

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 25, 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. February 11, 2026, Regular Meeting
4. PROJECT REVIEW
 - A. **HPAC Item No. 2026-05**: A request by Steven J. Macias for a Conditional Use Permit to establish two duplexes within the O-C (Office Conversion) Zone. The project site is located at 807 South Court Street (APN: 097-024-014).
5. DISCUSSION ITEMS
 - A. Historic District Survey Project
 - 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.

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.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, MARCH 11, 2026

**MEETING MINUTES – FEBRUARY 11, 2026, HISTORIC
PRESERVATION ADVISORY COMMITTEE**

**HISTORIC PRESERVATION ADVISORY
COMMITTEE
MEETING AGENDA**

Ayala 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: Eduardo Hinojosa, wife, and son.

CITY STAFF: Cristobal Carrillo, Associate Planner

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 – 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. January 28, 2026, Regular Meeting

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

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).

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

5. DISCUSSION ITEMS

A. Historic District Survey Project

i. Subcommittee Recommendations

The subcommittee provided recommendations for sites to be added to the Historic District and Local Register, listed below as follows:

Recommended Additions to the Historic District:

- Survey areas A1, A2, D1 (except the sites north of West Roosevelt Avenue), the southern portion of A34, the southern portion of A35, D5, D6, D9, C47, the east half of D8, C50, B31, the west half of A46, C49, west half of A47, C51, the west half of A50, B32, and the west half of A56.

Recommended Additions to the Local Register:

- All sites within the above listed survey areas that were pre-recommended for Focus and Exceptional classification. This included corrections to add Mayors Park as a Local Register recommended site and removal of 1543 West Sierra Street as a recommended site.

Discussion followed, after which Hohlbauch left the meeting at 6:06pm. A motion was then made by Lusk, seconded by Arriaga, to accept the recommendation of the subcommittee. The motion was approved by a vote of 5-0. Lusk then left the meeting at 6:39pm, leaving four members in attendance (Arriaga, Davis, Duran, and Melgar).

A brief recess occurred thereafter, from 6:39pm to 6:42pm.

Discussion followed regarding adding 10 to 15 sites to the Local Register, that are located outside of the survey area, within the greater City Limits. It was requested by Davis that each Committee member draw up a list of 10 to 15 properties to discuss at the next HPAC meeting. Davis stated that the HPAC would narrow down a list of potential nominees and conduct surveys of the sites afterwards.

- ii. February 25, 2026, HPAC Meeting – Discussion with Paul Bernal, Planning and Community Preservation Director

Davis requested that the meeting with Bernal be postponed to the HPAC meeting of March 11, 2026.

B. Committee and Staff Comments

i. Project Updates

Staff provided updates on various projects throughout the Historic District and Local Register.

C. Identification of Items for Future Agendas

None.

6. ADJOURNMENT – 6:53pm.



REPORT TO THE CITY OF VISALIA HISTORIC PRESERVATION ADVISORY COMMITTEE

HEARING DATE: February 25, 2026

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

SUBJECT: Historic Preservation Advisory Committee Item No. 2026-05: A request by Steven J. Macias for a Conditional Use Permit to establish two duplexes within the O-C (Office Conversion) Zone. The project site is located at 807 South Court Street (APN: 097-024-014).

STAFF RECOMMENDATION

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

SITE DATA

The site is zoned O-C and is located within the Historic District and is not on the Local Register of Historic Structures. The property previously contained a single-family residence that had been converted into a 6-unit multifamily building.

The structure was severely damaged by fire and was demolished in 2021. Prior to its destruction, the residence had been listed on the Local Register of Historic Structures. The project site is currently vacant, with only wood and chain link fencing, and mature trees onsite.



PROJECT DESCRIPTION

The applicant is requesting approval to develop two residential duplexes on a vacant 10,963 square foot property. Per the Site Plan and Floor Plan in Exhibits "A" and "C", each duplex will be two-stories tall and 2,556 square feet in size. Each unit will be 1,278 square feet in size and contain three bedrooms, two bathrooms, a kitchen, a living room, and two car garages.

Per the Building Elevations in Exhibit "B1", "B2", and "E", the duplexes will contain modified hip roofs with a mix of horizontal siding and stucco. The street facing exteriors will contain only siding, while areas facing the interior drive aisle will contain both siding and stucco. Additional architectural features proposed include street facing front porches with columns (Exhibit "B2"), gable roofing, and brackets, trim and muntins on the windows, trim on the wall edges, wood slab doors, and decorative light fixtures. Building exteriors not visible from the public street (i.e. the western exteriors, northern exterior of the northernmost unit, and southern exterior of the

southernmost unit) are proposed to contain only stucco exteriors and no window trim or muntins. Typical garage doors are proposed, with no significant features of note.

Additional improvements proposed onsite include wrought iron and wood fencing, landscaping within the front yard area, and recreational space within the rear yard (see Exhibits “A” and “D”), containing lawns, picnic tables, and areas to play cornhole.

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 to approve the request is based on the considerations listed below.

Land Use Compatibility

Residential units are “conditionally permitted” within the O-C Zone, requiring approval of a CUP by the Visalia Planning Commission. While the surrounding area is primarily zoned for office commercial use, the neighborhood consists almost exclusively of single and multi-family residences, with an adjacent church as the lone non-residential use. While most buildings are single story, there are a number of single and multifamily structures in the 700 and 800 block of South Court Street that are two stories tall.

Given the above, the request is considered compatible with the surrounding streetscape and Historic District. The proposal would establish two residential duplexes, in keeping with the surrounding residential neighborhood. The number of units proposed is within the density ranges of other nearby multifamily sites, including two smaller sites located across the street (806 and 810 South Court Street), which each contain a fourplex on lots 6,186 square feet in size. The two story height of the project is compatible with the fourplexes and church located across the street, as well as with scattered single family residences in the vicinity (ex. 719, 720, and 820 South Court Street). Lastly, the building treatments proposed maintain compatibility with the surrounding Historic District through use of horizontal siding, hip roofs, and front porches.

Architectural Compatibility

Objective Design Standards

On May 5, 2025, the City of Visalia adopted City Council Resolution No. 2025-30, creating objective design standards to be applied to all new single family residential development within the City of Visalia. Though the resolution exempts application of the standards to sites on the Local Register, they remain applicable for sites in the Historic District.

Per Section 1.B.1 of the Objective Design Standards, only single family residential developments are subject to its requirements. Since the proposal is for a four-unit multifamily complex, the Objective Design Standards are not applicable.

Historic District Building Design Compatibility Criteria

Historic Preservation Ordinance requirements for properties solely within the Historic District (VMC Sec. 17.56.100) require that new structures be compatible or complimentary with a majority of structures in the immediately surrounding area. The sections of the VMC relevant to this proposal require that the HPAC consider the following:

- Height and scale, so that new buildings should be constructed to a height within a reasonable average height of existing adjacent buildings.

- Spacing of buildings on street, so that the rhythm of recurrent building masses to separations should be retained.
- 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.
- Landscaping, so that it reflects the predominant quality and quantity of landscaping within the surrounding area.
- 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 proposal largely meets the intent of the Historic Preservation Ordinance. The building design and architectural features provided are compatible with the surrounding area, though they are primarily focused on the street facing exteriors. Staff notes that precedent has been established by the HPAC to permit this type of design in instances where a site is subject only to the Historic District, most recently in January 2026 for the development of a residence at 709 North Highland Street.

