

CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, October 26, 2022, at 5:30PM

CHAIR: Walter Deissler

VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:

Patty Kane, Michael Kreps, Jay Hohlbauch, Jordan Mulrooney

City of Visalia Administration Building
220 N. Santa Fe Street, Visalia CA

AGENDA

A. Citizen's Comments

B. Meeting Minutes

1. September 28, 2022, Regular Meeting

C. Project Reviews:

1. **HPAC No. 2022-21:** A request by Larry Lewis for a Conditional Use Permit to establish a medical spa, add a 120 square foot lounge to an existing building, and remove and relocate a ramp, located within the O-C (Office Conversion) Zone. The project site is located at 523 West Noble Avenue (APN: 096-142-017).
2. **HPAC No. 2022-20:** A request by Jace Yates to add fascia board and gutters to an office and detached garage located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 603 North Court Street (APN: 094-014-005).
3. **HPAC No. 2022-23:** A request by Walter Deissler to perform exterior alterations to an office building within the D-MU (Downtown Mixed Use) Zone. The project site is located at 512 North Court Street (APN: 094-261-023).
4. **HPAC No. No. 2022-22:** A request by Araceli Rapalo to perform exterior alterations to a single-family residence within the O-C (Office Conversion) Zone. The project site is located at 507 N. Encina Street (APN: 094-353-007).

D. Discussion Items

1. Review of Architectural Style Guide
2. Goals Discussion
3. Committee and Staff Comments
 - a. Project Updates
4. Identification of Items for Future Agendas

E. Adjournment

In compliance with the Americans Disabilities Act, if you need special assistance to participate in meetings call (559) 713-4443 (Staff Representative) 48-hours in advance of the meeting. For Hearing Impaired – Call (559) 713-4900 (TTY) 48-hours in advance of the scheduled meeting time to request signing services. Visually Impaired - If enlarged print or a Braille copy is desired, please request in advance of the meeting and services will be provided as possible after the meeting. City Staff to the Committee is Cristobal Carrillo, Associate Planner, 559-713-4443, cristobal.carrillo@visalia.city.

Este Aviso es para informarle que habra una audiencia para el público ante el Comité de Preservación Histórica de la Ciudad de Visalia. Para más información, o para dar comentario público respecto a esta solicitud, por favor llame Cristobal Carrillo, Associate Planner, al numero (559) 713-4443 o cristobal.carrillo@visalia.city.

Additional information about the Historic Preservation Advisory Committee may be found by contacting Cristobal Carrillo, Associate Planner at 559-713-4443, or emailing cristobal.carrillo@visalia.city.



CITY OF VISALIA
HISTORIC PRESERVATION ADVISORY COMMITTEE
Wednesday, September 28, 2022, at 5:30PM

CHAIR: Walter Deissler

VICE-CHAIR: Tyler Davis

COMMITTEE MEMBERS:

Patty Kane, Michael Kreps, Jay Hohlbauch, Jordan Mulrooney

**Kreps and Mulrooney
absent. All other
members present.**

MEMBERS OF THE PUBLIC: Jason Scott, Art Chiapa, Dan Maxey, Felimon Carrasco

CITY STAFF: Cristobal Carrillo, Associate Planner, Kenneth O'Leary, Hourly
Employee/Planning Intern

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

AGENDA

A. Citizen's Comments

Public comment was provided by Carrillo, who introduced Kenneth O'Leary to the Committee.

B. Meeting Minutes

1. September 14, 2022, Regular Meeting

A motion was made by Kane, seconded by Hohlbauch, to approve the meeting minutes for September 14, 2022. The motion was approved 4-0-2 (Kreps and Mulrooney absent).

2. September 21, 2022, Special Called Meeting

A motion was made by Kane, seconded by Hohlbauch, to approve the meeting minutes for September 21, 2022. The motion was approved 4-0-2 (Kreps and Mulrooney absent).

C. Project Reviews:

1. **HPAC No. 2022-16 (Continued Item):** A request by Lovejot Singh and Jason Scott to demolish and rebuild an existing convenience store within the D-MU (Downtown Mixed Use) Zone. The project site is located at 540 North Court Street (APN: 094-261-026).

Staff presented its report and recommended approval of the proposal as conditioned by staff. Public comment in favor of the proposal was received from Jason Scott, engineer representing the project applicant. Additional public comment in support of the proposal was provided via e-mail from Bill Huott. Discussion occurred regarding the applicant's revisions and modifications requested by staff. Scott noted that the modifications requested by staff were not possible to construct. The Committee and Scott then

discussed alternative designs and ornamentation that could be applied to the proposed structure. After discussion the parties agreed to modify the proposal so that the following would be included:

- That two dormer ends with small windows be installed, one each at the northern and southern elevations of the roof, to screen HVAC equipment instead of the large single dormer featured in Exhibit “D”.
- That the dormer ends be as low scale as possible, with peaks that are at the same height as the ridge line of the main structure.
- That vent features and barge boards be placed on the two front gables located on the western building elevation.

Scott stated that if upon drafting of the plans it was determined that the requested modifications were unfeasible, the applicant would return to the HPAC for review of revised designs. A motion was then made by Deissler, seconded by Davis, to approve the request as modified. The motion passed 4-0-2 (Kreps and Mulrooney absent).

2. **HPAC No. 2022-19:** A request by Art Chiapa to install new fencing and signage on a site within the O-C (Office Conversion) Zone. The project site is located at 500 N. Willis Street (APN: 093-174-010).

Staff presented its report and recommended approval of the proposal as conditioned by staff. Public comment in favor of the proposal was received from Art Chiapa, contractor representing the project applicant. Discussion occurred regarding whether the existing signage could be kept in place with approval of a Variance. Staff stated that a Variance would be costly, would require additional review time, and would be unlikely to be approved by the Planning Commission. A motion was then made by Davis, seconded by Kane, to approve the request. The motion passed 4-0-2 (Kreps and Mulrooney absent).

3. **HPAC No. 2022-18:** A request by Dan Maxey for wall signage on a single-family residence in the R-1-5 (Single Family Residential, 5,000 sq. ft. minimum site area) Zone. The project site is located at 807 W. Noble Avenue (APN: 096-135-002).

Staff presented its report and recommended approval of the proposal as conditioned by staff. Public comment in favor of the proposal was received from Dan Maxey, property owner and project applicant. Discussion occurred regarding what aspects of the signage could be reviewed by the HPAC. Staff stated that per US case law and existing Historic Preservation Ordinance requirements, the Committee could only review the signage in terms of design and materials. A motion was then made by Kane, seconded by Davis, to approve the request. The motion passed 4-0-2 (Kreps and Mulrooney absent).

4. **HPAC No. 2022-17:** A request by Felimon Carrasco for a Conditional Use Permit to establish a single-family residence in the D-MU (Downtown Mixed Use) Zone. The project site is located at 216 E. School Avenue (APN: 094-272-007).

Staff presented its report and recommended approval of the proposal as conditioned by staff. Public comment in favor of the proposal was received from Felimon Carrasco, property owner and project applicant. Discussion followed. A motion was then made by Kane, seconded by Hohlbauch, to recommend approval of the request to the Visalia Planning Commission. The motion passed 4-0-2 (Kreps and Mulrooney absent).

D. Discussion Items

1. Resignation of Marilyn Mitchell

The Committee discussed the resignation of Marilyn Mitchell from the HPAC. The Committee requested that staff investigate the possibility of recognizing Mitchell's tenure at an upcoming City Council meeting. Staff stated they would investigate the matter. The Committee then discussed potential candidates to fill the vacancy, including former member Peggy Lambert. Deissler requested that Staff reach out to Lambert as well.

2. Goals Work Session Debriefing

The Committee briefly discussed the September 21, 2022, Goals Work Session. It was discussed whether a schedule should be created. Staff noted that if HPAC members wished to volunteer to scan Historic Survey documents, they would first need to undergo a background check through the City of Visalia. Staff also noted that a work plan would need to be developed as well.

3. Committee and Staff Comments

The Committee further discussed reviewing Historic Survey sheets during meetings.

a. Project Updates

Staff provided updates on the following:

- An unpermitted window changeout at 507 N. Encina Street;
- Unpermitted exterior alterations at 603 N. Court Street;
- Proposed water tank replacement at 128 E. Main Street;
- The tower at St. Mary's Catholic Church, 608 N. Church Street.
- That the Historic Preservation Ordinance update is now in effect.

The Committee then discussed upcoming items for review, including the Architectural Style Guide, Local Register architectural descriptions, and a proposal for a medical massage facility at 523 West Noble Avenue. The Committee then discussed absences for the October 12, 2022, HPAC meeting. Staff stated they would check with Mulrooney and Kreps to see if they would also be missing the upcoming meeting.

4. Identification of Items for Future Agendas

None.

E. Adjournment

A motion was made by Deissler, seconded by Davis, to adjourn the meeting. The motion passed 4-0-2 (Mulrooney and Kreps absent). The meeting adjourned at 6:46pm.



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: October 26, 2022

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

SUBJECT: **Historic Preservation Advisory Committee Item No. 2022-21:** A request by Larry Lewis for a Conditional Use Permit to establish a medical spa, add a 120 square foot lounge to an existing building, and remove and relocate a ramp, located within the O-C (Office Conversion) Zone. The project site is located at 523 West Noble Avenue (APN: 096-142-017).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposed addition and recommend approval of the Conditional Use Permit request to the Visalia Planning Commission.

SITE DATA

The site is zoned O-C (Office Conversion) and contains a vacant residence that has been converted into an office space. The project site is located within the Historic District and is listed on the Local Register of Historic Structures with a "Focus" classification. The structure contains "Bungalow" style architecture.



PROJECT DESCRIPTION

Per the Development Plan in Exhibit "A" the applicant proposes to establish a medical spa within an existing office building. The applicant also proposes adding a 120 square foot lounge to the southeast corner of the building. The addition will result in removal of a doorway and installation of two new windows on the east and south elevations of the addition. Windows proposed will contain muntins and trim to match the existing windows on the original building. Lastly the proposal will involve the removal of the existing ramp and walkway in the front yard of the building. The existing ramp will be replaced by a new ramp located in the eastern side yard of the property, adjacent to the building.

Per the floor plan provided, the building will contain a reception area, four exam rooms, a kitchen, bathrooms, and a lounge (the 120 square foot addition). The medical spa will contain

six employees providing “aesthetic services” including but not limited to Botox treatments, hydrafacials, and laser treatments for the removal of hair and tattoos. Staffing consists of two registered nurses, an esthetician, and three receptionists.

Hours of operation will be 10:00am to 6:00pm, Monday through Saturday. Services will be provided by appointment only, with only one client seen per hour by each registered nurse on staff.

DISCUSSION

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

Stand alone cosmeticians and day spas are “conditionally permitted” for use in the O-C Zone, requiring approval of a CUP via a public hearing with the Visalia Planning Commission. The surrounding area consists primarily of office and residential uses, with Noble Avenue/State Highway 198 located north of the site. The proposed use is not expected to produce noise or lighting impacts that would negatively affect adjacent areas. Physical changes proposed would still preserve the overall architectural integrity of the structure.

At present, it is unclear what the parking impact of the proposed use will be. If only two clients will be served at any given hour, the four existing parking stalls will be sufficient, as the Visalia Municipal Code only requires two stalls per spa “station”. If more than two clients are to be serviced at any given time, then there could potentially be a parking impact to surrounding areas. During the Conditional Use Permit process, the applicant will be required to provide additional information regarding the potential impact on parking facilities. Should issues arise, the Visalia Planning Commission has the authority to condition the proposal to limit impacts. Potential conditions could include a limitation on the number of clients that can be seen at any given time.

For the purposes of historic preservation, the proposal is considered compatible with the site and surrounding area given the limited impacts of the medical spa use itself, and the preservation of architectural elements present in the structure.

Architectural Compatibility

Visalia Municipal Code Section 17.56.110 contains criteria for review of exterior alterations to structures listed on the Local Register. In reviewing such applications, the HPAC shall consider the following:

- A. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.**
- B. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.**
- C. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historic basis and that seek to create an earlier appearance shall be discouraged.

- D. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- E. Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure or site, shall be treated with sensitivity.**
- F. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- G. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken, without prior approval of the historic preservation advisory committee.
- H. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, rehabilitation, restoration or reconstruction project. (Ord. 2710 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7711)

The proposed addition and ramp relocation follow the stated Local Register requirements of the Historic Preservation Ordinance, in particular the items in bold above. The 120 square foot addition is small and does not alter the overall appearance of the structure, in particular along its Noble Avenue frontage. The addition will be located in the rear yard of the project site and will not be visible from Noble Avenue. Unique structural elements, such as the segmented windows and exposed rafter tails, will be carried over to the addition. Relocation of the ramp to the side yard further restores the front facing façade of the building.

In order to ensure that the proposal is developed with respect to Local Register structure requirements, Condition Nos. 1 and 2 are included requiring compliance with the exhibits provided. This will be verified during Conditional Use Permit and Building Permit review. If any significant changes occur, the proposal will be brought back to the HPAC for additional review, per Condition of Approval No. 3.

FINDINGS AND CONDITIONS

For HPAC Item No. 2022-21 staff recommends that the Committee approve the proposed addition and ramp relocation, and recommend approval of the Conditional Use Permit request to the Visalia Planning Commission, based upon the following:

Findings:

1. The site is within the Historic District and is listed in the Local Register of Historic Structures.
2. That the proposal is in keeping with the purpose and intent of the Historic Preservation Element and Ordinance.
3. That the proposal will not be injurious to the surrounding properties or character of the Historic District due to its compatibility with the surrounding area.
4. That the Conditional Use Permit request for the medical spa is consistent with the Zoning Ordinance, Historic Preservation Element, and Historic Preservation Ordinance.

Conditions:

1. That the project shall be developed in substantial compliance with the development plan in Exhibit “A” and Building Elevations in Exhibit “B”.
2. That the project undergoes the appropriate City permitting process.
3. That any significant changes in the operation of the proposed use, or any other 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.
4. That all other City codes and ordinances be met.

