

CITY OF SAN JUAN BAUTISTA
HISTORIC RESOURCES BOARD SPECIAL MEETING

APRIL 9, 2013

MINUTES

**(The April 9, 2013 CMAP video recording is the
official record of the meeting.)**

1. **CALL TO ORDER** – Chairman Wanda Guibert called the meeting to order at 6:00 p.m.

B. ROLL CALL Present: Board Members Guibert, Gularte, Franco, Medeiros and Garratt

Staff Present: City Manager Grimsley and Deputy City Clerk Paetz

2. **PUBLIC COMMENT**

No public comments were received.

3. **INFORMAL PROJECT REVIEW**

Nothing was presented.

4. **CONSENT AGENDA**

- A. **Approve Affidavit of Posting Agenda**

- B. **Approve Minutes for February 5, 2013 Meeting**

- C. **Approve Minutes of July 3, 2012 Meeting**

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

5. **ACTION ITEMS**

- A. **104 The Alameda, “The Brewery” – Consider CEQA and Mitigated Negative Declaration Requirements**

City Planner Grimsley presented a staff report stating the intent is to preserve and restore the building. Chairman Guibert opened for public comment Cara Vonk (SJB property owner) recommended mitigation measures be put into place. (Each commissioner received a copy of Cara Vonk’s e-mail dated April 9, 2013 and waived its reading.) A question and answer period followed. Board Member Garratt stated he renovated and repaired many of the buildings on Third Street (Mom & Pops, Margot’s Ice Cream Shop and the Cutting Horse) and felt the Old Brewery building could be saved. Board Member Franco stated they need to follow CEQA. Discussion followed. Architect Charles Weston explained that the project will be to disassemble the structure and save some pieces that can be re-used.

A motion was made by Board Member Franco and seconded by Board Member Garratt to continue this item pending a site review. The motion passes 4-1-0-0 with Board Member Medeiros voting against.

B. Consider Recommendation to the Planning Commission for a Sign Permit in the City's Historic District, 407 Second Street, Texas Masonic Lodge (HRD51-2013-31)

City Planner Grimsley presented a staff report. Applicant Bruce Kleinsmith was present and answered questions posed by the Board. The Board suggested enlarging the name on the sign, Ano Ne' Gallery.

A motion was made by Board Member Franco and seconded by Board Member Gularte to find the sign exempt under Article 18, Section 15268 of CEQA. The motion passed unanimously.

A motion was made by Board member Gularte and seconded by Board Member Garratt to recommend to the Planning Commission approval of a sign permit for Ano Ne' Gallery. The motion passed unanimously.

C. Consider Recommendation to the Planning Commission: City of San Juan Bautista – Fire Building Annex and Expansion Project (HRD-SP-2013-32)

City Planner Grimsley presented a staff report stating the City is proposing an addition to the Fire Station to accommodate sleeping quarters for fire department personnel. Chairman Guibert opened for public comment. No comments were received.

A motion was made by Board Member Franco and seconded by Board Member Medeiros to make a determination that the project is Categorically Exempt under Article 19, Section 15301, Existing Facilities, Class 1, (a), (e), (1) of CEQA. The motion passed unanimously.

A motion was made by Board Member Medeiros and seconded by Board Member Garratt to recommend approval of the project to the Planning Commission with the necessary findings: (a) the project is necessary for the advancement of the public safety and welfare of the citizens of San Juan Bautista; (b) the project is consistent with the architecture of the existing building and harmonious with the adjacent area; (c) the project will not have an adverse effect on the environment of the area; (d) the project will not adversely affect the health and safety of persons living or working in the vicinity, or be materially detrimental to the public welfare of the residents of the City; and (e) there is no substantial evidence in light of the whole record before the Board that the project will have a significant effect on the environment by adopting this categorical exemption. The motion passed unanimously.

6. DISCUSSION ITEMS

A. School/Charter Bus Parking in the Historic Downtown District

Board Chairman Guibert opened the discussion. City Planner Grimsley suggested alternate bus parking locations around town, meeting with Diocese and State Park. Board Member Gularte suggested limiting the time period the buses can park. During public comment Cara Vonk suggested parking around Abbe Park.

It was the consensus of the Board to bring this item back at the next meeting as an action item.

B. Pedestrian Oriented Historical Downtown District

This item was discussed with the last item.

C. May is National Preservation Month. Selection of Next Certificate of Recognition

Chairman Guibert asked that this item be brought back next month for action. During public comment Cara Vonk suggested honoring Ron and Alma Paulk of the Clock Shop and Natural Foods, McCandless, or residence owners that have made improvements to their properties.

7. FUTURE AGENDA ITEMS

Nothing was suggested.

8. COMMENTS

A. Historic Resources Board: No comments were received.

B. City Manager/City Planner: No comments were received.

9. ADJOURN

A motion was made to adjourn at 7:24 p.m.