BY ARCHITECT TO COMPLY WITH THE FOLLOWING OR THE REMEDIAL WORK NEEDED TO COMPLY WITH THE FOLLOWING IS SHOWN IN THESE DOCUMENTS:
1. AT LEAST 48" IN WIDTH, OR AS APPROVED BY CODE.
2. P.O.T. SHALL BE FIRM, STABLE AND SLIP RESISTANT WALKING SURFACE.
3. VERTICAL LEVEL CHANGES EXCEEDING 1/4" MAX. SLOPE OR VERTICAL LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2.
4. WITH A RUNNING SLOPE OF 1:20 OR LESS, UNLESS OTHERWISE INDICATED, AND A CROSS SLOPE OF 1:48.
5. IS FREE OF OVERHEAD OBSTRUCTIONS WITHIN 8' ABOVE THE WALKING SURFACE.
6. IS FREE OF OBJECTS WHICH PROTRUDE MORE THAN 4" BETWEEN THE HEIGHTS OF 27" AND 80" ABOVE THE WALKING SURFACE.

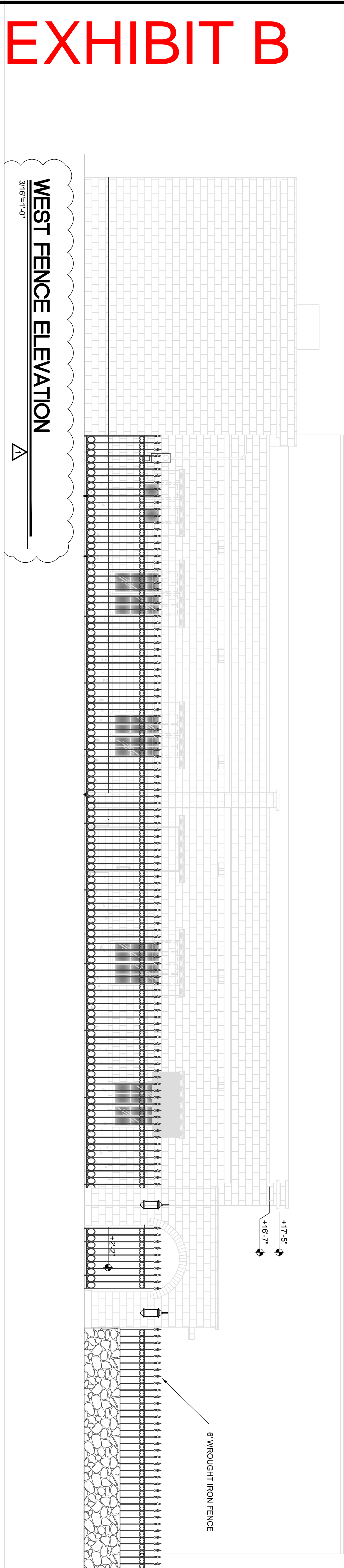
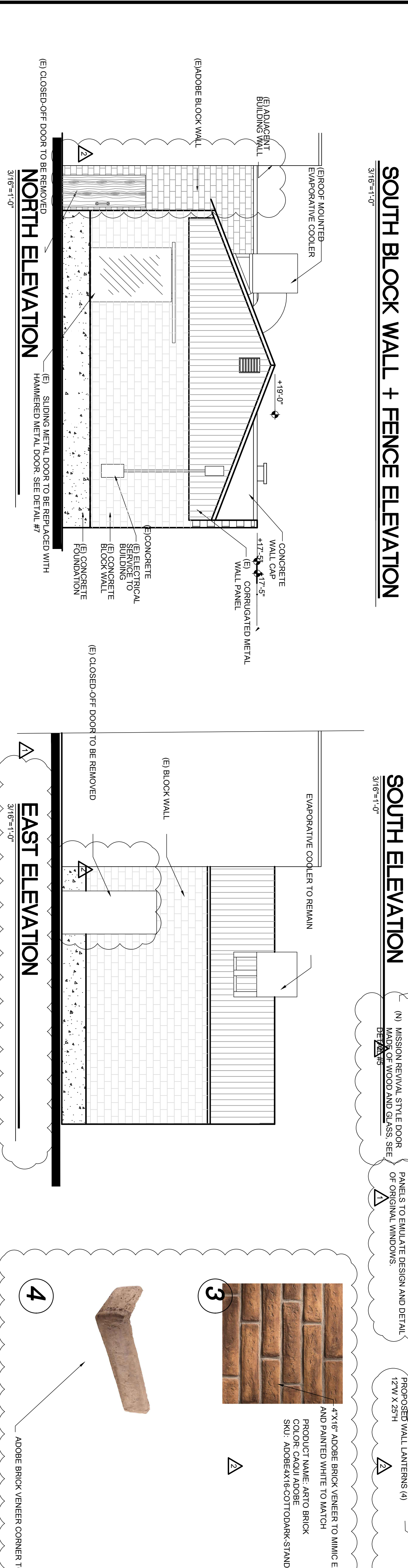
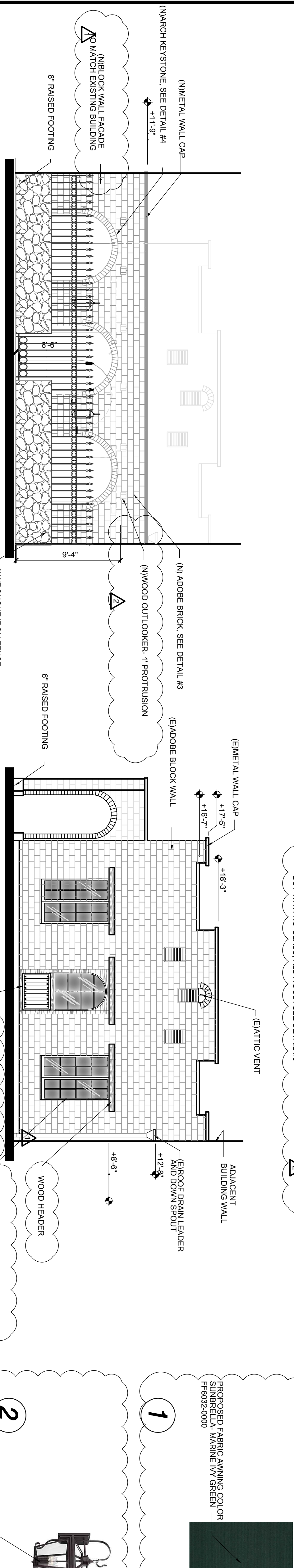
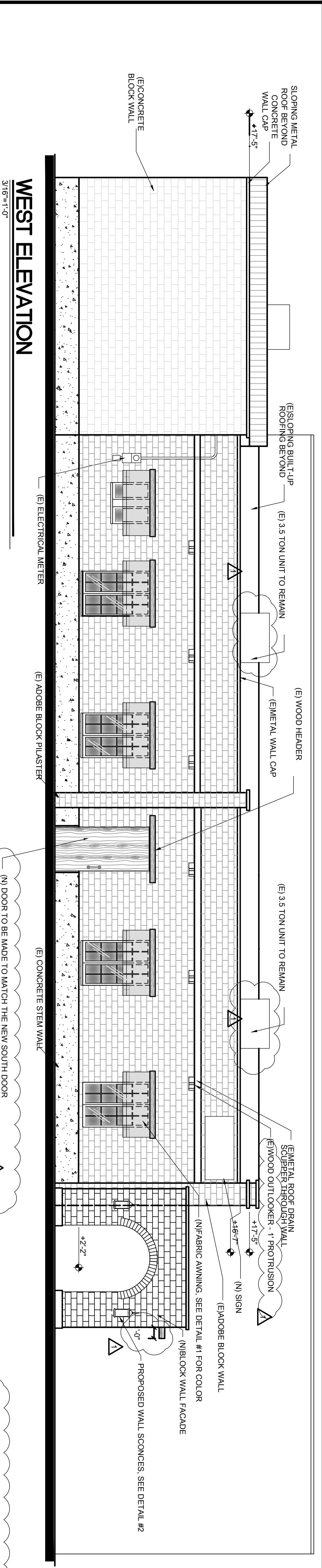


CR DESIGNBUILD, INC RESIDENTIAL. COMMERCIAL. INDUSTRIAL.	TENANT IMPROVEMENT FOR: TAZZAH COFFEE & TEA 112 E. OAK AVENUE VISALIA, CA 93291	CR DESIGN BUILD 3802 W. ASHGRIFT AVE FRESNO, CA. 93722 (559) 286-4605 cesa1@crconsultinggroup.net	REVISIONS REV DESCRIPTION 1 Plan Check Resp. 1/18/24 2 BACK CHECK #1 1/20/24
	PROJECT TITLE TENANT IMPROVEMENT FOR: TAZZAH COFFEE & TEA	DRAWING TITLE SITE PLAN	PROJECT NUMBER 2024_043 DRAWING TITLE

