

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday August 26, 2020, at 5:30PM

CHAIR: Patricia Kane
COMMITTEE MEMBERS:
Daryl Haarberg, Michael Kreps, Marilyn Mitchell, Jay Hohlbauch,
Walter Deissler, and Heather Carter

Visalia Convention Center
303 E. Acequia Avenue, Visalia

AGENDA

A. Appointment of Walter Deissler and Heather Carter to the Historic Preservation Advisory Committee

B. Citizen's Comments

C. Project Reviews:

1. **HPAC No. 2020-05 (Continued Hearing);** A request by David Byl to establish a paramedic ambulance station within an existing residence, and relocate an existing fence, located at 420 N. Church Street (094-272-003).
2. **HPAC No. 2020-04 (Continued Hearing);** A request by Santokh Toor to demolish an existing fourplex, located at 209 N. Encina Street (APN: 094-337-007).

D. Discussion Items:

1. Review of Committee Member Application – Dustin Johnson
2. Resignation of Anselmo Banuelos
3. June 2020 City of Visalia Economic Update
4. Committee and Staff Comments

E. Adjournment

If you desire to make comments regarding any project on the agenda, the following methods may be utilized:

- Mailing written comments to the City of Visalia Planning Division, Attn: Cristobal Carrillo, 315 East Acequia Avenue, Visalia, CA, 93291;
- Dropping off written comments to the City of Visalia Planning Division, Attn: Cristobal Carrillo, 315 East Acequia Avenue, Visalia, CA, 93291;
- Emailing comments to cristobal.carrillo@visalia.city; or
- Calling Cristobal Carrillo at (559) 713-4443 between the hours of 8:00am to 5:00pm, Monday through Friday.

The above methods for providing public comment are strongly encouraged. Comments must be received no later than 5:00pm on the day of the meeting. All comments received will be shared at the meeting.

Due to the current and evolving conditions pertaining to the COVID-19 pandemic, social distancing and wearing of facial masks will be required of all attendees at the August 26, 2020 Historic Preservation Advisory Committee meeting.

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 a la Ciudad de Visalia al numero (559) 713-4443.

For questions about Historic Preservation, please contact Cristobal Carrillo, Associate Planner, at 559-713-4443 or cristobal.carrillo@visalia.city.

In compliance with the Americans Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4003 (Staff Representative) 48-hours in advance on 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, 559-713-4003, cristobal.carrillo@visalia.city.

Additional information about the Historic Preservation Advisory Committee may be found at the following link:
http://www.ci.visalia.ca.us/government/committees/historic_preservation_advisory_committee/default.asp



City of Visalia

Memo



To: Historic Preservation Advisory Committee
From: Cristobal Carrillo, Associate Planner (559) 713-4443
Date: August 26, 2020
Re: Request for Public Hearing on August 26, 2020 for Historic Preservation Advisory Committee Item No. 2020-05 (American Ambulance).

Recommended Action

Staff recommends that the Historic Preservation Advisory Committee (HPAC) hold a public hearing on August 26, 2020 for consideration of HPAC Item No. 2020-05, a proposal to establish a paramedic ambulance station within an existing residence, and relocate an existing fence, located at 420 N. Church Street (094-272-003). The item was previously continued on August 12, 2020 to August 26, 2020 to accommodate concerns regarding the size of the original meeting venue as it relates to the ongoing COVID-19 pandemic.

Discussion

Staff has requests the Historic Preservation Advisory Committee hold a public hearing on August 26, 2020 for consideration of HPAC Item No. 2020-05, a proposal to establish a paramedic ambulance station within an existing residence in the Historic District, and relocate an existing fence. The item was previously set for a public hearing before the HPAC on August 12, 2020. However, the meeting was cancelled due to concerns that the original venue for the meeting (City Hall Council Chambers) would not provide sufficient space to accommodate adequate social distancing as recommended to combat the ongoing COVID-19 pandemic. The public hearing was relocated to the Visalia Convention Center and rescheduled to August 26, 2020.

Public hearing notices have been posted identifying the new hearing date and location. The staff report remains unchanged and is attached to this memo (Attachment "A").

Attachments:

- A. HPAC Item No. 2020-05 staff report

HISTORIC PRESERVATION ADVISORY COMMITTEE

August 12, 2020

HPAC Item No. 2020-05

Applicant: David Byl

Property
Owner: David and Marlene Cooper

Location: 420 N. Church Street (APN: 094-272-003)

Project: Conditional Use Permit for the establishment of a paramedic ambulance station, and relocation of an existing fence.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) recommend approval of the Conditional Use Permit to the Visalia Planning Commission, and approve relocation of the fence, as described in the findings, conditions, and recommendations in this report.

SITE DATA

The site is zoned D-MU (Downtown Mixed Use) and contains a single family residence and detached garage.

The project site is located within the Historic District, and is not listed on the Local Register of Historic Structures.



PROJECT DESCRIPTION

The applicant proposes establishment of paramedic ambulance station within an existing residence. The proposed ambulance station will house two ambulance vehicles and a full-time crew. The facility will operate 24 hours a day, seven days a week, with the crew residing onsite and answering emergency calls as necessary. Per the Operational Statement in Exhibit "C" impacts from siren noise will be reduced by requiring employees to only operate sirens when on a major thoroughfare (such as Court Street or



Locust Streets), or when oncoming traffic needs to be warned of their presence.

No exterior alterations or signage are proposed for the existing residence. Per the Site Plan in Exhibit "A", the applicant proposes enlarging an existing access drive and driveway located at the northeast corner of the project site, in order to accommodate the parking of ambulances. The enlargement of the driveway will require relocation of an existing four foot tall wrought iron fence, as shown in the site pictures in Exhibit "B". The applicant states that the existing fencing will be relocated further west, along the west edge of the new paving to be installed.

DISCUSSION

Zoning actions such as a CUP require a recommendation from the HPAC to the 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

Ambulance Services/Medical Transport is a "conditionally permitted" use in the D-MU Zone, requiring approval of a Conditional Use Permit (CUP) through the public hearing process. The surrounding area consists primarily of office uses, residences, and a school to the north. Residences are located just south and east of the project site. Potential impacts from ambulance crews residing onsite are not in and of themselves expected to negatively affect neighboring uses or the historic character of the home and District. However, there is the potential for noise from sirens produced by ambulances to affect neighboring areas. The applicant has stated within Exhibit "C" that sirens are only used in approximately 50% of all emergency responses. In all other instances, the applicant states that sirens shall only be used when approaching or when traveling on a major thoroughfare, or when oncoming and approaching traffic must be warned of an ambulances presence. Given this, the use is not expected to produce significant impacts on neighboring areas. As it stands, noise in and of itself does not affect or degrade the historic character of the existing residence, or the Historic District.

Architectural Compatibility

As illustrated in the elevations in Exhibit "B" the existing building will not be altered in anyway, save for relocation of an existing four foot tall black wrought iron fence. The applicant has stated that fencing located on the northeast corner of the project site will be moved westward, to align with the rear of the residence, allowing for additional onsite parking and widening of an existing access drive. Existing fencing materials will be used, and no new features will be added to the fence. Since the appearance of the residence and fencing will remain in their current condition, the proposal is compliant with the goals of the HPAC and Historic District. Condition No. 2 has been included requiring the applicant undergoes the appropriate permitting process for each aspect of the proposal. That is, obtain a Conditional Use Permit for the ambulance use, and obtain a Building Permit for the fence relocation. Condition No. 4 has also been included, requiring additional HPAC review in instances where substantial changes to the use and/or exterior of onsite structures is proposed.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC Item No. 2020-05 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 proposed use and relocated wrought iron fence, would be in keeping with the intent of the Historic Preservation Element and Ordinance.
3. That the proposed use and relocated wrought iron fence are consistent with the D-MU (Downtown Mixed Use) Zone and other uses and fencing in the Historic District.
4. That the proposed Conditional Use Permit for the paramedic ambulance station and relocated fencing as described herein would not be injurious to the surrounding properties or character of the Historic District.

And subject to the following conditions:

1. That the project shall be developed in substantial compliance with the site plan and floor plan in Exhibit "A", site pictures in Exhibit "B", and operational statements in Exhibit "C".
2. That the project undergoes the appropriate City permitting process.
3. That any proposed signage for the use be brought before the Historic Preservation Advisory Committee for review and approval prior to issuance of a Building Permit.
4. That any significant changes in the operation of the proposed use, or any 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.
5. That all other City codes and ordinances be met.

Attachments

- Exhibit "A" – Site Plan/Floor Plan
- Exhibit "B" – Site Pictures
- Exhibit "C" – Operational Statements
- Aerial Photo
- Historic District and Local Register Map
- HPAC Application

SITE / FIRST FLOOR PLAN

[illegible]

E. MURRAY ST.

Exhibit "B"

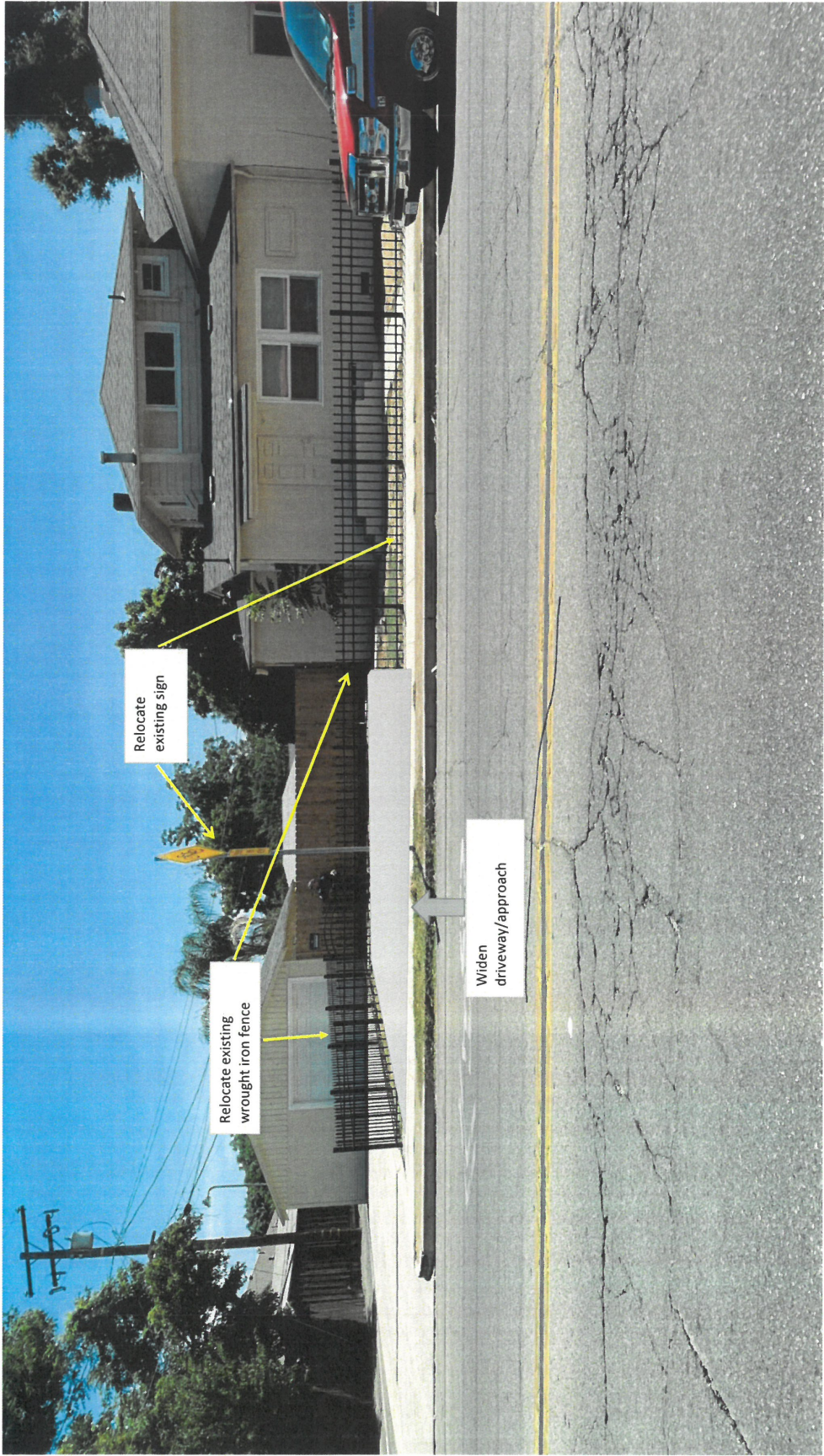






Exhibit "C"



June 4, 2020

Re: Site Plan Review-American Ambulance of Visalia-Resubmittal

To Whom It May Concern:

Please consider this letter and supporting documentation as a formal request for site plan review resubmittal and planning commission approval for the Church street project described in this application.

