

REVISED RESOLUTION NO 2025-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VISALIA UPHOLDING THE APPEAL AND REVERSING THE HISTORIC PRESERVATION ADVISORY COMMITTEE'S (HPAC) DENIAL OF HPAC ITEM NO. 2025-05: A REQUEST BY KEVIN FISTOLERA TO REPLACE 48 WINDOWS ON A SINGLE-FAMILY RESIDENCE LOCATED IN THE D-MU (DOWNTOWN MIXED USE) ZONE. THE PROJECT SITE IS LOCATED AT 410 NORTH COURT STREET (APN: 094-271-006)

WHEREAS, HPAC Item No. 2025-05 is a request by Kevin Fistolera to replace 48 windows on a single-family residence located in the D-MU (Downtown Mixed Use) Zone. The project site is located at 410 North Court Street (APN: 094-271-006); and

WHEREAS, the Historic Preservation Advisory Committee of the City of Visalia, after duly published notice held a public hearing before said Committee on April 9, 2025; and

WHEREAS, the Historic Preservation Advisory Committee considered the request and failed to approve a motion to approve the project by a vote of 5-2 (Committee members Hohlbauch and Tomola in favor of approval); and

WHEREAS, an appeal of the Historic Preservation Advisory Committee's denial of HPAC Item No. 2025-05 was received on April 14, 2025, stating that the HPAC's denial should be overturned based on there being precedence for the approval of wood window replacement, that the proposal adequately preserves the buildings appearance, and that the proposal would improve the energy efficiency of the structure; and

WHEREAS, the Council of the City of Visalia, after a 10-day public notification period, held a public hearing on May 5, 2025; and

WHEREAS, the City Council of the City of Visalia, after duly published notice, held a public hearing before said City Council on May 5, 2025, and upheld the appeal of HPAC Item No. 2025-05, reversing the denial by the Historic Preservation Advisory Committee and approving the request to replace 48 windows on a single-family residence located at 410 North Court Street; and

WHEREAS, no CEQA environmental review is required for projects that are considered administrative and non-discretionary in nature and can be approved so long as they meet the requirements of the Visalia Municipal Code.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Visalia makes the following specific findings based on the evidence presented:

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

BE IT FURTHER RESOLVED that the City Council hereby upholds the appeal and reverses the Historic Preservation Advisory Committee's denial of HPAC Item No. 2025-05 on the real property hereinabove described in accordance with the terms of this resolution under the provisions of Section 17.56.060 of the Ordinance Code of the City of Visalia, subject to the following conditions:

1. That the project shall be developed in substantial compliance with the development plan and operational statement in Attachment 2, except as modified by the conditions below.
2. That the new windows shall match the features of the original windows, including operating mechanism and style, mullion patterns and spacing, frame dimensions and profiles, and sightlines and proportions. That the project undergoes the appropriate City permitting process for exterior alterations on the project site.
3. That the applicant shall rebuild and install wood window screens for all the windows that can support window screens. The window screens shall retain an appearance consistent with the original window screens depicted in Attachment 2.
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.

PASSED AND ADOPTED: May 5, 2025

LESLIE B. CAVIGLIA, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF TULARE) ss.
CITY OF VISALIA)

I, Leslie B. Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Resolution 2025-27 passed and adopted by the Council of the City of Visalia at a regular meeting held on May 5, 2025.

Dated: June 3, 2025

LESLIE B. CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk