

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

C. Discussion Items

1. Historic District Survey Project Update
2. Committee and Staff Comments
 - a. Project Updates
3. Identification of Items for Future Agendas

D. Adjournment

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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 – FEBRUARY 12, 2025

CITY OF VISALIA

HISTORIC PRESERVATION ADVISORY COMMITTEE

Wednesday, February 12, 2025, at 5:30PM

CHAIR: Tyler Davis

VICE CHAIR: Karen Ayala

All members
present.

COMMITTEE MEMBERS:

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

MEMBERS OF THE PUBLIC: Chafic Dada and associate

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

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

AGENDA

A. Citizen's Comments

None.

B. Meeting Minutes

1. January 22, 2025, Regular Meeting

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

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).

Davis recused from the hearing and left the meeting due to residing within 300 feet of the project site. Ayala subsequently led the hearing. Staff presented its report and recommended that the HPAC approve the request. Public comment in favor of the request was provided via e-mail by Bill Huott. The Committee discussed how the signage would hang from the porch railing. After discussion, a motion was made by Melgar, seconded by Lusk, to approve the proposal, with an added condition requiring that the signage be placed flush with the porch railing from which it will hang, to minimize movement. The motion passed by a vote of 6-0 (Davis recused).

Davis returned to the meeting following completion of the hearing.

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)

Staff presented its report and recommended that the HPAC approve the request as modified. Public comment in favor of the proposal was submitted by property owner Chafic Dada. Additional public comment in favor of the request was provided via e-mail by Bill Huott. Dada stated he was open to applying any wall treatment recommended by the HPAC. The Committee discussed the proposed treatments for the wall, settling on adobe brick veneer, similar to what was approved for the porch to be rebuilt on the project site. After discussion, a motion was made by Hohlbauch, seconded by Melgar, to approve the proposal, with an added condition requiring the application of adobe brick veneer on the proposed wall. The motion passed by a vote of 7-0.

D. Discussion Items

1. Approved 2025-2026 Goals
2. Sub-Committees Discussion

The HPAC discussed the new 2025-2026 goals and assigned a subcommittee to each category of goals as follows:

- Survey – Arriaga, Davis, Hohlbauch
- Homeowners Incentives and Resources – Ayala, Davis, Lusk
- Technology – To be assigned at a later date.
- Marketing and Community Outreach – Lusk, Melgar, Tomola
- Miscellaneous – To be assigned at a later date.

The Committee also assigned Hohlbauch and Davis to the HPAC/Building Advisory Committee Subcommittee.

3. Committee and Staff Comments
 - a. Project Updates

Arriaga provided an update on a personal project mapping the Historic District using Google online tools. Arriaga also stated he'd be willing to set up a tour of the Delta Vector Mosquito Abatement District facility. Staff stated they would check to see if such a tour would need to be noticed as a public meeting of the HPAC.

Ayala requested an update on the status of mailing out the bi-annual HPAC informational pamphlet. Staff stated that it would be conducted by early March 2025. The HPAC requested that the second notice for 2025 be mailed in September 2025 instead of July 2025 to avoid sending out notices to close together.

The Committee also requested updates on various sites, such as 530 West Kaweah Avenue and 601 West Murray Avenue.

Lastly, Staff stated that they would be drafting a new comment letter for signature by Davis in response to the revised Objective Design Standards proposed by the City of Visalia.

Ayala invited the HPAC to attend the Chinese New Year celebration to be held by the Center for Integrative Medicine.

4. Identification of Items for Future Agendas

Ayala requested that a discussion be added to the agenda regarding the removal of street trees at the corner of West Center Avenue and North Conyer Street.

E. Adjournment

The meeting was adjourned at 6:32pm.