

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, FEBRUARY 11, 2026

**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. January 28, 2026, Regular Meeting
4. PROJECT REVIEW
 - A. **HPAC Item No. 2026-04:** A request by Eduardo Hinojosa to establish three accessory structures in the rear yard of a residence in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 734 West Goshen Avenue (APN: 093-166-018).
5. DISCUSSION ITEMS
 - A. Historic District Survey Project
 - i. Subcommittee Recommendations
 - ii. February 25, 2026, HPAC Meeting – Discussion with Paul Bernal, Planning and Community Preservation Director

B. Committee and Staff Comments

i. Project Updates

C. 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.gov.

Éste Aviso es para informarle que habrá 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.gov.

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.gov.

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.gov or from the City Clerk.

THE NEXT REGULAR MEETING WILL BE HELD ON WEDNESDAY, FEBRUARY 25, 2026

MEETING MINUTES – JANUARY 28, 2026, HISTORIC PRESERVATION ADVISORY COMMITTEE

HISTORIC PRESERVATION ADVISORY COMMITTEE

MEETING AGENDA

Melgar 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: Adrian Ortega

CITY STAFF: Cristobal Carrillo, Associate Planner

WEDNESDAY, JANUARY 28, 2026

**CITY OF VISALIA ADMINISTRATION BUILDING
LOCATED AT 220 NORTH SANTA FE STREET, VISALIA CA 93292**

MEETING TIME: 5:30 PM

1. CALL TO ORDER – 5:30pm
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. January 14, 2026, Regular Meeting
A motion was made by Ayala, seconded by Hohlbauch, to approve the meeting minutes. The motion was approved 6-0.

4. PROJECT REVIEW

A. **HPAC Item No. 2026-03:** A request by Adrian Ortega to remove three awnings and place a wall sign on a building within the D-MU (Downtown Mixed Use) Zone. The project site is located at 309 North Garden Street (APN: 094-282-003).

Staff presented its report and recommended that the HPAC approve the request as conditioned. The project applicant Adrian Ortega provided comments in support of the proposal. Discussion followed, after which a motion was made by Hohlbauch, seconded by Ayala, to approve the request. The motion passed by a vote of 6-0.

5. DISCUSSION ITEMS

A. Historic District Survey Project – Discussion with Paul Bernal, Planning and Community Preservation Director

Staff informed the Committee that Bernal would not be attending the meeting. It was requested that the survey subcommittee provide a more definitive recommendation to the full HPAC on what areas should be added to the Historic District and Local Register, prior to meeting with Bernal. Discussion followed. It was then decided that recommendations on what to add to the Historic District and Local Register (both within the survey area and in the larger City proper) would be discussed at the next regular meeting on February 11, 2026.

B. Historic Recognition/Awards Program

No discussion occurred. Staff asked if this item should be removed from future agendas for the foreseeable future. Davis answered in the affirmative.

C. Committee and Staff Comments

i. Project Updates

Staff provide updates on various projects throughout the Historic District and Local Register. Ayala asked when staff would be sending out the HPAC Informational Mailer. Staff stated around March 2026, since the last mailer had been sent out around September 2025. Ayala expressed concern about gaps in public knowledge of the Historic District and Local Register. It was requested that staff contact City public relations staff to see if City social media pages could share information on the mailer. Staff stated that they would reach out.

D. Identification of Items for Future Agendas

None.

6. ADJOURNMENT – 6:18pm.



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: February 11, 2026

PROJECT PLANNER: Nolan Brown, Planning Technician
Phone: (559) 713-4359
E-mail: nolan.brown@visalia.gov

SUBJECT: Historic Preservation Advisory Committee Item No. 2026-04: A request by Eduardo Hinojosa to establish three accessory structures in the rear yard of a residence in the R-1-5 (Single Family Residential, 5,000 square foot minimum site area) Zone. The project site is located at 734 West Goshen Avenue (APN: 093-166-018).

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Committee (HPAC) approve the proposal as conditioned by staff.

SITE DATA

The site is zoned R-1-5 (Single Family Residential, 5,000 square foot minimum site area) and contains a residence, approximately seven accessory structures, and an assortment of pigeon coops. The project site is located within the Historic District and is not listed on the Local Register of Historic Structures.



