

# HISTORIC PRESERVATION ADVISORY COMMITTEE

## MEETING AGENDA

CHAIRPERSON:

Tyler Davis



VICE CHAIRPERSON:

Karen Ayala

COMMITTEE MEMBERS: Tyler Davis, Karen Ayala, Jay Hohlbauch, Jerome Melgar, Kim Lusk, Erick Arriaga

**WEDNESDAY, MAY 14, 2025**

**CITY OF VISALIA ADMINISTRATION BUILDING**

**LOCATED AT 220 NORTH SANTA FE STREET, VISALIA CA 93292**

**MEETING TIME: 5:30 PM**

1. CALL TO ORDER
2. CITIZEN'S COMMENTS – This is the time for citizens to comment on subject matters that are not on the agenda but are within the jurisdiction of the Historic Preservation Advisory Committee (HPAC). You may provide comments to the HPAC at this time, but the HPAC may only legally discuss those items already on tonight's agenda.
3. PROJECT REVIEW
  - A. **HPAC Item No. 2025-07:** A request by Laurie Dresser to install a new wrought iron fence and freestanding sign for a medical spa use, located within the O-C (Office Conversion) Zone. The project site is located at 523 West Noble Avenue (APN: 096-142-017).
4. DISCUSSION ITEMS
  - A. Appeal of HPAC Item No. 2025-05, 410 North Court Street – May 5, 2025, Visalia City Council Meeting
  - B. Historic District Survey Project Update
  - C. Committee and Staff Comments
    - i. Project Updates
  - D. Identification of Items for Future Agendas

## 5. 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](mailto:cristobal.carrillo@visalia.city).

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

### **APPEAL PROCEDURE**

According to the City of Visalia Zoning Ordinance Section 17.02.145 and Subdivision Ordinance Section 16.04.040, an appeal to the City Council may be submitted within ten days following the date of a decision by the HPAC. An appeal form with applicable fees shall be filed with the City Clerk at 220 North Santa Fe Street, Visalia, CA 93291. The appeal shall specify errors or abuses of discretion by the Planning Commission, or decisions not supported by the evidence in the record. The appeal form can be found on the city's website [www.visalia.city](http://www.visalia.city) or from the City Clerk.

**THE NEXT REGULAR MEETING WILL BE HELD ON WEDNESDAY, MAY 28, 2025**



## REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE:

May 14, 2025

PROJECT PLANNER:

Catalina Segovia, Planning Technician

Phone: (559) 713-4449

E-mail: [catalina.segovia@visalia.city](mailto:catalina.segovia@visalia.city)

**SUBJECT:** **Historic Preservation Advisory Committee Item No. 2025-07:** A request by Laurie Dresser to install a new wrought iron fence and freestanding sign for a medical spa use, 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 request as modified by the findings and conditions within this report.

### SITE DATA

The site is zoned O-C (Office Conversion) and contains a residence that has been converted into a medical spa (LnM Medical Spa). 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 "Craftsman" and "Bungalow" style architecture.

### RELATED PROJECTS

**HPAC No. 2022-21:** On October 26, 2022, the HPAC recommended approval to the Visalia Planning Commission of a Conditional Use Permit (CUP), a request by Larry Lewis to establish a medical spa, add a 120 square foot lounge to an existing building, and remove and relocate a ramp, for an existing residence located at 523 West Noble Avenue.

**Conditional Use Permit No. 2022-17:** On November 14, 2022, the Planning Commission approved a CUP request by Merlie Em Bui to establish a medical spa within the existing residence located at 523 West Noble Avenue.

**HPAC No. 2024-13:** On May 22, 2024, the HPAC approved a request by Larry Lewis to conduct exterior alterations to an existing building approved for a medical spa use.