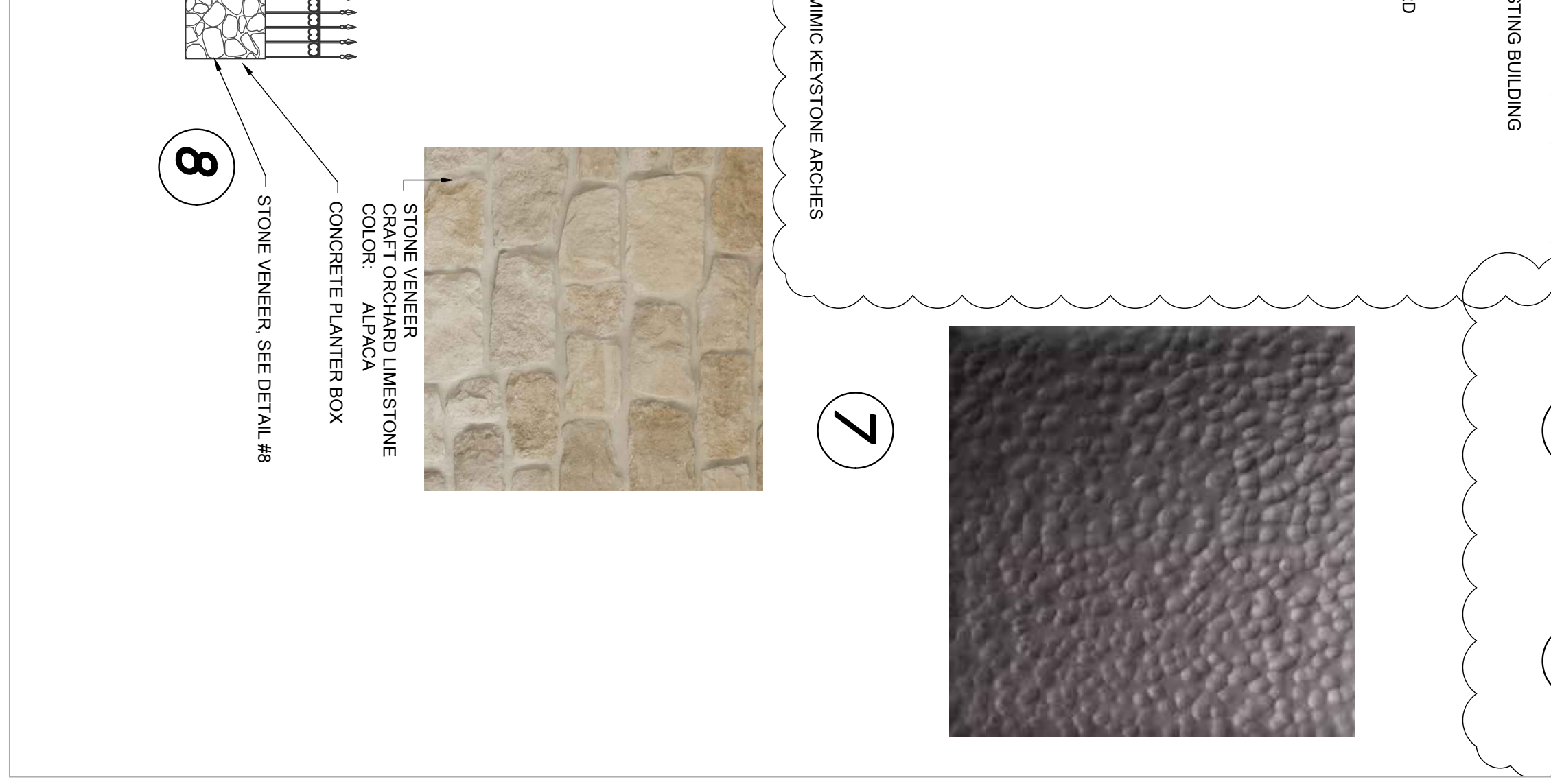