PROJECT DESCRIPTION

The applicant is requesting approval to add three accessory structures to the rear yard of the project site, listed below as follows:

1. Structure #1: A 128 square foot workshop with vertical wood siding, western style stepped parapet wall, and trim around the windows, doors, and corners. The structure contains a wooden covered porch along the eastern and southern building exteriors with exposed rafter tails and metal roofing material. A portion of the structure on the western exterior employed as a bathroom will be removed as part of the proposal so that the building complies with side yard setback requirements.
2. Structure #2: A 120 square foot playroom containing vertical wood siding and trim around the windows, doors, and corners. The structure also features an attached wood covered porch on the eastern building exterior, as well as a bird coop made of wood, chicken wire, and metal roofing material. A portion of the structure on the western

exterior will be removed so that the building complies with side yard setback requirements.

3. Structure #3: A 160 square foot metal shipping container, currently used for storage purposes

All structures proposed are subject to HPAC review because they are either over 120 square feet in size and/or contain utilities. The remaining accessory structures onsite are less than 120 square feet in size and contain no utilities, making them exempt from HPAC review and Building Permit requirements. All structures proposed are already present on the project site and are the subject of an active Code Enforcement case (CE251673).

DISCUSSION

Architectural Compatibility

Historic Preservation Ordinance requirements for properties solely within the Historic District (VMC Sec. 17.56.100) do not prohibit or discourage exterior alterations to structures. Instead, alterations must preserve compatibility with the overall Historic District and surrounding structures. The sections of the VMC 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.
- Relationship of architectural details and roof shapes, so that alterations are compatible in appearance with surrounding structures.
- 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 structures proposed contain features that are not compatible with the primary residence onsite, such as metal roofs, parapet walls, and vertical siding. However, staff recommends approval of the proposal on the grounds that the front elevation of the primary dwelling will remain unaffected. All three structures are located in the rear yard of the project site and are not visible from the street. The directional expression of the primary dwelling will remain unchanged and the Goshen Avenue streetscape preserved, in compliance with Historic Preservation Ordinance requirements. As it stands, Structures #1 and #2 do have some architectural features that are compatible with the residence, including wood siding, front porches, and a character that evokes an earlier era. Consequently, Structures #1 and #2 do contribute nominally to the historic aesthetic of the project site.

Since the work has already been conducted without Building Permits, staff recommends the inclusion of Condition No. 3, requiring the applicant to obtain Building Permits for all work conducted, and that permits be obtained within 60 days of the date of the HPAC's decision.

FINDINGS AND CONDITIONS

For HPAC Item No. 2026-04 staff recommends that the Committee approve the proposed wall signage, 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 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 proposal will not be injurious to the character of the Historic District and surrounding area.

Conditions:

1. That the site shall be developed consistent with the site plan in Exhibit "A", building elevations in Exhibit "C", and operational statement in Exhibit "D".
2. That the project undergoes the appropriate City permitting process.
3. The applicant obtain a Building Permit for all work conducted, and that permits be obtained within 60 Days of the date of HPAC's decision.
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.