Staff notes that per the elevations provided in Exhibits “B1” and “B2”, porches are only proposed for the entrances of the street facing units. The front elevation of the units located in the rear of the site would contain no porch element or covering, save for the eaves protruding from the 2nd story roof. A majority of the residences along the adjacent streetscape contain porches or some form of covering over front entrances. In order to increase the compatibility of the units with the surrounding streetscape, as well as internally, Condition No. 1.b is recommended requiring the addition of front porches to the rear units of each duplex. Condition No. 1.a is also recommended clarifying that front porches and wall trim match the design of what is depicted on Exhibit “B2”. Lastly, Condition No. 1.c is recommended, requiring all front entrances to feature wood slab doors as depicted in Exhibit “E”. This will ensure that the front entrances of each unit are consistent, and compatible with front entrances along South Court Street.

Fencing

Proposed fencing onsite will consist of wrought iron fencing in the front yard area, and wood fencing on the sides and rear areas. Fencing materials proposed are in keeping with the approved materials listed in the Historic Preservation Ordinance. The fencing types are also compatible with other sites in the vicinity, which contain a mix of wrought iron/metal and wood fencing. While heights are not listed, O-C Zone requirements enforced during Building Permit review will ensure that fence heights are consistent with surrounding sites.

Landscaping

The landscaping plan provided in Exhibit “D” depicts the installation of two olive trees, various shrubbery, and gravel in the front yard, and turf in the rear yard. The Historic Preservation Ordinance requires that front yard areas reserve a minimum 50% of required front yard setback areas for the purpose of landscaping. This is inclusive of gravel areas, but not of permanently paved areas such as sidewalks and drive aisles. Based off the landscaping plan, approximately 40% of the front yard will be covered by paved surfaces, thereby meeting landscaping requirements of the Visalia Municipal Code.

FINDINGS AND CONDITIONS

For HPAC Item No. 2026-05 staff recommends that the Committee recommend approval of the request to the Visalia Planning Commission, based upon the findings and conditions listed below:

Findings

1. That the project site is not listed on the Local Register of Historic Structures and is within the Historic District.
2. That the proposal as conditioned is consistent with residential uses within the surrounding area and the Historic District.
3. That the proposal as conditioned is consistent with the Historic Preservation Ordinance and Historic Preservation Element
4. 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.
5. That the Conditional Use Permit request to establish two residential duplexes in the O-C (Office Conversion) Zone is consistent with the Zoning Ordinance, Historic Preservation Element, and Historic Preservation Ordinance.

Conditions

1. That the site shall be developed consistent with the site plan in Exhibit "A", building elevations in Exhibits "B1", "B2", and "E", floor plans in Exhibit "C", landscape plan in Exhibit "D", and operational statement in Exhibit "F", except as modified by the conditions below.
 - a. That the duplexes shall contain porches and wall trim as depicted in Exhibit "B2".
 - b. That porches matching the design of the porches depicted in Exhibit "B2" be applied to the front entrances of the rear units on each duplex.
 - c. That the front entrance of each unit shall contain wood slab doors as depicted in Exhibit "E".
2. That the applicant shall comply with all requirements of Site Plan Review No. 2025-233.
3. That the project 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.
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
- Exhibits “B1” and “B2” – Building Elevations
- Exhibit “C” – Floor Plans
- Exhibit “D” – Landscape Plan
- Exhibit “E” – Trim, Doors, Fencing, and Light Fixtures
- Exhibit “F” – Operational Statement
- Exhibit “G” – Site Pictures
- Exhibit “H” – Historic District Survey Sheet
- Exhibit “I” – Site Plan Review No. 2025-233 Revise & Proceed 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.

STEVEN MACIAS

504 S.F. 1ST FLOOR + 744 S.F. 2ND FLOOR = 1,278 S.F. PER UNIT
 1,278 S.F. PER UNIT X 2 = 2556 S.F. PER BUILDING

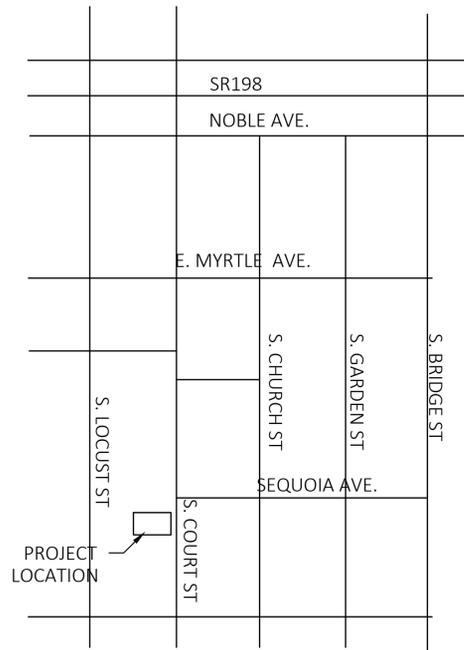
SHEET INDEX	
1	SITE PLAN
2	FLOOR PLANS
3	EXTERIOR ELEVATIONS

SITE INFORMATION

APN: 097-024-014
 GROSS AREA: +/-0.25 ACRES
 SEWER SERVICE: CITY OF VISALIA
 STORM DRAIN SERVICE: CITY OF VISALIA
 WATER SERVICE: CITY OF CAL WATER SERVICE
 ELECTRICAL SERVICE: SCE
 GAS SERVICE: N/A - NO GAS WILL BE PROVIDED
 TELEPHONE SERVICE: AT&T
 FLOOD ZONE: X
 EXISTING GENERAL PLAN DESIGNATION: OFFICE CONVERSION
 EXISTING ZONING: OFFICE CONVERSION
 EXISTING USE: VACANT LAND
 PROPOSE USE: MULTI FAMILY RESIDENTIAL