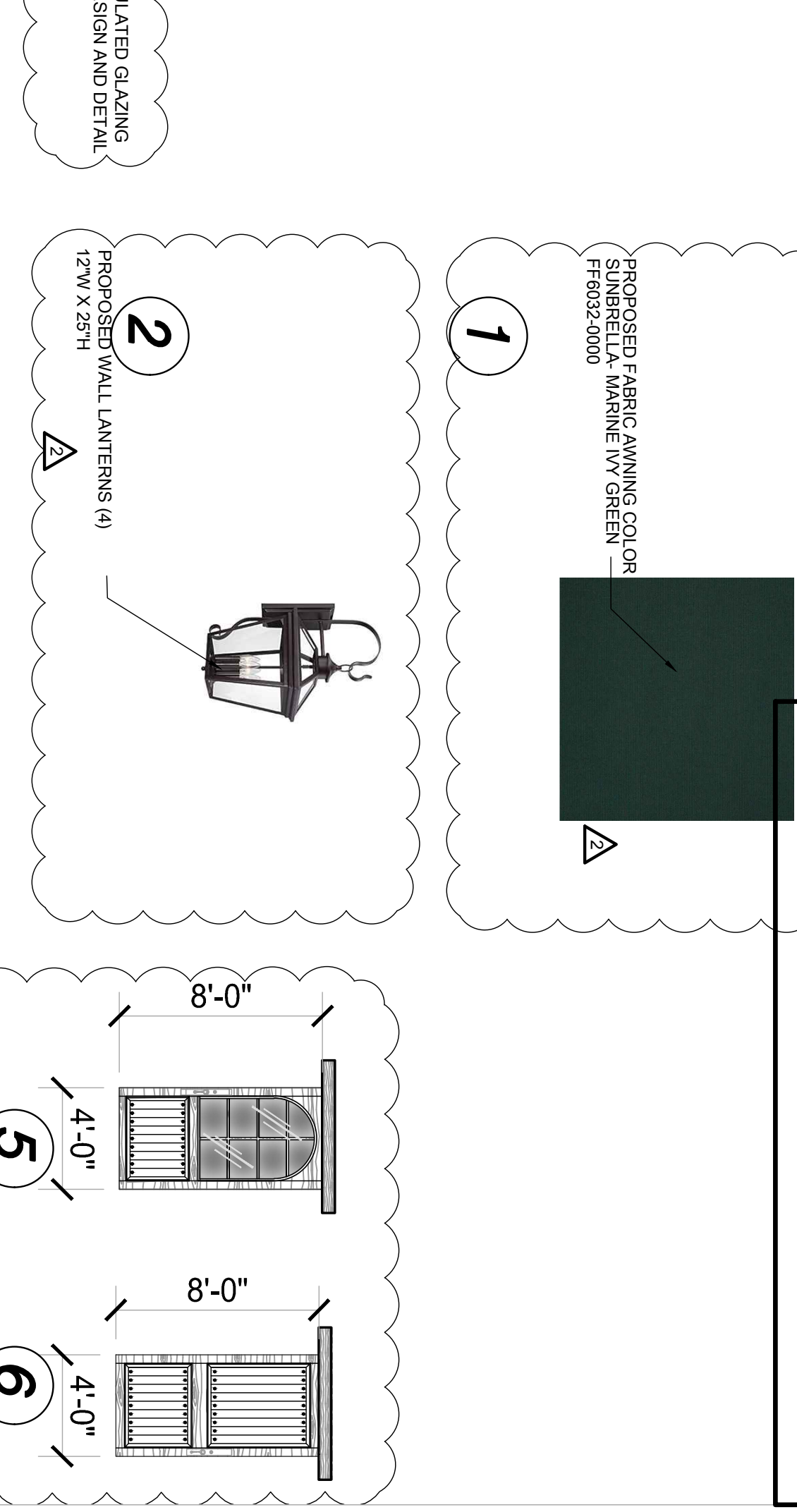


