

**City of San Juan Bautista**  
**Historic Resources Board Meeting**

**Minutes**

**April 7, 2009**

1. **Call to Order** at 7:00 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, 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. **Consent Items**

**A. Approve Affidavit of Posting Agenda**

**B. Approve Minutes of March 3, 2009 Meeting**

A motion was made by Board Member Garza and seconded by Board Member Bagley to approve the all items on the consent agenda. The motion passed unanimously.

5. **Discussion Items – No Action Required**

**A. Report on March 19 National Register Tax Credit Workshop**

City Planner Sundt reported there was a good turnout and the presentation was informative. There were participants from Hollister as well as from San Juan Bautista.

**B. Mom and Pop's Building Rehabilitation**

City Planner Sundt reported he has received plans from the structural engineer.

6. **Action Items**

**A. Consideration of a Recommendation to Planning Commission to Approve Amendment to the Windmill Plaza Sign Program to Allow Construction of a New Monument Sign at 301 The Alameda. The applicant is Jim Gibson representing Alameda Plaza Associates**

City Planner Sundt presented a staff report stating that the Alameda Plaza Shopping Center (Windmill Plaza) was granted a Planned Unit Development (PUD) permit on January 3, 1993 by the Planning Commission. Subsequently, the Planning Commission granted an Overall Sign Program Permit and has amended this Sign Program from time to time (1995, 1998, 1999, and 2006). This Sign Program requires that all advertising in the shopping center contribute to the overall architectural theme (wood barn). Signs in the center were reviewed individually for conformance with the architectural and design

integrity of the entire center. The Sign Program allowed the painted wall sign on the Windmill Market, one freestanding pole sign and individual tenant signs which include one 2' x 8' roof sign and one hanging sign. The approved design style of these signs is "Dry Gulch" type, i.e., carved wood with white lettering. The sign program presented to the Planning Commission in December 2006 is composed of a pole sign, a plaza monument sign; and a restroom sign.

The applicant is requesting approval of an amendment to the Windmill Plaza Sign Program. This amendment pertains to the monument sign only.

There are two components of the proposed sign that are different from the previously approved monument sign; specifically, (1) the proposed sign is made of wood (with wooden supports) instead of masonry; and (2) the proposed sign will be oriented toward Highway 156 instead of The Alameda.

City Planner Sundt asked that the Board recommend to the Planning Commission that it approve the amendment to the Windmill Plaza Sign Program to allow construction of a new monument sign.

A motion was made by Board Member Garza and seconded by Board Member Spencer to recommend to the Planning Commission approval of an amendment to the Windmill Plaza Sign Program to allow construction of a new monument sign at 301 The Alameda. The motion passed unanimously.

## **7. Future Agenda Items**

### **A. HRB Should Provide Recognition for 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.

When Board Member Spencer asked the City Planner if he was aware of another city that does this successfully, he replied, no.

Board Member Spencer stated she would conduct some research, and asked that this be placed on the agenda for discussion next month.

### **B. Signage**

Suggestion of a highway sign since the City is now on the National Register.

### **C. Public Informational Workshops (Pursuant to City of San Juan Bautista Historic Resource Preservation Ordinance 11.06.101 Intent)**

Chairperson Guibert stated Board members need to attend in order to fulfill the intent of the Historic Resource Preservation.

Board Member Gularte asked how this should get done, as it comes up year after year.

City Planner Sundt replied that the Board has been working to accomplish this, for example, the work done in becoming a Certified Local Government.

**8. Comments**

**A. Historic Resources Board**

No comment.

**B. City Manager**

Not present.

**C. City Planner**

City Planner Sundt reported Planning Commission Handbooks from the League of Cities would be available for Board Members next month.

**9. Adjournment**

A motion to adjourn the meeting at 8:12 p.m. passed unanimously.

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Wanda Guibert, Chairman

ATTEST:

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Trish Paetz, Deputy City Clerk