American Ambulance of Visalia (AAV) wishes to repurpose a property located at 420 North Church street, which is at the southeast corner of North Church Street and East Murray Avenue for paramedic ambulance operations. The rapid deployment of ambulance resources is of benefit to the health and safety of the citizens and visitors of Visalia. This location is a central location and is currently zoned as downtown mixed use. According to title 17, page 89 ambulance services can operate in the downtown mixed-use zone, with a proper conditional use permit.

Operational Statement

Storage of Vehicles and equipment: The available parking spaces are noted in the attached map image. Equipment, outside of that within the ambulance, will not be stored at this location.

- Primary employee parking shall be inside the detached garage (1) and in the (1) space provided by Mr. Board.
- Additional employee parking shall not occur.
- Additional parking shall become available with proposed improvements, see attached drawings.

Ingress of the Ambulance: The safety of the general public and AAV employees are our highest priority. To ensure safety and minimal disruption to the surrounding residents, ambulances which are approaching the property shall access by travelling north through the alley which is directly east of the property. Once parallel to the driveway, the ambulance shall turn left, and line up in the driveway by advancing toward Murray avenue. The passenger crew member shall exit the vehicle once stopped and direct the driver to back safely into the driveway, facing north once complete.

Egress of the Ambulance: AAV will exit the property for both emergency and non-emergency responses by proceeding north to enter Murray Avenue, for eastbound or

westbound travel. Standard emergency vehicle operating procedures shall be followed to ensure the safety of pedestrians, approaching drivers and EMS crew members.

Siren Noise and Emergency lights: Approximately 50% of emergency responses require the use of lights and siren. To reduce the disturbance to residents and businesses near the proposed address, warning lights shall be used as per standard operating procedures, however the emergency siren shall only be used when approaching, or on a major thoroughfare or to warn oncoming and approaching traffic.

The attached drawings include dimensions and designated parking areas as requested.

Cal Water

- The installation of a backflow prevention device shall occur by a Licensed Plumbing contractor.
- All landscape shall be low water and drought tolerant.

Solid Waste

- Residential waste service, including recyclables shall begin upon project approval.

Engineering

- TBD

Building

- Improvements should be made with proper permits and be consistent with ADA requirements; however, the property will not be available and/or accessible to the public.

Fire

- A Knox Box model 3200 shall be registered with Visalia Fire Department and located in a predetermined location.

Hopefully, the operational information in this letter as well as supporting documentation will assist in any concerns and questions related to this project. Please let me know if you have any questions regarding this matter.

Respectfully Submitted,



Dave Byl
Operations Manager
American Ambulance of Visalia
dbyl@aavems.com
(559)730-3060



July 31st, 2020

Re: Historic Preservation Advisory Committee review

To Whom It May Concern:

Please consider this letter and supporting documentation as a formal request from American Ambulance of Visalia for the review of proposed use and changes to the property located at 420 North Church Street, Visalia.

American Ambulance of Visalia (AAV) wishes to utilize an existing property located at 420 North Church street, which is at the southeast corner of North Church Street and East Murray Avenue for paramedic ambulance operations. The rapid deployment of ambulance resources is of benefit to the health and safety of the citizens and visitors of Visalia. This location is a central location and is currently zoned as downtown mixed use. The attached "heat map" indicates the high emergency call volume in the downtown and surrounding areas.

Proposed change-Widening of the existing driveway: The available parking is not nearly wide enough for the larger type 3, modular Ambulances. AAV proposes to widen the driveway, which faces Murray avenue to accommodate larger Ambulances in a safe, spacious manner. The project would include removing and replacing an existing wrought iron fence and gate as well as the removal and replacement of a "share the road" sign. The attached pictures and drawing should provide some clarification.

No proposed changes-Landscape and exterior: The existing landscape consists of mostly shrubbery surrounding the outside of the building. Which will not be altered, and AAV will contract with a landscape maintenance company to keep existing shrubbery trimmed and appearing neat. Additionally, the exterior will not undergo any changes.

Hopefully, the operational information in this letter as well as supporting documentation will assist in any concerns and questions related to this project. Please let me know if you have any questions regarding this matter.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Dave Byl".

Dave Byl
Operations Manager
American Ambulance of Visalia
dbyl@aavems.com



E Murray Ave

N Church St

Alley

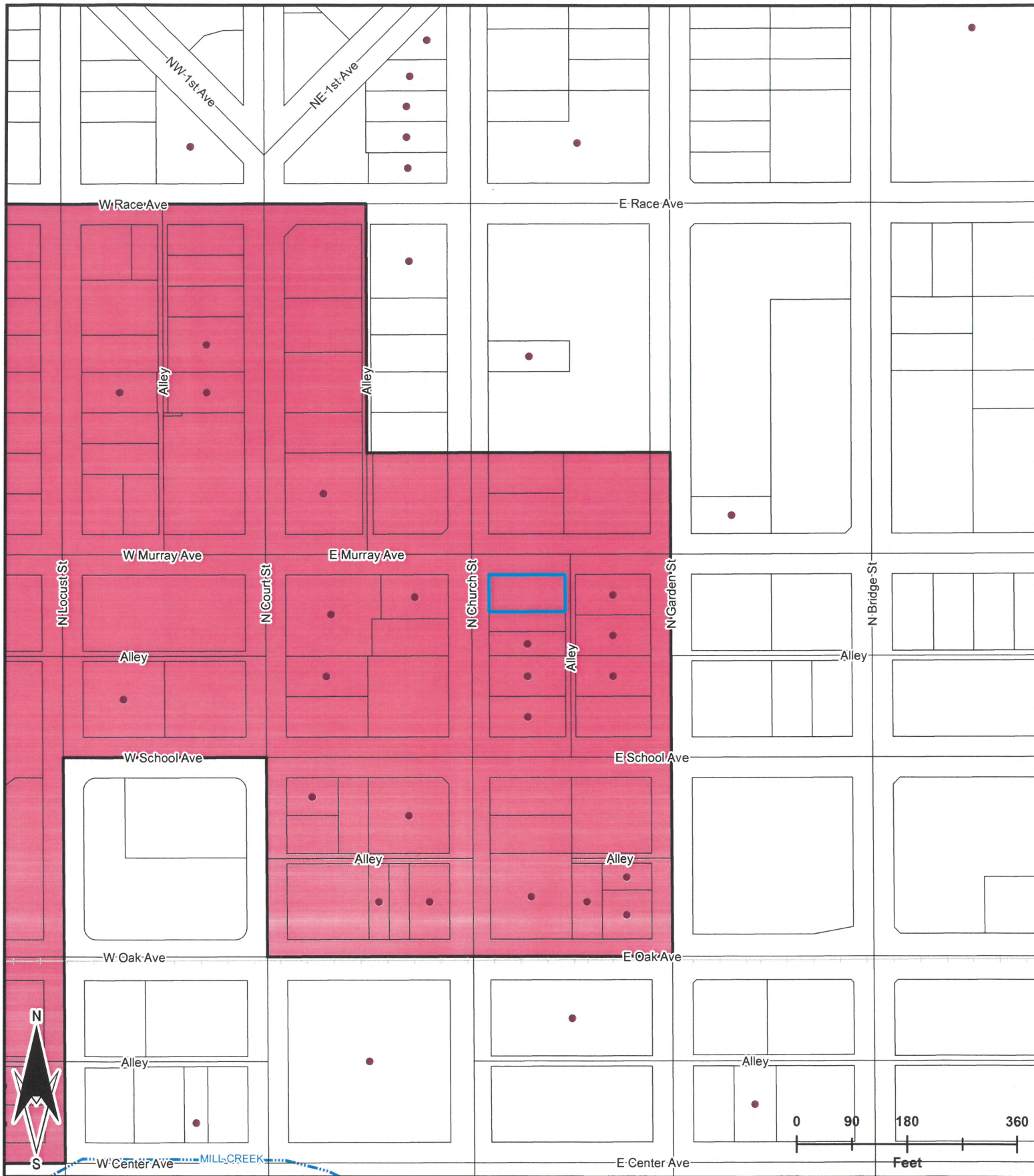
HPAC No. 2020-05

Aerial Map

Legend

- City Limits
- Streets
- Railroad
- Waterways
- Parcels





Historic District and Local Register Map

- Local Registry
- City Limits
- Streets
- Railroad
- Waterways
- Parcels
- Historical District



Project Address: 2018-05
HPAC NO.: 470 N. Church

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 420 North Church Street Visalia, Ca DATE: 7/31/2020
APPLICANT/PROJECT CONTACT: Dave Byl PHONE: 559-318-6161
APPLICANT ADDRESS: 2017 East Noble Avenue Visalia, Ca 93292
E-MAIL ADDRESS: dbyl@aavems.com APN#: 094-272-003
PROPERTY OWNER: David and Marlene Cooper
GENERAL DESCRIPTION OF PROJECT: Utilize existing residential structure for Paramedic Ambulance station.

BRIEF NARRATIVE/REASON FOR PROJECT: High emergency call volume in and around the downtown area.

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: Dave Byl 559-318-6161

RELATIONSHIP TO PROPERTY OWNER: Representative/Employee

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: _____
☐ 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):

b. Description and type of proposed windows and doors (include material of window frame):

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

Material: _____

Size: _____

Color: _____

3. Roof: (Please indicate proposed changes to):

Style: _____

Pitch: _____

Material: _____

4. Proposed Building Height:

Height to eave: _____

Height to peak of roof: _____

5. Setbacks: (Measurement from curb and property line to proposed structures)

- a. Setbacks on proposed project:

Front: _____

Rear: _____

Sides: _____

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

Front only: _____

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

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: _____

7/31/2020

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.

AGENCY AUTHORIZATION

OWNER:

I, DAVID COOPER, declare as follows:
(Owners Name)

I am the owner of certain real property bearing assessor's parcel number (APN):

014-272-003

AGENT:

I designate DAVE BYL to act as my duly authorized
(Agent's Name) (Please type or print)

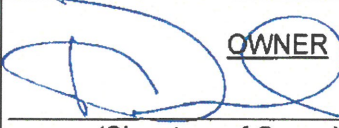
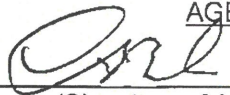
agent for all purposes necessary to file an application for, and obtain a permit to

CAPITATOR USE PERMIT
(Action Sought)

relative to the property mentioned herein.

I declare under penalty of perjury the foregoing is true and correct.

Executed this 3RD day of August, 20 20.

 (Signature of Owner)	 (Signature of Agent)
<u>2017 EAST NOBLE</u> (Owner Mailing Address)	<u>2017 EAST NOBLE</u> (Agent Mailing Address)
<u>VISALIA, CA 93292</u>	<u>VISALIA, CA 93292</u>
<u>559-730-3065</u> (Owner Telephone)	<u>559-730-3060</u> (Agent Telephone)

APPROVED:

CITY OF VISALIA

By: _____
(Signature)

Date: _____

*NOTE: OWNER'S SIGNATURE MUST BE NOTARIZED. Attach acknowledgment of signature(s) by Notary Public.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

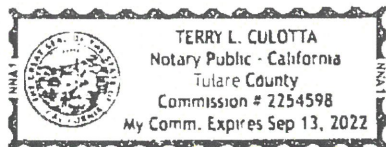
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Tulare

On August 3, 2020 before me, Terry L. Culotta
Date Here Insert Name and Title of the Officer
 personally appeared David Lloyd Cooper
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature T. L. Culotta
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Agency Authorization

Document Date: August 3, 2020 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: David Lloyd Cooper

☒ Corporate Officer – Title(s): Owner

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

City of Visalia

Memo



To: Historic Preservation Advisory Committee
From: Cristobal Carrillo, Associate Planner (559) 713-4443
Date: August 26, 2020
Re: Request for Public Hearing on August 26, 2020 for Historic Preservation Advisory Committee Item No. 2020-04 (Demolition of Odell-Mor Building).

Recommended Action

Staff recommends that the Historic Preservation Advisory Committee (HPAC) hold a public hearing on August 26, 2020 for consideration of HPAC Item No. 2020-04, a proposal to demolish an existing fourplex (the Odell-Mor Building), located at 209 N. Encina Street (APN: 094-337-007). The item was previously continued on August 12, 2020 to August 26, 2020 to accommodate concerns regarding the size of the original meeting venue as it relates to the ongoing COVID-19 pandemic.