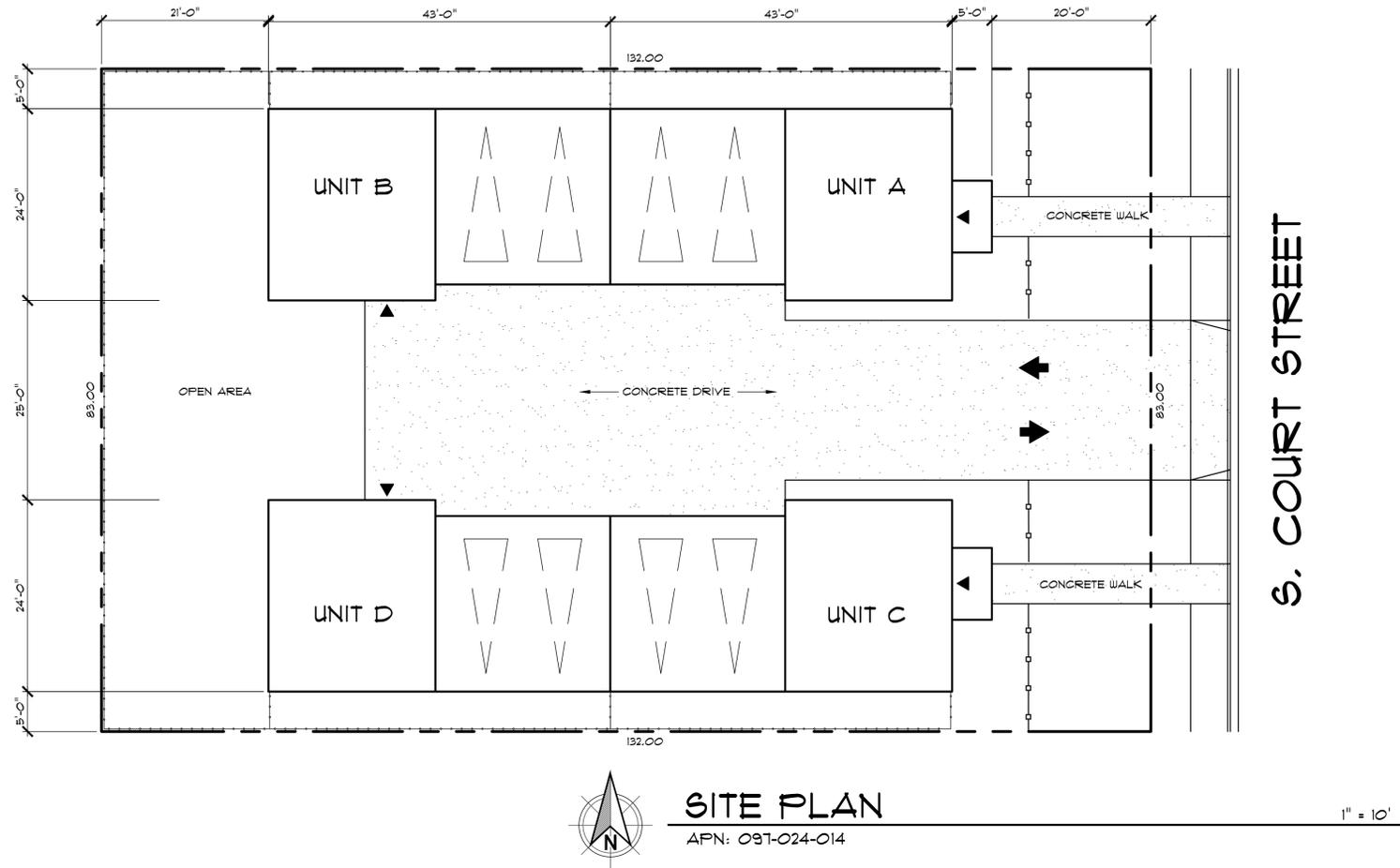
APPLICANT AND PREPARED BY:

ENGINEER: STEVEN J. MACIAS, PE - C83360
 ADDRESS: 131 E. KERN AVE., TULARE, CA 93274
 PHONE NUMBER: (559)786-0936



VICINITY MAP

NTS

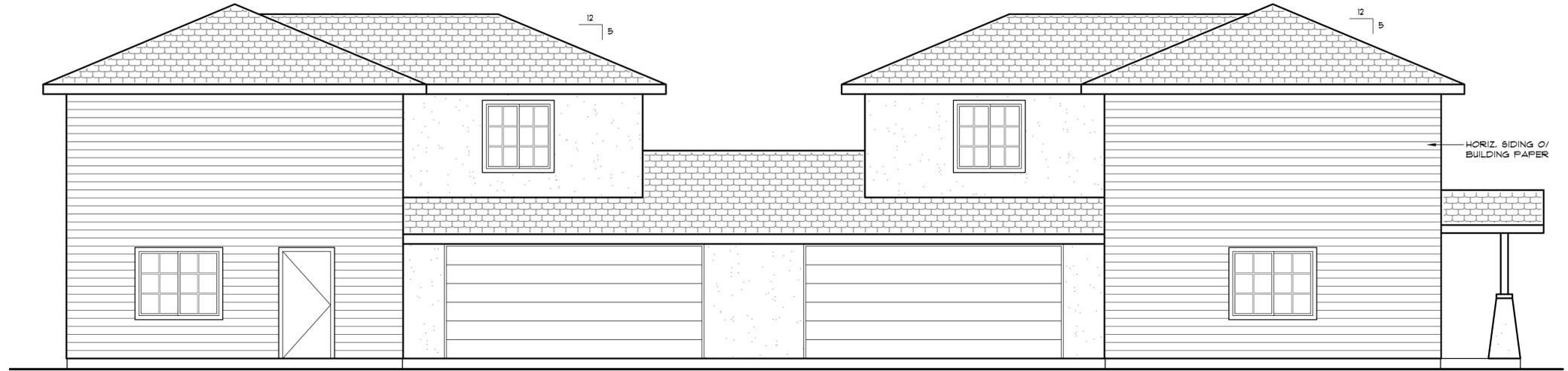


SITE PLAN

APN: 097-024-014

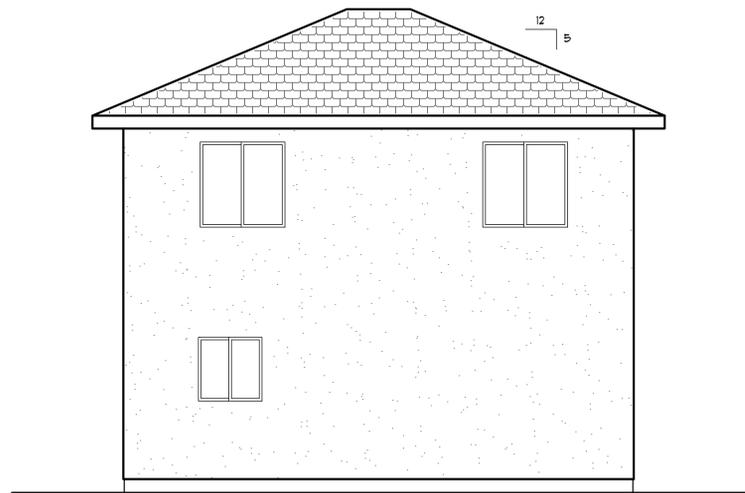
1" = 10'

GARY WEAVER DRAFTING	
1210 Lotus Way Porterville, Ca. 93257 (559)784-4189	
SHEET TITLE	
SITE PLAN	
A NEW DUPLEX FOR:	
STEVEN MACIAS	
DRAWN BY: B.C.D.	
SHEET NO.	
1	



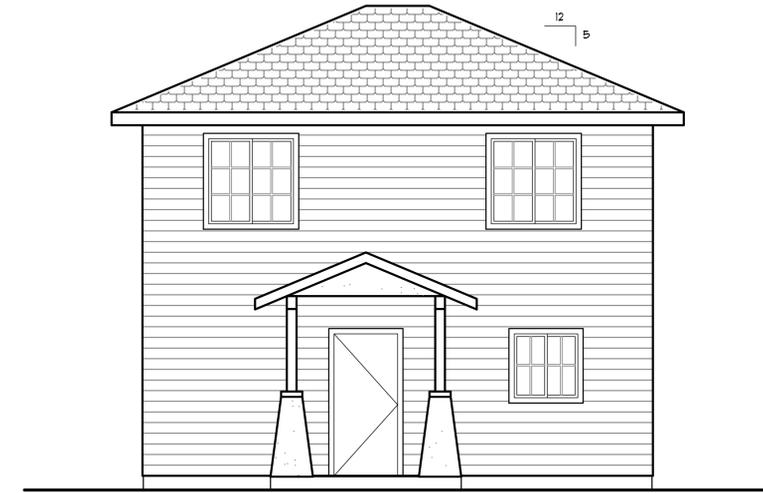
SIDE ELEVATION

1/4"=1'-0"