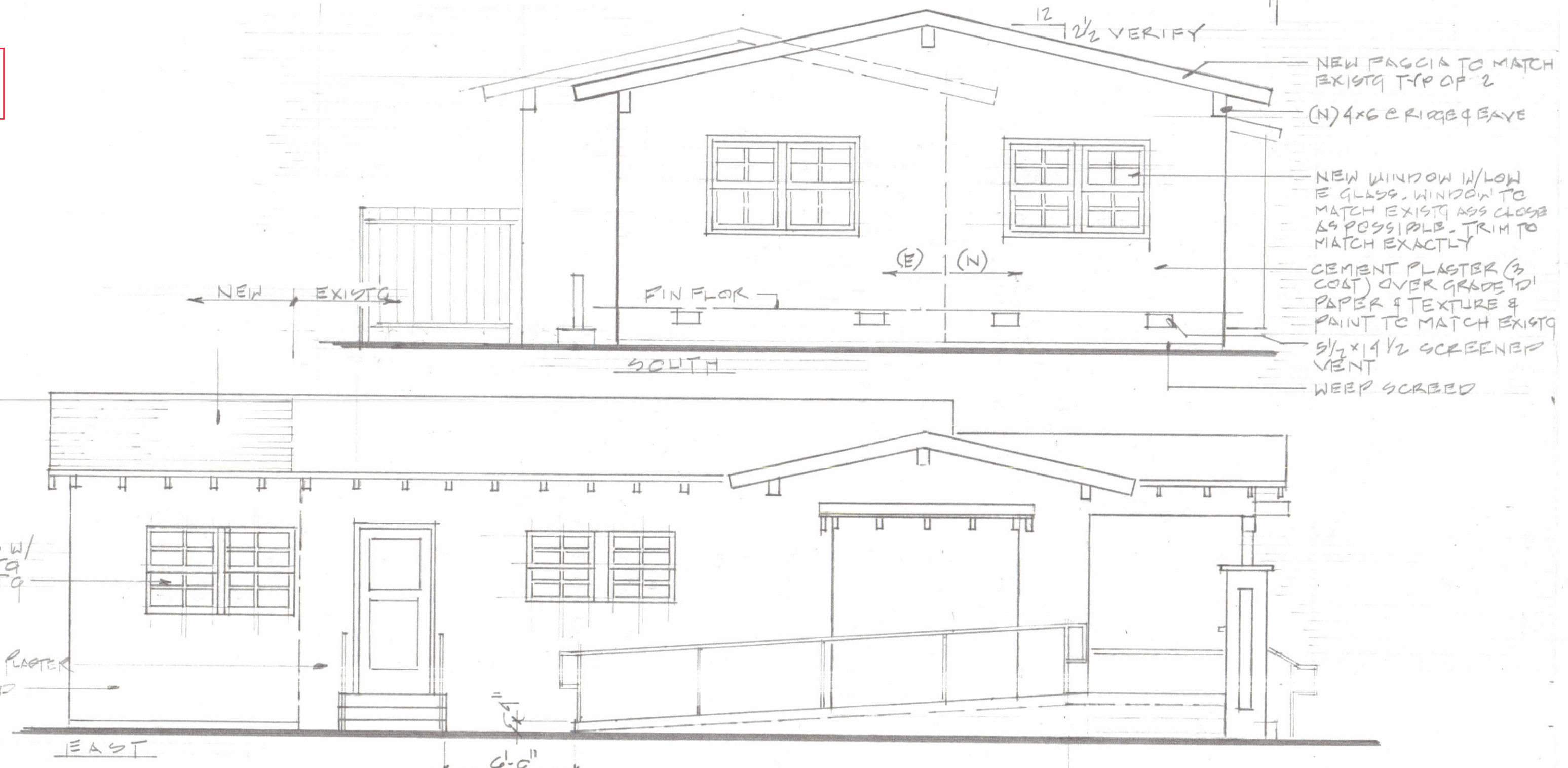
Attachments

- Exhibit “A” – Development Plan
- Exhibit “B” – Existing Building Elevations
- Site Plan Review No. 2022-099 Comments
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

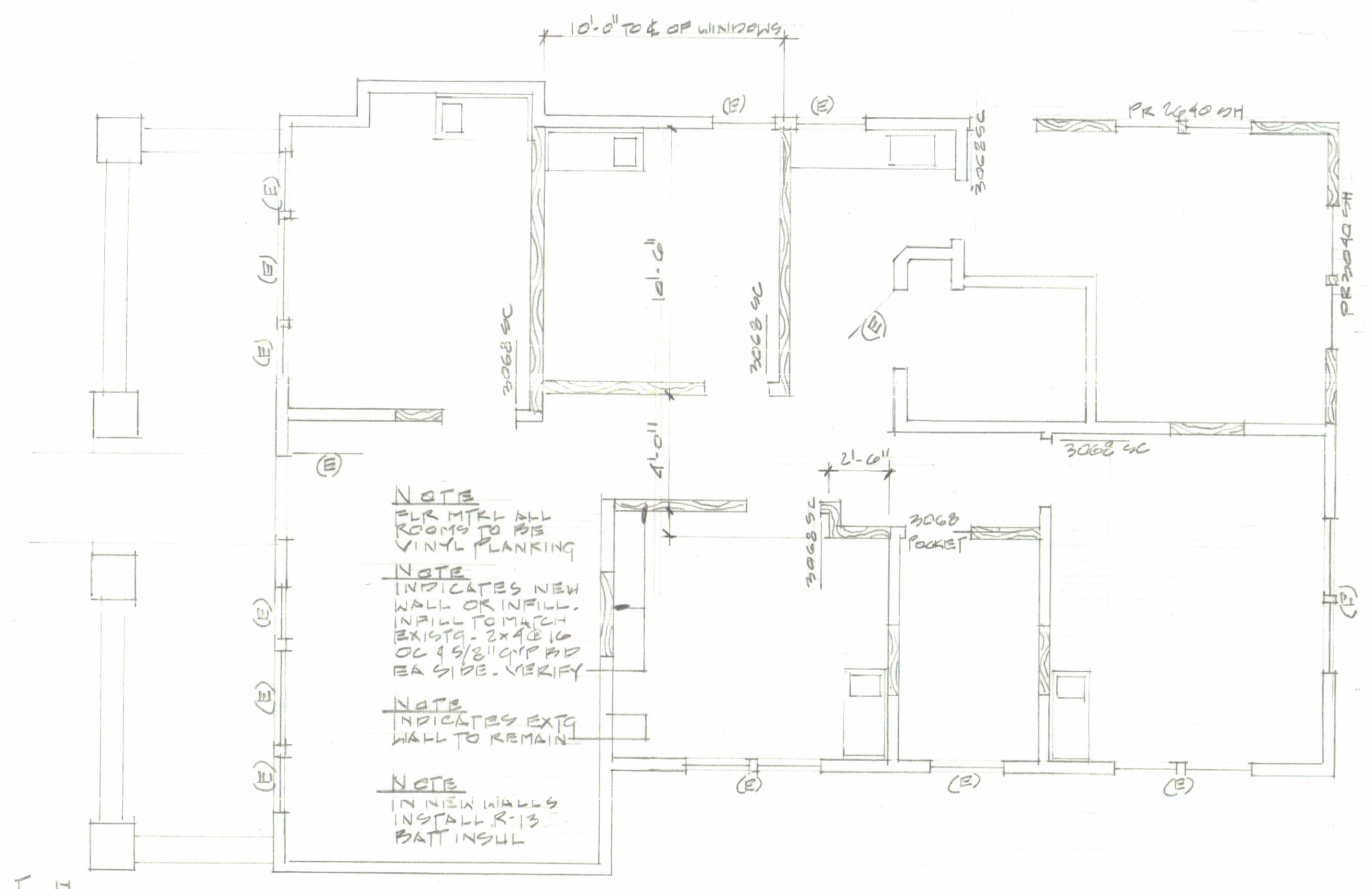
EXHIBIT "A"



EXTERIOR ELEVATIONS 1/4"=1'-0"



FRONT ELEVATION

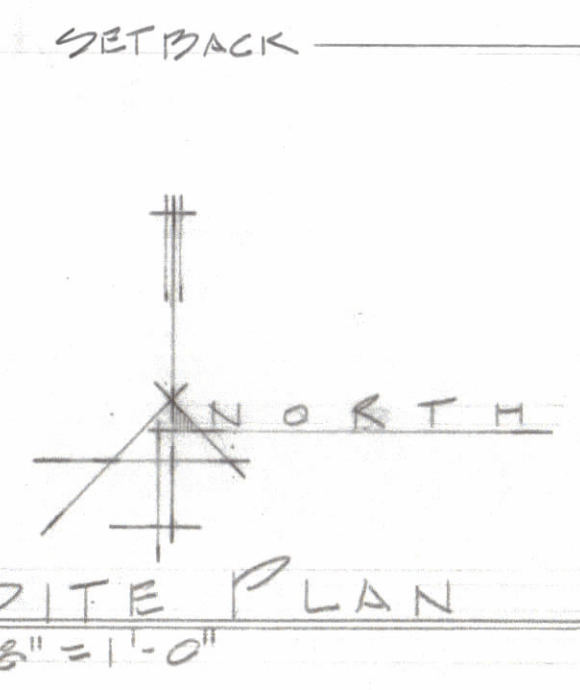


FLOOR PLAN 1/4"=1'-0"

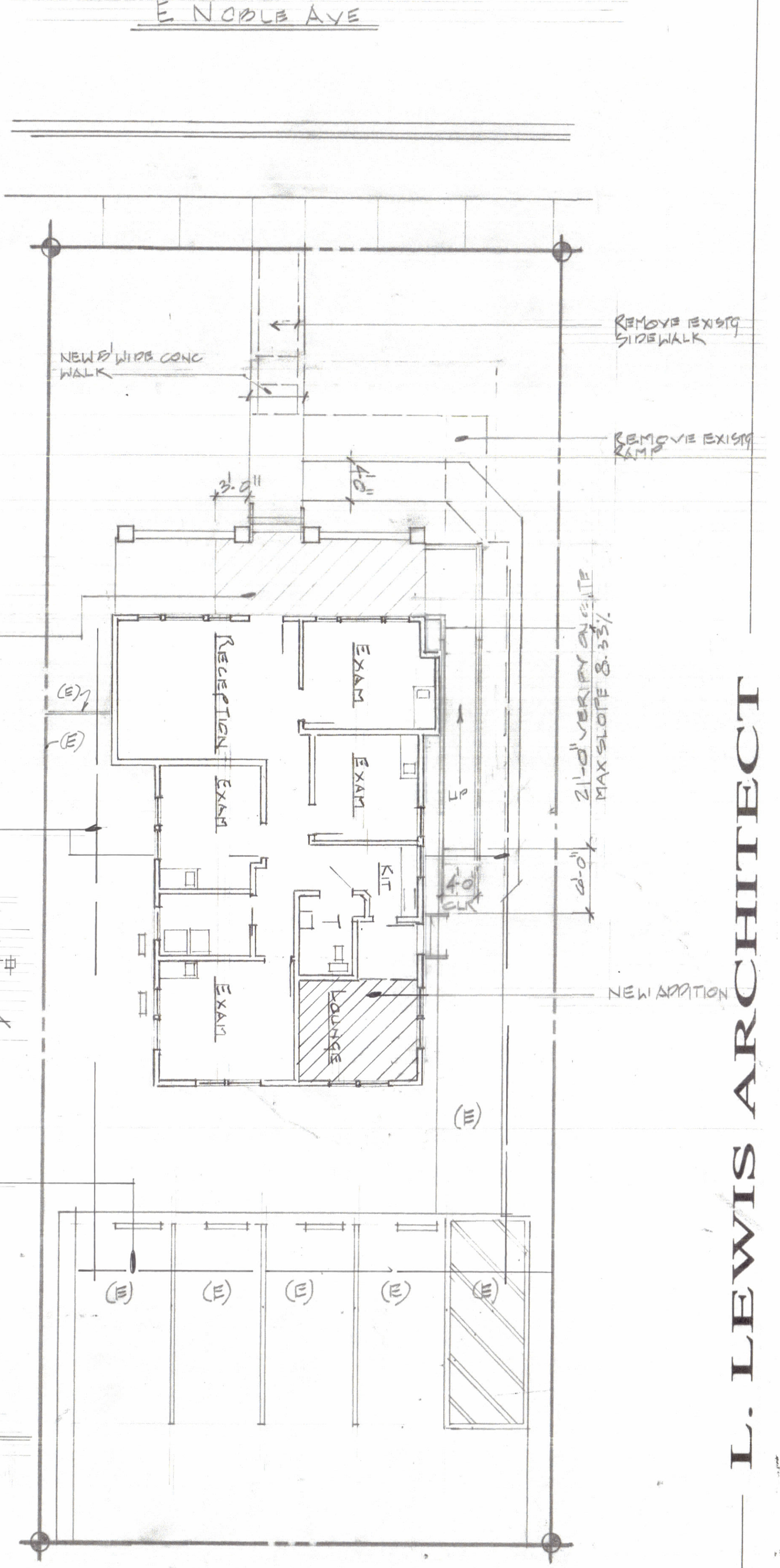
INSTALL 2 1/4\"/>

NOTE SQ FT

EXISTG BLDG	1108
NEW ADDITION	120
TOTAL	1228



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



ALLEY

A.T.I. for LNM MEDICAL SPA
523 W NOBLE AVE

Operational statement

Project Description

Office Space Renovation is being submitted by LNM Medical Spa on behalf of Dr. Laurie Hagopian, DPM and pertains to 0.14 acres of property located at 523 W Noble Ave, Visalia, CA 93277 and is zoned _____ with a planned land use of Medical Spa is requesting authorization to renovate and upgrade the property.

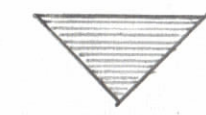
The proposed development will consist of:
- Reception area. Adding four treatment rooms, electrical outlet in each room, excellent lighting, sink in each treatment room, new floor, new paint, space for washer and dryer.

The existing site currently consists of 3 rooms, with 4 existing parking spaces. The proposed hours of operation are from 10:00 Monday-Saturday.

- Other facts Pertinent to this project are as follows:
- Washer and dryer hookups
 - 6 employees 2 RN(s) 1 Esthetician 3 Receptionist
 - 1 Registered Nurse and one receptionist per day.
 - This is not a walk in clinic by appointment only. Maximum one client seen per hour by one RN staff.
 - Provide Aesthetic services Botox, Fillers, Hydrafacials, Platelet Rich Plasma, Laser treatments using Laser Equipment (Laser Hair Removal, tattoo Removal, Alma Duo for men)
 - Hazardous Waste Includes Sharps that will be picked up by stericycle once every 2-3 months

Any questions or concerns please call:

- Dr. Laurie Hagopian, DPM (559) 972-4407
- RN Merlie Em Bui (559) 730-6968



OWNER

L. LEWIS ARCHITECT

EXHIBIT “B”











July 13, 2022

Site Plan Review No. 2022-099:

Pursuant to Zoning Ordinance Chapter 17.28 the Site Plan Review process has found that your application complies with the general plan, municipal code, policies, and improvement standards of the city. A copy of each Departments/Divisions comments that were discussed with you at the Site Plan Review meeting are attached to this document.

Based upon Zoning Ordinance Section 17.28.070, this is your Site Plan Review determination. However, your project requires discretionary action as stated on the attached Site Plan Review comments. You may now proceed with filing discretionary applications to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **June 15, 2022**. A site plan review permit shall lapse and become null and void one year following the date of approval unless, prior to the expiration of one year, a building permit is issued by the building official, and construction is commenced and diligently pursued toward completion.

If you have any questions regarding this action, please call the Community Development Department at (559) 713-4359.

Respectfully,

A handwritten signature in blue ink, appearing to read "Paul Bernal".

Paul Bernal
Community Development Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments

City of Visalia

315 E. Acequia Ave., Visalia, CA 93291



Planning Division

Tel: (559) 713-4359; Fax: (559) 713-4814

MEETING DATE June 15, 2022
SITE PLAN NO. 2022-099
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

☒ CUP, HPAC

☐ HISTORIC PRESERVATION

☐ OTHER –

☐ **ADDITIONAL COMMENTS:**

If you have any questions or comments, please call the Site Plan Review Hotline at (559) 713-4440
Site Plan Review Committee

SITE PLAN REVIEW COMMENTS

Josh Dan, Planning Division, 559-713-4003

Date: June 15, 2022

SITE PLAN NO: 2022-099
PROJECT: Medical SPR
DESCRIPTION: Renovation to existing building to establish a Medical Spa, by appointment only.
APPLICANT: LARRY LEWIS
PROP. OWNER: LAURIE DRESSER D O INC
LOCATION: 523 W. NOBLE AVE.
APN: 096-142-017
GENERAL PLAN: O
ZONING: O-C - Office Conversion

Planning Division Recommendation:

- ☒ Revise and Proceed
☐ Resubmit

Project Requirements

- HPAC Review (exterior alterations or signs)
- Conditional Use Permit
- Building Permit

PROJECT SPECIFIC INFORMATION: (June 15, 2022)

1. VMC Use Table 17.25.030 Line B3 lists Stand Alone Cosmeticians and Day Spas as conditionally permitted in the O-C (Office Conversion) Zone.
2. Alterations to the exterior of the building, fencing, or business signage will need to be reviewed by the Historic Preservation Committee (HPAC) prior to applying for building permits.
3. Meet all other codes and ordinances.

