



City of San Juan Bautista

The "City of History"

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AGENDA

HISTORIC RESOURCES BOARD MEETING

CITY HALL COUNCIL CHAMBERS
311 Second Street
San Juan Bautista, California

TUESDAY ~ SEPTEMBER 3, 2019

In compliance with the American with Disabilities Act, if you need special assistance to attend or participate in the meeting, please call the City Clerk's Office at (831) 623-4661, extension 13 at least 48 hours prior to the meeting.

Any writings or documents provided to a majority of the Historic Resources Board regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 311 Second Street, San Juan Bautista, California during normal business hours.


1. **Call to Order** **6:00 PM**
Roll Call
Pledge of Allegiance
2. **Public Comment**
3. **Informal Project Review**
Any potential and/or future project applicant may present his project to the Commission during Informal Project Review for the purpose of gaining information as preliminary feedback only. No formal application is required and no action will be taken by the Commission on any item at this time.
4. **Consent Items**
All matters listed under the Consent Agenda may be enacted by one motion authorizing actions indicated for those items so designated. There will be no separate discussion of these items unless requested by a member of the HRB, a staff member, or a citizen.
 - A. **Approve Affidavit of Posting Agenda**
 - B. **Approve Minutes of the March 12, 2019 Meeting**
 - C. **Approve Minutes of the April 2, 2019 Meeting**
5. **Action Items**
 - A. **Recommend to the Planning Commission Approval of a Minor Alteration to a Building in the Historic Downtown at 205 Third Street, APN 002-19-001**
6. **Comments**
 - A. **Historic Resources Board Members**
 - B. **City Planner**
 - C. **City Manager**
7. **Adjournment**

AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA, AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED HISTORIC RESOURCES BOARD MEETING AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 28th DAY OF AUGUST 2019, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
2. ON THE BULLETIN BOARD AT THE CITY LIBRARY, 801 SECOND STREET.
3. ON THE BULLETIN BOARD AT THE ENTRANCE TO THE UNITED STATES POST OFFICE, 301 THE ALAMEDA

SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA, ON THE 28st DAY OF AUGUST 2019.



Trish Paetz, Deputy City Clerk

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

MARCH 12, 2019

DRAFT MINUTES

**(The March 12, 2019 CMAP video recording is the
official record of the meeting.)**

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

B. ROLL CALL - Present: Board Members Freels, Matchain, Medeiros,
Delgado and Brewer

Staff Present: Associate City Planner Kennedy, Deputy
City Clerk Paetz, Interim City Manager Tewes

2. PUBLIC COMMENT

No public comment was received.

3. INFORMAL PROJECT REVIEW

Nothing was presented.

4. ACTION ITEMS

A. Approve Affidavit of Posting Agenda

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

B. Consider Placement of E Clampus Vitus Monument on City Hall Grounds at 311 Second Street. Applicant is the SJB Historical Society

Associate Planner Kennedy reported the applicant is actually the San Juan Bautista Sesquicentennial Committee, potential new locations are near the “little Library” and near the Fire Station flag pole on Polk Street, and City Public Works will oversee the process. The applicant, Anne Fritch of the Sesquicentennial Committee, responded to questions, and stated a preference for the location on Polk Street near the Fire Department flag pole. The Board heard from members of the Clampers, who spoke in support of the project. During public comment, Georgana Gularte spoke in support of placing the monument on Polk Street.

It was the consensus of the Board to recommend approval of a monument placement by E Clampus Vitus.

5. DISCUSSION ITEMS

A. Separate the Planning Commission and Historic Resources Board

Board Chairperson Freels provided a report. During public comment, Darlene Boyd spoke in support of separating the two boards and suggested using the Historic

Subcommittee from the Strategic Plan Committee. Whereupon, Interim City Manager Tewes explained that the process involved the Planning Commission only, asking for direction from the City Council. During further public comment, Georgana Gularte and Jolene Cosio spoke in support of the project.

B. La Casa Rosa Status Report and Structural Alterations Including Possible Removal of the Balcony, 107 Third Street

Associate Planner Kennedy provided a report. Construction Contractor Manny Espino presented findings from a structural inspection he conducted and distributed information. During public comment Jackie Morris spoke in support of separating the Historic Resources Board from the Planning Commission. Commissioners spoke in support of removing the balcony on the building. Interim City Manager Tewes stated he would review the entire record.

6. COMMENTS

A. Historic Resources Board

No comments were received.

B. City Planner

No comments were received.

