

**CITY OF SAN JUAN BAUTISTA  
HISTORIC RESOURCES BOARD MEETING**

**JUNE 6, 2017**

**MINUTES**

**(The June 6, 2017 CMAP video recording is the  
official record of the meeting.)**

**1. CALL TO ORDER** – Chairperson John Hopper called the meeting to order at 6:00 p.m.

**B. ROLL CALL**    **Present:** Board Members Hopper, Franco, Boyd, Moore and Freels

**Staff Present:** City Manager Grimsley,  
Community Development Director Orbach,  
Deputy City Clerk Paetz

**2. PUBLIC COMMENT**

There were no comments received.

**3. INFORMAL PROJECT REVIEW**

**A. Minor Alteration to Historic Resource at 101 Third Street. Applicant: Emily Renzel**

Emily Renzel explained her project for replacing the stucco on the outside of the Old De Anza Adobe at 101 Third Street.

**4. ACTION ITEMS**

**A. Approve Affidavit of Posting Agenda**

A motion was made by Board Member Franco and seconded by Board Member Boyd to approve the affidavit of posting agenda. The motion passed unanimously, 5-0.

**5. PUBLIC HEARING ITEMS**

**A. Consider Recommendation to the Planning Commission of a Site and Design Review Permit. Applicant: Pat Garrat**

Commissioner Freels recused himself as he is a business associate with the applicant, Pat Garrat.

City Manager Grimsley presented the project. The applicant was present. The applicant is requesting a site and design permit for two parcels situated at 312 and 314 Third Street. The project will consist of two structures on each parcel. Building "A" is a 950 square foot single story wood framed structure with a wood framed roof awning extending over the sidewalk. Repurposed redwood from the Nyland building will be used for the front exterior siding. The side and rear will be stucco.

Building “B” is a 600 square foot single story wood framed structure. Building “B” will have stucco exterior walls with an architectural composition shingled roof.

Chairperson Hopper opened the public hearing. Cara Vonk concerned with redwood on the front and stucco on the sides, the sidewalk and windows. Clarice Felice commented on front of the building’s proximity to the sidewalk. The applicant responded that he is trying to avoid pulling up the sidewalk. Chairperson Hopper closed the public hearing.

A motion was made by Board Member Franco and seconded by Board Member Moore to recommend approval of a site and design review permit for 312 and 314 Third Street to the Planning Commission. The motion passed unanimously, 4-0-0-1, with Board Member Freels recused.

**B. Consider Recommendation to the Planning Commission of a Modification to a Conditional Use Permit for a Pizza Oven at 322 Third Street (APN 002-160-003).**

**Applicants: Anthony ad Monica Ramirez**

Staff provided a report. The applicants were present. The applicant is requesting an amendment to a conditional use permit for the use of an outdoor patio as an accessory use to a wine and beer tasting establishment at 322 Third Street to allow for the installation and operation of an outdoor pizza oven.

After receiving a conditional use permit from the Planning Commission in April, the applicant learned from the Department of Alcoholic Beverage Control (ABC) that, in order to use the patio as a ‘family-friendly’ area under a Type 41 Permit, they would have to install a permanent food preparation area either inside the building or on the patio.

The applicants had originally only been planning to serve food via independent caterers (mobile barbecue, food truck, etc.) for special events, but upon learning that the permit they were going to receive required the installation of a food preparation area, they began exploring options for satisfying the requirement. The simplest and most non-intrusive way to satisfy the ABC requirement is to install a pizza oven on the outdoor patio.

Chairperson Hopper opened the public hearing. Rachel Ponce suggested waiting until the six month review. Chairperson Hopper closed the public hearing. A question and answer period followed. Board Members were concerned with the unavailability of input from the Health Department. Discussion continued.

A motion was made by Board Member Moore and seconded by Chairperson Hopper to recommend to the Planning Commission modifications to a conditional use permit for a pizza oven at 322 Third Street. The motion passed unanimously, 5-0.

**C. Consider Recommendation to the Planning Commission of a Medical Clinic in the Historic District at 301 Third Street. Applicant: Mandisa Snodey.**

The applicant is present and explained her item. Staff provided a report. The applicant is requesting a use determination for her proposed business at 301 Third Street. She describes her proposed business, Closet Under the Stairs Apothecarium, as a business promoting a holistic plant based lifestyle with education, referral and consulting services, recommendation services by a licensed physician, as well as retail sales of nutritional supplements. No medical services will be offered onsite, including but not limited to, massage, chiropractic, acupuncture, primary care services.

Based on the description, the use of the site could fall into three use categories for the zoning district listed in the Municipal Code, two of which are permitted and one of which is not: (1) Drug stores, retail (Permitted); (2) Personal services (Permitted); and (3) Medical clinics and laboratories (Not Permitted).

Chairperson Hopper opened the public hearing. Rachel Ponce pointed out that the item was agendized as a conditional use permit for a medical clinic. Sean Donahoe commented, like a fortune teller. Jackie Lopez commented the project matches the description of a medical clinic. Cara Vonk agreed with Rachel Ponce and displayed her medical marijuana card to the Board. Deane Crow, MD, introduced himself as the doctor that will be providing service. Chairperson Hopper closed the public hearing.

A question and answer period followed. Commissioners felt they could not act on the item without the advice of the city attorney, who is absent, and pending information from the upcoming cannabis workshop.

A motion was made by Vice Chairperson Boyd and seconded by Board Member Freels to table this item and bring it back when it is ready to be considered. The motion passed unanimously, 5-0.

**6. COMMENTS**

**A. Historic Resources Board**

No comments were received.

**B. City Planner**

No comments were received.

**C. Community Development Director**

No comments were received.

**7. Adjournment**

The meeting was adjourned at 7:32 p.m.