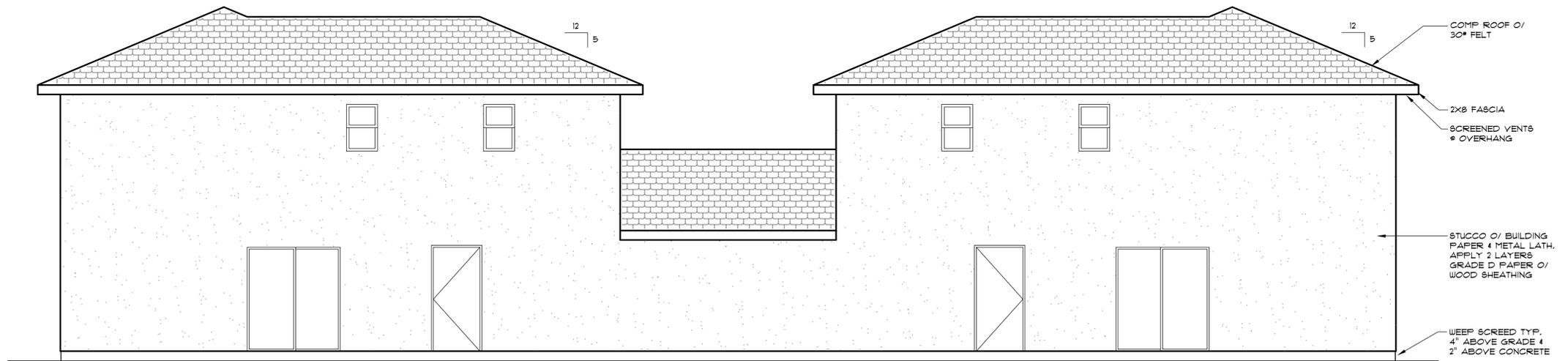
BACK ELEVATION

1/4"=1'-0"



FRONT ELEVATION

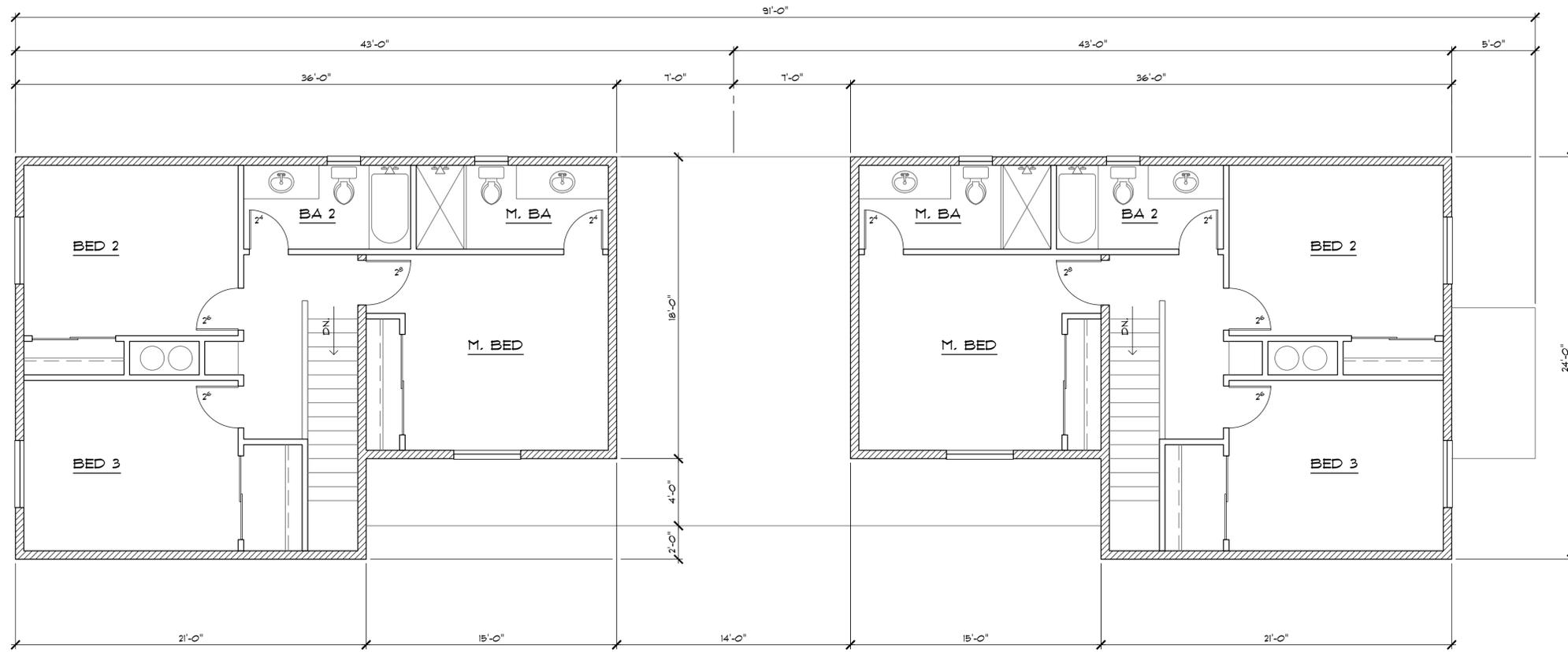
1/4"=1'-0"



SIDE ELEVATION

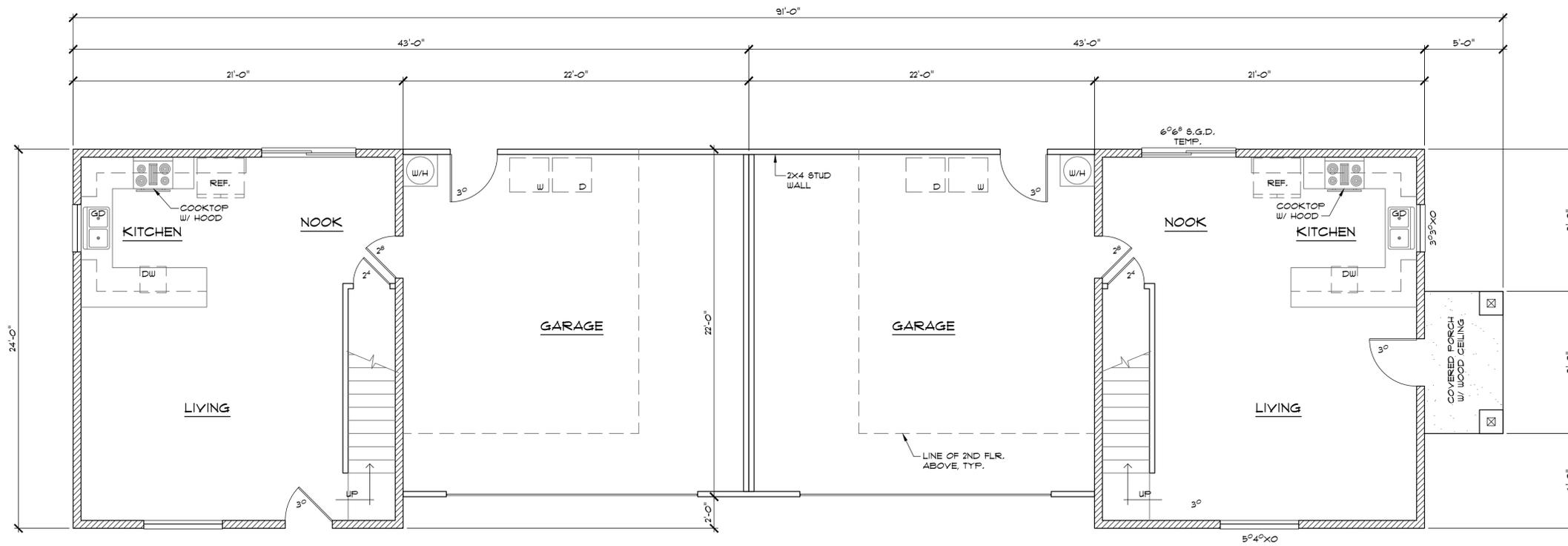
1/4"=1'-0"





SECOND FLOOR PLAN

1/4"=1'-0"
744 SQ.FT. (2) = 1548 S.F.

