

City of San Juan Bautista
Historic Resources Board Meeting
Minutes
March 3, 2009

1. **Call to Order** at 7:02 p.m. by Chairman Wanda Guibert

Roll Call

Members Present: Wanda Guibert, Reuben Garza, Erika Spencer, Georgana Gularte and Jeff Bagley.

Staff Present: City Planner Matthew Sundt, Acting City Manager Steve Julian, and Deputy City Clerk Trish Paetz.

2. **Public Comment (limited to items not on the agenda)**
No public comment.

3. **Informal Project Review**
Nothing was presented.

4. **Action Items**

A. Approve Affidavit of Posting Agenda

A motion was made by Board Member Gularte and seconded by Board Member Bagley to approve the affidavit of posting agenda. The motion passed unanimously.

B. Approve Minutes of October 7, 2008 Meeting

A motion was made by Board Member Bagley and seconded by Chairman Guibert to approve the minutes of the October 7, 2008 meeting. The motion passed 3-0-2-0 with Board Members Spencer and Gularte abstaining because they were not present at that meeting.

C. Approve Minutes of January 6, 2009 Meeting

A motion was made by Board Member Bagley and seconded by Board Member Garza to approve the minutes of the January 6, 2009 meeting. The motion passed 3-0-2-0 with Board Members Spencer and Gularte abstaining because they were not present at that meeting.

D. Approve Minutes of February 3, 2009 Meeting

A motion was made by Board Member Bagley and seconded by Board Member Spencer to approve the minutes of the February 3, 2009 meeting. The motion passed 4-0-1-0 with Board Member Garza abstaining because he was not present at that meeting.

5. **Informational Items**

- A. **319 Third Street (Bakery Building). Review plans to salvage clay tile from the**

San Juan Bakery building (area at back where the 1938 addition is located) and use tile to re-roof the single-family dwelling at 400 Fourth Street. The tile on the bakery building is not a “character defining feature”, whereas, the tile on the single-family dwelling is a “character defining feature”. This project is exempt from CEQA and per SJBMC 11.06.020.EE, the proposed removal of tile from 319 Third and its use on re-roof at 400 Fourth Street, and installation of composite shingle on the San Juan Bakery to replace tile removed, is considered a “minor alteration” and so subject to administrative review and approval.

During public comment resident Richard Ponce commented that robbing from Peter to pay Paul doesn't make sense with property in the Historic District.

Board Member Gularte commented that she was responsible for the DPR (Department of Parks and Recreation form 523A) on the 400 Fourth Street property and Chairman Guibert was responsible for the DPR on the Bakery building, and they were not included in the proofreading. It appears a mistake was made and information was left out. The tile roof is distinguishing and you that cannot be ignored.

Board Member Bagley stated he agreed with Board Member Gularte's comments and the comments from resident Richard Ponce.

Board Member Garza stated he also agreed, and commented it would make more sense to put tile back on the Bakery building roof and composite roofing material on the residence.

City Planner Sundt stated he would relay the Board's comments to the property owner.

B. Mills Act and Historic Preservation

City Planner Sundt reported the City Council is willing to move forward with the Mills Act research committee.

C. Third Street Rehabilitation Projects. Historic preservation consultants have contacted Georgina Liu who owns the 209 and 211 Third Street buildings (Chamber of Commerce and Margot's Ice Cream buildings, respectively).

City Planner Sundt reported bracings were installed on the Chamber building for support, and property owner McCandless hired a historic preservation consultant to evaluate the Mom & Pops building.

6. Action Items

A. 63 Muckelemi Street Sign Permit for Valero Gas Station

City Planner Sundt presented a staff report supporting a sign permit for the Valero Sign Program. He explained to the Board that this is an application for a sign permit only. An existing Conditional Use Permit approved by the City Council on June 20, 1989, remains in effect as it runs with the land. There are also California Air Resources Board and County Health Department rules and regulations that the applicant must abide by that are separate from city jurisdiction and from this sign permit. The “pole sign” adjacent to

Highway 156 is in County jurisdiction and so is not subject to the City's permit process; however, it is subject to County rules and County permit procedures.

During public comment Mardeen Gordon with Valero Gas Sign Program and involved with rebranding, presented new sign drawings than those presented to the Board in their packets, and explained the proposed new signs occupied less square footage. She explained the option offered by Valero of making the signs less colorful, using sandstone and less teal.

There was extensive discussion about how the code defines signage and the square footage requirements.

Board Member Spencer spoke in favor of the alternate, less colorful and more subdued sandstone color signage.

During public comment property owner Tom Manning commented that in order for the gas station to be successful the signage needs to be easily identified as a Valero Gas station.

A motion was made by Board member Garza and seconded by Board Member Bagley recommend to the Planning Commission approval of the new signage proposed by the applicant tonight with 112 feet and traditional colors. The motion passed unanimously.

7. Future Agenda Items

A. HRB should recognize local projects

City Planner Sundt explained that this was a suggestion brought to the Board, that sometime in the future the Board could begin recognizing, as a means of rewarding, commercial and residential owners for improvements or repairs made to their buildings.

8. Comments

A. Historic Resources Board

Chairman Guibert commented on the Planner's page on the City's website there appears to be an error with what is posted for the Historic Preservation ordinance. City Planner Sundt stated he and Deputy City Clerk Paetz would look into it and make changes to correct any inconsistencies.

B. City Manager

No comment.

C. City Planner

No comment.

9. Adjournment

A motion to adjourn the meeting at 9:02 p.m. passed unanimously.