C. City Manager

No comments were received.

7. Adjournment

The meeting was adjourned at 7:22 p.m.

**CITY OF SAN JUAN BAUTISTA
REGULAR HISTORIC RESOURCES BOARD MEETING
APRIL 2, 2019
DRAFT MINUTES**

**(The April 2, 2019 CMAP video recording is the
official record of the meeting.)**

1. CALL TO ORDER –Chairperson Freels called the meeting to order at 6:00 P.M.

ROLL CALL Present: Chairperson Freels, Vice Chairperson Medeiros, Board Members Brewer, Delgado and Matchain

Staff Present: Interim City Manager Tewes, City Clerk Cent, Associate Planner Kennedy

PLEDGE OF ALLEGIANCE – Chairperson Freels led the pledge of allegiance.

2. PUBLIC COMMENT

Emily Renzel spoke in support of recognizing Inaka Japanese Restaurant for Historic Preservation Month. Shawn Dalk spoke in support of opening a disc golf course in the area and asked if there was public land available for such a project.

3. INFORMAL PROJECT REVIEW

Associate Planner Kennedy reported there were no projects at this time.

4. ACTION ITEMS

A. Approve Affidavit of Posting Agenda

Board Member Brewer made a motion to approve the affidavit of posting the agenda. Second by Vice Chairperson Medeiros. Motion passed 5-0.

B. Consider Recommending to the Planning Commission Approval of a Sign Permit for 312A Third Street. Applicant is Jeremy VanderKraats with Signs by Van and the property owner is Pat Garrett.

Associate Planner Kennedy reviewed his staff report and recommended approval of the sign as presented. Board Members asked questions of the applicant, Jeremy VanderKraats, and the property owner, Pat Garrett. There was no public comment. Vice Chairperson Medeiros made a motion to Recommend to the Planning Commission Approval of a Sign Permit for 312A Third Street, for the larger 60" x 30" sign. Second by Board Member Matchain. Motion passed 5-0.

5. DISCUSSION ITEMS

A. Further Analysis for Separating the Planning Commission from the Historic Resources Board

Associate Planner Kennedy reviewed his staff report. Board Members asked questions of staff. Public comment was received from Cara Vonk supporting separation of the

Historic Resources Board and the Planning Commission. Discussion among Board Members continued. Public comment was received from Cara Vonk on how the Historic Resources Board came into existence. Public comment was received from Rachel Ponce in support of separating the Historic Resources Board and the Planning Commission. Public comment was received from Darlene Boyd asking the Board to look at the ordinance and decide what Board Members should be able to do. Discussion continued with the Board Members and staff. Public comment was received from Darlene Boyd supporting putting an invitation out to the community to be on the Board. Interim City Manager Tewes recommended appointing a sub-committee to review the current ordinance and report back, and then for the Historic Resources Board to make a recommendation to the City Council. Chairperson Freels appointed Vice Chairperson Medeiros and Board Member Brewer to be on the Subcommittee to review the Historic Resources Ordinance and to involve members of the community in the review. Public comment was received from Ann Fritch, a member of the Strategic Plan Committee-Historic Subcommittee, wanting to interact with the Subcommittee to review the Historic Resources Ordinance. The Subcommittee to review the Historic Resources Ordinance was asked to report back in 30 days with a consensus.

6. COMMENTS

A. Historic Resources Board Members

Board Member Delgado requested that a disc golf facility be added to the next agenda. Interim City Manager Tewes reported it would be appropriate for the Planning Commission and the Parks & Recreation Master Plan Task Force address this project. There were no other comments received.

B. City Planner

No comments received.

C. City Manager

No comments received.

7. ADJOURNMENT

The meeting was adjourned at 6:57 P.M.

Scott Freels, Chairman

ATTEST:

Laura Cent, City Clerk

CITY OF SAN JUAN BAUTISTA

HISTORIC RESOURCES BOARD MEETING

STAFF REPORT

DATE: September 3, 2019

Item: **Consider a Minor Historic Alteration, including signage, and exterior paint design**

Location: 205 Third Street, San Juan Bautista, APN #002-190-011

DISCUSSION:

Staff received an application for a Minor Historic Alteration that covers both exterior and interior improvements. The subject site is located within the Downtown Third Street Historic District at 205 Third Street, and the property is zoned Mixed-Use (MU). The building is listed in the City's Historic Resource Inventory as well. The scope of work is as follows.