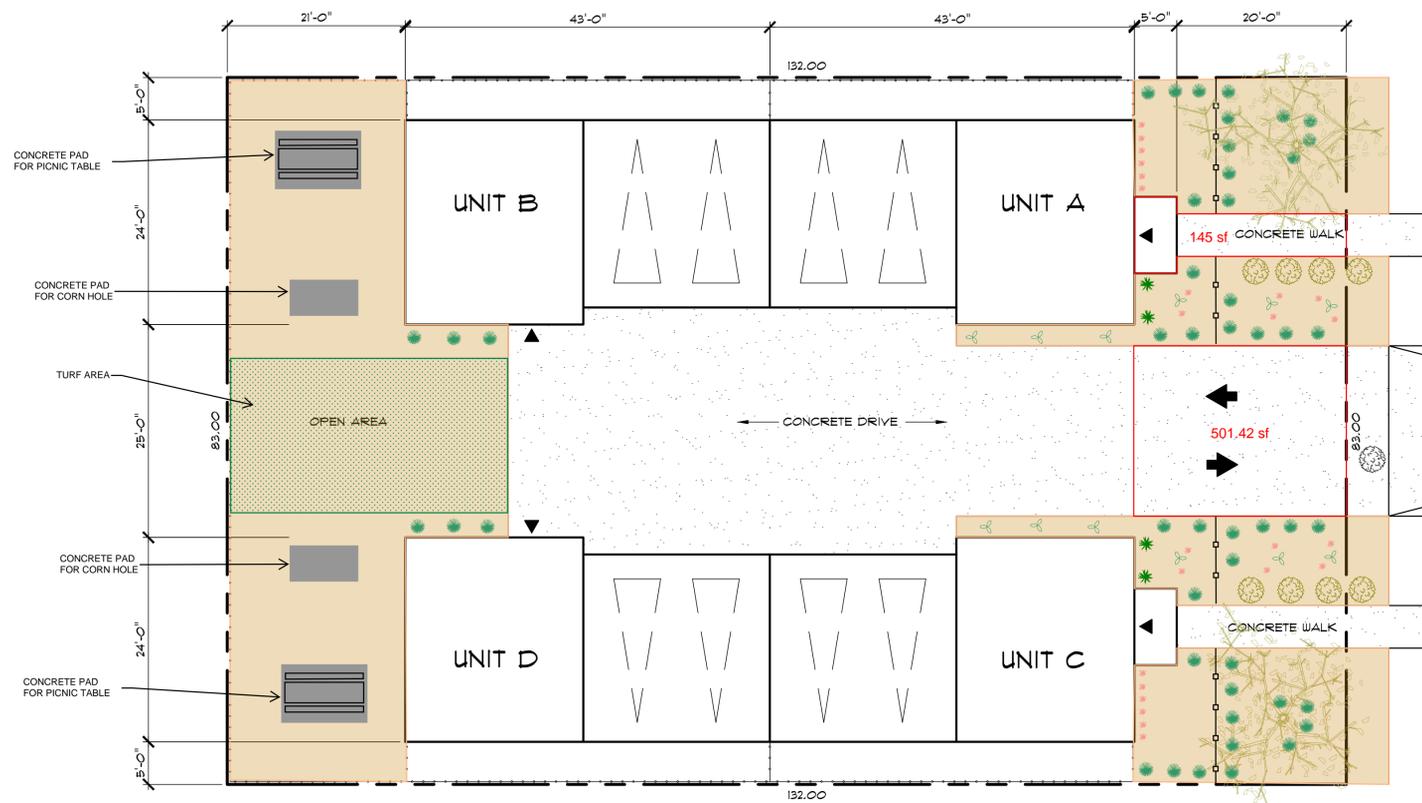


FIRST FLOOR PLAN

1/4"=1'-0"
1ST FLR. 504 SQ.FT. (2) = 1008 S.F.
2ND FLR. 744 SQ.FT. (2) = 1548 S.F.
TOTAL 2556 S.F.

STEVEN MACIAS

504 S.F. 1ST FLOOR + 744 S.F. 2ND FLOOR = 1,278 S.F. PER UNIT
 1,278 S.F. PER UNIT X 2 = 2556 S.F. PER BUILDING



SITE PLAN
 APN: 091-024-014

PLANT SCHEDULE

- Olea europaea* 'Fruitless'
- Olea europaea* 'Montra' / Little Ollie® Olive
- Lomandra longifolia* 'Breeze'™
- Agave x 'Blue Glow'
- Sedum x 'Cherry Tart' / Cherry Tart Sunsparkler Sedum
- Rosmannus officinalis* 'Roman Beauty'™
- Gravel, 3/8", natural color
- Turf

S. COURT STREET

1" = 10'

EXHIBIT E



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> SELECT WIDTH OF A SINGLE DOOR (NOT THE DOOR WAY OPENING)
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> SELECT DOOR HEIGHT





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- House siding trim board with a rustic woodlike texture finish
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1.7 in

2.5 in

3.5 in

5.5 in

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Operational Statement: SeqDev Apartment Project at Court Street

Project Location: S. Court Street, Visalia, CA (APN: 097-024-014)

Applicant/Engineer: Steven J. Macias, SeqDev-Lemoore, LLC

Project Overview

The SeqDev Apartment Project at Court Street is a proposed multi-family residential development located on a currently vacant 0.25-acre infill lot. The project seeks to transition the property from its existing "Office Conversion" designation to a high-quality residential use, providing four (4) modern housing units across two detached buildings.

Architectural & Unit Design

The development consists of two mirror-image duplexes. Every unit is designed as a 1,278 sq. ft., two-story residence featuring:

- **First Floor (504 sq. ft.):** An open-concept living area, kitchen with dining nook, and a private attached garage.
- **Second Floor (744 sq. ft.):** A three-bedroom, two-bathroom layout, including a primary suite.
- **Sustainability:** The project is designed as an all-electric development; no gas service will be utilized on-site.

Site Development & Amenities

The site plan is engineered for efficient circulation and resident recreation:

- **Access:** A central 25-foot wide concrete drive provides streamlined vehicle access from S. Court Street to private garages.
- **Amenities:** A dedicated 25' x 45' open common area is located at the rear of the property, featuring landscaped grounds and concrete pads for picnic tables and some pads for corn hole.
- **Landscaping:** A conceptual landscape plan integrates drought-tolerant species, including Olive trees, to enhance the streetscape and interior common areas.

Infrastructure & Utilities

- **Water:** California Water Service
- **Sewer/Storm Drain:** City of Visalia
- **Electric:** Southern California Edison (SCE)
- **Communications:** AT&T Fiber/Telephone

Re: Court Street Renderings



Steven Macias <stevenm@seqhq.com>

To ● Cristobal Carrillo

Cc ○ Danielle Macias; ○ Blake Shawn; ○ jessemcons@gmail.com

Retention Policy 45 Day Retention (45 days)

Expires 03/31/2026



Sat 02/14/2026 10:35 AM

This sender stevenm@seqhq.com is from outside your organization.

You replied to this message on 02/19/2026 9:36 AM.

Cristobal,

I'll do my best to address the questions below. I think we may have already responded to some of these, but it has been a while.