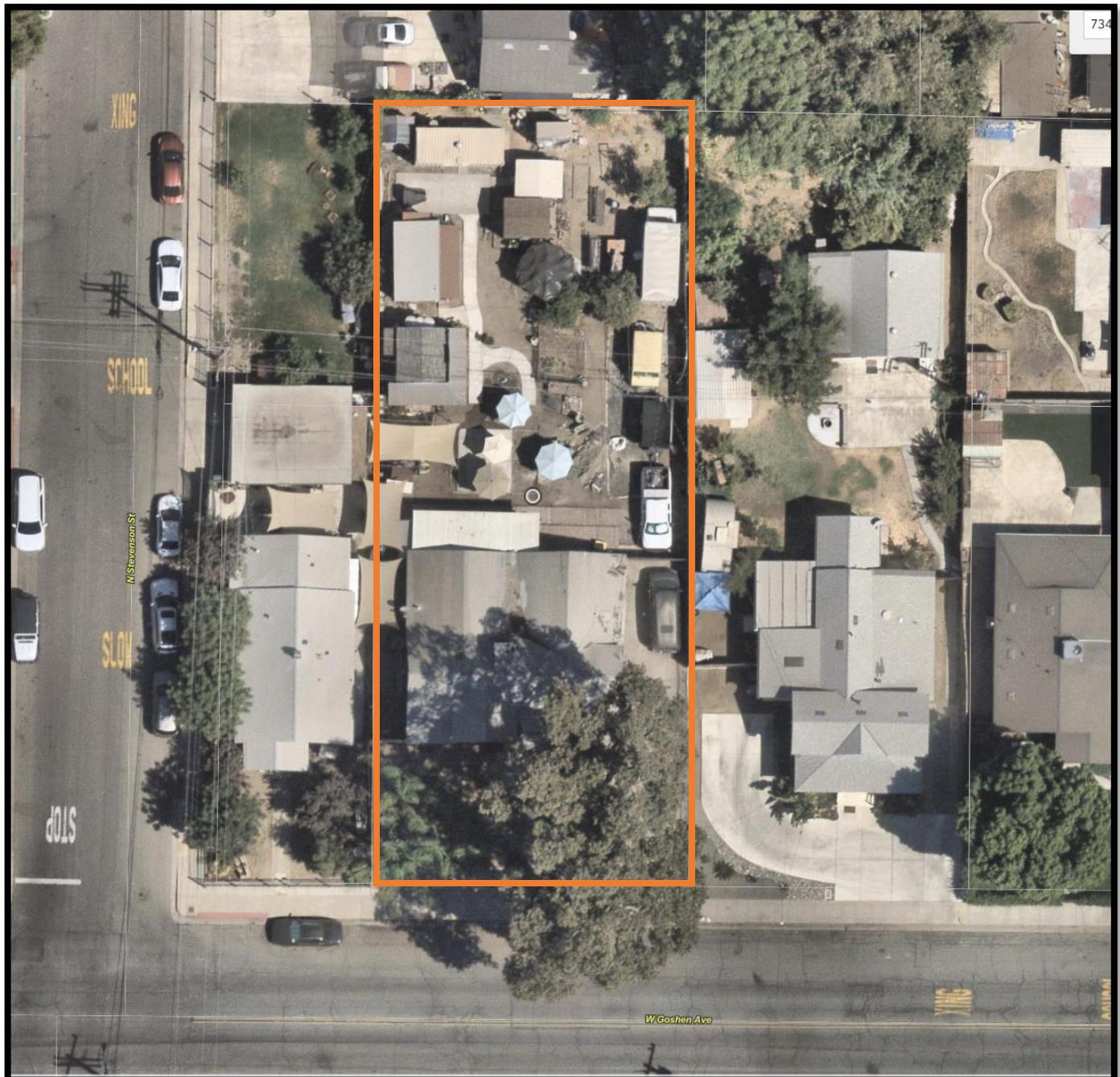
ATTACHMENTS

- Exhibit "A" – Site Plan
- Exhibit "B" – Primary Residence
- Exhibit "C" – Accessory Structures
- Exhibit "D" – Operational Statement
- Exhibit "E" – Historic District Survey Sheet
- 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