Applicable sections of the Visalia Municipal Code, Title 17 (Zoning):

17.20.060 Development standards in the O-C zone.

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:



**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

<input type="checkbox"/> Adrian Rubalcaba	713-4271
<input checked="" type="checkbox"/> Ather Razaq	713-4268
<input type="checkbox"/> Edelma Gonzalez	713-4364
<input type="checkbox"/> Jaklin Rowley	713-4369
<input type="checkbox"/> Luqman Ragabi	713-4362
<input type="checkbox"/> Lupe Garcia	713-4197

ITEM NO: 6 DATE: JUNE 15, 2022

SITE PLAN NO.:	22-099
PROJECT TITLE:	MEDICAL SPR
DESCRIPTION:	RENOVATE AND UPGRADE THE PROPERTY FROM OFFICE TO MEDICAL SPA
APPLICANT:	LARRY LEWIS
PROP OWNER:	LAURIE DRESSER D O INC
LOCATION:	523 W NOBLE AVE
APN:	096-142-017

SITE PLAN REVIEW COMMENTS

- ☒ REQUIREMENTS (indicated by checked boxes)
- ☐ Install curb return with ramp, with _____ radius;
- ☐ Install curb; ☐ gutter
- ☐ Drive approach size: ☐ Use radius return;
- ☐ Sidewalk: _____ width; ☐ _____ parkway width at _____
- ☒ 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;
- ☒ City Encroachment Permit Required. **FOR ANY WORK NEEDED WITHIN 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 = .020%, 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.
- ☐ 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. A building permit is required, standard plan check and inspection fees will apply.**
- 2. Proposed change of use from General Office use to Medical Spa will incur additional development impact fees. Refer to page 3 for applicable fees and estimate.**
- 3. Per City ordinance, an additional 2-foot of alley way dedication will be required as part of the permitting process. Refer to City website for grant deed format and procedure. Further coordinate with City Engineer.**
- 4. 20% of project valuation will need to be used in Path of Travel upgrades.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **22-099**

Date: **6/15/2022**

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: **01/01/2022**)

(Project type for fee rates: **MEDICAL SPA**)

☒ Existing uses may qualify for credits on Development Impact Fees. **OFFICE**

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$16,772/1KSF - (\$6,878/1KSF) = \$9,894/1KSF
<input type="checkbox"/> Trunk Line Capacity Fee	
<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 type="checkbox"/> Public Facility Impact Fee	
<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.



Ather Razaq

**BUILDING/DEVELOPMENT PLAN
REQUIREMENTS
ENGINEERING DIVISION**

<input type="checkbox"/> Adrian Rubalcaba	713-4271
<input checked="" type="checkbox"/> Ather Razaq	713-4268
<input type="checkbox"/> Edelma Gonzalez	713-4364
<input type="checkbox"/> Jaklin Rowley	713-4369
<input type="checkbox"/> Luqman Ragabi	713-4362
<input type="checkbox"/> Lupe Garcia	713-4197

ITEM NO: 7 DATE: JUNE 15, 2022

SITE PLAN NO.:	22-100
PROJECT TITLE:	MAPLEWOOD APARTMENTS
DESCRIPTION:	REPLACE 2 STORY(4 UNIT) BUILDING WITH 3-STORY (6 UNIT) AND CONSTRUCT A NEW 3-STORY (6UNIT)
APPLICANT:	DANIEL DROWNS
PROP OWNER:	MAPLEWOOD-DROWN LLC
LOCATION:	3940 S SHADY CT
APN:	126-290-035

SITE PLAN REVIEW COMMENTS

- ☒ REQUIREMENTS (indicated by checked boxes)
- ☐ Install curb return with ramp, with _____ radius;
- ☐ Install curb; ☐ gutter
- ☒ Drive approach size: **18' MIN** ☐ Use radius return; **REFER TO CITY STANDARD FOR MULTI-FAMILY**
- ☒ Sidewalk: **6'** width; ☐ parkway width at _____
- ☒ 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;
- ☒ City Encroachment Permit Required. **FOR ANY WORK NEEDED WITHIN 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 = .020%, 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.
- ☒ Install landscape curbing (typical at parking lot planters). **ONSITE AS DESIGNED**
- ☒ 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. ***Propose multi-family development will incur impact fees based on number of new units and land development. Refer to page 4 for applicable fees.***
2. ***Project will be required to bring existing public improvements into compliance with the current accessibility and City standards. All sidewalks shall be 6' wide and meet max. slope requirements. All drive approaches shall have an accessible path of travel across the approach.***
3. ***If the sidewalk encroaches onto private property at drive approaches then an Easement dedicated to the City for pedestrian access will be required. An alternative drive approach design can be utilized to eliminate the need for additional easement dedication to the City. Refer to City std. C-24 design.***
4. ***Project to provide pedestrian accessible path of travel to the public right of way from the new building. The accessible path of travel shall comply with CBC 11B-250.***
5. ***Refer to solid waste division comments regarding the trash enclosure.***
6. ***A building permit is required, standard plan check and inspection fees will apply.***

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **22-100**

Date: **6/15/2022**

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: **01/01/2022**)

(Project type for fee rates: **MULTI-FAMILY**)

☐ Existing uses may qualify for credits on Development Impact Fees.

<u>FEE ITEM</u>	<u>FEE RATE</u>
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$4,379/UNIT
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$473/UNIT
	TREATMENT PLANT FEE:
	\$830/UNIT
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input checked="" type="checkbox"/> Park Acq/Dev Fee	\$3,403/UNIT
<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	\$536/UNIT
<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.



Ather Razaq

City of Visalia
Building: Site Plan
Review Comments

SPR 22099
MEDICAL SPA
523 W NOBLE AVE

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. *20% OF PERMIT VALUE SHALL BE USED FOR 'PATH OF TRAVEL' ADA UPGRADE.*
- ☐ All accessible units required to be adaptable for persons with disabilities.
- ☐ Maintain sound transmission control between units minimum of 50 STC.
- ☐ Maintain fire-resistive requirements at property lines.
- ☒ 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 _____ * ☐ Hazardous materials report.
- ☐ Arrange for an on-site inspection. (Fee for inspection \$157.00) *For information call (559) 713-4444*
- ☐ School Development fees. Commercial \$0.66 per square foot & Self-Storage \$.23 per sf. Residential.
- ☐ 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: _____

VAL GARCIA 4/19/22
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	June 15, 2022
Item #	6
Site Plan #	22099
APN:	096142017

- 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 2019 California Fire Code (CFC), 2019 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 are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2019 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2019 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2019 CFC 304.3.3
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. Go to knoxbox.com to order and please allow adequate time for shipping and installation. 2019 CFC 506.1

Corbin Reed
Fire Marshal

**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	June 15, 2022
Item #	7
Site Plan #	22100
APN:	126290035

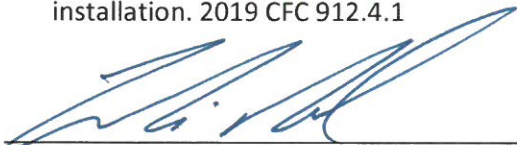
- The Site Plan Review comments are issued as **general overview** of your project. With further details, additional requirements will be enforced at the Plan Review stage. Please refer to the 2019 California Fire Code (CFC), 2019 California Building Codes (CBC) and City of Visalia Municipal Codes.
- **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 are served by a common driveway, the range of numbers shall be posted at the roadway/driveway. 2019 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2019 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- **Commercial dumpsters** with 1.5 cubic yards or more shall not be stored or placed within 5 feet of combustible walls, openings, or a combustible roof eave line except when protected by a fire sprinkler system. 2019 CFC 304.3.3
- A **Knox Box key lock system** is required. Where access to or within a structure or area is restricted because of secured openings (doors and/or gates), a key box is to be installed in an approved location. Go to knoxbox.com to order and please allow adequate time for shipping and installation. 2019 CFC 506.1
- Zero lot line, multi-family 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); 2019 CFC §507, App B and C
- Where a portion of any building is more than 400 feet from a hydrant on a fire apparatus access road, **on-site fire hydrant(s)** shall be provided. 2019 CFC 507.5.1, App B and C
- Due to insufficient building information, the number and distance between **fire hydrants** cannot be determined by the Site Plan Review process. The number of fire hydrants and distance between required fire hydrants shall be determined by utilizing type of construction and square footage in accordance with 2019 CFC §507, App B and C.

To determine **fire hydrant** location(s) and distribution the following information should be provided to the Site Plan Review committee: Type of construction _____ Square footage _____

- A **fire apparatus access road(s)** shall be provided and extend within 150 feet of all portions of the building and all portions of the exterior walls of the first story as measured by an approved route around the exterior. Minimum turning radius for emergency fire apparatus shall be 20 feet inside radius and 43 feet outside radius. Fire apparatus access roads shall have an unobstructed width of not less than the following (2019 CFC 503.1.1)
 - 20 feet width, exclusive of shoulders (No Parking)
 - More than 26 feet width, exclusive of shoulders (No Parking one side)
 - More than 32 feet wide, exclusive of shoulders (Parking permitted on both sides)
- Approved **No PARKING – FIRE LANE** signs shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. 2019 CFC 503.3/ D103.6



- 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%. 2019 CFC §912 and VMC 8.20.010 subsection C103.4
- Locking **fire department connection (FDC) caps** are required. The caps shall be ordered using an approved Knox Authorization Order Form. Go to knoxbox.com to order and please allow adequate time for shipping and installation. 2019 CFC 912.4.1



Corbin Reed
Fire Marshal



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

Date: 06/14/2022
Item: 6
Site Plan: SPR22099
Name: Henry Martinez

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 16.48 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 of 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:
 - ☐ Traffic Concerns:
 - ☐ Surveillance Issues:
 - ☐ Line of Sight Issues:
 - ☐ Other Concerns:

SITE PLAN REVIEW COMMENTS

CITY OF VISALIA TRAFFIC SAFETY DIVISION

June 15, 2022

ITEM NO: 6

SITE PLAN NO: SPR22099

PROJECT TITLE: Medical SPR

DESCRIPTION: The Existing Site Currently Consists of 3 Rooms with 4 Existing Parking Spaces. This is not a Walking in Clinic, by Appointment Only. Renovate and Upgrade the Property. Add Sinks in each Office.

APPLICANT: Larry Lewis

OWNER: LAURIE DRESSER D O INC

APN: 096142017

LOCATION: 523 W NOBLE AVE

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 at time of development.
- ☐ Install Street Name Blades at Locations at time of development.
- ☐ Install Stop Signs at **local road intersection with collector/arterial** Locations.
- ☐ Construct parking per City Standards PK-1 through PK-4 at time of development.
- ☐ Construct drive approach per City Standards at time of development.
- ☐ 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:

- Segment of Noble Ave is Caltrans.

Leslie Blair

Leslie Blair

CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

22099

June 15, 2022

<input type="checkbox"/>	No comments.
<input checked="" type="checkbox"/>	See comments below
<input type="checkbox"/>	Revisions required prior to submitting final plans. See comments below.
<input type="checkbox"/>	Resubmittal required. See comments below.
<input checked="" type="checkbox"/>	Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
<input type="checkbox"/>	ALL refuse enclosures must be R-3 OR R-4
<input type="checkbox"/>	Customer must provide combination or keys for access to locked gates/bins
<input checked="" type="checkbox"/>	Type of refuse service not indicated.
<input type="checkbox"/>	Location of bin enclosure not acceptable. See comments below.
<input type="checkbox"/>	Bin enclosure not to city standards double.
<input type="checkbox"/>	Inadequate number of bins to provide sufficient service. See comments below.
<input type="checkbox"/>	Drive approach too narrow for refuse trucks access. See comments below.
<input type="checkbox"/>	Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
<input checked="" type="checkbox"/>	Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
<input type="checkbox"/>	Bin enclosure gates are required
<input type="checkbox"/>	Hammerhead turnaround must be built per city standards.
<input type="checkbox"/>	Cul - de - sac must be built per city standards.
<input type="checkbox"/>	Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
<input type="checkbox"/>	Area in front of refuse enclosure must be marked off indicating no parking
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	Customer will be required to roll container out to curb for service.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	The customer stated this project will not require changes to the existing solid waste (3-can) services.
<input type="checkbox"/>	Jason Serpa, Solid Waste Manager, 559-713-4533 Edward Zuniga, Solid Waste Supervisor, 559-713-4338
<input type="checkbox"/>	Nathan Garza, Solid Waste, 559-713-4532

Aerial Map



HPAC Item No. 2022-17 – 216 E. School Avenue – Establish Residence in D-MU Zone

Historic District and Local Register Map





REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: October 26, 2022

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

SUBJECT: **Historic Preservation Advisory Committee Item No. 2022-20:** A request by Jace Yates to add fascia board and gutters to an office and detached garage located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 603 North Court Street (APN: 094-014-005).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve HPAC Item No. 2022-20 as modified by staff and described in the findings and conditions of this report.

SITE DATA

The site is zoned D-MU (Downtown Mixed Use) and contains a single-family residence that has been converted into an office. The site is not located within the Historic District, but is listed on the Local Register of Historic Structures with an "Exceptional" classification. The structure displays "Craftsman Bungalow" architecture. The date of construction is 1910 according to the original Historic Survey. The Historic Survey also notes that the structure was original built by Nathan Levy.



PROJECT DESCRIPTION

The applicant is requesting approval of exterior modifications to an office building and a detached garage. As shown in the site plan in Exhibit "A" and elevations in Exhibit "B", the applicant proposes adding fascia board to the front and back ends of the roofs of both the office and garage. The applicant also proposes replacing existing gutters with new gutters, which will be placed on the new fascia board.

The applicant previously obtained a Building Permit solely for the reroofing of the office. Any other alterations were prohibited subject to review and approval by the HPAC. After issuance of the Building Permit, staff observed that the detached garage was also being reroofed, and that new fascia board had been added to the office and garage. A stop work order was issued by Neighborhood Preservation staff, and the applicant obtained a reroof permit for the detached garage. At that time staff required removal of the new fascia board. The applicant opted instead to request approval of the fascia board, along with installation of new gutters. The applicant

states that the fascia and new gutters are necessary as the existing gutters were rusted and failing, resulting in the rotting of rafter tails.

DISCUSSION

Development Standards

The exterior alterations to existing structures will not result in changes to the location of the buildings. As such, the exterior alterations follow all development standards of the D-MU Zone.