1. Can you provide information on why the front porch is slightly off-center? Is it possible to center it and the front door with the rest of the façade?
 - We responded to this previously. The porch is off set due to the design of the kitchen. I think this is a trade off that you have with the design of the apartment and we prefer the kitchen layout more than the centering of the porch.
1. The front porch columns look different on the black & white elevations vs. the color elevations. Which rendering is being proposed? What materials and architectural elements will the porch employ? Similarly the color elevations show trim on the corners of the building, while the black and white does not. Please verify which is the correct version.
 - The renderings will govern as far as the architectural style. We will be using the trim, that will be fiber cement trim or redwood, either would be painted black as shown in the rendering. I like the fiber cement trim because it has the look of wood, but it lasts for a very long time.
 - [Fiber Cement Trim](#)
1. Can you please provide an exhibit of the door proposed? What's described in the application does not match what's shown on either of the elevations. Please also note whether all doors will be of a similar design, or only the street facing doors.
 - The street fronting doors will be the one shown at the link below. We will use this for the front door at the rear units as well.
 - [Front Door](#)
1. Is any trim proposed around the windows? If so, what material will be used?
 - The windows will have trim, again, we will use either fiber cement or redwood.
2. The site plan indicates that fencing will be provided. Please provide an elevation for the fencing, as well as the height and material type.
 - Please see the image below. This is what we were thinking for the fencing to keep the apartments private and high end.

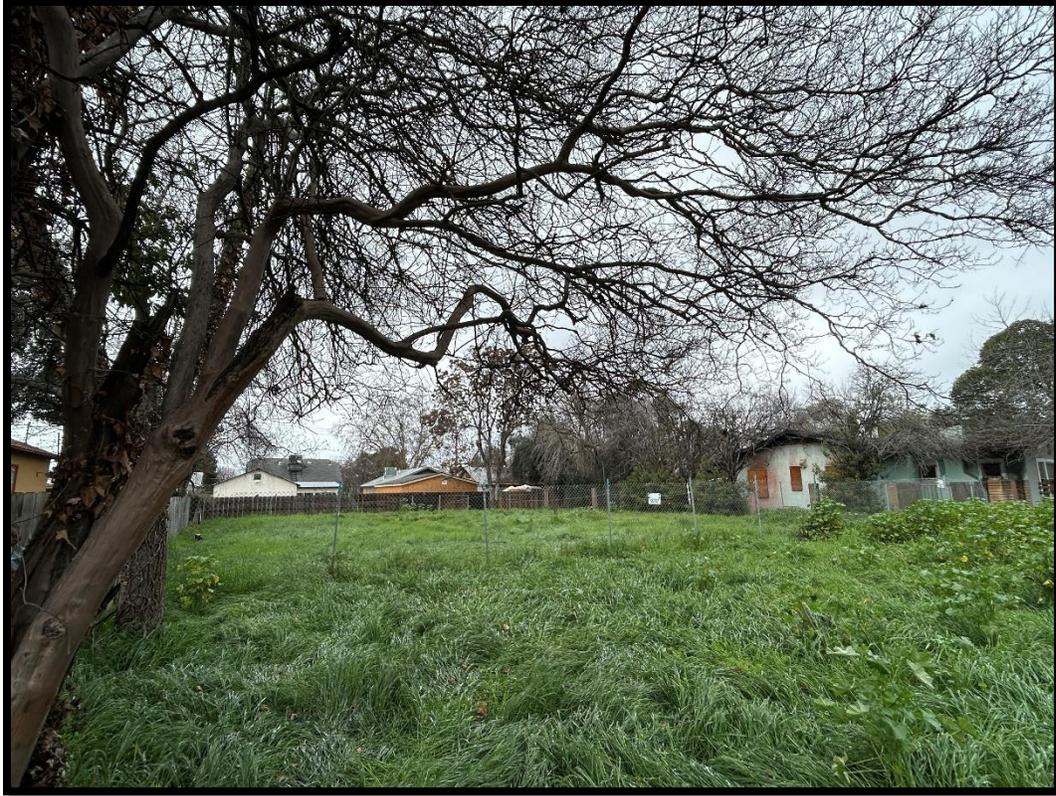


-
3. Will any roof venting on the gables be added to the structures? If so, please depict them on the building elevations and note the materials proposed.
 - All roofs are currently designed as hips, with no gables. Ohagen vents will be used.
4. Can you provide details on the lighting fixtures proposed, if any?
 - [Lantern Lights](#)

If you have any other questions, please let me know.

EXHIBIT G





SURVEY FORM

A
H

Address: 807 South Court
APN #: Book 97 Block 24 Lot 14

Lot Size: Front 83'
Side 132'
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 2
Roof Type: Gable, Hip, Flat, Gambrel, Jerkinhead, Other mansard
Building Material: Wood, Shingle, Stucco, Brick, Concrete, Other

Style: Bungalow, Western Stick, Colonial Revival, Period/Tutor Revival, Vernacular, Queen Anne/Eastlake, Stick, Mission Style, Spanish Colonial Revival, Utilitarian, Other VICTORIAN/italianate

3. Alterations: Yes, No, Maybe Comment: originally single family

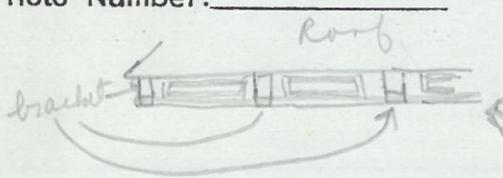
4. Condition: Excellent, Good, Fair, Poor

5. Surroundings: Open Land, Landscaped lot, Residential, Commercial

6. Related Features: Architectural Details, Landscaping, Trees, Related Structures, Other

Photo Number:

Description:



italianate Victorian 2 story
arched eyes with brackets
cornice above window
porch across front and south side - pyramed piers
extensively altered interior but exterior -> basically intact.
now six units
lanted over shuttered flat windows
the money house, then the Byrd house.



Acreage #10

HISTORIC RESEARCH

- 1. Present Owner: _____
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Original Owner: F.W. Little
- 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: Italianate Pioneer Victorian

Details: Porch addition (fairly early). False shutters

Evaluation: Focus, Any History?

Comments: House would be stronger w/ restoration and porch removed



December 16, 2025

Site Plan Review No. 2025-233:

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 you to submit a Amendment to Conditional Use Permit 2023-28 to the Planning Commission and the building department as stated on the attached Site Plan Review comments. You may now proceed with filing your permits to the Planning Division.

This is your Site Plan Review Permit; your Site Plan Review became effective **October 29, 2025**. 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,

Paul Bernal
Planning and Community Preservation Director
315 E. Acequia Ave.
Visalia, CA 93291

Attachment(s):

- Site Plan Review Comments



MEETING DATE 10/29/2025

SITE PLAN NO. 2025-233

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 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 7:30 a.m. and 5:00 p.m., Monday through Thursday, offices closed on Fridays.