Discussion

Staff has requests the Historic Preservation Advisory Committee hold a public hearing on August 26, 2020 for consideration of HPAC Item No. 2020-04, a proposal to demolish an existing fourplex (the Odell-Mor Building) listed on the Local Register. The item was previously set for a public hearing before the HPAC on August 12, 2020. However, the meeting was cancelled due to concerns that the original venue for the meeting (City Hall Council Chambers) would not provide sufficient space to accommodate adequate social distancing as recommended to combat the ongoing COVID-19 pandemic. The public hearing was relocated to the Visalia Convention Center and rescheduled to August 26, 2020.

Public hearing notices have been posted identifying the new hearing date and location. Interested parties have also been notified. The August 12, 2020 staff report is unchanged and attached to this memo (Attachment "A"). However, staff has received two e-mails from the public in opposition to the proposal. They are included in Attachments "B" and "C" of this memo.

Attachments:

- A. HPAC Item No. 2020-04 staff report
- B. E-mail from Jennifer Gomez – August 7, 2020
- C. E-mail from Lori Chan Luna – August 14, 2020

From: Jennifer Gomez
Date: August 7, 2020 at 4:25:10 PM PDT
To: Randy Groom
Subject: HPAC meeting

Randy,

Can you please see that my comments are forwarded to the appropriate staff for the next HPAC meeting? Unfortunately, I will not be able to attend.

As a former member of the HPAC committee, I am very proud of my decision to help preserve Mearle's and kept it from being demolished. Today, the committee is faced with the opportunity to save another historic building: Odell-Mor. The architectural elements and size of the building is impressive. This building is over 100 years old and likely one of the original apartments constructed in town that still exists. We have seen in recent years, new interest in developers preserving and remodeling our historic buildings, including the new Darling Hotel. I know there is great cost in saving these buildings, but it is my hope that the City will protect this building and not let it be demolished.

Jennifer Gomez
City Manager
City of Farmersville
909 W. Visalia Rd.
Farmersville, CA 93223
(559) 747-0458

This e-mail (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.

You replied to this message on 08/20/2020 2:58 PM.

From: Lori Chan Luna <casadeluna@pacbell.net>
To: Cristobal Carrillo
Cc:
Subject: ODELL-MOR Building

Sent: Fri 08/14/2020 4:33 PM

August 14, 2020

City of Visalia
Historic Preservation Advisory Committee

To Whom This May Concern:

I am writing to you in strong opposition to the proposed demolition of the building ODELL-MOR and subsequent project that I have learned will include a proposed 14 apartments.

I live in the same historic house built in 1916 that my parents bought in 1960. I often lament the fact that during the 1970s, the city of Visalia decimated the heart of the First Historic District by allowing the destruction of older homes in favor of the building of cheap apartment buildings that paid no consideration to the cultural/social fabric nor aesthetic of the neighborhood.

I have lived with the consequences of poor planning decisions by the City and can testify first-hand what the outcome of those decisions can wreak. Among the most prominent are the wholesale dismantling of a thriving neighborhood that was home to many families with children, the degradation of the neighborhood elementary school, and the increased percentage of rental units, many of which have been, and continue to be woefully ill-maintained.

Visalia's downtown area still retains a modicum of its history - consider the Fox Theatre, the old Newberry's, JC Penny's, Woolworth's, and Montgomery Ward buildings, the US Post Office and the newly renovated Darling Building. But removal of buildings such as the ODELL-MOR and subsequent infill by "modern apartments" is a bad decision.

Living with historical buildings adds to the appreciation of what has gone before us. I'm reminded of a recent visit to Boston, where there is history at every turn and a deep respect for the history a structure carries with it. When an old building is destroyed, there is no turning back the clock. With the approval of this proposed infill project, we will have taken another step toward a future without the benefit and appreciation of Visalia's long and storied history. Please deny permission for this project to proceed.

Sincerely,

Lori Chan Luna
425 West Race Avenue
Visalia, California 93291

HISTORIC PRESERVATION ADVISORY COMMITTEE

August 12, 2020

HPAC Item No. 2020-04

Applicant: Santokh Toor (Owner/Applicant)
Location: 209 N. Encina Street (APN: 094-337-007)
Project: A request to demolish an existing fourplex.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) place a six-month moratorium upon the processing of a demolition permit for the fourplex, in order to allow time for the applicant and the Committee to find alternative uses or development options to prevent demolition of the structure. If no solutions are found after the six-month moratorium has expired, the committee shall approve the demolition request.

SITE DATA

The site is zoned D-MU (Downtown Mixed Use).

The site is listed on the Local Register of Historic Structures as a "Background" structure, built in the "Bungalow" style. It is more commonly known as the Odell-MOR building, which is noted prominently on the building exterior. Per local historian Terry Ommen, the building was likely constructed in 1914. The building is presumed to be the oldest multifamily structure in the City. The site is located outside of the Historic District, which is itself just east of the project site.

PROJECT DESCRIPTION

The request is to demolish an existing four-unit multifamily building listed on the Local Register of Historic Structures, in order to allow for the potential development of a 14-unit multifamily building.

The building is currently vacant and in disrepair due to the occurrence of unpermitted remodel activity which resulted in the removal of all interior improvements from the structure.



The exterior remains largely unchanged. The building was constructed in the “Bungalow” architectural style and contains many features common to the form, such as a raised entry porch, roofs with wide overhangs and exposed rafters, and open gabled roofs. Though the building maintains a stuccoed exterior, this feature is not uncommon for Bungalows, though I cannot be determined when the treatment was applied to the building. Per the book “What Style Is It: A Guide to American Architecture, Revised Edition”, Bungalow structures are described as “...a house reduced to its simplest form”, with broad proportions and lack of ornamentation giving such structures a natural and unaffected presence (Poppeliers and Chambers, Pg. 106-107). The building is an excellent example of the “natural and unaffected presence” of Bungalow style structures.

DISCUSSION

Recent Permit Activity

October 2018

A Building Permit for the remodel of the Odell-MOR building was issued to then owner J.R. Shannon. The Building Permit expired due to lack of activity as a result of the sale of the property to the current owner.

March – May 2019

Under the current owner, interior demolition work removing all improvements was conducted onsite without Building Permits. Upon discovery by staff with the Neighborhood Preservation Division (Code Enforcement), the owner was required to obtain a Building Permit for the interior remodel. In March 2019 a contractor for the property owner obtained a Building Permit to, as described in the permit, “Tear down existing drywall to prepare to insulate structure.” The permit was finalized by City Building staff in May 2019, as the drywall removal, proposed in the Building Permit application had been completed.

Building staff has noted that abundant work remains to be completed onsite in order to ready the building for occupancy. The property owner did not attempt to conduct further interior remodel work following completion of the drywall removal. As result, the building fell into further disrepair, and was eventually boarded up and fenced off at the demand of Code Enforcement staff.

November 2019

The owner submitted a request to the City of Visalia Site Plan Review Committee for the demolition of the Odell-MOR building and construction of a 14-unit multifamily building. The applicant was issued a “Resubmit” determination by the Site Plan Review Committee, with direction to address various site issues and return for further review. Included in the determination was a requirement to obtain approval of the demolition request by the HPAC prior to moving forward with the apartment proposal. More information on the Site Plan Review decision can be found in Exhibit “D” and “E” of staffs report.

August 2020

After numerous contacts by staff, the owner submitted the demolition request to the HPAC. No other permit activity has occurred at this time.

Development Standards

As noted previously, the project site is located outside of the Historic District, and is designated as a “Background” Local Register (LR) structure. Per Visalia Municipal Code (VMC) Section 17.56.110 (Local Register Structures), exterior alterations to LR structures are only subject to review by the HPAC when they are within the Historic District, or when they

are located outside the Historic District and designated "Exceptional" or "Focus". The Odell-MOR Building does not meet the criteria. As such it would not have been subject to review under normal circumstances. It is worth noting that the interior work conducted by the property owner in 2019 would have been exempt from HPAC review regardless of the buildings Local Register designation or location within the Historic District. Per VMC Section 17.56.050 (Creation of Historic Preservation Advisory Committee), subsection C.3, the HPAC can only review exterior alterations to historic structures.

An LR structure located outside of the Historic District, and designated "Background" (such as the Odell-MOR building) is only subject to HPAC review when proposed for demolition (VMC Section 17.56.070). When such a building is proposed for demolition, VMC Section 17.56.070 (Demolition or Moving of Historic Structures) states that demolition shall be "discouraged". However, unless the LR building is deemed "Exceptional", a demolition request cannot be denied. Instead, the VMC provides three options:

1. The Committee may approve the demolition permit if it finds that the structure is a hazard to public health or safety, as determined by the Building Official, in consultation with the Historic Preservation Advisory Committee;
2. The Committee may decide that up to a six-month moratorium be placed upon the processing of the demolition or moving permit, in order to allow time for the applicant and the committee to find alternative uses for the structure and to seek alternative solutions to the demolition or moving of the structure. If no alternatives are found, after the six-month moratorium has expired, the committee must approve the application.
3. The Committee may approve the application.

Structural Analysis/Building Official Review

The property owner requests that the Odell-MOR building be approved for demolition on the basis that the structure poses a hazard to the health and safety of the general public. To support the conclusion the owner has submitted a Structural Observation Report drafted by Central Valley Engineering and Surveying (see Exhibit "C"). The report describes the results of a visual inspection of the structure, and provides a determination on the structural integrity of building features, such as exposed walls, roof/ceilings, and floor framing.

Per the requirements of VMC Section 17.56.070, the report was reviewed by the City Building Official to evaluate the veracity of the public hazard claim. The VMC Chapter 17.56 (Historic Preservation Ordinance) provides the Building Official with sole authority to determine if a structure is a hazard to the public. Upon review of the structural report, the Building Official concluded that the analysis did not provide sufficient information to make a determination that the building was structurally unsound (See Exhibit "C"). Per the Building Official, "I can't see where the Engineer has determined the building is structurally unsound. Therefore I don't know how to get to the point of making a determination that the building is a hazard to public health." The Building Official further notes that the structural report is more focused on comparing the cost of new construction versus repair of the existing building. This is borne out in the Engineering Assessment on Page 6 of the structural analysis, which notes two plausible scenarios for development: demolition and rebuild, or rehabilitation of the existing structure. The assessment does not determine that the building is unsalvageable. The chief roadblock to rehabilitation noted in the report is budgetary; noting that rehabilitation would require a seismic retrofit of the existing building.

Conclusion

As noted previously, since the Odell-MOR building is a "Background" Local Register structure located outside the Historic District, a request to demolish the building cannot be denied outright. Instead, the HPAC can only exercise one of three options: approve the demolition outright, approve the demolition on the basis that it is a public hazard, or request a six month moratorium to work with the property owner to search for alternatives, after which the demolition must be approved.

In this, the VMC provides the HPAC with clear directives on how to operate. Per VMC Section 17.56.010 (Purpose and Intent) the HPAC shall "...express the commitment of the City to assure that the City's cultural heritage, as reflected in its historic structures...is not destroyed". The VMC further presupposes "The protection and preservation of historic structures" as a driving mission of the Committee. As such, staff does not believe that an outright demolition approval would be in keeping with the goals of the VMC.

Furthermore, the structural observation report, coupled with the determination of the Building Official, do not support a recommendation to approve demolition on the basis that the building is a hazard to the public well-being. No evidence was submitted in the report indicating that the existing condition of the building posed an imminent threat. Instead, the report notes that rehabilitation is possible, with sufficient funding.

As such, staff recommends that a six month moratorium be applied to the demolition request. Though staff is aware of the financial constraints inherent in rehabilitation of a historic structure (in particular for one that is in disrepair), application of a moratorium provides the best chance to preserve the building in compliance with the goals of the HPAC and VMC. If after six months no alternative has been found, the demolition request would be approved.

PUBLIC COMMENT

Public comment in opposition to the demolition was received by phone from Rick Mangini, a member of the public with an interest in historic preservation. Mr. Mangini cited the importance of preserving and promoting Visalia's cultural heritage, as reflected in its historic structures. Mr. Mangini stated a desire to meet with the property owner to discuss alternative development options that would preserve the building and avoid demolition. No other comments have been received.

FINDINGS AND CONDITIONS

Staff recommends that the Committee require a six-month moratorium be placed upon the processing of the demolition permit request, in order to allow time for the applicant and the Committee to find alternative uses for the structure and to seek alternative solutions to the demolition of the structure, after which, if no alternatives are found after the six-month moratorium has expired, the Committee must approve the application. This recommendation is based upon the following findings:

1. That the site is not within the Historic District, and is listed on the Local Register of Historic Structures.
2. That the demolition of said structure in Exhibit "A" is in conflict with the Historic Element and the Historic Preservation Ordinance, as the building is not a hazard to the public and it retains many original historic features indicative of Bungalow style architecture.
3. That removal of the structure in Exhibit "A" will set a precedent for the removal of other historic structures in the area and Historic District.