Architectural Compatibility

Visalia Municipal Code Section 17.56.110 contains criteria for review of exterior alterations to structures listed on the Local Register. In reviewing such applications, the HPAC shall consider the following:

- A. *Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.*
- B. ***The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.***
- C. *All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historic basis and that seek to create an earlier appearance shall be discouraged.*
- D. *Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.*
- E. ***Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure or site, shall be treated with sensitivity.***
- F. ***Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities.*** *Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.*
- G. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken, without prior approval of the historic preservation advisory committee.*
- H. *Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, rehabilitation, restoration or reconstruction project. (Ord. 2710 (part), 2017: Ord. 2001-13 § 4 (part), 2001: prior code § 7711)*

Exposed rafter tails are considered a common and distinctive identifying feature of craftsman bungalow structures. The existing office and detached garage contained this feature since at least the 1970's, as evidenced by the photo accompanying the original Historic Survey. It is likely that the exposed rafter tails were original to both the main office and detached garage, given the predominance of original features present on the structures.

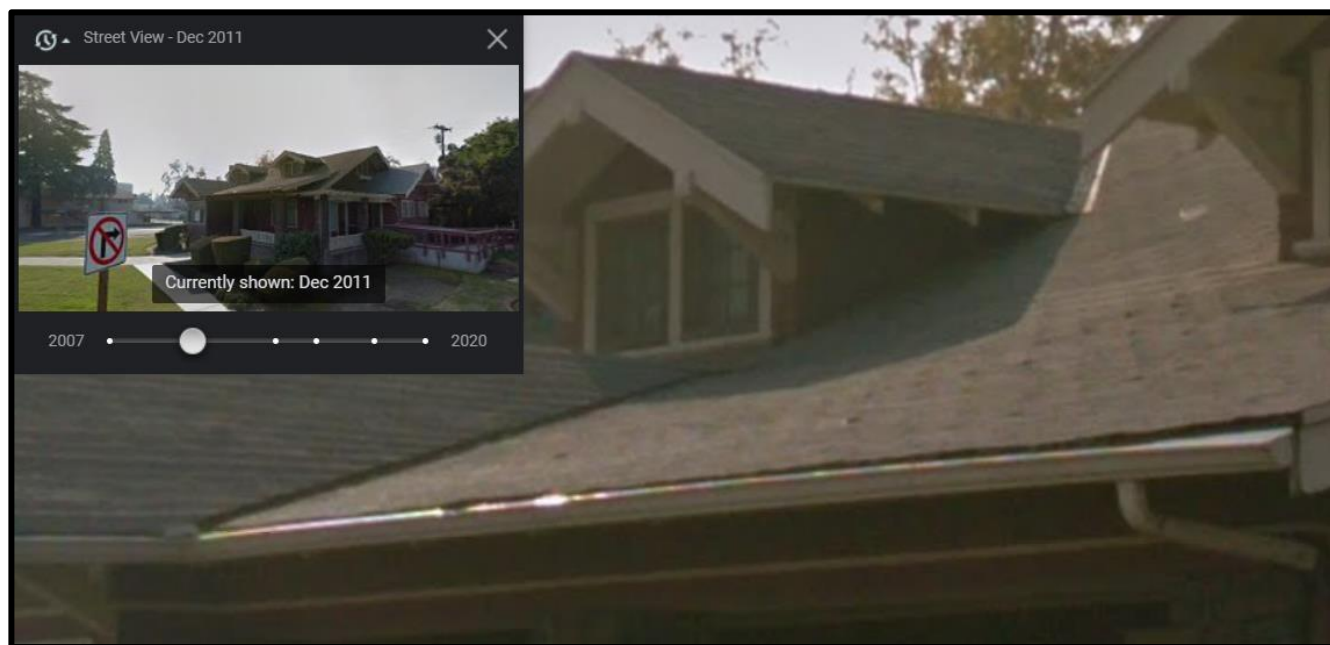


Per VMC Section 17.56.110.B, E, and F (in bold above), distinguishing original features shall be treated with sensitivity and shall not be destroyed. Furthermore, in instances where features are found to be deteriorating, the VMC encourages repair or replacement with matching materials. In this instance, no attempt was made to repair the rotting rafter tails or preserve the appearance of the distinguishing feature.

Conversely, staff has found per Google Street View photography that gutters were previously placed on the front exterior of the office building as far back as 2011. This can be considered a change that took place over the course of time and should be respected.

Given the above, staff recommends that the HPAC approve the proposal, modified by the recommended Conditions of Approval listed below:

- That any new fascia board previously installed shall be removed from the office building and detached garage; and
- That new gutters be permitted to be installed in the same location as the original gutters, along the front building exterior facing North Court Street.



FINDINGS AND CONDITIONS

Staff recommends that the Committee approve HPAC Item No. 2022-20 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 proposed development is consistent with commercial uses in the Historic District.
3. That the proposed development is consistent with the purposes and intent of the Historic Preservation Ordinance and Element.
4. That the proposed development will not be injurious to the surrounding properties or character of the Historic District.

And subject to the following conditions:

1. That the proposal shall be developed in compliance with the site plan in Exhibit “A” and elevations in Exhibit “B”, except as modified by the conditions below.
2. That any new fascia board previously installed shall be removed from the office building and detached garage.
3. That new gutters be permitted to be installed in the same location as the original gutters, along the front building exterior facing North Court Street.
4. That the project shall undergo the appropriate City permitting process.
5. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any building permits and/or their installation or construction.
6. That all other City codes, ordinances, standards, and regulations shall be met.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Building Elevations
- Aerial Map
- Historic District and Local Register Map

APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

EXHIBIT "A"



EXHIBIT “B”

Photos from real estate listing prior to purchase



Photos from inspection prior to purchase





HPAC Item No. 2022-20 – Fascia and Gutters

Photos of proposed work

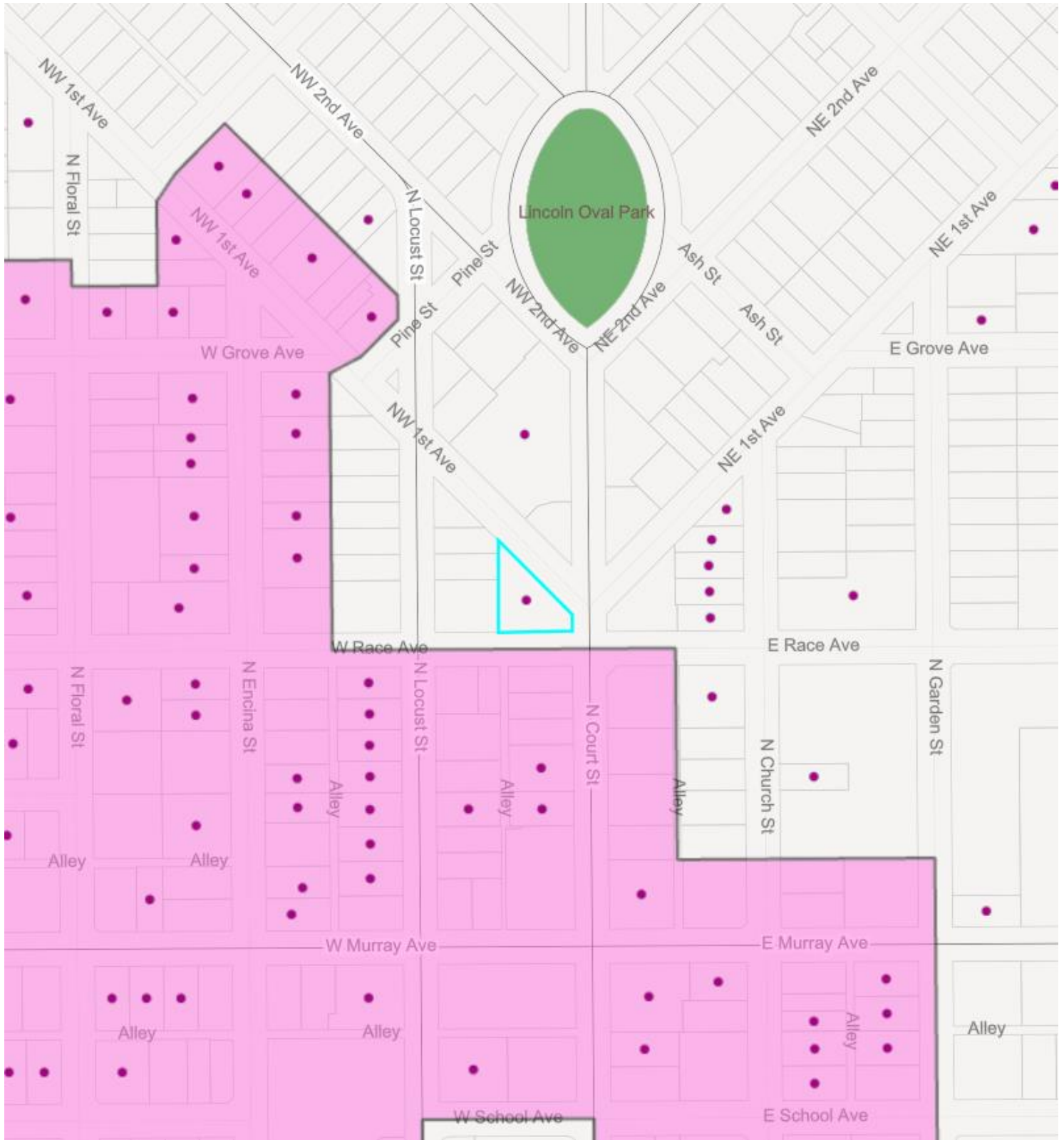




HPAC Item No. 2022-20 – Fascia and Gutters



AERIAL MAP



HISTORIC PRESERVATION AND LOCAL REGISTER MAP



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: October 26, 2022

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2022-23: A request by Walter Deissler to perform exterior alterations to an office building within the D-MU (Downtown Mixed Use) Zone. The project site is located at 512 North Court Street (APN: 094-261-023).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the exterior alterations as conditioned.

SITE DATA

The site is zoned D-MU (Downtown Mixed Use). The site is located within the Historic District and is not listed on the Local Register of Historic Structures. The site contains a two-story office building and a detached garage, which also appears to contain a second story. Per the applicant, the building was constructed by the Powers Family in 1910, and was converted into a four-plex in the 1950's. The structure was converted into an office in the 1980's, at which time the front balcony and gable end extensions were added, and porch and stairs enclosed.



PROJECT DESCRIPTION

The applicant is requesting approval to perform exterior alterations to the existing office building. The alterations as depicted and described in Exhibits "B" and "C" will consist of the following:

- Removal of an existing window in the rear of the structure, to be relocated to the southern exterior wall where a window was previously located;
- Removal of an existing window on the southern exterior that is currently obscured by a wall/staircase. The wall will be filled in and window stored for future use on the structure; and

- Removal of two windows and a door on the western, street facing building exterior. The door will be filled in, while the windows will be replaced with French doors of a similar appearance to the windows. The original windows and door shall also be stored for future use on the structure.

No other alterations are proposed at this time. Per the applicant, the building has been significantly altered from its original appearance. No stated use of the structure has been provided at this time.

DISCUSSION

Development Standards

The building footprint of the structure will not be altered because of the proposal. Only work to the exterior of the building is proposed. As such, the proposed alterations will comply with all development standards in the O-C Zone.

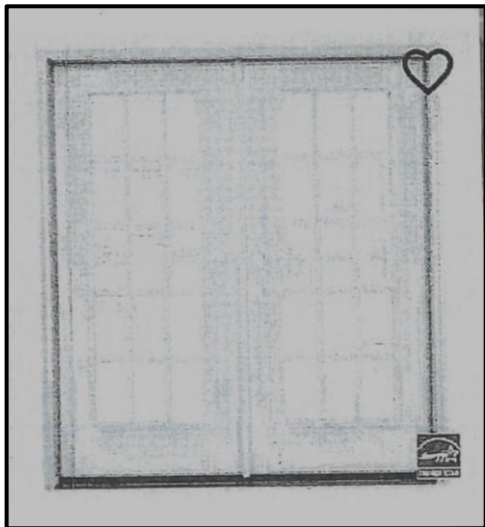
Architectural Compatibility

Section 17.56.100 of the Historic Preservation Ordinance provides the HPAC with criteria with which to evaluate exterior alterations to buildings within the Historic District. The sections relevant to this proposal require that the HPAC consider the following:

- *Relationship of materials and textures, so that any alterations enhance neighborhood qualities such as compatibility, similarity, and continuity.*
- *Directional Expression of Front Elevations. Structural shape, placement of openings, and architectural details should be used to give a compatible appearance with adjacent structures that may be horizontal, vertical or nondirectional in nature.*

The Historic Preservation Ordinance requirements for properties solely within the Historic District do not prohibit or discourage alterations to structures. Instead, alterations must preserve compatibility with the overall Historic District and surrounding areas. The alterations proposed by the applicant will not significantly affect the historic integrity of the structure in terms of materials/textures and directional expression. The proposed window removals/relocations on the eastern and southern building elevations will not be visible from the Court Street right of way. Though a sample of the exterior surface material proposed to enclose window areas was not included, Condition of Approval No. 2 is included requiring that the new surface material match existing materials present on the building.

For the western exterior facing Court Street, the door is partially obstructed by pillars. As such removal of the door will not be visible and will not significantly alter the building exterior.



However, the front facing windows are considered a prominent feature of the building. In place of the windows, the applicant proposes placement of French doors, with segmentation similar to the original windows. This will largely preserve the appearance of the original structure, as only the segmented upper portion is visible when viewed from the public right of way. Condition of Approval No. 3 is recommended requiring the broad trim around the existing windows be applied to the French doors, to further maintain the structures original appearance.

With the recommended conditions of approval, the proposal will be architecturally compatible with the surrounding areas and will maintain its current directional expression. Please also note that the applicant has stated that they will store the removed windows for future use, ensuring that the original features are able to be reapplied with a future project.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve the exterior alterations to the structure, subject to the findings and conditions of approval listed below:

Findings:

1. That the project site is within the Historic District and is not listed on the Local Register of Historic Structures.
2. That the proposed alterations to the structure as conditioned are consistent with uses onsite, the surrounding area, and the Historic District.
3. That the proposed alterations to the structure as conditioned are consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed alterations to the structure as conditioned will not be injurious to the character of the Historic District.

Conditions:

1. That the site be developed consistent with the site plan in Exhibit "A", elevations in Exhibit "B", and operational statement in Exhibit "C", except as modified by the conditions below.
2. That the alterations and exterior materials for the walls shall match the existing structure surfaces.
3. That the broad trim around the existing western window in the second story balcony be carried over to the new French doors.
4. That the applicant undergoes the appropriate City permitting process for exterior alterations on the project site.
5. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.
6. That all other City codes, ordinances, standards, and regulations shall be met.