### PROJECT DESCRIPTION

The applicant proposes installation of an approximately 6-foot tall wrought iron fence at the northwest and southwest corners of the structure, and placement of a monument sign for the medical spa use (see Exhibit "A"). Per a site inspection conducted by staff, the monument sign

HPAC 2025-07 - 523 W. Noble Avenue – Fence and Sign

stands 6 feet, 3 inches tall with a sign face measuring approximately 12 square feet in area. The signage is double sided and is made with a combination of wood, vinyl, and composite materials.

The fence and monument sign have already been installed without prior HPAC review or Building Permit issuance. Per the applicant's statement in the project application the original wood fence was replaced with wrought iron due to its deteriorated condition and to better complement the historical architecture of the building.

## **DISCUSSION**

### Development Standards

#### *Fencing*

Per the requirements of the O-C Zone (Visalia Municipal Code Section 17.36.060.B) no fence, "...shall exceed seven feet in height if located in a required side or rear yard". Per Exhibit "A", the fencing does not exceed the height limitations for the O-C Zone. Condition No. 2 is recommended requiring that the fence height and location be verified during Building Permit review.

#### *Signage*

Per Visalia Municipal Code Section 17.48.110.C, monument signs in the O-C Zone must not exceed a height of 6 feet and must maintain a minimum setback of 5 feet from the front property line and 20 feet from any interior side property line. The proposed sign is approximately 6 feet, 3 inches tall at its highest point, and is placed 4 feet, 1 inch from the front property line and 6 feet from the side property line. As such it does not meet any of the O-C Zone development standards. Therefore Condition No. 3 is recommended, requiring relocation of the signage so that it complies with all required height and setbacks standards.

### Architectural Compatibility

#### *Fencing*

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

#### *Signage*

For the proposed signage, Visalia Municipal Code Section 17.56.050.C.4 permits the HPAC to approve, conditionally approve, or deny a sign application based upon its proposed design



and/or materials. Per a site inspection conducted by staff, the freestanding sign will be made primarily of wood and composite wood materials, with vinyl employed on a portion of the actual sign face. From the public right of way, the signage maintains the appearance of a fully wood structure. The freestanding sign is also on two posts, with wood caps, which assist in increasing compatibility with the features of the primary structure.

## **FINDINGS AND CONDITIONS**

For HPAC Item No. 2025-07 staff recommends that the Committee approve the proposed wrought iron fence and monument signage based upon the following:

### Findings:

1. The site is within the Historic District and is listed in the Local Register of Historic Structures.
2. That the proposal is in keeping with the purpose and intent of the Historic Preservation Element and Ordinance.
3. That the proposal is consistent with the primary structure and the surrounding streetscape.
4. That the proposal will not be injurious to the surrounding properties or character of the Historic District.

### Conditions:

1. That the project shall be developed in substantial compliance with the site plan in Exhibit "A", fencing elevations in Exhibit "B", and signage elevations in Exhibit "C", except as modified by the conditions below.
2. That the fence shall not exceed a height of seven feet. This shall be verified during Building Permit review.
3. That the monument sign shall be relocated to comply with the maximum 6-foot height standard, and minimum setbacks of 5 feet from the front property line and 20 feet from interior property lines, to be verified during Building Permit review.
4. That the project undergoes the appropriate City permitting process.
5. 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.
6. That all other City codes, ordinances, standards, and regulations shall be met.
7. That the approval from the Historic Preservation Advisory Committee shall lapse and become void twelve months after the date on which it became effective, unless the conditions of the approval allowed a shorter or greater time limit, or unless prior to the expiration of twelve months a building permit is issued by the city and construction is commenced and diligently pursued toward completion on the site that was the subject of the approval.