4. That the proposed project would be injurious to the surrounding properties, and the historic streetscape, as it would remove one of the sole remaining residential historic structures in the Downtown commercial area.

The recommendation is subject to the following conditions:

1. That a six-month moratorium be placed upon the processing of the demolition permit request for the building located at 209 N. Encina Street (APN: 094-337-007), starting from the date of decision of the Historic Preservation Advisory Committee.
2. That the applicant/property owner and the Historic Preservation Advisory Committee work together to find alternative uses for the structure, and seek alternative solutions to the demolition of the structure, during the six-month moratorium.
3. That this item be brought before the Historic Preservation Advisory Committee within three months of the date of decision for a status report on efforts to preserve the building.
4. That if no alternatives are found after the six-month moratorium has expired, the Committee must approve the demolition request.
5. That a building permit be obtained to demolish the existing structure, after completion of the six-month moratorium.
6. That all other City codes, ordinances, standards, and regulations shall be met.

ATTACHMENTS

- Exhibit "A" – Site Pictures
- Exhibit "B" – Structural Observation Report – Central Valley Engineering and Surveying
- Exhibit "C" – Building Official Response to Structural Observation Report
- Exhibit "D" – Site Plan Review No. 2019-202 – Site Plan
- Exhibit "E" – Site Plan Review No. 2019-202 – Comments
- Aerial Map
- Historic District and Local Register Map
- Project Application

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 with applicable fees 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"

EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



WEST ELEVATION
Rear Yard Area



Exhibit "B"



CENTRAL VALLEY ENGINEERING AND SURVEYING

Structural Observation Report

**Existing ODELL-MOR Building
209 N. Encina Street
Visalia, CA 93291**

**CVEAS# 20064
July 8, 2020**

Prepared For:

**Santokh Toor
27725 Rd 92
Visalia, CA
Tel. (559) 690-9024
Email: bt5323@gmail.com**



CENTRAL VALLEY
ENGINEERING AND SURVEYING

2511 Logan Street
Selma CA, 93662
559-891-8811 office
real@cveas.com email



Existing ODELL-MOR Building
209 N. Encina St.
Visalia, CA 93291

Existing ODELL-MOR Building
209 N. Encina St.
Visalia, CA 93291

Client: Santokh Toor
27725 Rd 92
Visalia, CA
Tel. (559) 690-9024
Email: bt5323@gmail.com

Subject: Existing Building Structural Observation

Dear Mr. Toor,

Per our agreement, Central Valley Engineering & Surveying, Inc. (CVEAS) is to inspect and report the structural integrity for an existing residential building. The report exclusively covers visually observable structural components. Observations were conducted for the exposed walls, roof/ceiling, and floor framing.

Observations:

On July 6, 2020, we visited the subject building site, observe, and took numerous pictures of the existing wall, roof/ceiling, and floor framing systems:

Roof:

The existing building structure has a conventional framing system with 2x6 rafters, 2x ridge board, and 2x8 ceiling joists bearing at exterior and interior bearing walls. The existing roof diaphragm has another layer of flat 2x and some type of sheathing.

Conclusions: The roof gravity system appears adequate for the existing roofing but the roof lacks a good wood sheathing diaphragm system with plywood and plywood nailing and uplift hardware. Therefore it is recommended to replace the roof sheathing and reinforce the structure if heavier roofing is chosen such as concrete tile.

Walls:

The existing wall system in both stories of the building consist in wood bearing walls and have 2x studs at acceptable spacing, the existing walls show signs of diagonal braced walls along the top and bottom floors and have a wood sill plate at the base and double top plates. The sill plates doesn't appear to have anchor enough anchor bolts to the foundation.

Conclusion:

The existing bearing wall system appears to be adequate for the gravity load also but is limited for lateral resisting system. We recommend the installation of plywood shearwalls in both stories with straps and holdowns and anchor bolts to the foundation.



Floor:

The existing 2nd floor system consists of diagonal sheathing over 2x8 floor joists over wood bearing walls for gravity support.

Conclusion:

The existing floor system appears adequate for the exiting floor gravity loading. We recommend the installation of a new floor sheathing diaphragm system with plywood and nailing to support any seismic event lateral forces.

Foundation:

The existing building foundation system consists on a raised wood floor over a continuous spread footing along the perimeter of the building and possible interior spread footings. This appears to provide adequate support for the existing loading.



CENTRAL VALLEY
ENGINEERING AND SURVEYING

2511 Logan Street
Selma CA, 93662
559-891-8811 office
real@cveas.com email

KEY BUILDING MAP





Existing Building Images:



Exposed Roof System



Exposed Bearing Wall System



Exposed Wall System Sill



Exposed Floor Sheathing



Exposed Floor System

Engineering Assessment of the Existing Structure and Recommendations:

Based on the observation of the existing building conditions and the age of the structure there is two possible scenarios that needs to be evaluated by owner involving the budget available. Both scenarios are possible but a cost estimate will need to be provided by a consulting contractor / estimator so an appropriate decision can be made by the owner.

The options are as follows:

1. The existing building can be demo and rebuild for a new structure
2. The existing building can be rehabilitated to bring it up to code by implementing a seismic retrofit and installed non-structural components.

Option 1 is the more attractive option since the seismic retrofit of such exposed building it would be more costly than re-build a new similar structure because the existing structure will required to install all the basic services in addition to have a major structural upgrade. Basic services such as electricity, air conditioning and plumbing need to be installed or replace in its totality. Also repairing an existing structure will more definitely encounter unforeseen problems or circumstances not observed during our site visit that will increase the costs of repairing the building such as wood mold, dry rot or deterioration of the exiting wood materials. Re-building a new structure will simplify and provide a fully loaded and up to code building designed by a license Architect and or engineer.

Option 2 includes the repair and seismic retrofit of the existing building. The vertical/gravity system appears to be adequate for the pre-existing conditions. There is no need to reinforce the gravity supports at the roof, walls, or floor systems for any pre-existing loads. However, the existing building structure lacks a reliable lateral resisting system and it will need to have a seismic retrofit. The lateral system of the existing building will need to be re-engineered. The roof and the floors will need to be retrofit with new wood diaphragm systems with adequate shear nailing; the bearing walls will need to be retrofit with new plywood shearwalls with straps, new holdowns and sill anchor bolts will need to be retrofit into the existing foundation. The shear transfer at the roof eaves, floors to wall attachment and foundation anchorage will need to be restoring with new hardware and shearwall nailing. After the structure has been rehabilitated all the building nonstructural components will need to be installed as a new building structure.



Limitations

The information presented in this report is based on our visual observations. Our observations were made at several areas throughout the building but we were not able to see every piece of framing and condition and no destructive inspections were conducted.

The report exclusively covers visual observation of structural components only. The client should be aware there exists further components that might need to be inspected which they might not meet the current building standards such as Architectural, Electrical and or Mechanical issues.

This analysis was limited to the scope of work outlined in this report. This report is not intended to fully delineate or document every defect or deficiency throughout the subject property.

Please feel free to call me with any questions or concerns.

Sincerely,

Ricardo Leal, PE
Project Engineer



Cristobal Carrillo

From: Shawn Huff
Sent: Thursday, July 16, 2020 8:04 AM
To: Cristobal Carrillo
Subject: RE: 7/15 Odell House Demo App
Attachments: Health and Safety Code.docx

Cristobal,

I can't see where the Engineer has determined the building is structurally unsound. Therefore I don't know how to get to the point of making a determination that the building is a hazard to public health. It seems more of a choice between costs for repair vs. new construction. I have attached a Word document for your review. Basically Section 17912 is your grandfather clause. It is clear that an existing building does not have to be brought up to today's building standards. Something the Engineer kept bringing up. The other two sections just allow for alterations and repairs to permit the replacement retention and extension of original materials.

Shawn

From: Cristobal Carrillo
Sent: Wednesday, July 15, 2020 12:57 PM
To: Shawn Huff
Cc: Paul Bernal; Curtis Cannon
Subject: FW: 7/15 Odell House Demo App

Shawn, for your review please find the structural analysis report for the Odell-Mor Building at 209 N. Encina Street. As you recall, the owner is looking to demolish the building, which is on the Local Register of Historic Structures. Since it is on the Local Register, any proposal for demolition must be reviewed by the HPAC. As part of my report, I'll need to recommend one of the following options to the HPAC, based off Section 17.56.070 of the Municipal Code:

1. The committee may approve the demolition permit if it finds that the structure is a hazard to public health or safety, as determined by the building official or his designee, in consultation with the historic preservation advisory committee.
2. The committee may decide that up to a six-month moratorium be placed upon the processing of the demolition or moving permit, in order to allow time for the applicant and the committee to find alternative uses for the structure and to seek alternative solutions to the demolition or moving of the structure. If no alternatives are found, after the six-month moratorium has expired, the committee must approve the application.
3. In the case of local register structures that have been classified as "exceptional," the committee may deny an application for demolition, after the six-month moratorium has expired. Denial of a demolition permit by the committee is subject to appeal to the city council pursuant to Section 17.56.060.
4. The committee may approve the application.

The applicant has submitted the Structural Analysis in the hopes of staff recommending Option 1. Can you please review the analysis and provide a determination for inclusion in my report? Ideally I'd like to get this before the HPAC at one of their August meetings, so there's some time. Let me know if you have any questions. Thanks.

Cristobal Carrillo, Associate Planner

City of Visalia
Community Development Dept., Planning Division
(559) 713-4443
Cristobal.Carrillo@visalia.city



From: Bitta Toor [<mailto:bt5323@gmail.com>]
Sent: Wednesday, July 15, 2020 9:57 AM
To: Cristobal Carrillo
Subject: Fwd: 7/15 Odell House Demo App

Sent from my iPhone

Begin forwarded message:

From: Anreet Toor <aktoor28@gmail.com>
Date: July 15, 2020 at 9:56:02 AM PDT
To: bt5323@gmail.com
Subject: 7/15 Odell House Demo App

This e-mail (and attachments, if any) may be subject to the California Public Records Act, and as such may therefore be subject to public disclosure unless otherwise exempt under the Act.

17912.

Rules and regulations promulgated pursuant to the provisions of this part and building standards published in the State Building Standards Code, relating to the erection or construction of buildings or structures, shall not apply to existing buildings or structures or to buildings or structures as to which construction is commenced or approved prior to the effective date of the rules, regulations, or building standards, except by act of the Legislature, but rules, regulations, and building standards relating to use, maintenance, and change of occupancy shall apply to all hotels, motels, lodginghouses, apartment houses, and dwellings, or portions thereof, and buildings and structures accessory thereto, approved for construction or constructed before or after the effective date of such rules, regulations, or building standards.

17922.

(d) Regulations other than building standards which are adopted, amended, or repealed by the department, and building standards adopted and submitted by the department for approval pursuant to Chapter 4 (commencing with Section 18935) of Part 2.5, governing alteration and repair of existing buildings and moving of apartment houses and dwellings shall permit the replacement, retention, and extension of original materials and the continued use of original methods of construction as long as the hotel, lodginghouse, motel, apartment house, or dwelling, or portions thereof, or building and structure accessory thereto, complies with the provisions published in the California Building Standards Code and the other rules and regulations of the department or alternative local standards adopted pursuant to subdivision (b) of Section 13143.2 or Section 17958.5 and does not become or continue to be a substandard building. Building additions or alterations which increase the area, volume, or size of an existing building, and foundations for apartment houses and dwellings moved, shall comply with the requirements for new buildings or structures specified in this part, or in building standards published in the California Building Standards Code, or in the other rules and regulations adopted pursuant to this part. However, the additions and alterations shall not cause the building to exceed area or height limitations applicable to new construction.

17958.8.

Local ordinances or regulations governing alterations and repair of existing buildings shall permit the replacement, retention, and extension of original materials and the use of original methods of construction for any building or accessory structure subject to this part, including a hotel, lodginghouse, motel, apartment house, or dwelling, or portions thereof, as long as the portion of the building and structure subject to the replacement, retention, or extension of original materials and the use of original methods of construction complies with the building code provisions governing that portion of the building or accessory structure at the time of construction, and the other rules and regulations of the department or alternative local standards governing that portion at the time of its construction and adopted pursuant to Section 13143.2 and the building or accessory structure does not become or continue to be a substandard building.