ATTACHMENTS

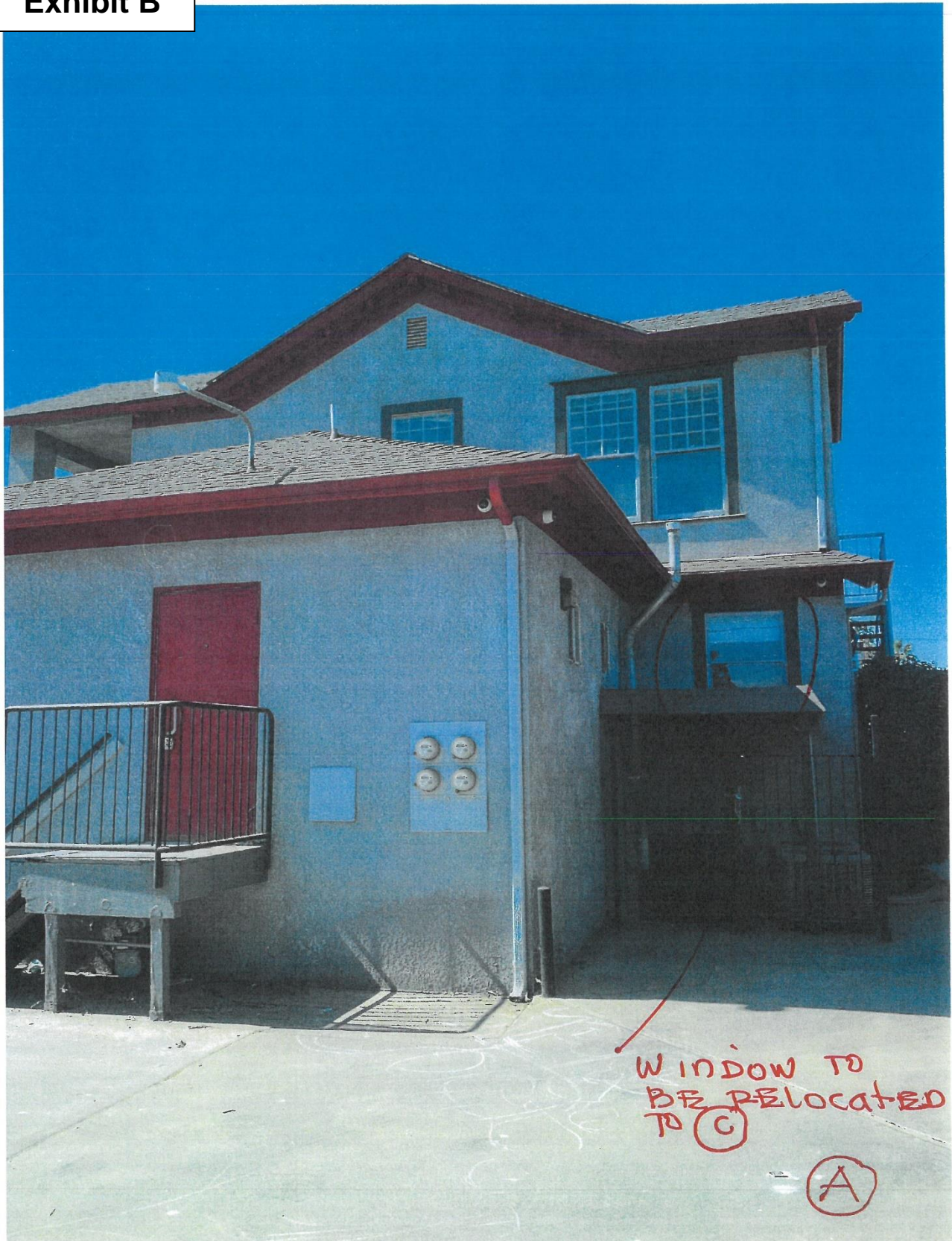
- Exhibit “A” – Site Plan
- Exhibit “B” – Building Elevations
- Exhibit “C” – Operational Statement
- Aerial Photo
- Historic District and Local Register Map

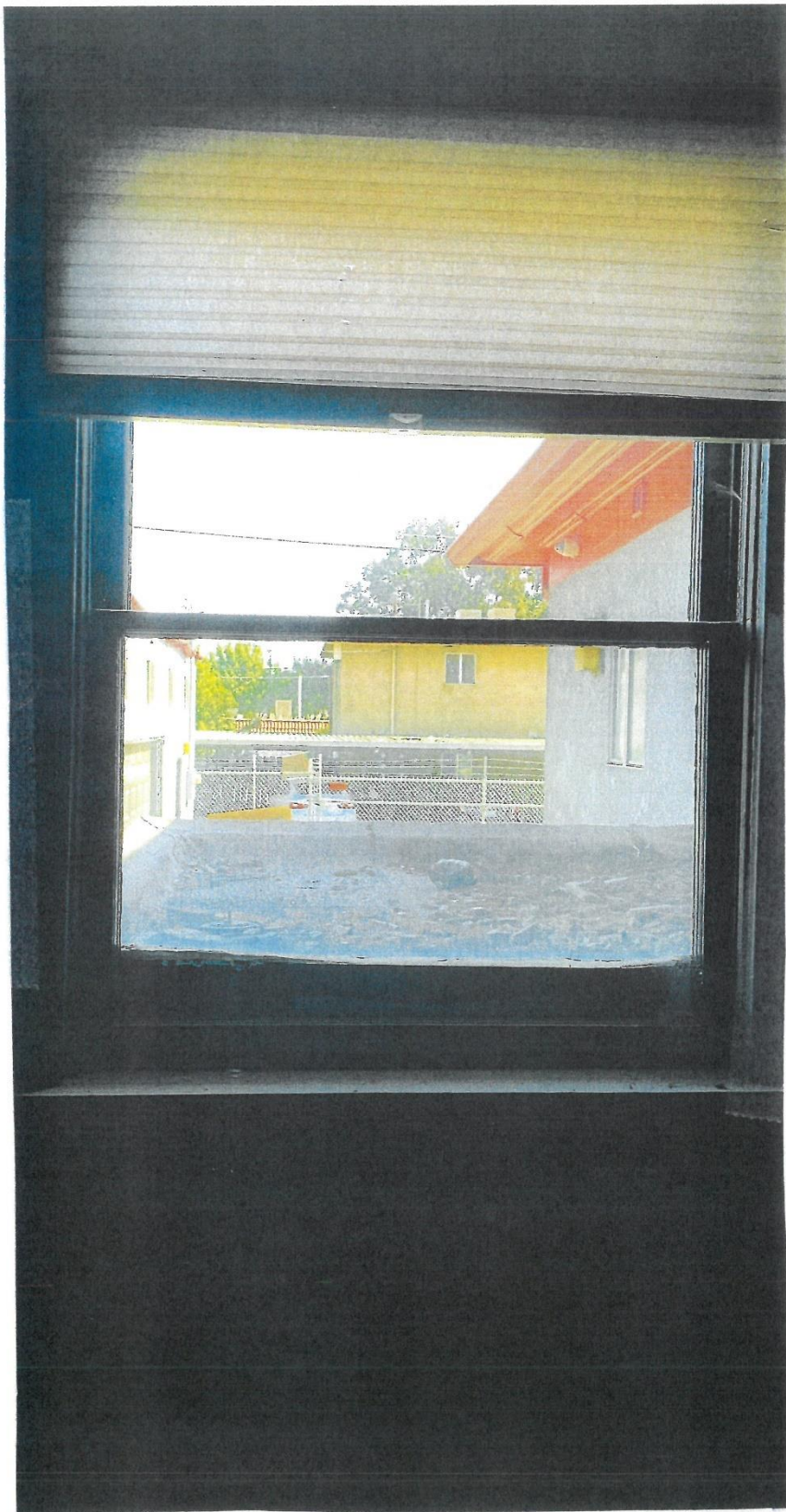
APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

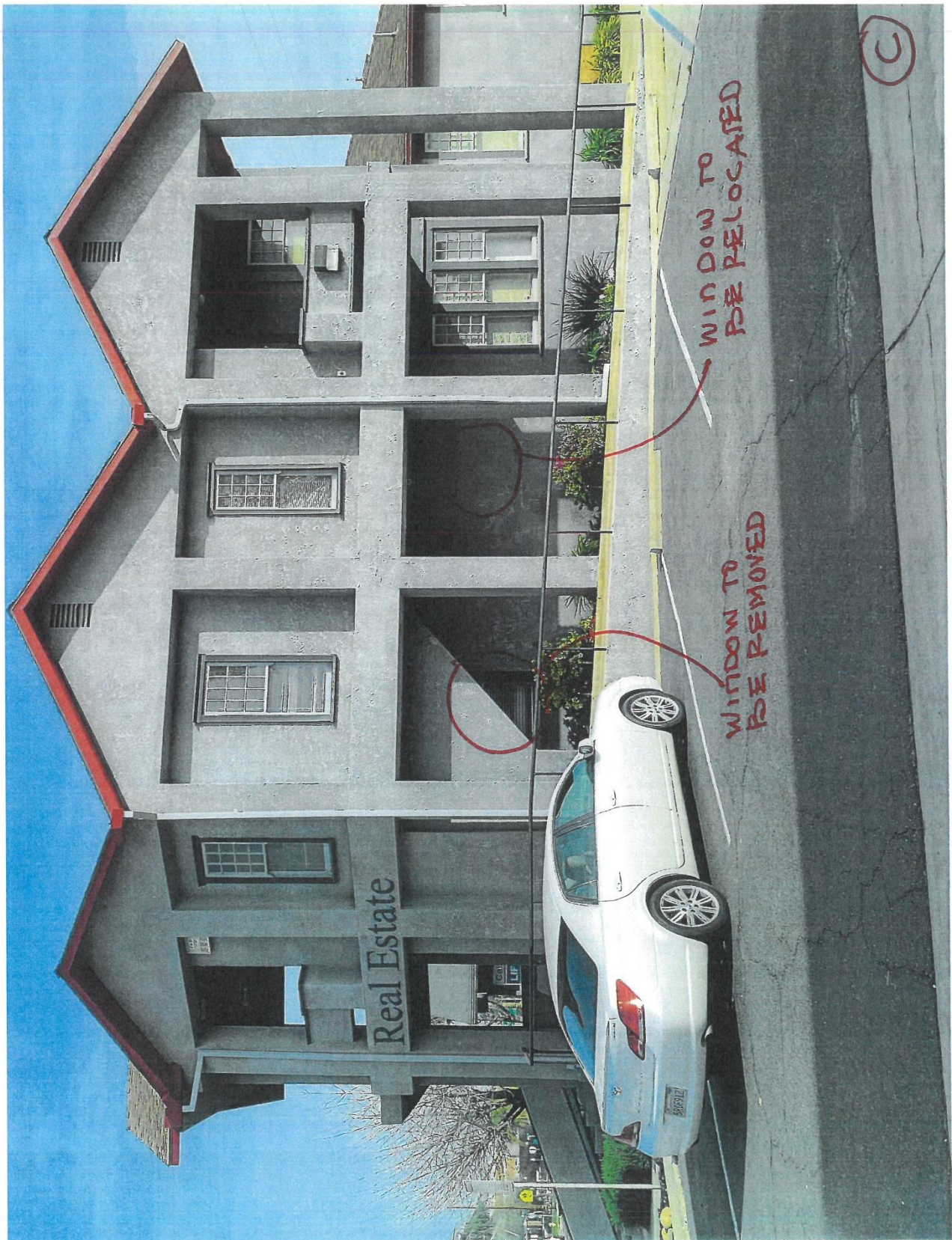
HPAC Item No. 2022-23 – 512 N. Court Street – Remove & Relocate Windows