HPAC Item No. 2026-04 – Accessory Structures in Rear Yard

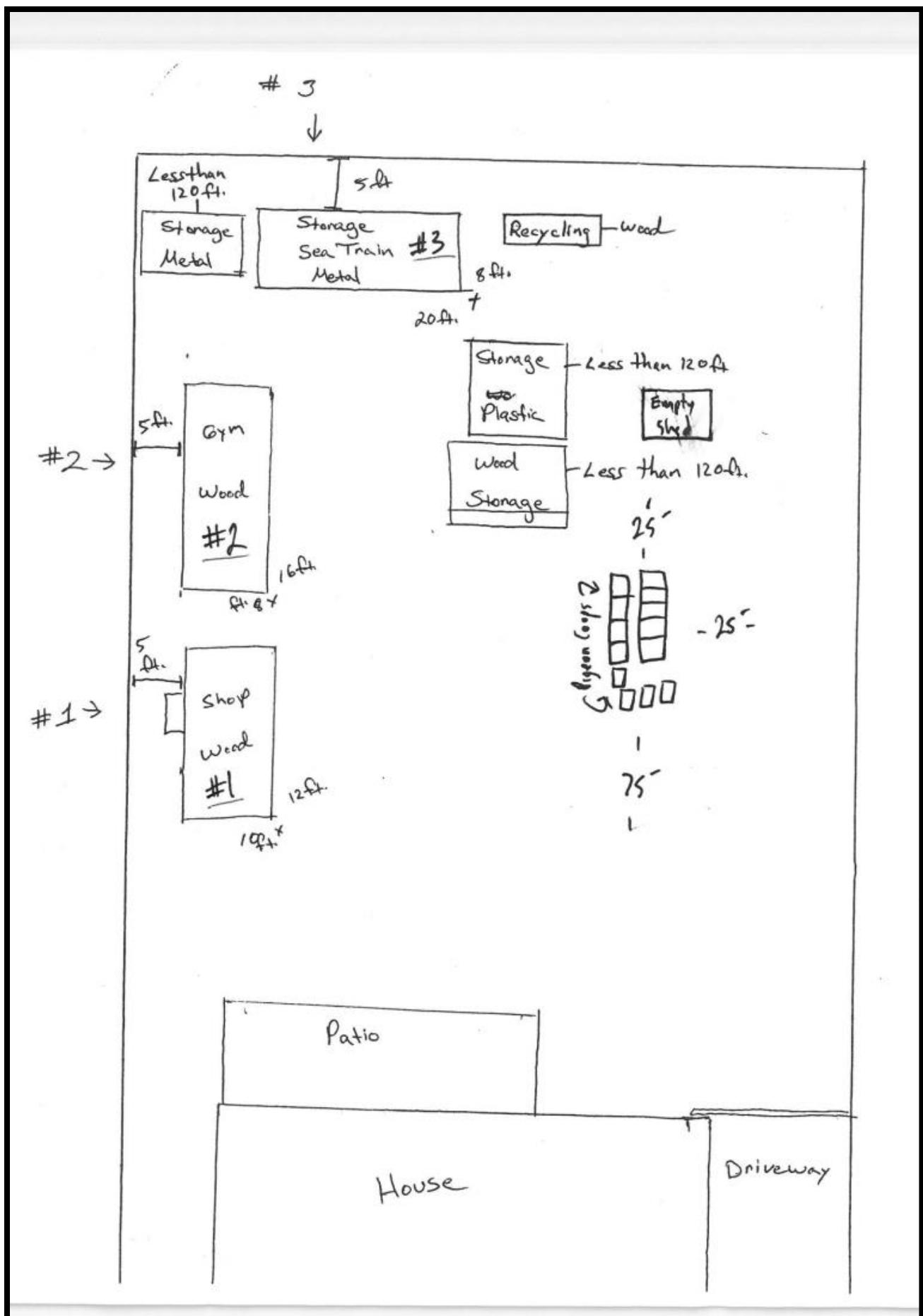


EXHIBIT B

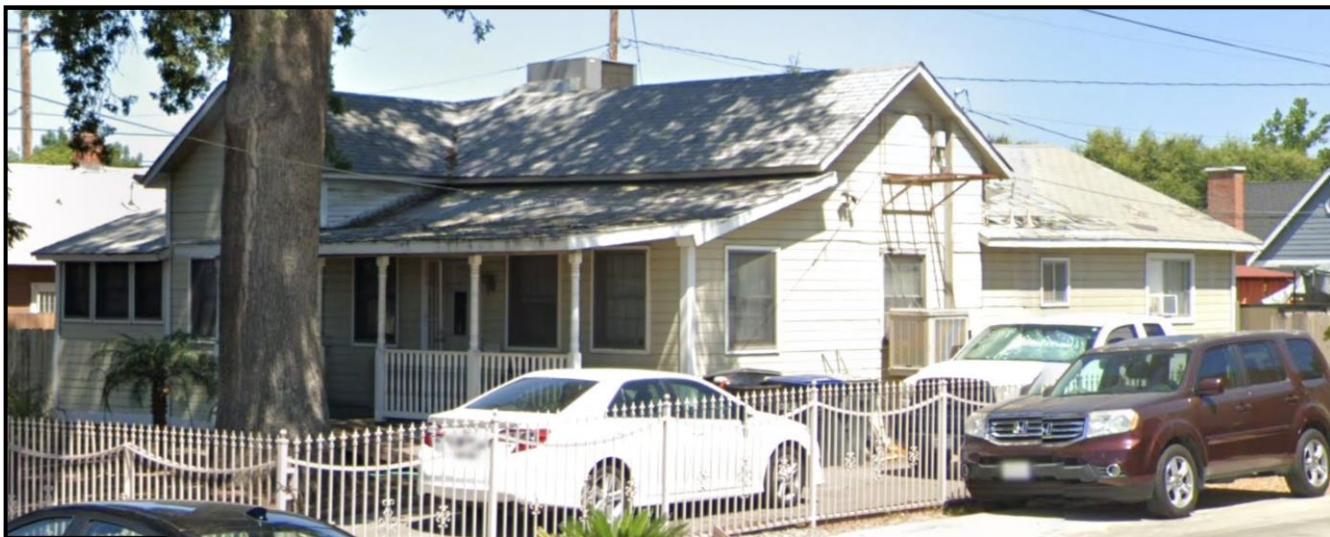
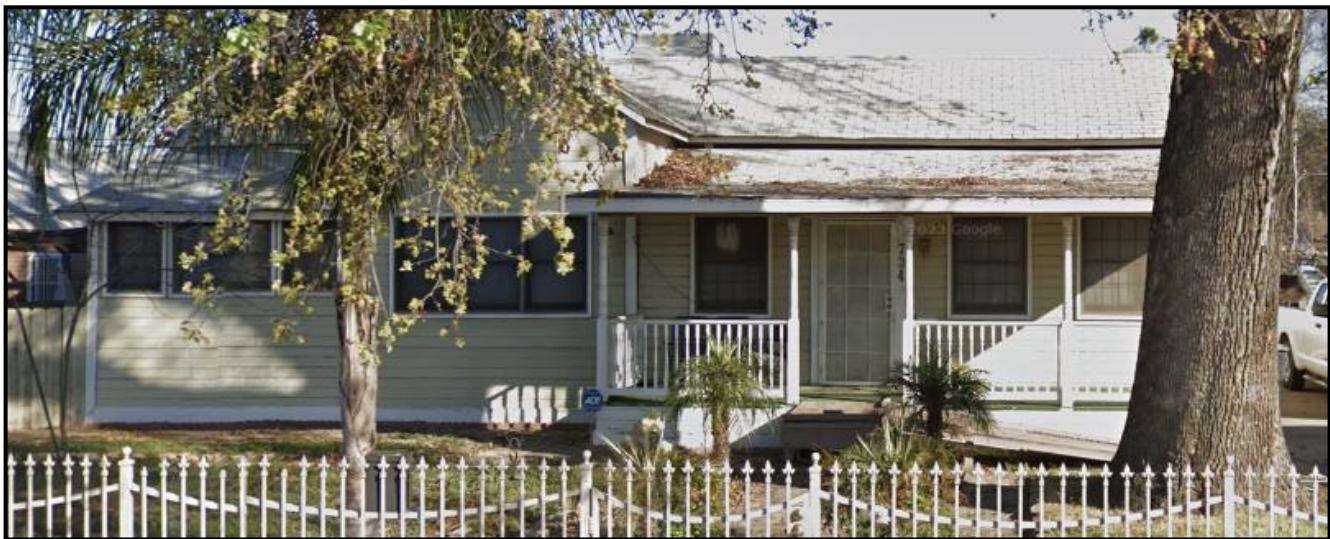


EXHIBIT C

Accessory Structure #1





HPAC Item No. 2026-04 – Accessory Structures in Rear Yard

Accessory Structure #2



Accessory Structure #3 (Sea train)