CHAPTER 8-7

STRUCTURAL REGULATIONS

SECTION 8-701 PURPOSE, INTENT AND SCOPE

8-701.1 Purpose. The purpose of the CHBC is to provide alternative regulations to the regular code for the structural safety of buildings designated as qualified historical buildings or properties. The CHBC requires enforcing agencies to accept any reasonably equivalent alternatives to the regular code when dealing with qualified historical buildings or properties.

8-701.2 Intent. The intent of this chapter is to encourage the preservation of qualified historical buildings or structures while providing standards for a minimum level of building performance with the objective of preventing partial or total structural collapse such that the overall risk of life-threatening injury as a result of structural collapse is low.

8-701.3 Application. The alternative structural regulations provided by Section 8-705 are to be applied in conjunction with the regular code whenever a structural upgrade or reconstruction is undertaken for qualified historical buildings or properties.

SECTION 8-702 GENERAL

8-702.1 The CHBC shall not be construed to allow the enforcing agency to approve or permit a lower level of safety of structural design and construction than that which is reasonably equivalent to the regular code provisions in occupancies which are critical to the safety and welfare of the public at large, including, but not limited to, public and private schools, hospitals, municipal police and fire stations and essential services facilities.

8-702.2 Nothing in these regulations shall prevent voluntary and partial seismic upgrades when it is demonstrated that such upgrades will improve life safety and when a full upgrade would not otherwise be required.

SECTION 8-703 STRUCTURAL SURVEY

8-703.1 Scope. When a structure or portion of a structure is to be evaluated for structural capacity under the CHBC, it shall be surveyed for structural conditions by an architect or engineer knowledgeable in historical structures. The survey shall evaluate deterioration or signs of distress. The survey shall determine the details of the structural framing and the system for resistance of gravity and lateral loads. Details, reinforcement and anchorage of structural systems and veneers shall be determined and documented where these members are relied on for seismic lateral resistance.

8-703.2 The results of the survey shall be utilized for evaluating the structural capacity and for designing modifications to the structural system to reach compliance with this code.

8-703.3 Historical records. Past historical records of the structure or similar structures may be used in the evaluation, including the effects of subsequent alterations.

SECTION 8-704 NONHISTORICAL ADDITIONS AND NONHISTORICAL ALTERATIONS

8-704.1 New nonhistorical additions and nonhistorical alterations which are structurally separated from an existing historical building or structure shall comply with regular code requirements.

8-704.2 New nonhistorical additions which impose vertical or lateral loads on an existing structure shall not be permitted unless the affected part of the supporting structure is evaluated and strengthened, if necessary, to meet regular code requirements.

Note: For use of archaic materials, see Chapter 8-8.

SECTION 8-705 STRUCTURAL REGULATIONS

8-705.1 Gravity loads. The capacity of the structure to resist gravity loads shall be evaluated and the structure strengthened as necessary. The evaluation shall include all parts of the load path. Where no distress is evident, and a complete load path is present, the structure may be assumed adequate by having withstood the test of time if anticipated dead and live loads will not exceed those historically present.

8-705.2 Wind and seismic loads. The ability of the structure to resist wind and seismic loads shall be evaluated. Wind loads shall be considered when appropriate, but need not exceed 75% of the wind loads prescribed by the regular code. The evaluation shall be based on the requirements of Section 8-706.

8.705.2.1 Any unsafe conditions in the lateral-load-resisting system shall be corrected, or alternative resistance shall be provided. When strengthening is required, additional resistance shall be provided to meet the minimum requirements of the CHBC. The strengthening measures shall be selected with the intent of meeting the performance objectives set forth in Section 8-701.2. The evaluation of structural members and structural systems for seismic loads shall consider the inelastic performance of structural members and their ability to maintain load-carrying capacity during the seismic loadings prescribed by the regular code.

8.705.2.2 The architect or engineer shall consider additional measures with minimal loss of, and impact to, his-

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



site plan review

NEW APARTMENTS
205 & 209 NORTH ENCINA STREET, VISALIA, CA

19-202
SITE PLAN REVIEW
November 6, 2019

Exhibit "E"



#7

MEETING DATE: November 6, 2019

SITE PLAN NO. 19-202

PARCEL MAP NO.

SUBDIVISION:

LOT LINE ADJUSTMENT NO.

Enclosed for your review are the comments and decisions of the Site Plan Review committee. Please review all comments since they may impact your project.



RESUBMIT Major changes to your plans are required. Prior to accepting construction drawings for building permit, your project must return to the Site Plan Review Committee for review of the revised plans.



During site plan design/policy concerns were identified, schedule a meeting with



Planning



Engineering prior to resubmittal plans for Site Plan Review.



Solid Waste



Parks and Recreation



Fire Dept.



REVISE AND PROCEED (see below)



A revised plan addressing the Committee comments and revisions must be submitted for Off-Agenda Review and approval prior to submitting for building permits or discretionary actions.



Submit plans for a building permit between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday.



Your plans must be reviewed by:



CITY COUNCIL



REDEVELOPMENT



PLANNING COMMISSION



PARK/RECREATION





HISTORIC PRESERVATION



OTHER: _____



ADDITIONAL COMMENTS :

If you have any questions or comments, please call (559) 713-4444.

Site Plan Review Committee

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

☒ **Adrian Rubalcaba** 713-4271
☐ 713-

ITEM NO: 7 DATE: NOVEMBER 6, 2019

SITE PLAN NO.: 19-202
PROJECT TITLE: TOOR APARTMENTS
DESCRIPTION: DEMO EXISTING BUILDING & BUILD NEW
APARTMENT BUILDING
APPLICANT: BITTA TOOR
PROP OWNER: AST FARM LLC, SANTOKH TOOR
LOCATION: 204 & 209 N ENCINA ST
APN: 094-337-007, 008

SITE PLAN REVIEW COMMENTS

- ☒ REQUIREMENTS (indicated by checked boxes)
- ☒ Install curb return with ramp, with **20'** radius; **ENCINA & CENTER**
- ☒ Install curb; ☒ gutter **ONSITE W/ PARKING LOT & REFER TO ADDITIONAL COMMENTS**
- ☐ Drive approach size: ☐ Use radius return;
- ☒ Sidewalk: **10'** width; ☐ parkway width at **CENTER & ENCINA, INSTALL STREET TREE WELLS**
- ☒ Repair and/or replace any sidewalk across the public street frontage(s) of the subject site that has become uneven, cracked or damaged and may constitute a tripping hazard.
- ☒ Replace any curb and gutter across the public street frontage(s) of the subject site that has become uneven and has created areas where water can stand.
- ☒ Right-of-way dedication required. A title report is required for verification of ownership.
- ☒ Deed required prior to issuing building permit; **GRANT DEED FOR ADDITIONAL RIGHT-OF-WAY**
- ☒ City Encroachment Permit Required. **FOR ALL WORK NECESSARY IN THE PUBLIC RIGHT-OF-WAY**
Insurance certificate with general & auto liability (\$1 million each) and workers compensation (\$1 million), valid business license, and appropriate contractor's license must be on file with the City, and valid Underground Service Alert # provided prior to issuing the permit. Contact Encroachment Tech. at 713-4414.
- ☐ CalTrans Encroachment Permit required. ☐ CalTrans comments required prior to issuing building permit. Contacts: David Deel (Planning) 488-4088;
- ☐ Landscape & Lighting District/Home Owners Association required prior to approval of Final Map. Landscape & Lighting District will maintain common area landscaping, street lights, street trees and local streets as applicable. Submit completed Landscape and Lighting District application and filing fee a min. of 75 days before approval of Final Map.
- ☒ Landscape & irrigation improvement plans to be submitted for each phase. Landscape plans will need to comply with the City's street tree ordinance. The locations of street trees near intersections will need to comply with Plate SD-1 of the City improvement standards. A street tree and landscape master plan for all phases of the subdivision will need to be submitted with the initial phase to assist City staff in the formation of the landscape and lighting assessment district.
- ☒ Grading & Drainage plan required. If the project is phased, then a master plan is required for the entire project area that shall include pipe network sizing and grades and street grades. ☒ Prepared by registered civil engineer or project architect. ☒ All elevations shall be based on the City's benchmark network. Storm run-off from the project shall be handled as follows: a) ☒ directed to the City's existing storm drainage system; b) ☐ directed to a permanent on-site basin; or c) ☐ directed to a temporary on-site basin is required until a connection with adequate capacity is available to the City's storm drainage system. On-site basin: : maximum side slopes, perimeter fencing required, provide access ramp to bottom for maintenance.
- ☒ Grading permit is required for clearing and earthwork performed prior to issuance of the building permit.
- ☒ Show finish elevations. (Minimum slopes: A.C. pavement = 1%, Concrete pavement = 0.25%. Curb & Gutter = 0.20%, V-gutter = 0.25%)
- ☒ Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- ☐ All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.
- ☐ Traffic indexes per city standards:

- ☒ Install street striping as required by the City Engineer. **RESTRICTED PARKING REQUIREMENTS**
- ☒ Install landscape curbing (typical at parking lot planters).
- ☒ Minimum paving section for parking: 2" asphalt concrete paving over 4" Class 2 Agg. Base, or 4" concrete pavement over 2" sand.
- ☒ Design Paving section to traffic index of 5.0 min. for solid waste truck travel path.
- ☐ Provide "R" value tests: each at
- ☐ Written comments required from ditch company Contacts: James Silva 747-1177 for Modoc, Persian, Watson, Oakes, Flemming, Evans Ditch and Peoples Ditch; Jerry Hill 686-3425 for Tulare Irrigation Canal, Packwood and Cameron Creeks; Bruce George 747-5601 for Mill Creek and St. John's River.
- ☐ Access required on ditch bank, 15' minimum ☐ Provide wide riparian dedication from top of bank.
- ☐ Show Valley Oak trees with drip lines and adjacent grade elevations. ☐ Protect Valley Oak trees during construction in accordance with City requirements.
- ☐ A permit is required to remove Valley Oak trees. Contact Public Works Admin at 713-4428 for a Valley Oak tree evaluation or permit to remove. ☐ A pre-construction conference is required.
- ☐ Relocate existing utility poles and/or facilities.
- ☐ Underground all existing overhead utilities within the project limits. Existing overhead electrical lines over 50kV shall be exempt from undergrounding.
- ☐ Subject to existing Reimbursement Agreement to reimburse prior developer:
- ☐ Fugitive dust will be controlled in accordance with the applicable rules of San Joaquin Valley Air District's Regulation VIII. Copies of any required permits will be provided to the City.
- ☐ If the project requires discretionary approval from the City, it may be subject to the San Joaquin Valley Air District's Rule 9510 Indirect Source Review per the rule's applicability criteria. A copy of the approved AIA application will be provided to the City.
- ☐ If the project meets the one acre of disturbance criteria of the State's Storm Water Program, then coverage under General Permit Order 2009-0009-DWQ is required and a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP will be provided to the City.
- ☐ Comply with prior comments. ☒ Resubmit with additional information. ☒ Redesign required.

Additional Comments:

1. Proposed new apartment complex will incur impact fees. A credit for existing structure to be demo'd will be applied. Refer to page 4 for applicable fees and estimate.

2. New project will be required to upgrade the existing public improvements. New curb, gutter, and sidewalk shall be installed in the following specified areas:

- Remove & replace sidewalk along all project frontages, refer to City C-11 downtown standards. Project shall incorporate street tree wells and install street trees per City standards.

- Remove & replace curb & gutter from the demo of existing drive approach on Encina, then south and around to Main St. to projects west boundary.

3. The existing curb return at Encina & Main does not comply with current City and accessibility standards. Project will need to install a City standard 20' radius curb return. The existing storm drain inlet will be affected and shall be relocated/adjusted accordingly. Construction of a new inlet will be required.

4. There is a 2-foot alley dedication requirement. Project will need to design from this future property line and pave-out as necessary. Revise accordingly.

5. Additional right-of-way will be necessary to accommodate the new curb return. This will affect proposed building footprint. A grant deed to the City for all right-of-way dedications will be required prior to project permitting.

6. All structural footings shall be constructed within property boundaries and not encroach into public right-of-way.

7. *All required backflow & Fire apparatus shall be installed on private property and not in public right-of-way.*
8. *Project shall connect to City sewer. There is a sewer main located in the alley to service this project. Project shall remove all septic & leach line systems.*
9. *The trash enclosure size is inadequate. A 24' refuse enclosure will need to be installed, to include metal gates and a concrete apron. The proposed orientation of the enclosure may not allow for direct-servicing by Solid Waste and may need to be rotated or relocated. Refer to further comments by the Solid Waste Dept.*
10. *Proposed parking lot to comply to City parking standards.*
11. *Main St. frontage will need to be restricted "no parking" due to existing bus stop. Paint curb red from end of curb return to west boundary line. Additional diagonal parking may be necessary on Encina with the omission of the existing drive approach - to be further determined by Traffic Safety Dept.*
12. *Site plan and building elevations will need to show any awning or balcony overhang into public right-of-way. Alleyway shall be clear of any overhang encroachment within Fire Dept. restrictions.*
13. *Project is located in a high risk flood plain. New apartments will need to be built at min. 1-foot above FEMA base flood elevation. Refer to further comments by the Building Dept.*
14. *Refer to Building & Planning Dept. for processing of proposed demo of existing historic structure.*

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **19-202**

Date: **11/6/2019**

Summary of applicable Development Impact Fees to be collected at the time of building permit:

(Preliminary estimate only! Final fees will be based on the development fee schedule in effect at the time of building permit issuance.)

