

# 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, Jocelyn Duran

**WEDNESDAY, AUGUST 27, 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. MEETING MINUTES
  - A. August 13, 2025, Regular Meeting
4. PROJECT REVIEW
  - A. **HPAC Item No. 2025-16:** A request by Karen Cocagne to install a freestanding sign for the Kaweah Delta Center for Mental Wellness, located within the O-C (Office Conversion) Zone. The project site is located at 301 West Noble Avenue (APN: 097-041-017).
5. DISCUSSION ITEMS
  - A. HPAC Informational Pamphlet Mailing
  - B. Historic District Survey Project
  - C. Historic Recognition/Awards Program
  - D. Committee and Staff Comments

i. Project Updates

E. Identification of Items for Future Agendas

6. 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).

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](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, SEPTEMBER 10, 2025**

# HISTORIC PRESERVATION ADVISORY COMMITTEE MEETING AGENDA

Davis absent. All  
other members  
present.

CHAIRPERSON:

Tyler Davis



VICE CHAIRPERSON:

Karen Ayala

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

MEMBERS OF THE PUBLIC: Valerie Walden and friend, Cisco Bergen, Jose Landeros

CITY STAFF: Cristobal Carrillo, Associate Planner

**WEDNESDAY, AUGUST 13, 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 – 5:33pm.
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.  

None.
3. MEETING MINUTES
  - A. July 23, 2025, Regular Meeting  

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

#### 4. PROJECT REVIEW

- A. **HPAC Item No. 2025-14:** A request by Gabriel Jacquez to construct a wrought iron fence for the Christian Faith Fellowship church, located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 320 North Court Street (APN: 094-281-002, 003).

Staff presented its report and recommended that the HPAC approve the request as conditioned by staff. Contractor Jose Landeros was present and provided comment on behalf of the applicant. Additional public comment in support of the proposal was provided via e-mail by Bill Huott. The HPAC discussed whether the proposal offered sufficient space between the building and fence along the northern property boundary for a person to access. Landeros stated that sufficient space would be available, with Carrillo adding that this would be verified during Building Permit review. Following discussion, a motion was made by Hohlbauch, seconded by Lusk, to approve the request. The motion passed by a vote of 6-0.

- B. **HPAC Item No. 2025-15:** A request by Valerie Walden to construct a wrought iron fence for a single family residence, located within the D-MU (Downtown Mixed Use) Zone. The project site is located at 406 North Church Street (APN: 094-272-009).

Staff presented its report and recommended that the HPAC approve the request as conditioned by staff. Property owner and applicant Valerie Walden was present and provided comment in favor of the request. Additional public comment in support of the project was provided by Cisco Bergen and Bill Huott (via e-mail). The HPAC and applicant discussed the possibility of providing wood picket fencing instead of wrought iron. It was agreed that wrought iron fencing would provide a greater degree of security for the project site. After discussion, a motion was made by Lusk, seconded by Hohlbauch, to approve the request. The motion passed by a vote of 6-0.

#### 5. DISCUSSION ITEMS

- A. Historic Recognition/Awards Program

Staff stated that Davis was set to talk to Walter Deissler with Visalia Heritage concerning the Historic Recognition Program, and that staff and the HPAC subcommittee assigned to this project would be meeting in the future.

- B. Committee and Staff Comments

- i. Project Updates

None.

- C. Identification of Items for Future Agendas

Ayala requested that a discussion on the bi-annual mailing of the HPAC Informational Pamphlet be added to the meeting agenda for August 27, 2025.

- D. Historic District Survey Project

The HPAC conducted a review of the survey materials for Area D9, consisting of approximately 27 properties located south of West Main Street, between South Giddings Street and South Divisadero Street, and north of West Mineral King Avenue/West Sierra Avenue.

6. **ADJOURNMENT** – The meeting adjourned at approximately 6:54pm.





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

HEARING DATE:

August 27, 2025

PROJECT PLANNER:

Cristobal Carrillo, Associate Planner

Phone: (559) 713-4443

E-mail: [cristobal.carrillo@visalia.city](mailto:cristobal.carrillo@visalia.city)

**SUBJECT:** Historic Preservation Advisory Committee Item No. 2025-16: A request by Karen Cocagne to install a freestanding sign for the Kaweah Delta Center for Mental Wellness, located within the O-C (Office Conversion) Zone. The project site is located at 301 West Noble Avenue (APN: 097-041-017).