Exhibit B

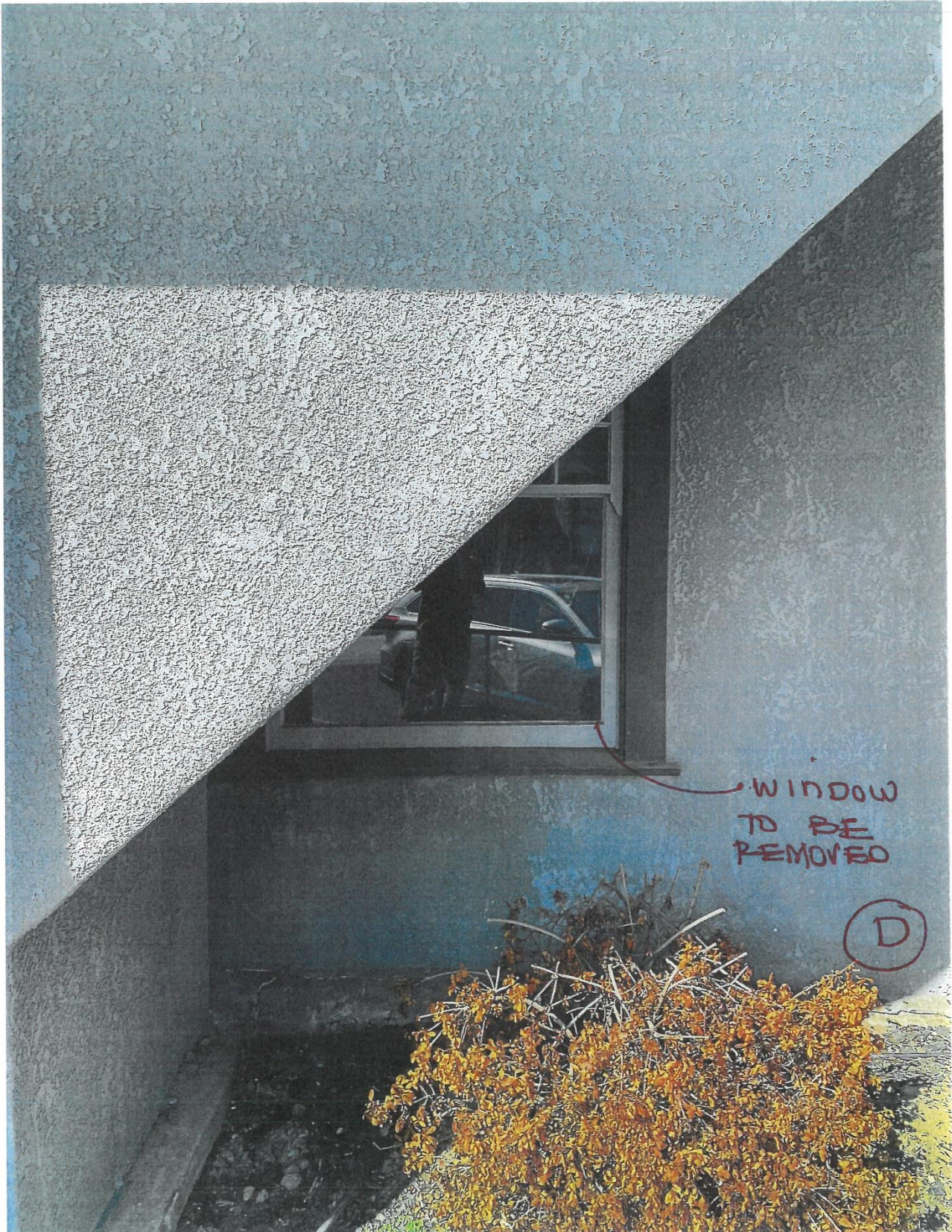


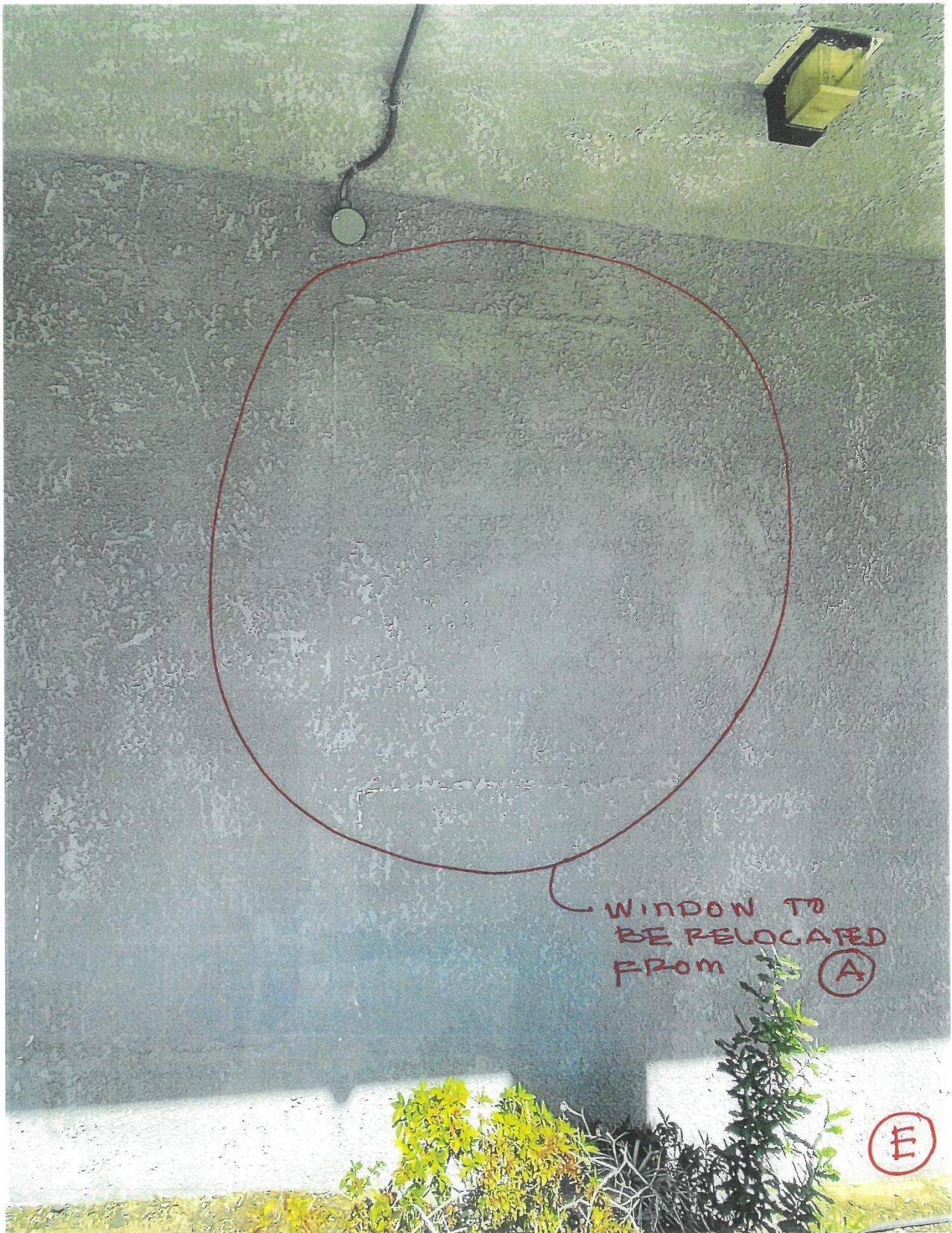


5



HPAC Item No. 2022-23 – 512 N. Court Street – Remove & Relocate Windows





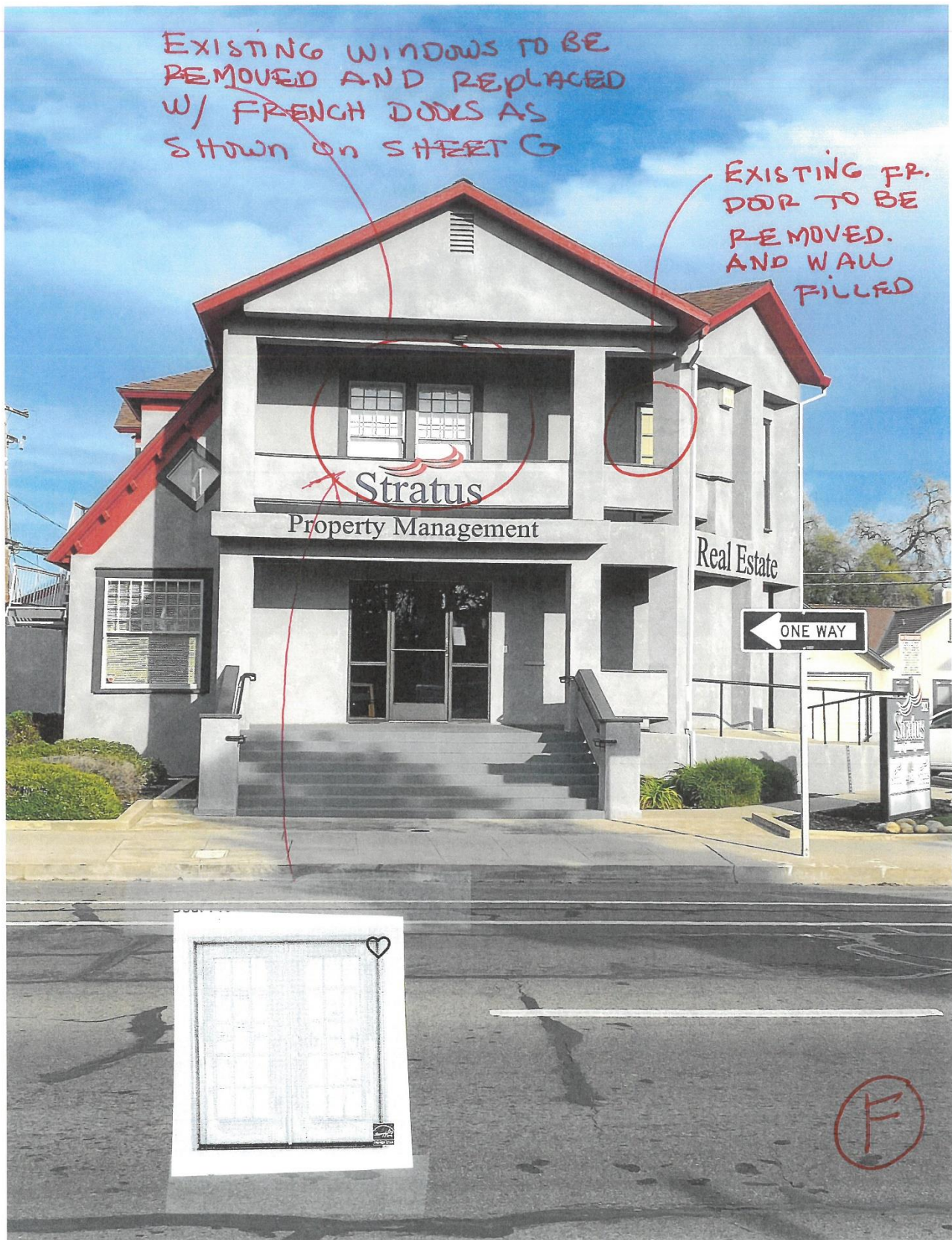


Exhibit C

ATTACHMENT 1:

512 N Court- General Description of Project and Reason for the Project

History:

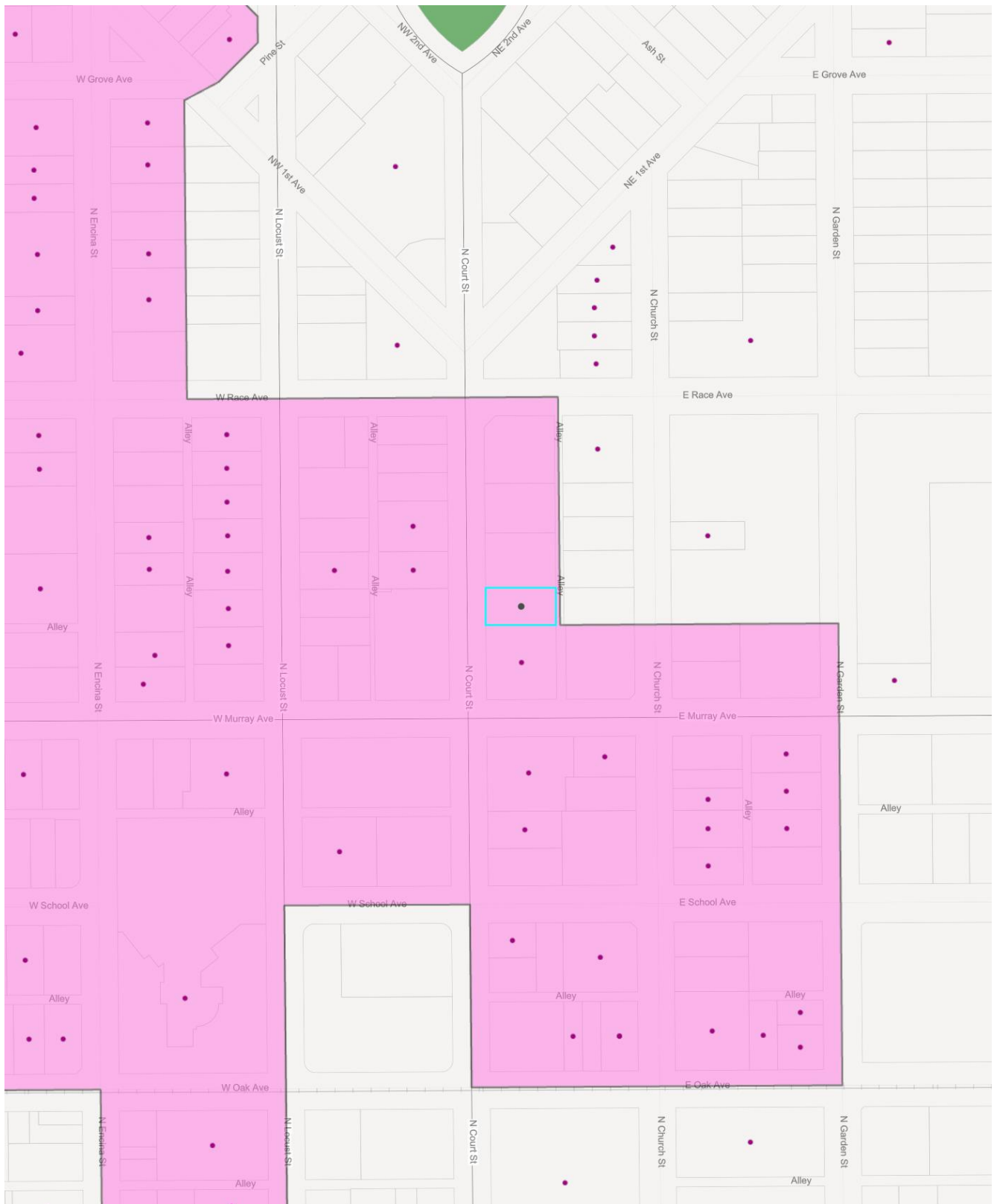
The residence was constructed by the Powers Family in 1910 and converted to a 4 Plex in the 1950's. In the 1980's it was converted to an office building when the front balcony was added as well as the gable end extensions. The porch and stair that went to the second floor located on the south side was enclosed at this time also. Unfortunately not much of the original structural appearance remains.

Remove and relocate Windows.

1. Remove window from rear of building as indicated on Elevation A and relocate to what appears to be the original location on Elevation C. the outline can be seen in the picture E where the window once was located. The current location of the window, Elevation B, has been partially covered by roofing material for the roof over the basement stairs.
2. Remove window as indicated on Elevation C and save window for future use. The window is under the stair and from the interior looks directly into the side of the stair serving no purpose for natural light. This stair was added when the building was converted to a 4 plex in the 50's and then enclosed when it was converted to offices in the 80's.
3. Remove windows as indicated on Elevation F and replace with French doors as indicated on Elevation F. Reason for adding French doors is the fact that there is no access to the front balcony. The French door to be removed as indicated on Elevation F has no access to the balcony which was added in the 80's when the building was converted to an office building.



Aerial Map



Historic District and Local Register Map



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: October 26, 2022

PROJECT PLANNER: Kenneth O'Leary, Hourly Employee
Phone: (559) 713-4443
E-mail: kenneth.oleary@visalia.city

SUBJECT: Historic Preservation Advisory Committee Item No. 2022-22: A request by Araceli Rapalo to perform exterior alterations to a single-family residence within the O-C (Office Conversion) Zone. The project site is located at 507 N. Encina Street (APN: 094-353-007).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the exterior alterations as proposed.

SITE DATA

The site is zoned O-C (Office Conversion) and is located within the City's Historic District. The residence is not listed on the Local Register of Historic Structures. The site contains a single-family residence and a detached one-car garage.



PROJECT DESCRIPTION

The applicant is requesting approval to perform exterior alterations to the existing single-family residence. The alterations will consist of removal of a sliding glass door and replacement with a wall with wood horizontal siding. The work was completed prior to sale of the residence to the applicant without HPAC review or a Building Permit. The Neighborhood Preservation Division created a code enforcement case and informed the applicant of the issue on in September 2022.

The siding work installed is inconsistent with the existing exteriors, not matching the size or alignment of the original wood siding (see Exhibit "B"). The applicant proposes removing the existing work and repairing the siding so that it is architecturally consistent with the existing residence. No other alterations are proposed at this time.

DISCUSSION

Development Standards

The building footprint of the residence will not be altered because of the proposal. Only work to the exterior of the building is proposed. As such, the proposed alterations will comply with all development standards in the O-C Zone.

Architectural Compatibility

Section 17.56.100 of the Historic Preservation Ordinance provides the HPAC with criteria with which to evaluate exterior alterations to buildings within the Historic District. The sections relevant to this proposal require that the HPAC consider the following:

- Relationship of materials and textures, so that any alterations enhance neighborhood qualities such as compatibility, similarity, and continuity.

The requirements for alterations to properties within the Historic District does not prohibit or discourage alterations to structures. The alterations proposed by the applicant will not significantly affect the historic integrity of the residence. The sliding glass door is not considered a significant feature and was not fully visible from public rights of way. Removal of the existing siding in favor of siding that is in line with the existing façade will restore compatibility of the wall with the existing residence.

A sample of the siding material that is proposed as part of the alterations has not been provided by the applicant. Condition of Approval No. 2 is included requiring that the new surface material match existing materials present as part of the building. With the recommended conditions of approval, the proposal will be architecturally compatible and will restore continuity with the residence and surrounding areas.

FINDINGS AND CONDITIONS

Staff recommends that the Committee approve the exterior alterations to the single-family residence, subject to the findings and conditions of approval listed below:

Findings:

1. That the project site is within the Historic District and is not listed on the Local Register of Historic Structures.
2. That the proposed alterations to the single-family residence as conditioned are consistent with residential uses onsite, the surrounding area, and the Historic District.
3. That the proposed alterations to the single-family residence as conditioned are consistent with the Historic Preservation Ordinance and Historic Preservation Element.
4. That the proposed alterations to the single-family residence as conditioned will not be injurious to the character of the Historic District.

Conditions:

1. That the site be developed consistent with the site plan in Exhibit "A" and elevations in Exhibit "B", except as modified by the conditions below.
2. That the alterations and exterior materials shall match the existing residence.
3. That the applicant undergoes the appropriate City permitting process for exterior alterations on the project site.
4. That any other exterior alterations to the site shall be brought before this Committee for review and approval prior to the issuance of any Building Permits and/or their installation or construction.