(Fee Schedule Date: **8/3/2019**)

(Project type for fee rates: **14 UNIT APARTMENTS**)

☒ Existing uses may qualify for credits on Development Impact Fees. **4-UNIT MF & DEVELOPED SITES**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$4,233/UNIT X 10 = \$42,330
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$457/UNIT X 10 = \$4,570 TREATMENT PLANT FEE: \$802/UNIT X 10 = \$8,020
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input type="checkbox"/> Park Acq/Dev Fee	
<input type="checkbox"/> Northeast Specific Plan Fees	
<input type="checkbox"/> Waterways Acquisition Fee	
<input type="checkbox"/> Public Safety Impact Fee: Police	
<input type="checkbox"/> Public Safety Impact Fee: Fire	
<input checked="" type="checkbox"/> Public Facility Impact Fee	\$518/UNIT X 10 = \$5,180
<input type="checkbox"/> Parking In-Lieu	

Reimbursement:

- 1.) No reimbursement shall be made except as provided in a written reimbursement agreement between the City and the developer entered into prior to commencement of construction of the subject facilities.
- 2.) Reimbursement is available for the development of arterial/collector streets as shown in the City's Circulation Element and funded in the City's transportation impact fee program. The developer will be reimbursed for construction costs and right of way dedications as outlined in Municipal Code Section 16.44. Reimbursement unit costs will be subject to those unit costs utilized as the basis for the transportation impact fee.
- 3.) Reimbursement is available for the construction of storm drain trunk lines and sanitary sewer trunk lines shown in the City's Storm Water Master Plan and Sanitary Sewer System Master Plan. The developer will be reimbursed for construction costs associated with the installation of these trunk lines.



Adrian Rubalcaba

SITE PLAN REVIEW COMMENTS

Paul Scheibel, Planning Division (559) 713-4369

Date: November 6, 2019

SITE PLAN NO: 2019-202
PROJECT: Toor Apartments
DESCRIPTION: DEMO EXISTING BUILDING AND BUILD NEW APARTMENT BUILDING
APPLICANT: BITTA TOOR
PROP. OWNER: AST FARM LLC, SANTOKH TOOR
LOCATION TITLE: 204 & 209 N. ENCINA STREET
APN TITLE: 094-337-007, 008
GENERAL PLAN: Downtown Mixed Use
ZONING: D-MU

Rule 9510 – This project is not subject to the Rule 9510 requirements of the San Joaquin Valley Air Pollution Control District – see District web-site for information.

Planning Division Recommendation:

- ☐ Revise and Proceed
☒ Resubmit

Project Requirements

- Historic Preservation Advisory Committee Review
- Conditional Use Permit for Housing in the D-MU Zone

PLEASE NOTE: FURTHER REVIEW AND PROCESSING OF NEW ENTITLEMENTS SHALL NOT OCCUR UNTIL THE CONCLUSION OF THE HISTORIC PRESERVATION PROCESS (VMC 17.56.070)

PROJECT SPECIFIC INFORMATION: November 6, 2019

1. Demolition of Local Register building shall require Historic Preservation Advisory Committee review.
2. Obtain a Conditional Use Permit for new residential in D-MU Zone.
3. Parking is required at 1.5 spaces per unit. Please note that compact spaces are allowed at a maximum of 30% of parking, and must be a full 15 feet in depth (wheel stops are not allowed as shown). Also, the alley area parking must have 25 ft. of backing area, or be angled per City parking standards.
4. Highly recommend carrying through the architectural style of the historic building being proposed for demolition.
5. The existing billboard shall be removed prior to issuance of building permits.
6. Meet all other codes and ordinances.

17.19.070 Development standards in the D-MU zone and in the C-MU zones inside the downtown area.

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: No minimum.
- B. Maximum building height: one hundred (100) feet.
- C. Minimum required yards (building setbacks):
 1. Front: zero (0) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-1 or R-M zone district: zero (0) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting an R-1 or R-M zone district: zero (0) feet;
 6. Street side yard on corner lot: zero (0) feet.
- D. Minimum required landscaped yard (setback) areas:
 1. Front: five (5) feet (except where a building is located on side property line);
 2. Rear: zero (0) feet;

3. Side: five (5) feet (except where a building is located on side property line);

Parking:

1. Provide parking spaces based Zoning Ordinance Section 17.34.020
2. 30% of the required parking stalls may be compact and shall be evenly distributed in the lot.
3. Provide handicapped space(s).
4. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking.
5. A planter is required every other row. (5-9 feet in width containing trees on twenty (20) foot centers.
6. No repair work or vehicle servicing allowed in a parking area.
7. It is highly recommended that bicycle rack(s) be provided on site plan.
8. No parking shall be permitted in a required front/rear/side yard.
9. Design/locate parking lot lighting to deflect any glare away from abutting residential areas.
10. Parking lot to be screened from view by a 3-foot tall solid wall or shrubs when located adjacent to a public street or when across from residential property.
11. Front carport area to have a 3 to 6-foot tall screening wall.
12. Provide shopping cart storage areas on site plan.
13. Provide transit facilities on site plan.
14. Provide shared parking/access agreements
15. Provide off-street loading facility.
16. The project should provide preferential parking spaces for carpools and vanpools to decrease the number of single occupant vehicle work trips. The preferential treatment could include covered parking spaces or close-in parking spaces, or designated free parking, or a guaranteed space for the vehicle.
17. Provide a "No Parking" (dead-head) stall at the end of the parking row (for rows over 6 stalls deep with no outlet) to allow vehicles to turn around rather than backing out if no stalls are available.

Fencing and Screening:

1. Provide screening for roof mounted equipment (Zoning Ordinance Section 17.30.130.F).
2. Provide second-story screening for all windows that may intrude into adjacent residential properties. Details and cross-sections will be required to be reviewed and approved prior to issuance of building permits (Zoning Ordinance Section 17.30.130.F).
3. Provide screened trash enclosure with solid screening gates (Zoning Ordinance Section 17.30.130.F).
4. Provide solid screening of all outdoor storage areas. Outdoor storage to be screened from public view with solid material (Zoning Ordinance Section 17.30.130.F).
5. Outdoor retail sales prohibited.
6. Cross Sections need to be provided for site Plan Review if there is greater than an 18-inch difference between the elevation of the subject site and the adjacent properties, and the sections would be required for the public hearing process also.
7. All outdoor storage areas are to be identified on the site plan and they are to be shown with screening (fencing). No materials may be stored above the storage area fence heights (Zoning Ordinance Section 17.30.130.F).
8. Provide minimum of ____-foot high concrete block wall or masonry wall along/around the following: _____
9. Provide minimum of ____-foot high solid wooden residential fence along/around the following: _____
10. Provide minimum of ____-foot high chain-link fence ____ with ____ without slats along/around the following: _____
11. If there is an anticipated grade difference of more than 12-inches between this site and the adjacent sites, a cross section of the difference and the walls must be provided as a part of the Subdivision and/or CUP application package.
12. NOTE: The maximum height of block walls and fences is 7-feet in the appropriate areas; this height is measured on the tallest side of the fence. If the height difference is such that the fence on the inside of the project site is not of sufficient height, the fence height should be discussed with Planning Staff prior to the filing of applications to determine if an Exception to fence/wall height should also be submitted.

Landscaping:

1. The City has adopted the State Water Efficient Landscape Ordinance. The ordinance applies to projects installing 2,500 square feet or more of landscaping. It requires that landscaping and irrigation plans be certified by a qualified entity (i.e., Landscape Architect) as meeting the State water conservation requirements. The City's implementation of this new State law will be accomplished by self-certification of the final landscape and irrigation plans by a California licensed landscape architect or other qualified entity with sections signed by appropriately licensed or certified persons as required by the ordinance.
NOTE: Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.
2. Provide street trees at an average of 20-feet on center along street frontages. All trees to be 15-gallon minimum size (Zoning Ordinance Section 17.30.015-2).
3. In the P(R-M) multi-family residential zone, all multiple family developments shall have landscaping including plants, and ground cover to be consistent with surrounding landscaping in the vicinity. Landscape plans to be approved by city staff prior to installation and occupancy of use and such landscaping to be permanently maintained. (Zoning Ordinance Section 17.16.180)
4. All landscape areas to be protected with 6-inch concrete curbs (Zoning Ordinance Section 17.30.130.F).
5. All parking lots to be designed to provide a tree canopy to provide shade in the hot seasons and sunlight in the winter months.
6. Provide a detailed landscape and irrigation plan as a part of the building permit package (Zoning Ordinance Section 17.34.040).
7. An 80 sq. ft. minimum landscape well is required every 10 contiguous parking stalls (Zoning Ordinance Section 17.30.130.C).
8. Provide a detailed landscape and irrigation plan for review prior to issuance of building permits. Please review Zoning Ordinance section 17.30.130-C for current landscaping and irrigation requirements.
9. Provide a conceptual landscape plan for resubmittal or planning commission review.
10. Locate existing oak trees on site and provide protection for all oak trees greater than 2" diameter (see Oak Tree Preservation Ordinance).
11. Maintenance of landscaped areas. - A landscaped area provided in compliance with the regulations prescribed in this title or as a condition of a use permit or variance shall be planted with materials suitable for screening or ornamenting the site, whichever is appropriate, and plant materials shall be maintained and replaced as needed, to screen or ornament the site. (Prior code § 7484)

Lighting:

1. All lighting is to be designed and installed so as to prevent any significant direct or indirect light or glare from falling upon any adjacent residential property. This will need to be demonstrated in the building plans and prior to final on the site.
2. Parking lot and drive aisle lighting adjacent to residential units or designated property should consider the use of 15-foot high light poles, with the light element to be completely recessed into the can. A reduction in the height of the light pole will assist in the reduction/elimination of direct and indirect light and glare which may adversely impact adjacent residential areas.
3. Building and security lights need to be shielded so that the light element is not visible from the adjacent residential properties, if any new lights are added or existing lights relocated.
4. NOTE: Failure to meet these lighting standards in the field will result in no occupancy for the building until the standards are met.

In no case shall more than 0.5 lumens be exceeded at any property line, and in cases where the adjacent residential unit is very close to the property line, 0.5 lumens may not be acceptable.

DOWNTOWN RETAIL OVERLAY DISTRICT

17.58.010 **Purposes and intent.**

A. There is created a downtown retail overlay district, the boundaries of which are shown on the map entitled, "Downtown Retail Overlay District," which is delineated on the Zoning Map. Said map is adopted and made a part of this ordinance.

B. This chapter is enacted to preserve and promote the public health, safety, and welfare of the citizens of Visalia, and to express the commitment of the city toward the continued vitality and stabilization of regional retail commercial activity within the area traditionally known as Downtown Visalia. This commitment seeks to:

1. Protect and enhance existing buildings and improvements in the downtown area.
2. Enhance the character and physical environment of the downtown area by establishing specific design compatibility criteria for new and remodeled buildings within the overlay district.
3. Ensure that new development is compatible with existing and future plans for the area.
4. Involve design professionals and area residents, property owners and merchants, in the implementation of the Visalia Downtown Framework Plan and the continued viability of the downtown retail economy.

17.58.015 Applicability.

The requirements in this chapter shall apply to all structures and properties within the downtown retail overlay district, as defined herein.

17.58.030 Definitions.

A. All definitions, general and specific, set forth in Section 17.04.030, shall be applicable to this chapter.

B. Word Usage.

1. The word "shall" is prescriptive in nature and indicates that compliance is mandatory.
2. The words "may," "should" and "preferred" are permissive in nature and indicate that compliance is discretionary on the part of the applicant.

C. Definitions.

"Construction" means any building activity requiring the issuance of a building permit that affects the exterior appearance of a structure.

"Enlargement" means construction that results in the expansion of the gross floor area of a structure.

"Exterior architectural feature" means the architectural elements embodying the style, design, general arrangement, and components of all of the outer surfaces of an improvement; the kind, color, and texture of the building materials; and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such improvement.