### 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 medical office and parking field. The project site is located within the Historic District and is not listed on the Local Register of Historic Structures.



### PROJECT DESCRIPTION

The applicant proposes installation of a 5-foot, 8-inch tall double faced monument sign for the medical office use (see Exhibit "A"). The sign will be placed along the West Noble Avenue frontage, facing east/west. Per the proposed signage elevations in Exhibit "B", the sign face will measure 6.62 square feet in size, stand on two posts with ornate caps, and be made of redwood and plywood material. Additionally, tile accents will be added to the top of the sign to mimic the tile on the medical office (see Exhibit "C"). No other structures or physical changes are proposed.

### DISCUSSION

#### Architectural Compatibility

Visalia Municipal Code Section 17.56.050.C.4 permits the HPAC to approve, conditionally approve, or deny a sign application based only upon its proposed design and/or materials. Per the exhibits provided, the materials proposed would be compatible with the structures onsite and surrounding area. The wood construction of the signage will be consistent with a number of wood signs located along the Noble Street frontage (ex. 515 West Noble, 501 South Watson, 235 West Noble).

The inclusion of tile on the signage increases compatibility with the medical office, the roof of which contains curved clay tile, with angled tile along the ridges. However, the tile proposed on the signage would be flat against the top of the signage. Staff recommends inclusion of Condition No. 2, requiring that the tile on the signage be curved like the tile on the roof of the medical office, to increase compatibility between the two structures.

## **FINDINGS AND CONDITIONS**

For HPAC Item No. 2025-16 staff recommends that the Committee approve the proposal based upon the following:

### Findings:

1. The site is within the Historic District and is not listed in the Local Register of Historic Structures.
2. That the 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" and signage elevations in Exhibit "B", except as modified by the conditions below.
2. That the tile on the signage shall be curved similar to the tile on the roof of the medical office as depicted in Exhibit "C".
3. That the project undergoes the appropriate City permitting process.
4. 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.
5. That all other City codes, ordinances, standards, and regulations shall be met.
6. 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 Signage
- Exhibit “C” – Building Elevations
- Aerial Map
- Historic District and Local Register Map