5. That all other City codes, ordinances, standards, and regulations shall be met.

ATTACHMENTS

- Exhibit “A” – Site Plan
- Exhibit “B” – Building Elevations
- Aerial Photo
- Historic District and Local Register Map

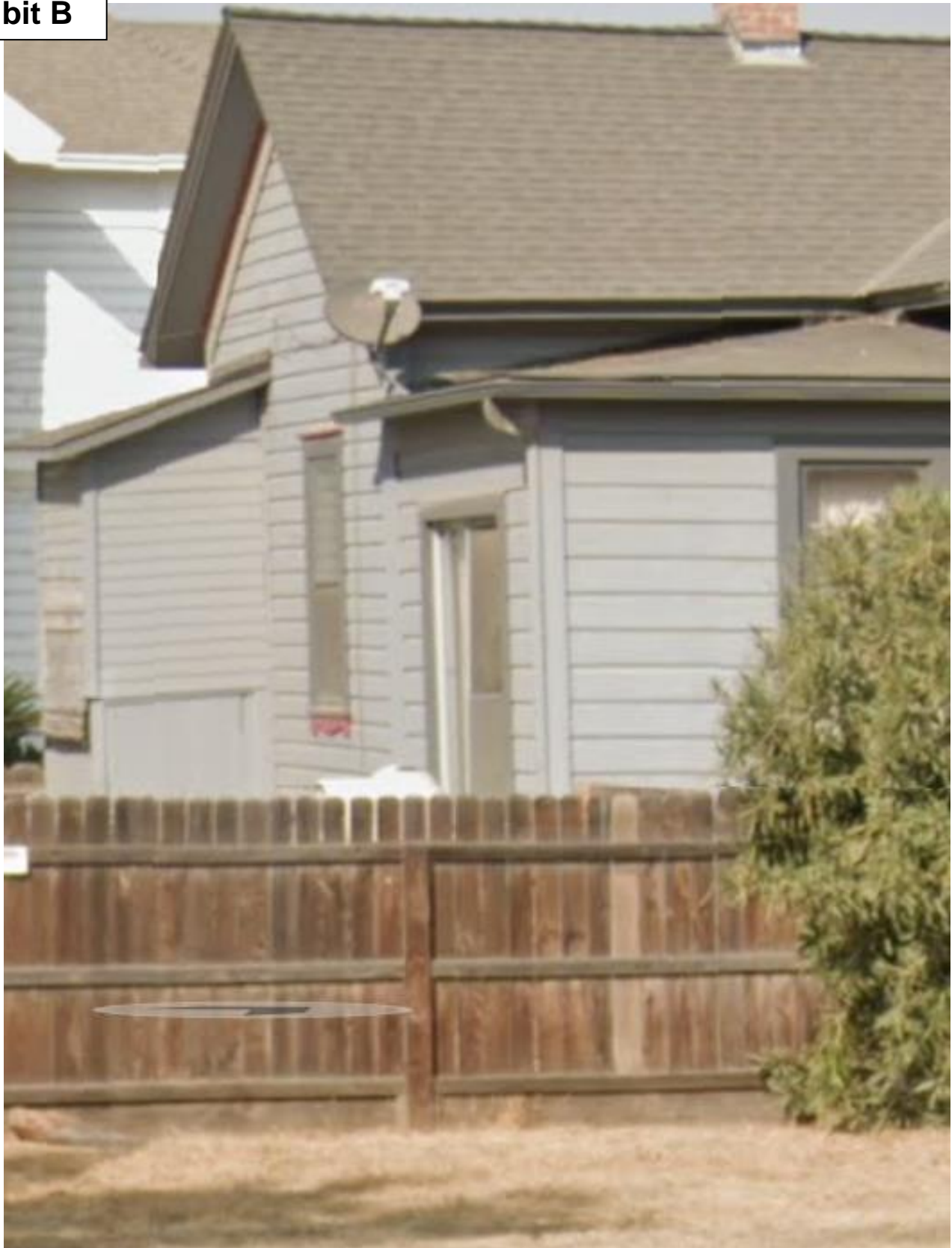
APPEAL INFORMATION

According to the City of Visalia Zoning Ordinance Section 17.56.060, an appeal to the City Council may be submitted within ten days following the date of a decision by the Historic Preservation Advisory Committee (HPAC). An appeal shall be in writing and shall be filed with the City Clerk at 220 N. Santa Fe Street. The appeal shall specify errors or abuses of discretion by the HPAC, or decisions not supported by the evidence in the record. The appeal form can be found on the city’s website www.visalia.city or from the City Clerk.

Exhibit A



Exhibit B



Original Sliding Glass Window



HPAC Item No. 2022-22 – 507 N. Encina Street – Remove Sliding Door, Enclose Wall

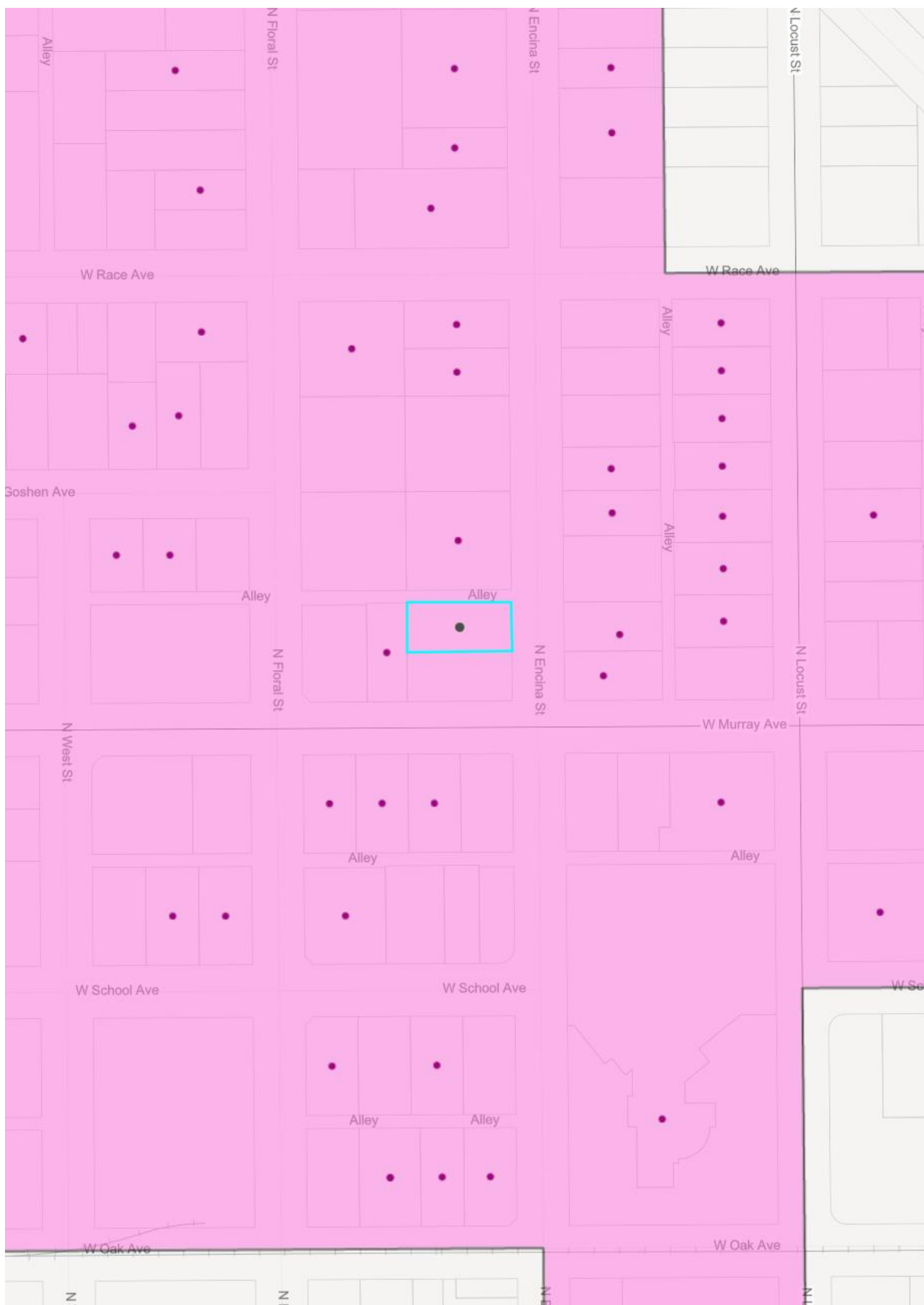


HPAC Item No. 2022-22 – 507 N. Encina Street – Remove Sliding Door, Enclose Wall



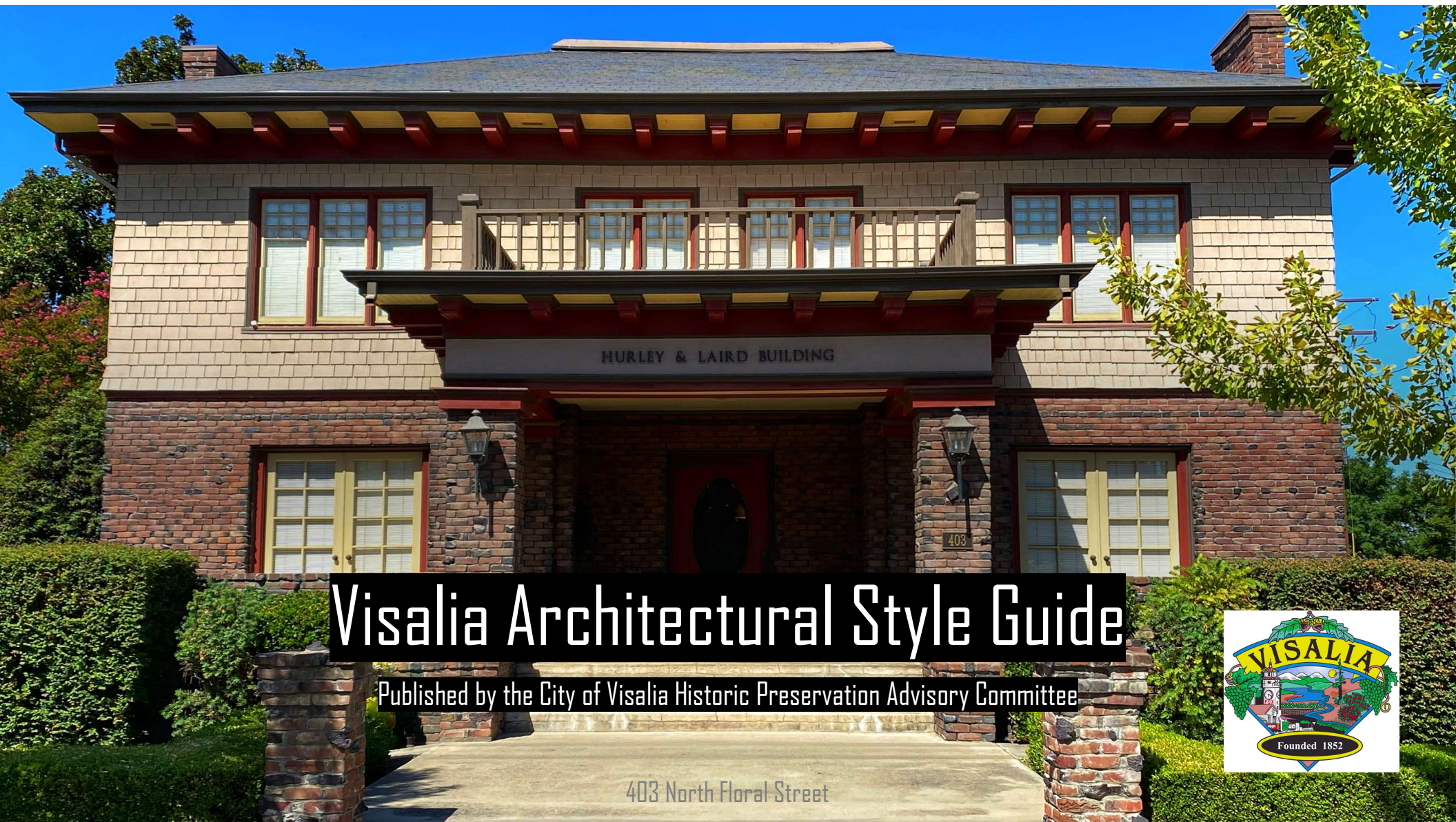
Aerial Map

HPAC Item No. 2022-22 – 507 N. Encina Street – Remove Sliding Door, Enclose Wall



Historic District and Local Register Map

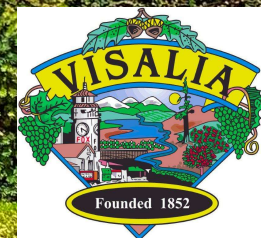
HPAC Item No. 2022-22 – 507 N. Encina Street – Remove Sliding Door, Enclose Wall



Visalia Architectural Style Guide

Published by the City of Visalia Historic Preservation Advisory Committee

403 North Floral Street



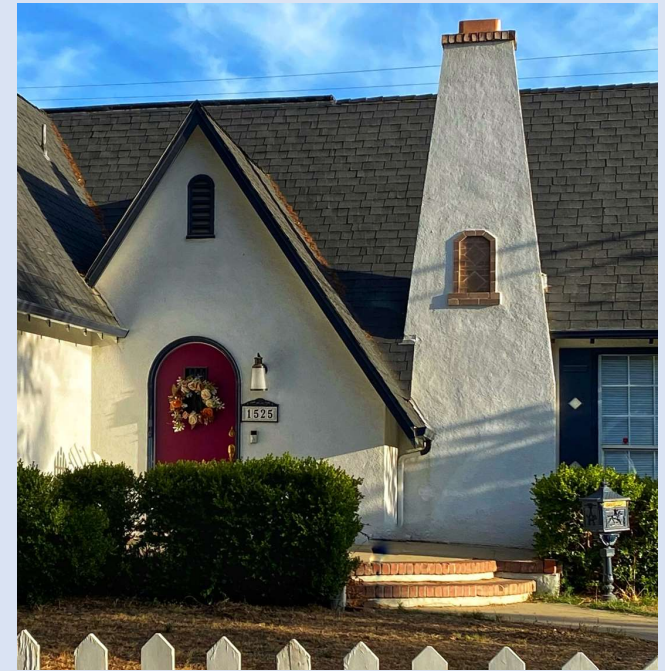
Introduction & How to Use This Style Guide

Visalia was founded in 1852 and incorporated as a city in 1874. Through the efforts of the City of Visalia, building owners, and citizen volunteers, much of Visalia's historic fabric has survived to the present day. The City's Historic Preservation Advisory Committee (HPAC) continues those efforts by overseeing the Historic District, the Local Register of Historic Structures, and implementation of the Historic Preservation Ordinance. Buildings listed on the Local Register are classified according to the architectural styles that are presented here. Because Visalia was founded over 150 years ago, many types of architectural styles are present in the City. Trends, population size, economic conditions and the availability of building materials influenced architecture at different stages as the city grew over time.

This guide covers Visalia's major architectural styles and their subsets. It is organized into two sections: Part I: Residential and Religious Buildings and Part II: Commercial, Professional and Civic Buildings. Each page contains a photo example of the style of architecture, as well as bullet points that describe architectural features that are typical of each style. These common features may or may not be present on a building of a particular style. Each page notes the years in which these styles were popularly built.

This guide can help building owners determine the style of their structure and serve as a reference guide for those who are interested in local architecture.

Note: Some of the buildings pictured in this guide are not listed on the Local Register of Historic Structures; however, they are considered excellent examples of their style and have notable architectural flair.