"Improvement" means any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical betterment of real property, or any part of such betterment.

17.58.040 Regulation of improvements.

No improvement or exterior architectural feature of any improvement shall be constructed, altered or enlarged that is located in the downtown retail overlay district unless a site plan review permit is issued pursuant to the terms of this chapter and Chapter 17.28. Where this chapter may conflict with Chapter 17.28, this chapter shall apply. This section shall not apply to any interior alteration that has no effect on the condition or appearance of any exterior architectural feature of an improvement.

17.58.050 Procedures for review of applications.

A. The site plan review committee shall be the reviewing authority for the downtown retail overlay district, with powers and duties as specified in this chapter.

B. The site plan review committee shall review applications only as specified in this chapter, consistent with the rules and regulations in this chapter. Applications shall be approved or disapproved based solely on those building design criteria in this chapter, for which compliance is mandatory. The board may suggest that building design criteria that are permissive be followed; however, applications shall not be approved or disapproved on the basis of any such nonmandatory criteria. The duties and responsibilities of the site plan review committee shall include the following:

C. At the option of the planning commission, the site plan review committee may review proposed zoning actions (zone changes, conditional use permits, special zoning exceptions, planned unit developments and variances) within the district. The site plan review committee may recommend approval, conditional approval, modification or disapproval of an application based upon the expected impact of the proposed zoning action on the character of the affected improvement(s), neighboring properties, or the entire district. The board's recommendation shall be forwarded to the planning commission for its consideration.

D. It shall be the duty of the site plan review committee to review all applications for the construction or exterior alteration or enlargement of improvements within the overlay district. The site plan review committee shall have the power to approve, modify or disapprove such applications before a building permit can be issued.

E. It shall be the duty of the site plan review committee to review all applications for sign permits within the district. Applications for sign permits shall be obtained from and filed with city pursuant to Chapter 17.48, and thereafter the application shall immediately be referred to the site plan review committee for their review and recommendation. The site

plan review committee may recommend approval, conditional approval or denial of the sign permit application. The application shall then be presented to the proper issuing authority for sign permits, pursuant to Chapter 17.48 of the Municipal Code. Sign permits shall be issued only in compliance with the recommendation of the site plan review committee. Approval by the site plan review committee in no way implies approval by the issuing authority for sign permits, whose approval must also be secured pursuant to Chapter 17.48.

F. It shall be the duty of the site plan review committee to review all applications for the moving or demolition of structures within the overlay district. The site plan review committee shall have the power to approve, conditionally approve, or disapprove such applications, subject to the provisions of Section 17.58.060.

G. Permits may be issued for air conditioners, electrical work and plumbing work that is visible from a public right-of-way when the chief building official determines that the work insignificantly affects the exterior of a structure, or that reasonable alternatives as to location or screening have been employed. The building official may forward to the site plan review committee applications for permits for this type of work when it appears that the appearance of a structure may be significantly altered. This subsection shall not apply to the following types of permit applications:

1. Reroofing with like materials;
2. Residing with like materials;
3. Masonry repairs with like materials;
4. Chimney repair with like materials.

17.58.070 Ordinary maintenance and repair.

Nothing in this chapter shall be construed to prevent ordinary maintenance or repair of any structure within any district; provided, such work involves no change in the exterior appearance of a structure. Nothing in this chapter shall be construed to prevent the construction, reconstruction, alteration or demolition of any feature that in the view of the proper authority acting lawfully is required for the public safety because of an unsafe or dangerous condition.

17.58.080 Standards applying to new buildings and alterations to existing buildings.

The following standards shall apply to new buildings and alterations to existing building within the downtown retail overlay district:

A. Awnings attached above street level storefronts and/or upper-story windows are encouraged. Size and scale shall be appropriate to the building, however, significant elements of the building's architecture should not be obscured by upper-story awnings. Ground floor awnings shall project a minimum of five (5) feet over the sidewalk. Awning materials shall be cloth or canvas. Awning colors shall be limited to a blue, burgundy, tan or tones and/or prints of these. White may be incorporated into the design of awnings for contrast or valance signage, but shall not compromise a majority of the color theme of any awning.

B. The following materials and building elements shall be prohibited:

1. Use of wood siding, cladding or wood shingles, in excess of ten (10) percent of the total area of any building façade.
2. Mansard form roof tiles.
3. Unbroken masses of split face, slump stone or concrete unit masonry.
4. Use of reflective or mirrored surface cladding, in excess of then (10) percent of the total area of any building façade.
5. Exposed utility conduit, junction boxes, meters, or fuse boxes on the front façade of buildings.

17.58.082 Standards applying to alterations to existing buildings.

The following standards shall apply when undertaking the renovation of existing buildings within the downtown retail overlay district:

A. Where originally constructed buildings facades remain, their appearance shall not be altered. Such facades shall be repaired and preserved. Where facades have been altered, as much original material and detail shall be retained in the rehabilitation as possible.

B. Where most of the existing architectural design dated from an interim remodeling and where such remodeling adds to the traditional character of the district, rehabilitation shall conform to the period of such remodeling and not to the original design.

C. Where the original design cannot be determined or where financial considerations preclude full-scale rehabilitation of a façade which has previously been altered, a design which is not a pure rehabilitation but which is in keeping of the structure are prohibited.

D. Where originally constructed facades and/or architectural details have been covered by an interior remodeling, the removal of coverings is encouraged. When original materials, facades and/or architectural details are uncovered, these shall not be recovered.

E. Where windows and doors still exist, the original sills, lintels, frames, sash, muntins and glass of windows and transoms shall be preserved. The original doorway elements, including sill, lintels, frames, and the doors shall also be retained. Where possible, replacements should duplicate the originals in design and materials. The blocking or covering

of any portion of an existing window or door opening with permanent materials is prohibited. When new window or door openings are created, the scale of these should approximate that of the traditional architecture of the district. The base of new window opening shall be a maximum of thirty (30) inches above ground level. Whenever the size and/or scale of any existing window openings are altered, the base of all the window openings in the storefront shall be brought into conformance with the maximum 30-inch standard. This subsection shall not apply to ordinary repair or replacement of window glass or frames where the size and/or scale of window openings are not altered.

F. Brick is most dominant traditional building material within the district and is preferred as a replacement material. Brick shall not be covered by wood shingles, wood, aluminum siding, or any other synthetic materials. Where brick has been painted, repainting in a color that matches the natural color of the brick as closely as possible is preferred. Where brick remains unpainted, the use of paint in the exterior is prohibited, since unpainted brick is a crucial element of the traditional character of the district.

G. Stuccoed brick surfaces should be retained, unless held in place with wire mesh, in which case the stucco should be removed. Where retained, stucco should be repainted in a brick color.

17.58.084 Standards applying to new buildings.

The following standards shall apply to new buildings within the downtown retail overlay district. The objective of this section is to ensure that contemporary design is compatible with the traditional theme and character of the downtown retail overlay district. The effect of the proposed design of new construction on the overall character of the district should be the first frame of reference for such compatibility. The next consideration should be the effect of the proposed design on the adjacent buildings and streetscape.

A. New construction shall maintain the continuity of existing rows of buildings; facades shall be constructed at the property line facing the street, or at a setback even with that of adjacent buildings.

B. New buildings shall be constructed to within ten (10) percent of the maximum height of adjacent buildings. The scale of new architectural elements should be consistent with that of adjacent structures.

C. Brick is the preferred exterior building material for new construction. The color texture should be similar to that of brick traditionally used in the district.

D. The scale of window and door openings in new buildings should approximate that of the traditional architecture of the district. The base of window openings shall be a maximum of thirty (30) inches above ground level.

17.58.086 Maintenance and repair required.

A. Neither the owner of nor the person(s) in actual charge of a structure within the district shall permit such structure to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural features so as to produce, or tend to produce, in the judgment of the Building Official, a detrimental effect on the character of the district as a whole or the life and character of the structure in question, including, but not limited to:

1. The deterioration or decay of exterior walls or other vertical supports;
2. The deterioration of roofs or other horizontal members;
3. The deterioration of exterior chimneys;
4. The extensive deterioration or crumbling of exterior plaster or mortar;
5. The extensive peeling or chipping of exterior paint;
6. The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition or conditions.

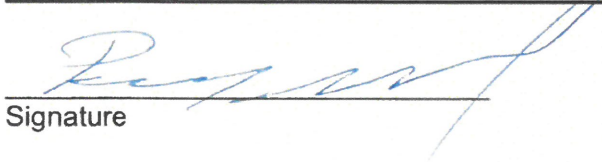
B. The city's zoning compliance officer, or other designated enforcement official, shall serve written notice upon the owner of any structure deemed to be in violation of this section or any applicable municipal code. Notice shall comply with Visalia Municipal Code Section 1.13.070 if the violation is pursued through administrative enforcement. Alternatively, the enforcement official may pursue the violation as a criminal infraction. Said written notice shall specify the nature of the condition or conditions which are in violation of the maintenance and repair requirement and direct that said conditions be repaired or corrected within an appropriately reasonable period of time. If the condition or conditions are not remedied within the stated period of time in the notice, then an administrative penalty or fine as stated in section 1.12.010 of the Visalia Municipal Code shall be enforced and may be collected under the methods stated in section 1.13.110. Said notice shall further advise the owner of said structure of his/her right to request a hearing before the planning commission to review the determination of the city's enforcement officer. The request for hearing shall be made within ten (10) days of the receipt of notice by the owner, with applicable fees, as set forth in Chapter 1.13 of the Municipal Code and the administrative hearing shall be conducted pursuant to the requirements of Chapter 1.13.

C. After a hearing, the administrative hearing officer may approve, modify, or reject the determination of the city's enforcement officer at the conclusion of such hearing. Should an administrative hearing officer determine at the conclusion of such a hearing that there is a violation of this provision, the administrative hearing officer shall require that the structure in question be brought into compliance within an appropriately reasonable period of time and in addition order the collection of any applicable fines.

17.58.090 Exceptions.

Within the downtown retail overlay district, design and construction conditions exist that are unique and are not generally found elsewhere in the city. Structures were often constructed on or near lot lines and abut one another in many cases. Storefronts and building facades have often been redesigned, covered or otherwise subjected to major alterations over the years. Due to these peculiar conditions, it is sometimes in the interest of enhancing the character of the district to make an exception to the building design criteria in this chapter and/or signage, landscaping, setbacks, fencing and screening requirements of the Visalia zoning ordinance. Where it is deemed that the physical and economic well-being of the district would be better served by such an exception rather than the strict application of the above mentioned building design criteria and other ordinance requirements, the site plan review committee may recommend to the planning commission that such exception be made, pursuant to Section 17.42.030.

NOTE: Staff recommendations contained in this document are not to be considered support for a particular action or project unless otherwise stated in the comments. The comments found on this document pertain to the site plan submitted for review on the above referenced date. Any changes made to the plan submitted must be submitted for additional review.


Signature



City of Visalia

Building: Site Plan

Review Comments

SPR 14 2012
TOOR APARTMENTS
204 & 209 N. ENCINA ST.

NOTE: These are general comments and DO NOT constitute a complete plan check for your specific project
Please refer to the applicable California Code & local ordinance for additional requirements.