Your plans must be reviewed by:

CITY COUNCIL

REDEVELOPMENT

PLANNING COMMISSION

PARK/RECREATION

CUP

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 COMMENTS

Cristobal Carrillo, Planning Division, (559) 713-4443; cristobal.carrillo@visalia.city

Date: October 29, 2025

SITE PLAN NO: 2025-233
PROJECT TITLE: Court Street – Duplex
DESCRIPTION: Development of two duplexes. Ref. SPR No. 2025-183
APPLICANT: Steven Macias
OWNER: SEQDEV-LEMOORE LLC
LOCATION TITLE: West of S. Court Street, approximately 50 feet south of E. Sequoia Avenue.
APN TITLE: 097-240-014
GENERAL PLAN: Office
ZONING: O-C (Office Conversion)

Planning Division Recommendation:

- Revise and Proceed
 Resubmit

Project Requirements

- Historic Preservation Advisory Committee (HPAC) Review
- Conditional Use Permit (CUP)
 - Link to Planning Applications: [City of Visalia - Applications & Forms](#)
- Building Permit

PROJECT SPECIFIC INFORMATION: October 29, 2025

1. A Conditional Use Permit (CUP) shall be required for residential developments in the O-C Zone.
2. The project site is within the Historic District. The project (development of the fourplex and CUP request) shall require review by the Historic Preservation Advisory Committee (HPAC) prior to review by the Visalia Planning Commission. It is recommended that the applicant reach out to the HPAC Planner Liaison, Cristobal Carrillo for design guidelines and questions at cristobal.carrillo@visalia.city, 559-713-4443.
3. With HPAC & CUP submittal the following exhibits shall be provided:
 - An operational statement describing the project.
 - A site plan depicting all boundary lines, setbacks, existing and proposed fencing (including height and material), open space, parking, and any other proposed improvements.
 - A landscape plan.
 - Floor plans.
 - Detailed building elevations (of all four sides), noting all materials to be used.
4. Building elevations provided with this submittal do not appear to align with what is depicted on the floor plans. Plans shall be revised to be consistent.
5. The location of HVAC units shall be provided on the site plan and building elevations.
6. Any multi-family project approved under a conditional use permit or site plan review permit shall dedicate at least five (5) percent of the site to open, common, usable space and/or recreational facilities for use by tenants as a part of that plan. The calculated space shall not include setback areas adjacent to a street.
7. It is highly recommended windows to be used open vertically and that additional ornamentation (gable vents, dormer feature, exposed rafter tails, stone work) be provided. In particular, the buildings should be symmetrical in design and reflect a particular style of historic

- architecture present in the adjacent streetscape (ex. Craftsman, Mission Revival, Airplane Bungalow) with features reflective of that style. This will be a likely requirement of the HPAC.
8. VMC 17.20.060.F, Additional Standards pertaining to the O-C zone shall be applied.
 9. Parking stalls shall be provided at a rate of 1.5 stalls per dwellings with two bedrooms or less. If units with three bedrooms or more are proposed, parking shall be provided at a rate of 1.75 stalls per unit.
 10. The site plan shall depict any existing and proposed easements, if any.
 11. A building permit shall be required.
 12. Comply with the Solid Waste requirements and call out on the site plan where collection cans to be stored and also placed on the street on collection day.
 13. Landscaping plan shall verify a minimum 6% of the parking lot is provided.
 14. The applicant shall comply with all Good Neighbor Policies of the Visalia Municipal Code. This shall include the recordation of an Operational Management Plan prior to Building Permit final.
 15. Any proposed signage shall require HPAC review and a separate Building Permit.

PROJECT SPECIFIC INFORMATION: August 20, 2025 (SPR No. 2025-183)

1. Project lies within the O-C zoning and within the Historic District. Project shall require review and approval by the Historic Preservation Advisory Committee (HPAC) prior to CUP submittal. It is recommended that the applicant reach out to the HPAC Planner Liaison, Cristobal Carrillo for design guidelines and questions at cristobal.carrillo@visalia.city, 559-713-4443.
2. A Conditional Use Permit (CUP) shall be required for residential developments in the O-C zone, the CUP must be filed after HPAC approval and shall be compatible with the HPAC district and guidelines.
3. With HPAC & CUP submittal an operational statement, site plan depicting all setbacks, existing and proposed fencing (including height and material), open space, etc, as well as a landscape plan, floor plan, and elevations (of all four sides) shall be required.
4. Any multiple family project approved under a conditional use permit or site plan review permit shall dedicate at least five (5) percent of the site to open, common, usable space and/or recreational facilities for use by tenants as a part of that plan. The calculated space shall not include setback areas adjacent to a street.
5. If applicant seeks to split the units, it is recommended that one/two units are orientated for primary frontage along Court St.
6. VMC 17.20.060.F, Additional Standards pertaining to the O-C zone shall be applied.
7. Parking stalls shall be provided at a rate of 1.5 stalls per dwellings with two bedrooms or less. If units with three bedrooms or more are proposed, parking shall be provided at a rate of 1.75 stalls per unit.
8. A shared access easement shall be recorded with development for the drive aisle.
9. Model Good Neighbor Policies shall be drafted and completed before building permit final.
10. An HOA shall be required.
11. Per City GIS, a telephone pole is located near the site, verify if there is a PUE.
12. A building permit shall be required.
13. Comply with the Solid Waste requirements and call out on site plan where collection cans to be stored and also placed on the street on collection day.
14. Meet all other comments, codes and ordinances.

NOTES:

1. The applicant shall contact the San Joaquin Valley Air Pollution Control District to verify whether additional permits are required through the District.

2. Prior to a final for the project, a signed Certificate of Compliance for the MWELO standards is required indicating that the landscaping has been installed to MWELO standards.

Applicable sections of the Visalia Municipal Code:

- 17.16.190 Model Good Neighbor Policies
- 17.20 Offices Zones
- 17.26 Planned Development
- 17.34.020 Off-street parking
- 17.30 Development Standards
- 17.36.060 Fence, Walls and Hedges – Office Zones (O-PA, O-C, BRP)

Accessible at <https://codelibrary.amlegal.com/codes/visalia/latest/overview>

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**

- Edelma Gonzalez 713-4364
- Luqman Ragabi 713-4362
- Sarah MacLennan 713-4271
- Jesus Carreno 713-4268

ITEM NO: 3 DATE: OCTOBER 29, 2025

SITE PLAN NO.: 25-233
PROJECT TITLE: COURT STREET DUPLEX
DESCRIPTION: DEVELOPMENT OF TWO DUPLEXES
APPLICANT: STEVEN MACIAS
PROP OWNER: SEQDEV LEMOORE LLC
LOCATION: 807 S COURT ST
APN: 097-024-014

SITE PLAN REVIEW COMMENTS

- REQUIREMENTS (indicated by checked boxes)
- Install curb return with ramp, with _____ radius;
- Install curb; gutter
- Drive approach size: **36'** Use radius return; **REFER TO CITY STDS FOR MULTIFAMILY**
- 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; **ADDITIONAL EASEMENT FOR SIDEWALK ENCROACHMENT ONTO PROPERTY MAY BE REQUIRED.**
- 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 = .20%, V-gutter = 0.25%)
- Show adjacent property grade elevations. A retaining wall will be required for grade differences greater than 0.5 feet at the property line.
- All public streets within the project limits and across the project frontage shall be improved to their full width, subject to available right of way, in accordance with City policies, standards and specifications.