1525 West Burrel Avenue

Contents

- Part I: Residential and Religious Buildings
 - Victorian Styles: Gothic, Italianate, Stick (Eastlake), Second Empire, Queen Anne, Victorian Shingle, Folk
 - Vernacular Style
 - Period Revival Styles: Colonial, Dutch Colonial, Mission, Tudor, Neoclassical, Pueblo, Spanish Colonial, French Vernacular, Mediterranean, Monterey
 - Cluster Cottages (Bungalow Courts)
 - Arts & Crafts Styles: Craftsman Shingle, Craftsman Bungalow, Airplane Bungalow, Prairie
 - Modern Styles: Art Deco, Minimal Traditional, Mid-Century, Ranch (Rambler)
- Part II: Commercial, Professional and Civic Buildings
 - Styles: Renaissance Revival, Italianate, Vernacular, Mission Revival, Neoclassical Revival, Art Deco, Art Moderne, International/Modernist, Brutalist
- Sources and Suggested Reading
- Historic Preservation Advisory Committee (HPAC) Contact and Meeting Information



204 East Oak Avenue



Part I : Residential and Religious Buildings





Victorian Style

1860-1910

Homes that were built during the reign of Queen Victoria of Britain that are typically of wood construction and highly ornamented



Gothic

1840-1900

- Pointed arches as a decorative element
- Front facing gables
- Steeply pitched roof
- Decorative trim/bargeboard
- Board and batten siding



1015 North Stevenson Street

Italianate

1845-1900

- Cornice with decorative brackets
- Wide overhanging eaves
- Narrow windows
- Window crowns
- Single story porches
- Cupola or square tower
- Decorative quoins



910 South Court Street

Stick (Eastlake)

1855-1900

- Steeply pitched gable roof
- Cross gables
- Decorative trusses at gable peak
- Overhanging eaves with exposed rafters
- Clapboard siding
- Decorative wood trim (stickwork)
- Porches with curved or diagonal bracing
- Towers



513 North Encina Street

Second Empire

1860-1900

- Mansard style roof
- Patterned shingle roof
- Iron roof crest
- Decorative window surrounds and dormers
- Eaves with brackets
- Single story porches
- Decorative quoins
- Balustrades



609 North Encina Street

Queen Anne

1880-1910

- Abundance of decorative elements
- Steeply pitched roof, often irregularly shaped
- Asymmetrical façade
- Large partial or full-width porch
- Round or polygonal corner tower
- Decorative spindle work on porches and trim
- Columns or turned posts on porches
- Projecting bay windows



617 North Encina Street

Victorian Shingle

1880-1905

- Shingled walls and roof
- Asymmetrical facade
- Irregular roof lines
- Moderately pitched roofs
- Cross gables
- Extensive wide porches
- Small sash or casement windows with many panes
- Round or polygonal shingled towers and projecting bays
- Shingles painted or naturally weathered
- Presence of Queen Anne details



307 West Murray Avenue

Folk

1880-1910

- Square shaped smaller versions of Queen Anne style homes
- Façade may be symmetrical or asymmetrical
- Spindle work on porches
- Prominent front-facing gable
- Bracketed eaves
- Clapboard siding
- Single story



601 West Goshen Avenue



Vernacular Style

1880-1910

Homes that were built of simpler designs, using local builders and readily available building materials



Vernacular Examples

- Typically single story
- Board and batten or clapboard siding
- Single-paned, double hung windows
- Full width or small entry porches
- Simple decorative brackets or columns
- Cross gable roofs
- Raised foundations



624 South Locust Street



731 West Goshen Avenue



309 Northwest 1st Avenue



722 West Goshen Avenue



Period Revival Style

1880-1955

Homes that were designed to mimic
an earlier architectural era from
either the United States or Europe



727 South Court Street

Colonial Revival

1885-1915

- Columned porch or portico
- Front door sidelights
- Pedimented door, windows or dormers
- Broken pediment over front door
- Pilasters
- Symmetrical Facade
- Double-hung windows, often multi-paned
- Bay windows or paired or triple windows
- Decorative pendants
- Cornice with dentils or medallions



407 Northeast 1st Avenue

Dutch Colonial Revival

1890-1930

- Gambrel roof
- Long overhanging eaves
- Natural materials
- Fireplace and chimney
- Sash windows
- Wooden shutters
- Dutch door



504 West Grove Avenue

Mission Revival

1890-1930

- Mission-shaped roof parapet
- Wide, overhanging eaves with decorative brackets
- Red clay roof tiles
- Arched doorways
- Deep window openings without any framing, except the sill
- Inspired by the California missions



320 North Court Street

Tudor Revival

1890-1930

- Steeply pitched roof
- Cross gables
- Decorative half-timbering
- Prominent chimneys
- Narrow multi-pane windows
- Entry porches or gabled entry
- Patterned stonework or brickwork
- Overhanging gables or second stories
- Parapeted or Flemish gable



722 North Willis Street

Neoclassical Revival

1895-1950

- Symmetrical, usually with center door
- Front facade columned porch
- Full height porch with classical columns
- Front facing gable on porch or main roof
- Decorative door surrounds, columns, or sidelights
- Side or front portico or entry porch
- Dentiled cornice



401 West Grove Avenue

Pueblo Revival

1900-1940

- Can be made of adobe, but usually constructed of stucco or concrete
- Simple, flat roofs
- Projecting wood beams
- Simple windows without decoration
- Clay tile may be present
- May contain heavy ceiling beams, porch posts, and doors
- Usually one story



815 South Court Street

Spanish Colonial Revival (Spanish Eclectic)

1915-1940

- Low-pitched, clay tile roof
- Round arches at entryway, porch or windows
- Porch arcade with columns, sometimes spiraled
- Low-relief carving at doorways, windows and cornices
- Stucco exterior walls
- Elaborately carved doors
- Decorative window grills of wood or iron
- Balconies or terraces



301 North Fairway Street

French Vernacular Revival

1915-1940

- Rectangular in shape
- One or two rooms deep
- French doors that connect the indoors to the outdoors
- Casement windows
- Very steeply pitched roof
- Decorative quoins
- Centrally located chimneys



1320 West Main Street

Mediterranean Revival

1920-1940

- Clay tile roofs
- Ornate archways
- Wrought iron balconies, window grilles, and decorations
- Walls are usually stucco
- Facades can be asymmetrical or symmetrical
- May contain elements of Spanish Revival or Mission Revival architecture



1914 West Green Acres Drive

Monterey

1925-1955

- Typically two stories
- Clay tile or asphalt shingle shallow-pitched roofs
- Second story cantilevered balcony
- Elements of Spanish colonial architecture may be present
- Large brackets that support the porch



1543 Sierra Drive



Cluster Cottages (Bungalow Courts) 1920-1940

Clusters of smaller individual dwelling units built around a central courtyard



307 West School Avenue

Cluster Cottage Examples

- Single story
- 3 or more individual dwellings
- Central courtyard or walkway
- Casement or double hung windows
- Often Period Revival or Craftsman in style
- Small footprint – ‘cottage size’





Arts & Crafts Style

1880-1930

Homes that were built with rustic materials such as wood, brick, stucco or river rock - these homes emphasize the outdoor lifestyle by typically containing porches, balconies and many windows



500 North Encina Street

Craftsman Shingle

1900-1920

- Shingled walls and roof
- Asymmetrical facade
- Irregular roof lines
- Moderately pitched roofs
- Cross gables
- Extensive wide porches
- Small sash or casement windows with many panes
- Round or polygonal shingled towers
- Presence of clinker brick



437 South Church Street

Craftsman Bungalow

1900-1930

- One or two stories in height
- Overhanging eaves with exposed rafters or braces
- Front facing gables
- Multi pane windows
- Low pitched gable or hipped roof
- Full or partial front porch with sturdy (often square and tapered) columns
- Prominent gabled or shed roofed dormers
- Presence of clinker brick



501 South Court Street

Airplane Bungalow

1900-1930

- One and a half stories in height
- Overhanging eaves with exposed rafters or braces
- Front facing gables
- Multi pane windows
- Low pitched gable or hipped roof
- Full or partial front porch with sturdy (often square and tapered) columns
- Prominent gabled or shed roofed dormers
- Single room on second story surrounded by windows
- Presence of clinker brick



614 West Kaweah Avenue

Prairie

1900-1920

- Low pitched hipped roof
- Wide overhanging eaves
- Emphasis on horizontal lines
- Massive square porch columns
- Paired double hung windows



506 North Court Street

Modern Style

1920-1980

Homes that were built with a focus on function rather than ornamentation, utilizing innovative technologies and building materials



1506 West Burrel Avenue

Art Deco

1900-1940

- Smooth wall surface
- Sharp edged, linear appearance
- Stylized decorative elements using geometrical forms, zigzags, chevrons
- Low relief decorative panels
- Stepped or set back front facade
- Strips of windows with decorative spandrels
- Reeding and fluting around doors and windows
- Use of glass block for windows



1610 West Main Street

Minimal Traditional

1935-1950

- Minimalized version of eclectic styles that were popular in the 1920s
- Hipped or gabled roofs without large projecting eaves
- Cladded in locally popular materials like wood or brick
- Small porches
- Asymmetrical facades
- Off-center front door



1721 West Burrel Avenue

Mid-Century

1945-1960

- Clean, minimal lines
- Broad roof overhangs
- Walls of glass and large windows
- Open and well-defined floorplans
- Modern and traditional building materials
- A relationship to the outside environment
- Asymmetrical designs



1405 West Main Street

Ranch (Rambler)

1945-1970

- Single story
- Asymmetrical shape
- Low-pitched roof
- Simple, open floorplans
- Connection to outdoors (patio)
- Attached garage
- Can be shingle, clapboard or board and batten siding



1601 West Beverly Drive



Part II : Commercial, Professional and Civic Buildings



Renaissance Revival

1840-1920

- Intricately patterned, wide decorative cornice
- Vertical bands of windows
- Terra cotta or plaster panels with sculptural ornamentation
- Flat roof with deep projecting eaves
- Multi-storied (6 or more floors)
- Buildings have three distinct sections: top, middle and bottom



128 East Main Street

Italianate

1845-1900

- Cornice with decorative brackets
- Wide overhanging eaves
- Narrow windows
- Window crowns
- Single story porches
- Cupola or square tower
- Decorative quoins



120 East Oak Avenue

Vernacular

1880-1910

- Feature simpler designs, using local builders and readily available building materials
- Typically brick
- One to three stories
- Decorative parapets or cornices
- Originally built for commercial or industrial use



510 East Acequia Avenue

Mission Revival

1890-1930

- Mission-shaped roof parapet
- Wide, overhanging eaves with decorative brackets
- Red clay roof tiles
- Arched doorways
- Deep window openings without any framing, except the sill
- Inspired by the California missions

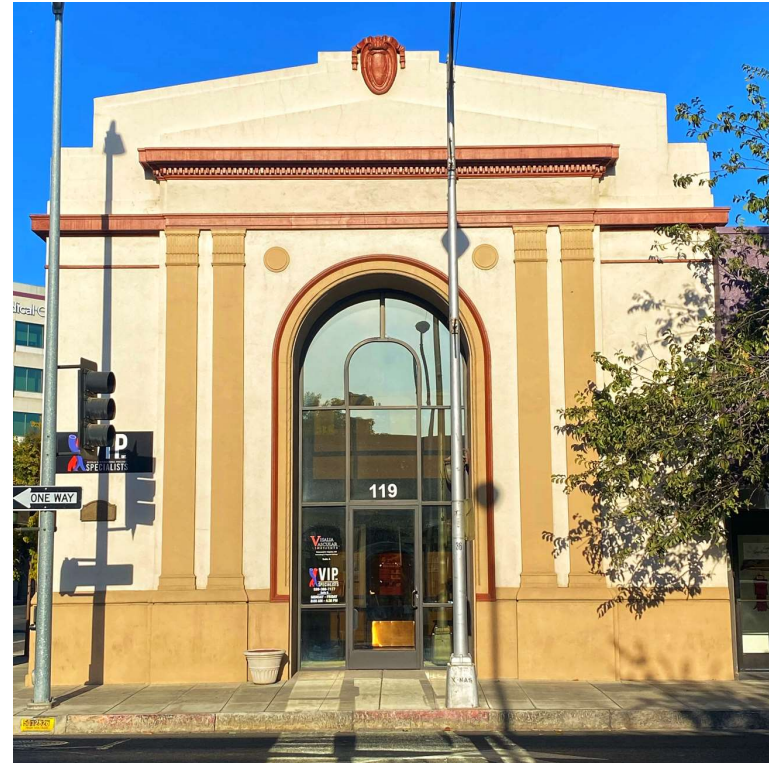


112 East Oak Avenue

Neoclassical Revival

1895-1950

- Formal symmetrical design, usually with center door
- Front facade columned porch
- Full height porch with classical columns
- Front facing gable
- Broken pediment over entry
- Decorative door surrounds, columns, or sidelights
- Front portico or entry porch
- Dentiled cornice
- Roof line balustrade



119 South Locust Street

Art Deco

1920-1940

- Smooth wall surface
- Sharp edged, linear appearance
- Stylized decorative elements using geometrical forms, zigzags, chevrons
- Low relief decorative panels
- Stepped or set back front facade
- Strips of windows with decorative spandrels
- Reeding and fluting around doors and windows
- Use of glass block for windows



111 West Acequia Avenue

Art Moderne

1920-1940

- Considered a subset of Art Deco architecture
- Smooth wall surface, usually stucco
- Flat roof
- Horizontal emphasis
- Curved corners or windows
- Aluminum or stainless-steel detailing
- Use of glass block for windows



604 South Mooney Boulevard

International/Modernist

1930-1965

- Clean, minimal lines
- Broad roof overhangs
- Walls of glass and large windows
- Open and well-defined floorplans
- Modern and traditional building materials
- A relationship to the outside environment
- Asymmetrical designs



315 South Johnson Street

Brutalist

1960-1980

- Rough, unfinished surfaces
- If present, windows are inconspicuous and small
- Unusual shapes
- Heavy-looking materials
- Heavy massing
- Straight lines
- Little to no ornamentation



217 West Acequia Avenue



2018 West Green Acres Drive

Sources & Suggested Reading

- Baker, John Milnes. *American House Styles A Concise Guide*. Norton & Company, Incorporated, W.W., 1994.
- Howe, Jeffery W. *The Houses We Live In: An Identification Guide to the History and Style of American Domestic Architecture*. PRC Publishing Ltd., 2002.
- LaChiusa, Chuck. "Illustrated Architecture Dictionary." *Illustrated Architecture Dictionary*, <https://buffaloah.com/a/DCTNRY/vocab.html>.
- "PHMC Historic Architectural Styles in Pennsylvania." *PHMC Pennsylvania Architectural Field Guide*, <http://www.phmc.state.pa.us/portal/communities/architecture/styles/index.html>.
- "Types of Architecture Study Guide." *Study.com | Architecture Study Guide*, <https://study.com/academy/course/types-of-architecture-study-guide.html>.
- Photography and Guide Design by Tyler Davis



Historic Preservation Advisory Committee (HPAC) Contact and Meeting Information

- The HPAC Administers and carries out the standards and specifications of the Historic Preservation Ordinance.
 - When: Meets on the 2nd and 4th Wednesday of each month at 5:30 PM
 - Where: City of Visalia Administration Building Conference Room, 220 North Santa Fe Street, Visalia, CA 93292 (enter using door located to the left of the main entrance, on the north face of the building)
- Contact: Staff Liaison Cristobal Carrillo at (559) 713-4443 or cristobal.carrillo@visalia.city
- Historic Preservation Advisory Committee Website:
https://www.visalia.city/government/committees/historic_preservation_advisory_committee.asp
- City of Visalia Historic Preservation Ordinance:
<https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=7346>
- Local Register of Historic Structures:
<https://www.visalia.city/civicax/filebank/blobdload.aspx?BlobID=12377>