On the exterior, the proposal is for a new sign, and new paint scheme for the window slats and the exterior wall. A tenant improvement for interior work will take place as well. These changes will be improvements to the building.

The colors include a grey façade, black and white trim, and a red door. The whole of the façade will be gray. The exact grey color is called "Anchors Away". The proposed black color will cover all the cornices, eaves and outline wood of the front door and windows. The exact black color is called "Black Truffle". The proposed white color will cover the lower panels below the windows. The exact white color is called "Designer White" and the front door will be painted red. All of these four colors are recognized in the City Paint Color Palette on file at City Hall. It is staff's determination that these colors in the proposed combination will significantly improve the aesthetics of the façade of the building.

The new sign will include a rustic design that has a wood panel background and had black lettering with a logo included. The sign will be placed in the same location on the front façade, replacing the previous business' sign. The proposed sign will be the same size as well, covering roughly 4.5 square feet.

The sign appears to meet the size requirements of the Sign Ordinance and appears to meet the City Design Guidelines.

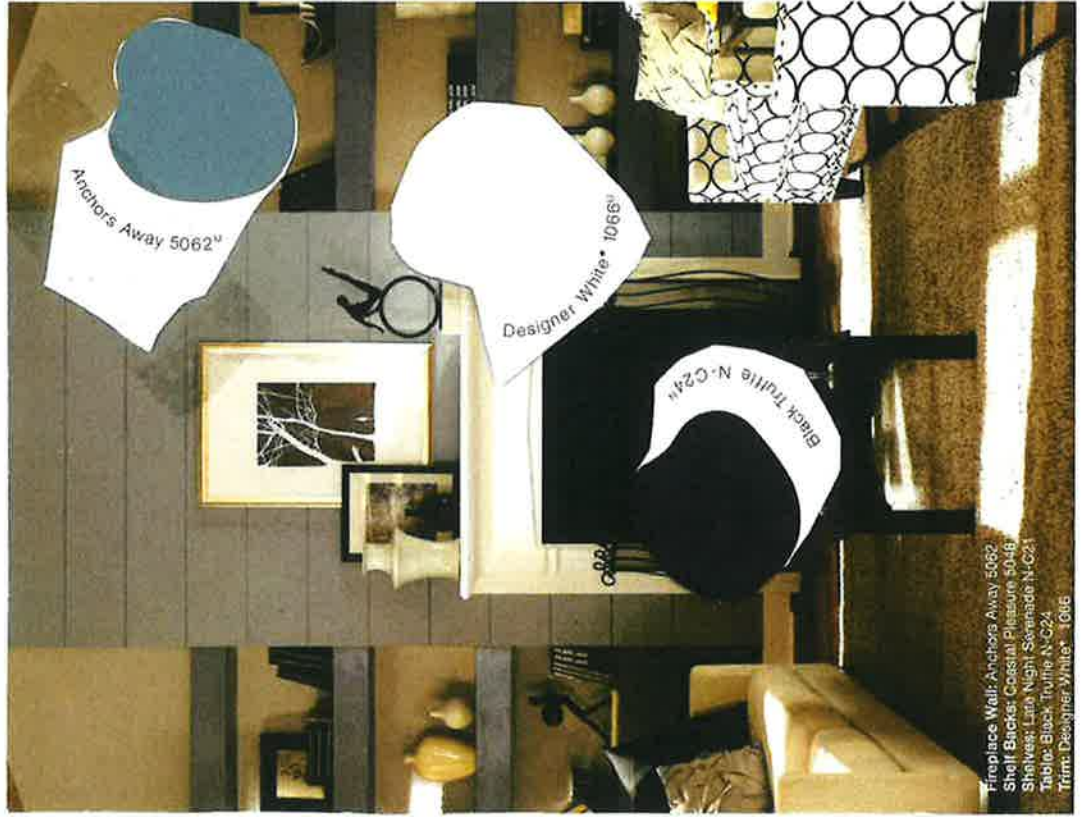
ACTION:

Historic Resources Board and Planning Commission to consider this item for approval. There are no issues or any significant changes to the site identified by staff with this proposal. This proposal is required to be reviewed and approved by a tenant improvement permitting process that will include Building and Fire Review prior to being issued a business license and an ABC license.

ATTACHED:

Building Schematics showing the existing and proposed building
Sign Image
Color Palette





Fireplace Wall: Anchors Away 5062
Shell Backs: Coastal Pleasure 5048
Shelves: Late Night Sleazebag N-C21
Table: Black Truffle N-C24
Trim: Designer White 1066