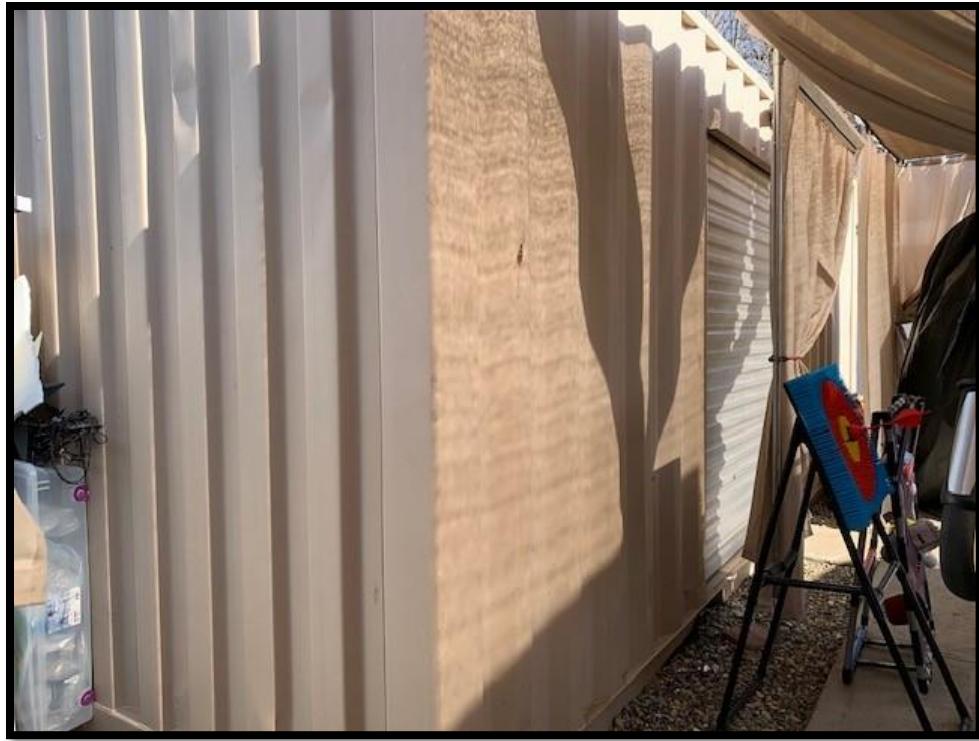


EXHIBIT D

Operation Statement

- # 1. 10'x12' w/ electrical workshop.
will remove existing bathroom and
plumbing to meet set backs,
made of wood
- # 2. 8'x16' w/ electrical playroom.
will move one wall (1' foot) to reduce
size and remove bathroom and plumbing.
made of wood.
- # 3. 8'x20' Storage
made of metal

EXHIBIT E

414

SURVEY FORM

1922

1913

Address: 734 W. Goshen

Lot Size: Front _____

APN #: Book 93 Block 166 Lot 19

Side _____

Odd Shapes _____

FIELD SURVEY

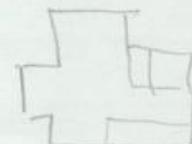
1. Present Use: Vacant, Single Family, Duplex, Apartments, Vacant Lot, Commercial/Industrial, Institutional/Public, Offices, Other _____
2. Physical Description: Number of Stories _____
Roof Type: Gable, Hip, Flat, Gambrel, Jerkinhead, Other _____
Building Material: Wood, Shingle, Stucco, Brick, Concrete, Other _____
Style: Bungalow, Western Stick, Colonial Revival, Period/Tudor Revival, Vernacular, Queen Anne/Eastlake, Stick, Mission Style, Spanish Colonial Revival, Utilitarian, Other _____
3. Alterations: Yes, No, Maybe Comment: *Vertical board added across part of lower front, possibly as repair*
4. Condition: Excellent, Good, Fair, Poor
5. Surroundings: Open Land, Landscaped lot, Residential, Commercial
6. Related Features: Architectural Details, Landscaping, Trees, Related Structures, Other *No landscaping, but 1 large oak*

Photo Number: _____

Description: Single story with intersecting gables; shed roofed screened front porch, 1 window appears to have been changed. Shed roofed sleeping porch on west front, screened. Corbeled chimney in poor condition. Single car garage.



1900 - J W Rorff
1904 - F L Bowen
1904 - Lydia Tatum



HISTORIC RESEARCH

1. Present Owner: _____
2. Common Name: _____
3. Historic Name: _____
4. Original Owner: _____
5. Present Zoning: _____
6. Year of Original Construction: _____
7. Subsequent Alterations: _____
8. Architect: _____
9. Builder/Contractor: _____

10. Original Use: Single Family, Duplex, Apartments, Commercial, Industrial, Public/Institutional, Other _____

11. Past Uses: _____

12. Evaluation of Historical Importance: Associated with important event, Associated with important individual, Other _____

13. Main Theme of Historic Resource (check only one): Architecture, Arts & Leisure, Economic/Industrial, Exploration/Settlement, Government, Military, Religion, Social/Educational

14. Briefly State Historical Importance (dates, persons, events, etc.)

Sources: (list books, documents, surveys, interviews, and publishing dates)

Consultants Only Below Line

Architectural Style:

Details:

Evaluation:

Comments:

Aerial Map



Historic District and Local Register Map