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DRAWING TITLE: SITE PLAN
SHEET NO.: A1.1

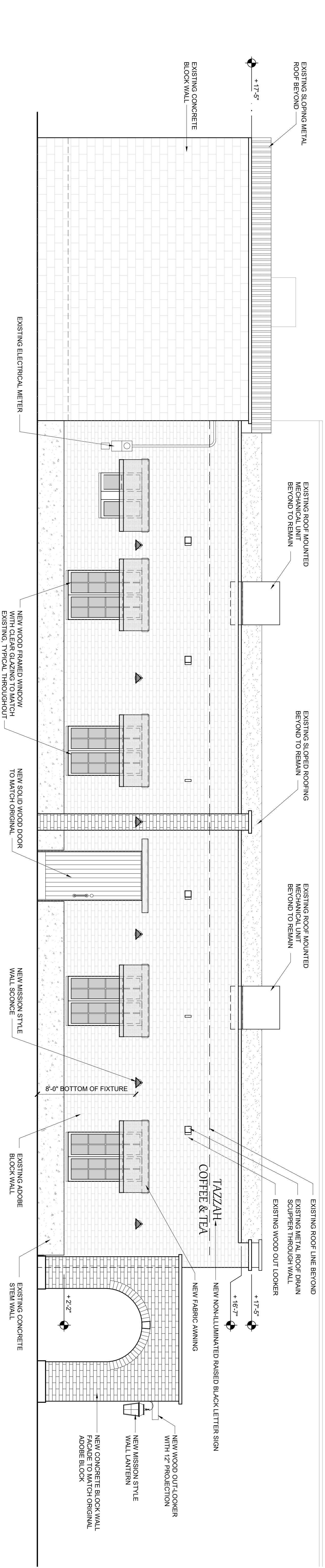
EXHIBIT B



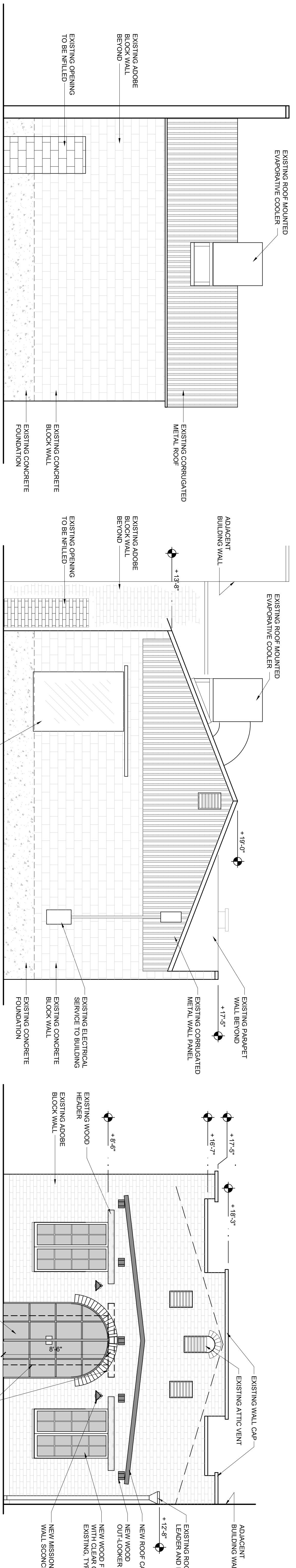
- NOTES**
1. CAULK ALL WALL AND ROOF PENETRATIONS.
 2. CAULK ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB.
- Finish Elevations**
1. MINIMUM SLOPES: A.C. PAVEMENT = 1%, CONCRETE PAVEMENT = .25% CURB & GUTTER = .20%, V. GUTTER = .25%
- Sealers**
1. CAULK ALL WALL AND ROOF PENETRATIONS.
 2. CAULK ALL WINDOWS AND DOOR FRAMES AT HEAD, SILL AND JAMB.
- Stucco**
1. COULD JOINTS SHALL NOT BE ACCEPTABLE UNDER ANY CIRCUMSTANCES.
 2. WIRE MESH WITH GRID EXCEEDING 2'X2' WILL BE REJECTED.
 3. ALL FASTENERS SHALL BE GALVANIZED.
 4. CEMENT PLASTER FINISH SHALL BE "TIGHT LACE" AS SPECIFIED BY THE CEMENT MANUFACTURER.
 5. CEMENT PLASTER SHALL BE APPLIED TO 7/8" CEMENT PLASTER OVER 1/2" EXISTING PLASTER.
 6. SELF FURRING METAL LATH, 2 LAYERS 0.015" MINUTE GRADE "C" PAPER.
 7. MESH OVERLAPS SHALL NOT COINCIDE WITH PLYWOOD JOINTS.
 8. SCARIFICATION AS SPECIFIED SHALL ALWAYS BE IN THE HORIZONTAL DIRECTION.
 9. DRYWALL SHALL ALWAYS BE INSTALLED PRIOR TO APPLICATION OF CEMENT PLASTER.