- Traffic indexes per city standards:
- Install street striping as required by the City Engineer.
- 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 project will incur development Impact fees. refer to page 3 for details. Credit may be applied for one existing single-family dwelling unit.**
- 3. The existing drive approach on Court will require removal and replacement to current standards. The sidewalk is to meander around the approach to comply with accessibility. It is recommended design and installation of the approach is maintained within the existing City 10-foot right of way. Encroachment of sidewalk onto property boundary in order to meet City stds will require a Grant of Easement to be dedicated to the City. Further Coordinate with City Engineer.**
- 4. Per City records there is an existing sewer lateral servicing this site. Provide sewer capacity calculations for the proposed 4-plex development to demonstrate adequate service.**
- 5. Any required backflow or fire apparatus to be installed on private property.**
- 6. Parkway landscaping shall be installed in accordance with City standards.**
- 7. West portion of property has an existing power line. Ensure development meets all required vertical and horizontal clearances from power line.**

SUMMARY OF APPLICABLE DEVELOPMENT IMPACT FEES

Site Plan No: **25-233**

Date: **10/29/2025**

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:**08/16/2025**)

(Project type for fee rates:**MULTIFAMILY**)

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

FEE ITEM	FEE RATE
<input type="checkbox"/> Groundwater Overdraft Mitigation Fee	
<input checked="" type="checkbox"/> Transportation Impact Fee	\$5,419/unit X 4 Credit: \$7,717/unit X 1
<input checked="" type="checkbox"/> Trunk Line Capacity Fee	\$583/unit X 4 Credit: \$1,035/unit X 1
<input type="checkbox"/> Treatment Plant Fee	
<input type="checkbox"/> Sewer Front Foot Fee	
<input type="checkbox"/> Storm Drain Acq/Dev Fee	
<input checked="" type="checkbox"/> Park Acq/Dev Fee	\$2,418/unit X 4 Credit: \$2,749/unit X 1
<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	\$659/unit X 4 Credit: \$744/unit X 1
<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.

Sarah MacLennan

Sarah MacLennan



City of Visalia

Building Safety

315 E Acequia Ave, Visalia, CA 93291

(559) 713-4444

www.visalia.gov

Site Plan Review Comments

Site Plan No: _____

Project Title: _____

Project Description: _____

Applicant: _____

Property Owner: _____

Location/Property Address: _____

APN(s): _____

The project plans were reviewed for compliance with the following codes and standards:

2022 CBC, 2022 CPC, 2022 CEC, 2022 CMC, 2022 California Energy Code, 2022 California Green Building Standards Code (Cal Green) & City of Visalia Municipal Code.

General:

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

- A building permit will be required for all new improvements. For information call (559) 713-4444
- Submit 1 digital set of professionally prepared construction documents, 1 set of structural calculations and Title 24's - energy compliance calculations and forms. (Small Tenant Improvements)
- Submit 1 digital set of construction documents prepared by an architect or engineer. Plans shall comply with the current code section 2308 for conventional light-frame construction or submit 1 digital set of engineered calculations.
- Clearly indicate any abandoned wells, septic systems, or excavations on the site plan.

Applicant is responsible to ensure compliance with the following items:

- Meet all State and Federal accessibility requirements (ADA, CBC Chapter 11A/11B).
- A path of travel, parking and common area must comply with requirements for access for persons with disabilities.
- All ground floors units required to be accessible shall be designed as adaptable units and located on an accessible route.
- Maintain a minimum Sound Transmission Class (STC) rating of 50 between units.



City of Visalia

Building Safety

315 E Acequia Ave, Visalia, CA 93291

(559) 713-4444

www.visalia.gov

Site Plan Review Comments

- Maintain a 1-hour minimum fire-resistive separation between dwelling units both vertical and horizontal.
- Maintain fire-resistive construction at property lines per CBC Table 705.5: _____
- Provide EV charging infrastructure with the California Green Building Standards Code.
- A demolition permit and deposit are required. Contact (559) 713-4444.
- Obtain the necessary permits from San Joaquin Valley Air Pollution Control District. Call (661) 392-5500.
- Plans shall be reviewed and approved by the Tulare County Health Department. Call (559) 624-8011.
- Project is located in flood zone: _____. (Demonstrate compliance with FEMA flood requirements)
- Arrange for an on-site inspection. Inspection fee: \$157.00. Call (559) 713-4444.
- School Development fees apply: _____
- Address shall be updated to conform with city standards. Contact (559) 713-4320.
- No comments at this time.

Additional comments: _____

Signature

Date



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 October 29, 2025
Item # 3
Site Plan # 25233
APN: 097024014

- 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 2022 California Fire Code (CFC), 2022 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. 2022 CFC 505.1
- All hardware on **exit doors, illuminated exit signs and emergency lighting** shall comply with the 2022 California Fire Code. This includes all locks, latches, bolt locks, panic hardware, fire exit hardware and gates.
- Residential developments shall be provided with **fire hydrants** every six hundred (600) lineal feet of residential 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); 2022 CFC §507, App B and C

Corbin Reed
Fire Marshal



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

Date: 10/28/25
Item: 3
Site Plan: SPR25233
Name: Jeff Dowling

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

October 29, 2025

ITEM NO: 3 Added to Agenda MEETING TIME: 09:30
SITE PLAN NO: [SPR25233](#) ASSIGNED TO: Cristobal Carrillo Cristobal.Carrillo@visalia.gov
PROJECT TITLE: Court Street - Duplex
DESCRIPTION: Development of two duplexes. Ref. SPR No. 2025-183.
APPLICANT: Steven Joseph Macias - Applicant
OWNER: SEQDEV-LEMOORE LLC
APN: 097024014
LOCATION: West of S. Court Street, approximately 50 feet south of E. Sequoia Avenue.

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 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:

-

Leslie Blair

Leslie Blair

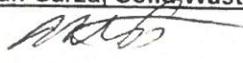
CITY OF VISALIA
SOLID WASTE DIVISION
336 N. BEN MADDOX
VISALIA CA. 93291
713 - 4532
COMMERCIAL BIN SERVICE

25233

October 29, 2025

- No comments.
- See comments below
- Revisions required prior to submitting final plans. See comments below.
- Resubmittal required. See comments below.
- Customer responsible for all cardboard and other bulky recyclables to be broken down before disposing of in recycle containers
- ALL refuse enclosures must be city standard R-1 OR R-2 & R-3 OR R-4
- Customer must provide combination or keys for access to locked gates/bins
- Type of refuse service not indicated.
- Location of bin enclosure not acceptable. See comments below.
- Bin enclosure insufficient to comply with state recycling mandates. See comments for suggestions.
- Inadequate number of bins to provide sufficient service. See comments below.
- Drive approach too narrow for refuse trucks access. See comments below.
- Area not adequate for allowing refuse truck turning radius of : Commercial 50 ft. outside 36 ft. inside; Residential 35 ft. outside, 20 ft. inside.
- Paved areas should be engineered to withstand a 55,000 lb. refuse truck.
- Bin enclosure gates are required
- Hammerhead turnaround must be built per city standards.
- Cul - de - sac must be built per city standards.
- Bin enclosures are for city refuse containers only. Grease drums or any other items are not allowed to be stored inside bin enclosures.
- Area in front of refuse enclosure must be marked off indicating no parking
- Enclosure will have to be designed and located for a STAB service (DIRECT ACCESS) with no less than 38' clear space in front of the bin, included the front concrete pad.
- Customer will be required to roll container out to curb for service.
- Must be a concrete slab in front of enclosure as per city standards, the width of the enclosure by ten(10) feet, minimum of six(6) inches in depth.
- Roll off compactor's must have a clearance of 3 feet from any wall on both sides and there must be a minimum of 53 feet clearance in front of the compactor to allow the truck enough room to provide service.
- City ordinance 8.28.120-130 (effective 07/19/18) requires contractor to contract with City for removal of construction debris unless transported in equipment owned by contractor or unless contracting with a franchise permittee for removal of debris utilizing roll-off boxes.

Comment City standard (3-can) residential services to be assigned per unit. Customer to identify storage location and collection placement of eight (8) 2' cans separated by 3' along the available frontage.
Jason Serpa, Solid Waste Manager, 559-713-4533 Nathan Garza, Solid Waste, 559-713-4532
Edward Zuniga, Solid Waste Supervisor, 559-713-4338



AERIAL MAP



HISTORIC DISTRICT AND LOCAL REGISTER MAP