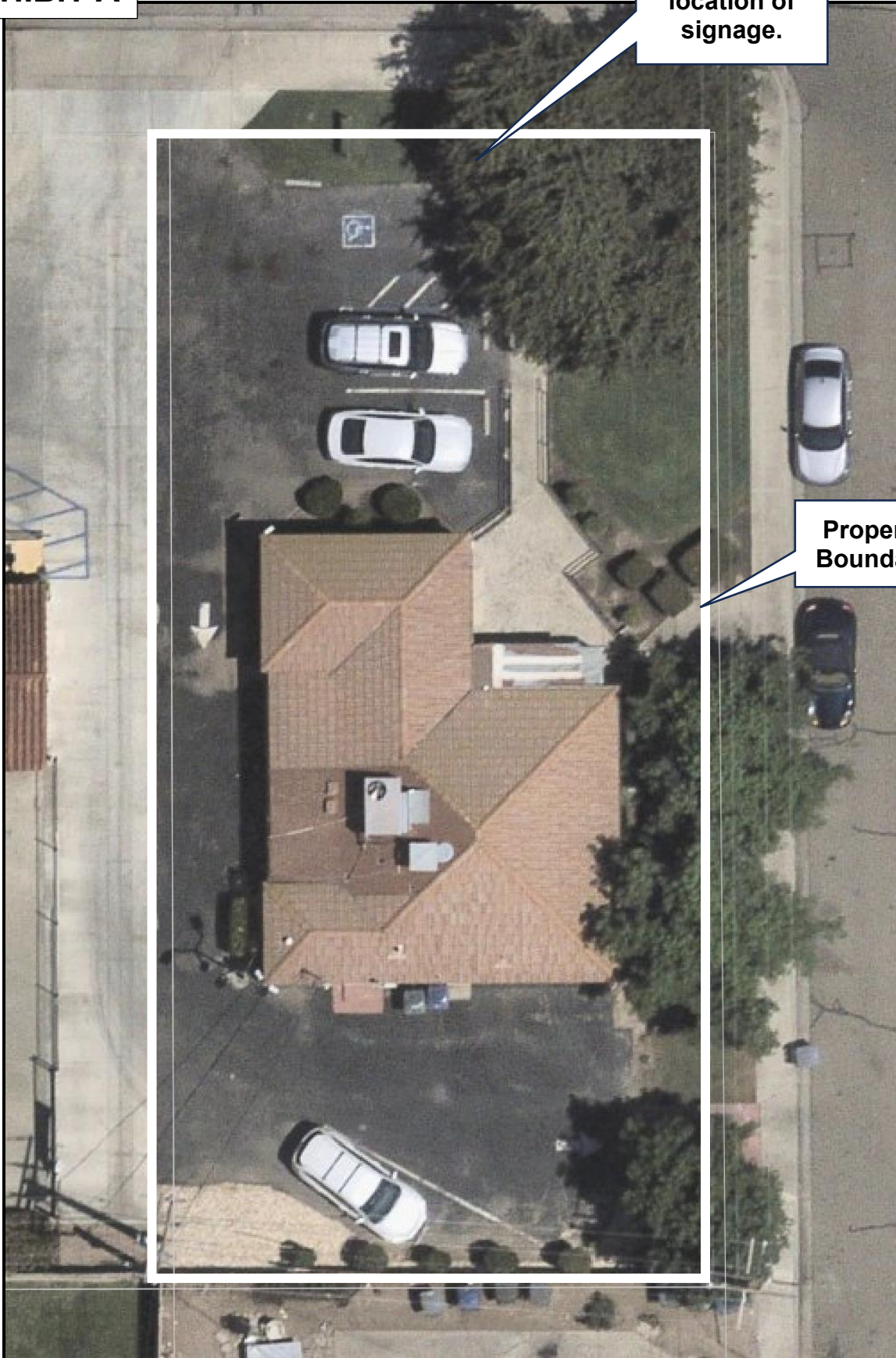
### **APPEAL INFORMATION**

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

## EXHIBIT A

Approximate  
location of  
signage.

Property  
Boundary





# Proposed redesign for Kaweah Health Center for Mental Wellness to meet City of Visalia historic district signage requirements.

