

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

**APRIL 4, 2017**

**MINUTES**

**(The April 4, 2017 CMAP video recording is the  
official record of the meeting.)**

**1. CALL TO ORDER** – Vice Chairperson Darlene Boyd called the meeting to order at 6:00 p.m.

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

**Absent:** Board Member Hopper (excused)

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

**2. PUBLIC COMMENT**

There were no comments received.

**3. INFORMAL PROJECT REVIEW**

**A. Construction of a Commercial Building with a Secondary Unit at 314 Third Street**

Property owner Pat Garratt presented his plans for constructing a commercial building with a secondary unit in back on the bare lot at 314 Third Street. During public comment Cara Vonk encouraged the applicant to build the back unit to be like his neighbor, Ponzini Insulation.

**B. Open Air Market at 501 Third Street**

Property owner Ted Thoeny presented his plans to erect six to eight wood gazebo for vendors in an open air market. Board Member Boyd asked if the property was zoned for an open air market. City Manager Grimsley responded that the applicant would have to apply for a conditional use permit. During public comment, Cara Vonk spoke in support of the project.

**4. CONSENT AGENDA**

**A. Approve Affidavit of Posting Agenda**

**B. Approve Minutes for the June 8, 2016 Special Meeting**

**C. Approve Minutes for the July 5, 2016 Meeting**

A motion was made by Board Member Franco and seconded by Board Member Moore to approve all items on the consent agenda. The motion passed unanimously, 4-0-0-1 with Board Member Hopper absent.

## **5. PUBLIC HEARING ITEMS**

### **A. Consider Recommendation to the Planning Commission of a Site and Design Review Permit (SDR 2017-31) for 107 Third Street (formerly Casa Rosa, APN 002-021-004). Applicants: Greg and Christin Burda**

Staff presented a report and stated this item was continued from last month so staff could adequately research the historical aspect of the property. The applicants were present and responded to questions. Vice Chairperson Boyd opened the public hearing. Emily Renzel, a neighbor of the property, reiterated the same issues from last month. Cara Vonk was concerned with keeping the interior the same, and with keeping the window on the north side of the building. Vice Chairperson Boyd closed the public hearing.

A motion was made by Board Member Franco and seconded by Vice Chairperson Boyd to recommend approval of a site and design review permit to the Planning commission. The motion passed unanimously, 4-0-0-1, with Board Member Hopper absent.

A motion was made by Board Member Franco and seconded by Board Member Moore: Passes. 4-0-0-1 with Board Member Hopper absent.

Board Member Moore suggested waiving fees for buildings that are being rehabilitated in the historic district. City Attorney Mall responded that the fees are to cover staff's administrative and professional expenses, and suggested looking into the Mills Act process to assist owners of historic properties with rehabilitation costs.

### **B. Consider Recommendation to the Planning Commission of a Site and Design Review Permit (SDR 2017-32) for a Wine and Beer Tasting Establishment at 322 Third Street (APN 002-160-003). Applicants: Anthony and Monica Ramirez**

Staff presented a report. Vice Chairperson Boyd opened the public hearing. There were not comments received. Vice Chairperson Boyd closed the public hearing. A question and answer period followed. The applicant was present and responded to questions.

A motion was made by Board Member Freels and seconded by Board Member Moore to recommend to the planning commission a site and design review permit for a wine and beer tasting establishment at 322 Third Street. The motion passed 4-0-0-1 with Board Member Hopper absent.

#### **i. Consider Recommendation to the Planning Commission of a Sign Permit for the 18<sup>th</sup> Barrel, 322 Third Street. Applicants: Anthony and Monica Ramirez**

Staff presented a report. Vice Chairperson Boyd opened the public hearing. There were not comments received. Vice Chairperson Boyd closed the public hearing. A question and answer period followed. The applicant was present and responded to questions.

A motion was made by Vice Chairperson Boyd and seconded by Board Member Moore to recommend to the planning commission a sign permit for the 18<sup>th</sup> Barrel at 322 Third Street. The motion passed 4-0-0-1 with Board Member Hopper absent.

## **6. ACTION ITEMS**

### **A. Consider Recommendation to the Planning Commission on a Stop Sign at Third and Franklin Street**

Staff presented a report stating this item was presented to the Board last month for discussion, and is being brought back for a recommendation to the Planning Commission. During public comment Emily Renzel presented her case for rescinding the decision by the City Council to erect a stop sign at Third and Franklin Street. Cara Vonk spoke against a stop sign. Board Members Franco and Freels spoke against a stop sign. Board Member Moore felt on the busy weekends in the city downtown, there is a visibility problem. Boyd does not support.

A motion was made by Vice Chairperson Boyd and seconded by Board Member Franco to recommend to the Planning Commission that a stop sign is not erected at Third Street and Pearce Street. The motion passed 3-1-0-1 with Board Member Moore voting against, and Board Member Hopper absent.

## **7. COMMENTS**

### **A. Historic Resources Board**

Board Member Freels thanked Community Development Director Orbach for his research into the historical aspect of topics on the agenda tonight.

### **B. City Planner**

No comments were received.

### **C. Community Development Director**

Director Orbach thanked Cara Vonk and Emily Renzel for their expert advice on historical projects brought to the Board tonight.

## **8. Adjournment**

The meeting was adjourned at 7:07 p.m.

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Chairman John Hopper

ATTEST:

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Trish Paetz, Deputy City Clerk