## **Attachments**

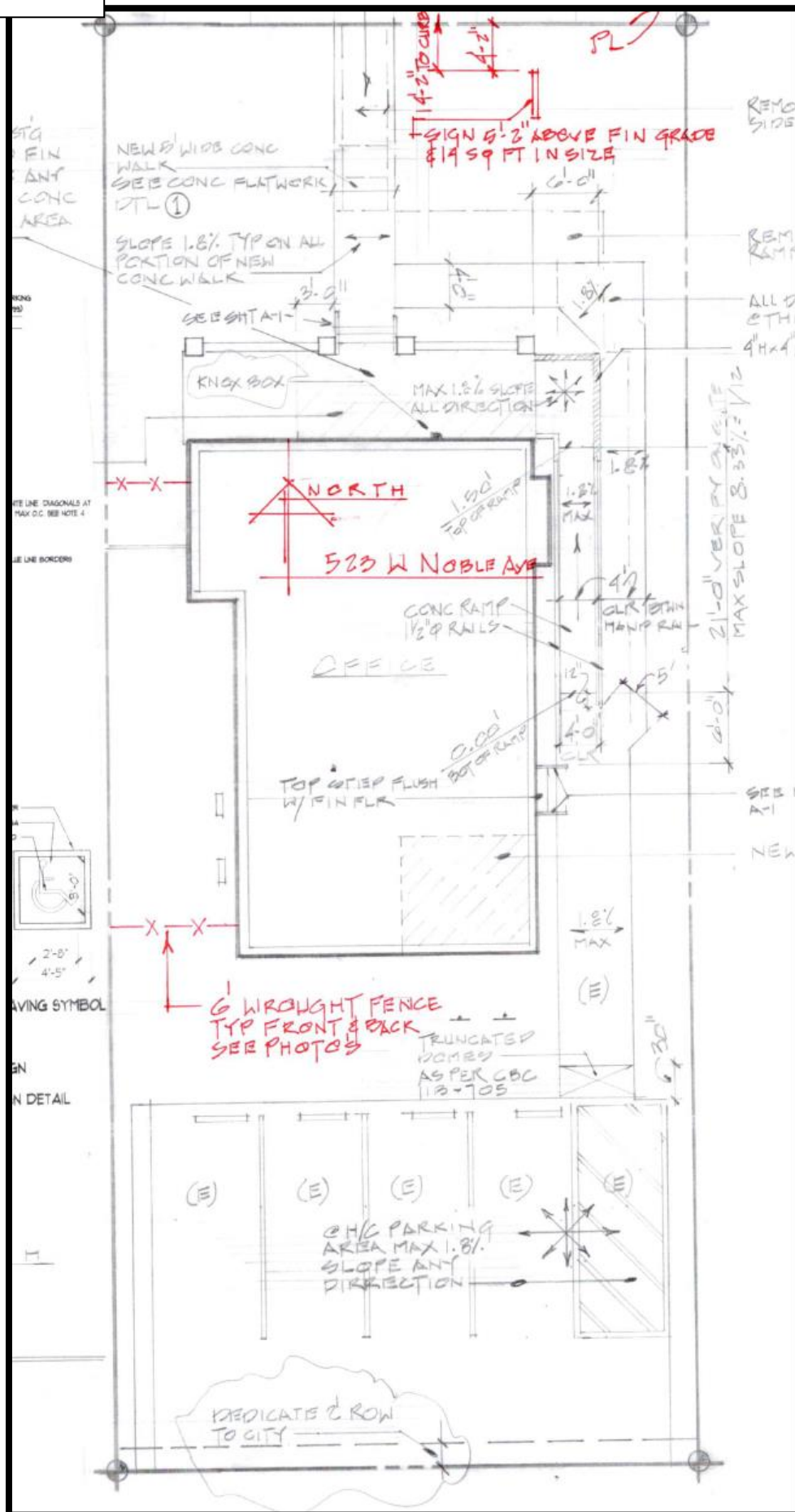
- Exhibit “A” – Site Plan
- Exhibit “B” – Proposed Fencing
- Exhibit “C” – Proposed Signage
- Aerial Map
- Historic District and Local Register Map

### **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](http://www.visalia.city) or from the City Clerk.



# EXHIBIT "A"



**EXHIBIT "B"**





**EXHIBIT "C"**





## Aerial Map



# Historic District and Local Register Map