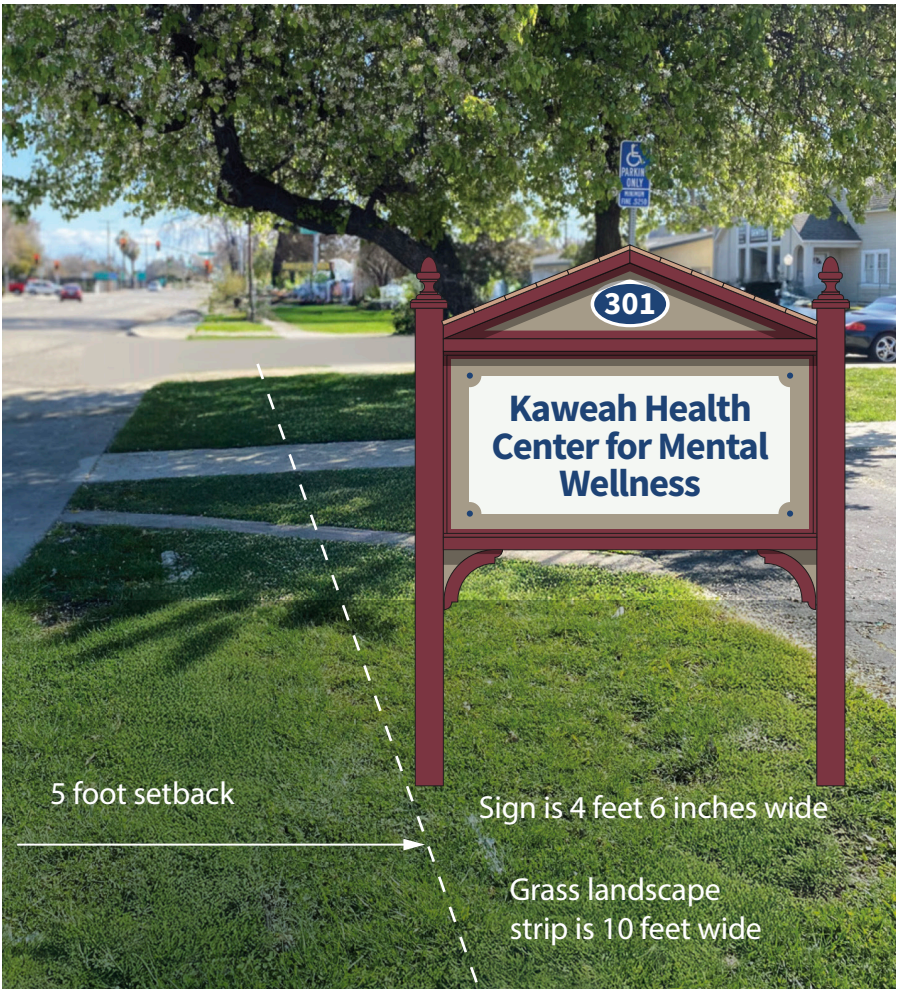
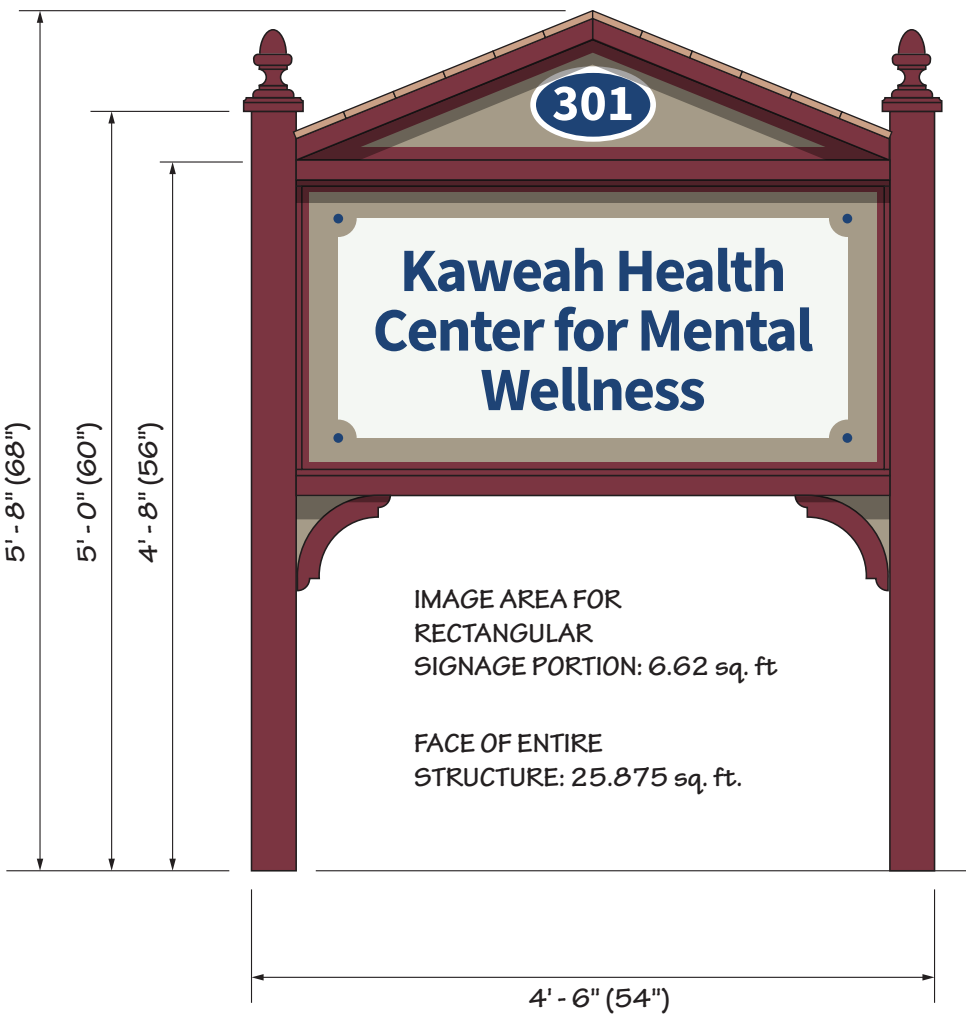
LOCATION: 301 W. Noble Avenue., Visalia.  
Facility occupies corner lot at Noble Avenue and Encina Street.



Sign location. Sign is 4.5 feet wide by 5.75 feet tall



Front entrance



Proposed replacement using exterior colors of the wellness center. Using 4 x 4" and 2 x 4" redwood and plywood construction with tile accent on top of cornice to mimick tile on building.



## EXHIBIT C





# Aerial Map



# Historic District and Local Register Map