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REV	DESCRIPTION											
1	Plan Check Resp. 11/8/24											
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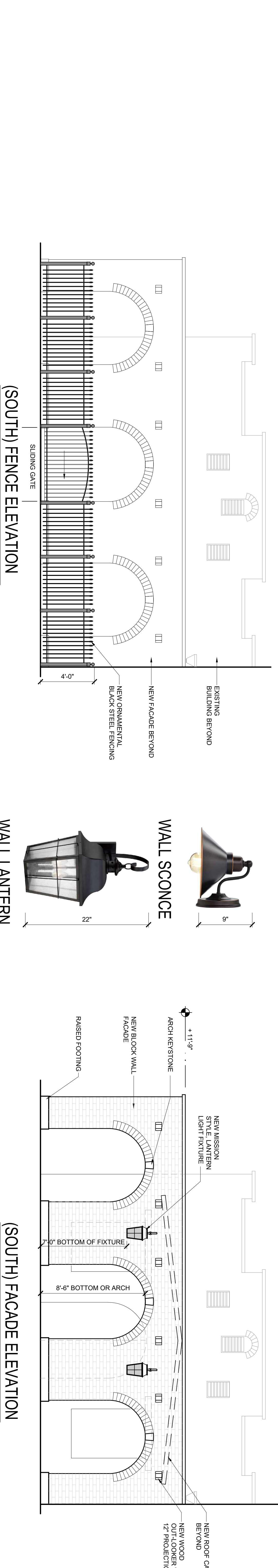


(WEST) BUILDING ELEVATION



(EAST) BUILDING ELEVATION

(NORTH) BUILDING ELEVATION



(SOUTH) FENCE ELEVATION

(SOUTH) FACADE ELEVATION



WALL SCONCE

WALL LANTERN

PROPOSED BUILDING ELEVATIONS 1/4" = 1'-0"

April 8, 2024

112 E. OAK AVE.
VISALIA, CA

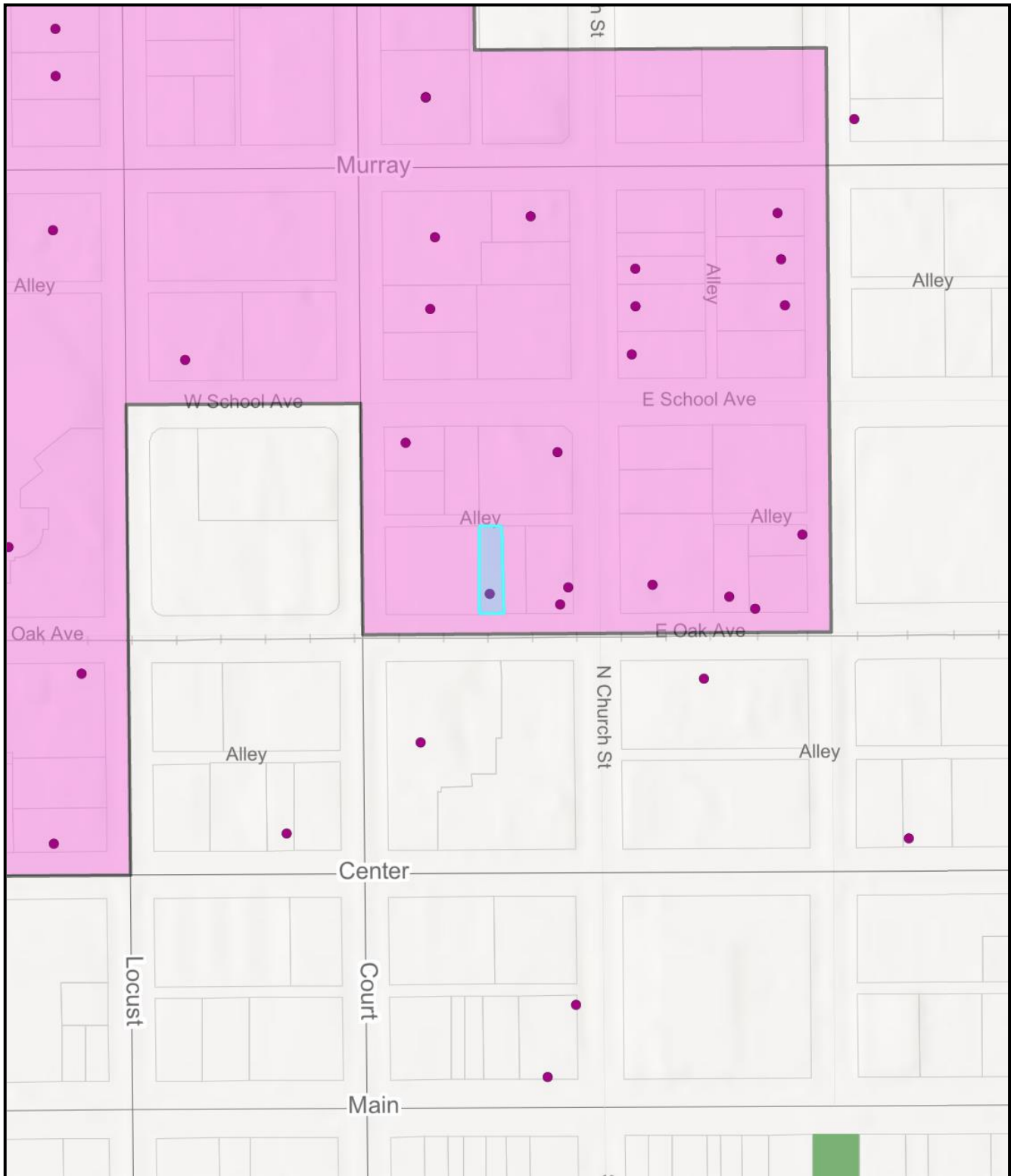
Design-Development
studios
A California Corporation