- ☒ A building permit will be required. *For information call (559) 713-4444*
- ☒ Submit 1 digital set of professionally prepared plans and 1 set of calculations. (Small Tenant Improvements)
- ☐ Submit 1 digital set of plans prepared by an architect or engineer. Must comply with 2016 California Building Cod Sec. 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- ☐ Indicate abandoned wells, septic systems and excavations on construction plans.
- You are responsible to ensure compliance with the following checked items:
- ☐ Meet State and Federal requirements for accessibility for persons with disabilities.
- ☐ A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- ☒ All accessible units required to be adaptable for persons with disabilities. **ALL GROUND FLOOR UNITS SHALL BE ADAPTABLE.**
- ☒ Maintain sound transmission control between units minimum of 50 STC.
- ☒ Maintain fire-resistive requirements ~~at property lines~~ **BETWEEN UNITS BOTH (HORIZ. AND VERT.)**
- ☒ A demolition permit & deposit is required. *For information call (559) 713-4444*
- ☒ Obtain required permits from San Joaquin Valley Air Pollution Board. *For information call (661) 392-5500*
- ☐ Plans must be approved by the Tulare County Health Department. *For information call (559) 624-8011*
- ☒ Project is located in flood zone **AE** * ☐ Hazardous materials report. **GROUND FLOOR SHALL BE CONSTRUCTED 1'-0" MIN. ABOVE THE B.F.E.** *For information call (559) 713-4444*
- ☐ Arrange for an on-site inspection. (Fee for inspection \$157.00)
- ☒ School Development fees. Commercial \$0.61 per square foot. Residential \$3.79 per square foot.
- ☐ Park Development fee \$_____, per unit collected with building permits.
- ☒ Additional address may be required for each structure located on the site. *For information call (559) 713-4320*
- ☐ Acceptable as submitted
- ☐ No comments at this time

Additional comments: **PROVIDE A STRUCTURAL ANALYSIS FROM A LICENSED STRUCTURAL ENGINEER TO THE BUILDING OFFICIAL TO DETERMINE THAT THE EXISTING BUILDING CONSTITUTES A HAZARD TO PUBLIC HEALTH.**

YAL GARCIA 11/6/19
Signature

**Site Plan Comments**

Visalia Fire Department
Corbin Reed, Fire Marshal
420 N. Burke
Visalia CA 93292
559-713-4272 office
prevention.division@visalia.city

Date	November 4, 2019
Item #	7
Site Plan #	SPR19-202
APN:	094337007, 008

- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2016 California Fire Code (CFC), 2016 California Building Codes (CBC) and City of Visalia Municipal Codes.
- **Address numbers** must be placed on the exterior of the building in such a position as to be clearly and plainly visible from the street. Numbers will be at least four inches (4") high and shall be of a color to contrast with their background. If multiple addresses served are by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2016 CFC 505.1
- Zero lot line clearance or mobile home park developments shall be provided with **fire hydrants** every four hundred (400) lineal feet of frontage. In isolated developments, no less than two (2) fire hydrants shall be provided. The exact location and number of fire hydrants shall be at the discretion of the fire marshal, fire chief and/or their designee. VMC 16.36.120(5); 2016 CFC §507, App B and C
- An **automatic fire sprinkler system** will be required for this building. Also, a fire hydrant is required within 50 feet of the Fire Department Connection (FDC). Where an existing building is retrofitted with a sprinkler system (NFPA 13 or NFPA 13R) a fire hydrant shall be provided within 75 feet of the FDC. An additional 25 feet of distance between a fire hydrant and FDC may be granted when a fire sprinkler Density is designed with an additional 25%. 2016 CFC 912 and Visalia Municipal Code 8.20.010 subsection C103.4

Corbin Reed
Fire Marshal

SPR 19-202

City of Visalia
Police Department
303 S. Johnson St.
Visalia, Ca. 93292
(559) 713-4370

Site Plan Review Comments

- ☒ No Comment at this time.
- ☐ Request opportunity to comment or make recommendations as to safety issues as plans are developed.
- ☐ Public Safety Impact fee:
Ordinance No. 2001-11 Chapter 16.43 of Title 16 of the Visalia Municipal Code
Effective date - August 17, 2001

Impact fees shall be imposed by the City pursuant to this Ordinance as a condition of or in conjunction with the approval of a development project. "New Development or Development Project" means any new building, structure or improvement of any parcels of land, upon which no like building, structure or improvement previously existed. *Refer to Engineering Site Plan comments for fee estimation.

- ☐ Not enough information provided. Please provide additional information pertaining to:

- ☐ Territorial Reinforcement: Define property lines (private/public space).

- ☐ Access Controlled / Restricted etc:

- ☐ Lighting Concerns:

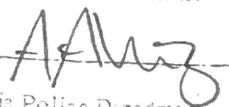
- ☐ Landscaping Concerns:

- ☐ Traffic Concerns:

- ☐ Surveillance Issues:

- ☐ Line of Sight Issues:

- ☐ Other Concerns:

 Arzoo
Visalia Police Department

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

November 6, 2019

ITEM NO. 2

SITE PLAN NO: SPR19-202
PROJECT TITLE: Toor Apartments
DESCRIPTION: Demo Existing Building and Build New Aptment Building
APPLICANT: Billa Toor
OWNER: AST Farm LLC, Santokh Toor
APN: 094-337-007, 008
LOCATION: 204 & 209 N. Encina St.

THE TRAFFIC DIVISION WILL PROHIBIT ON-STREET PARKING AS DEEMED NECESSARY

- ☐ No Comments
- ☐ See Previous Site Plan Comments
- ☐ Install Street Light(s) per City Standards.
- ☐ Install Street Name Blades at Locations.
- ☐ Install Stop Signs at Locations.
- ☒ Construct parking per City Standards PK-1 through PK-4.
- ☐ Construct drive approach per City Standards.
- ☐ Traffic Impact Analysis required (CUP)
 - ☐ Provide more traffic information such as . Depending on development size, characteristics, etc., a TIA may be required.
- ☐ Additional traffic information required (Non Discretionary)
 - ☐ Trip Generation - Provide documentation as to concurrence with General Plan.
 - ☐ Site Specific - Evaluate access points and provide documentation of conformance with COV standards. If noncomplying, provide explanation.
 - ☐ Traffic Impact Fee (TIF) Program - Identify improvements needed in concurrence with TIF.

Additional Comments:

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Leslie Blair

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4500

19202

COMMERCIAL BIN SERVICE

- ☐ No comments.
- ☒ See comments below ☐
- ☒ Revisions required prior to submitting final plans. See comments below.
- ☐ Resubmittal required. See comments below.
- ☒ Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ☒ ALL refuse enclosures must be R-3 OR R-4
- ☒ Customer must provide combination or keys for access to locked gates/bins
- ☐ Type of refuse service not indicated.
- ☐ Location of bin enclosure not acceptable. See comments below.
- ☒ Bin enclosure not to city standards double.
- ☒ Inadequate number of bins to provide sufficient service. See comments below.
- ☐ Drive approach too narrow for refuse trucks access. See comments below.
- ☐ Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- ☒ Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- ☒ Bin enclosure gates are required
- ☐ Hammerhead turnaround must be built per city standards.
- ☐ Cul - de - sac must be built per city standards.
- ☒ Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- ☒ Area in front of refuse enclosure must be marked off indicating no parking
- ☐ Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- ☐ Customer will be required to roll container out to curb for service.
- ☒ Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- ☐ Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- ☒ City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment

Inadequate number of bins to provide sufficient service. Must be an R-3 enclosure for trash and recycle bins. Multi Family MUST comply with State Mandatory AB 341 recycling requirements.

Jim Ross, Solid Waste Manager, 559-713-4533
Edward Zuniga, Solid Waste Supervisor, 559-713-4338



Site Plan Review Comments For:

California Water Service
Stuart Skoglund, Superintendent
216 N. Valley Oaks Dr.
Visalia, CA 93292
559-624-1662 Office
559-735-3189 Fax

Date: 11/06/2019

Item # 7

Site Plan # 19-202

Project:

Description: Demo and reconstruct

Applicant:

Location: 204 & 209 N Encina

APN:

The following comments are applicable when checked:

- ☐ No Comments at this time
- ☒ Fire Hydrants
Comments- The existing hydrant might need to be relocated to the south if the driveway is going to be widened.
- ☒ Services
Comments- The existing service in the alley will need to be abandoned. New services can be installed off of Encina. A fire service will need to be installed since the fire dept is going to require fire sprinklers.
- ☐ Mains
Comments-
- ☒ Backflow requirements
Comments- Backflow devices will be required on all services. Contact Lori John at Cal Water (559) 624-1670 for information regarding installation and inspection.

Additional Comments:

- ☒ I gave a new business packet to the representatives.

Stuart Skoglund
Superintendent

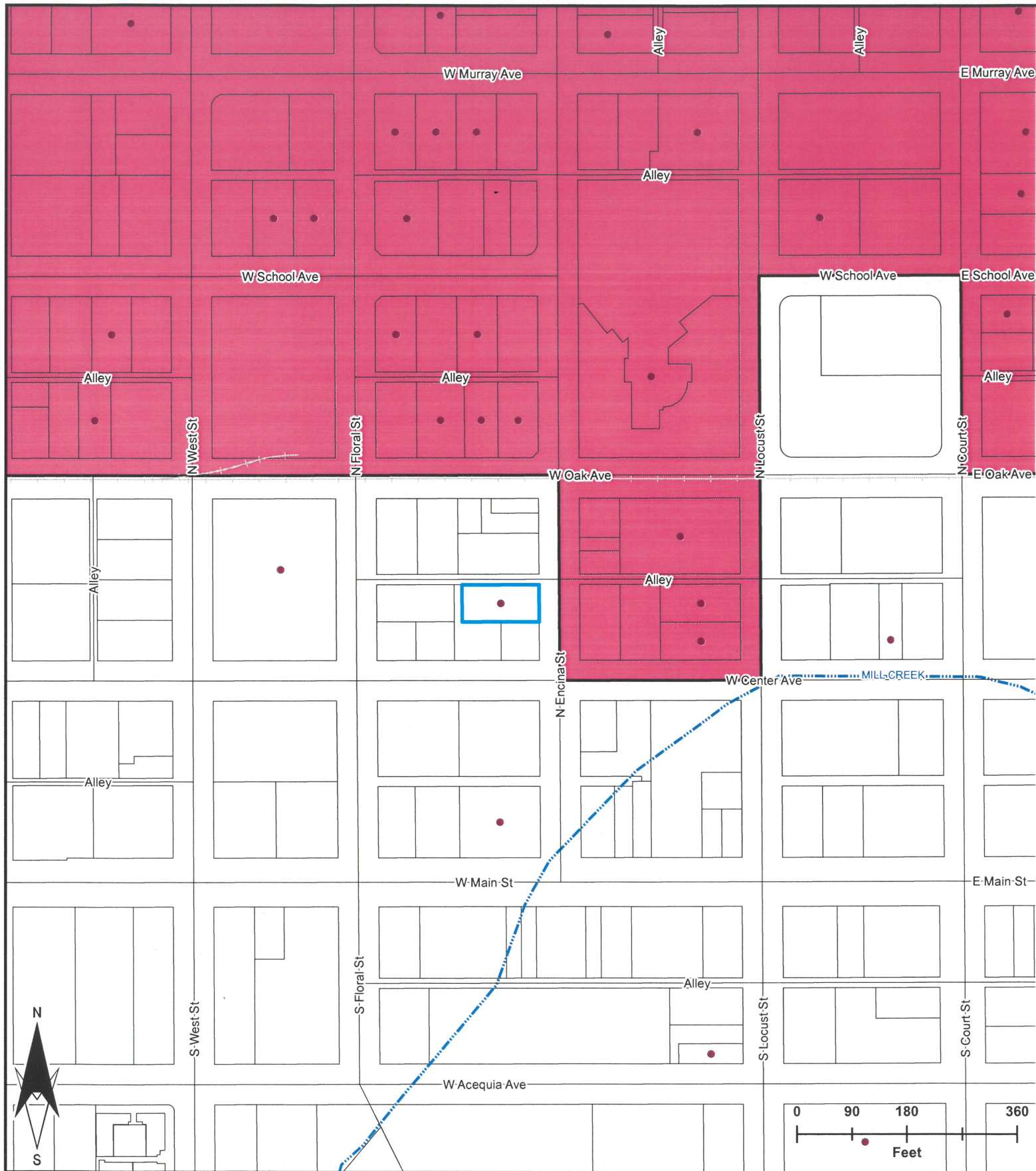


HPAC No. 2020-04

Aerial Map

Legend

- Streets
- +— Railroad
- Waterways
- Parcels



HPAC No. 2020-04

Historic District &
Local Register Map

Legend

- Local Registry
- Streets
- Railroad
- Waterways
- Parcels
- Historical District



Project Address: 209 N. Encina St.
HPAC NO.: 2020-04

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
REVIEW APPLICATION

LOCATION OF PROJECT: 209 N. Encina St., Visalia, CA 93291 DATE: 07/15/2020
APPLICANT/PROJECT CONTACT: Santokh Toor PHONE: 559-690-9024
APPLICANT ADDRESS: 27725 Road 92, Visalia, CA 93277
E-MAIL ADDRESS: bt5323@gmail.com APN#: 094-337-007
PROPERTY OWNER: Santokh Toor
GENERAL DESCRIPTION OF PROJECT: Demo Existing

BRIEF NARRATIVE/REASON FOR PROJECT: Demolition

NAME & PHONE NUMBER OF PERSON ATTENDING THE MEETINGS: Santokh Toor 559-690-9024
RELATIONSHIP TO PROPERTY OWNER: Owner

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: _____

☒ 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:

Material: N/A

Size: _____

Color: _____

3. Roof: (Please indicate proposed changes to):

Style: N/A

Pitch: _____

Material: _____

4. Proposed Building Height:

Height to eave: N/A

Height to peak of roof: _____

5. Setbacks: (Measurement from curb and property line to proposed structures)

a. Setbacks on proposed project:

Front: N/A

Rear: _____

Sides: _____

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

Front only: _____

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

Pending

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: _____

07/15/2020

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.