ARCHITECTURE PLANNING DESIGN

AERIAL MAP



HISTORIC DISTRICT & LOCAL REGISTER MAP



CITY OF VISALIA

Historic Preservation Advisory Committee

Goals 2025 – 2026

[Goals to be reviewed on an annual basis.]

GOALS	TIMEFRAME
1. <u>Survey</u>	
a. Survey properties that are within the Historic District, but not on the Local Register.	Completed
b. Identify sites outside of the Historic District for possible Local Register designation.	August 2025
c. Identify local landmark sites for possible Local Register designation.	August 2025
d. Identify sites for nomination to California/National historic registers	2026
e. Establish a recognition system/list for historic signage (Visalia Tea Garden neon sign, etc.).	January 2026
f. Completion of the Historic District Survey Project.	2025
2. <u>Homeowners Incentives and Resources</u>	
a. Re-establish plaque and awards programs.	September 2025
b. Research incentives and grants for property owners, including the funding of award plaques.	September 2025
c. Investigate/apply for the Certified Local Government program.	July 2026
d. Draft designs guidelines for historic buildings, windows, fencing, and signage.	December 2025
e. Create a workbook resource for use by property owners for the restoration of historic structures.	December 2025
f. Create a resource, repair, and terminology guide for use by property owners and occupants of historic structures.	December 2025
g. Develop residential design guidelines for the development of new residential structures in the Historic District.	December 2026

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 compatible with mobile phones.	Begin January 2026
b. Optimize City GIS websites for phones.	To be determined
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.	March 2025
b. Set up HPAC information booths at public events (ex. Visalia Home Show).	September 2025
c. Network with other community groups (Downtown Visalians, Visit Visalia, Lions Club, Rotary Club, Soroptimist International, Kiwanis International, Visalia Heritage, etc.).	Ongoing
d. Explore the creation of a public awareness event, to coincide with the celebration of Historic Preservation Month (Month of May).	May 2026
5. <u>Miscellaneous</u>	
a. Investigate the possibility of establishing a Heritage Tree Program for the recognition of trees of significance.	Begin December 2025

**CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
SUBCOMMITTEES LIST**

HPAC AWARDS SUBCOMMITTEE

- Walter Deissler
- Tyler Davis
- Patty Kane

HPAC CERTIFIED LOCAL GOVERNMENT SUBCOMMITTEE

- Tyler Davis
- Walter Deissler
- Patty Kane

HPAC/BUILDING ADVISORY COMMITTEE JOINT SUBCOMMITTEE

- BAC
 - o Dennis Whistler
 - o Stuart Hendricks
 - o Martin Hale (Alternate)
- HPAC
 - o Jay Hohlbauch
 - o Tyler Davis