

Architectural Review Board of the Julian Historic District

Minutes

Meeting Time: Tuesday, March 2, 2021 6:00 P.M

Meeting Location: Virtual Meeting Using Zoom

I. Roll Call: 6:07 pm All board members in attendance.

II. Approval of the Agenda: Motion: Steutel, Second: Horton – To approve the agenda. Passed unanimous.

III. Approval of Minutes for February 2, 2021 Meeting: Motion: Steutel, Second: Brown – To approve the minutes. Passed unanimous.

IV. Public Comment.

1. Philippe Bodnar: home owner would like building plans to be added to next month's agenda - 2748 Hwy 79 APN 291-410-0800; Owner will hard copies and electronic version of plans to Zerbe so that they can be reviewed before the meeting. Group can provide unapproved comments in the meantime.
2. Jeremy Marsaglia: would like to know if the group has discussed Tesla solar roof tiles. Asked to have the topic added to the next month's agenda for JBC's possible use in the future.

V. ARB Business and Committee Reports.

- A. Sherry Horton. Update on County Code enforcement with regards to: Signage, Lighting, and properties making changes without ARB approval. Properties currently of ARB concern include the Julian Pie Company, the Blanc House, Ranchita Del Reo, Stonewall Stores, the Old Julian Garage and the Julian Beer Company. Update: Horton was able to connect with Brad Hernandez from the County. Hernandez is no longer on Code Enforcement and was transferred to COVID enforcement as well as others in the office. He is still working on the issues but it is a much slower process. Will try to get an updated spreadsheet of issues to the group. New contact number for code violations: 858-694-2705. Details of violations will be forwarded to the correct person.

- B. Manual Update. The copies of the manual that the county sent are legible but the photos are too dark to distinguish. Zerbe has emailed the County requesting a process whereby the group could pay someone to scan the photos and create the pages so that the manual can be reprinted. — Zerbe will continue to follow up on it. Steutel will make the time to continue working on the project. He will get a quote for someone to scan the photos. Zerbe and Steutel will meet to go over things with Steutel taking the lead on the project. Fares is also going to look into printing options.

- C. The Chair is looking for volunteers to develop an ARB website and to act as the secretary of the group. Rene Wischhusen Bodnar may be able to help with setting up a free website. Bodnar will connect with Zerbe.

- D. Board member terms. Seats 1, 3, 4, and 7 all need reappointment by the Board of Supervisors. These members need to email Zerbe their desire to continue to serve. It must be in writing to forward to the County. Seat 1: Bobbi Zane, Seat 3: Brian Steutel, Seat 4: Tony Romano, Seat 7: Pat Brown. Fares is in the process of being appointed by the County Board of Supervisors. The Julian Planning Group has already approved him. BOS will put it on their next agenda. Other seats need to send an email to Zerbe stating that they want to remain on the board. The community groups still need to make the appointments.

VI. Action Items.

A. New Business

1. Julian Beer Company Jeremy Marsaglia, 2315 Main St. APN 291-040-67 Original Historic Bailey House and Silvers Store (the restaurant portion). Site Plan review progress. JBC is waiting on approval to cover the back storage area. Would like to focus on the extension area on the restaurant at this meeting and is seeking approval for the storage area only right now. At the next meeting he hopes to have more formal details regarding the other changes. Owner stated that the County is allowing them to build the extension and brewery building without the site plan modification. The group reviewed the drawings provided by the owner that show how the roof appliances and back area would be hidden by the corrugated fencing. The lighting on the back of the restaurant will be removed. Drawings also demonstrated how the owner proposes to make changes to the brewery structure and the pop up behind the Bailey

House. Romano is requesting to see elevations and materials. Fares will meet with Marsaglia to help him reconfigure the site plans to what the group is requesting.

Motion: Brown, Second: Zane - To not approve the project in parts until the group receives a site plan because enforcement is difficult without a filed site plan. Passed unanimous.

Brown can help push the County Planning Department once JBC has filed the site plans.

2. Blanc House, 2603 "C" St. Adam Dailey APN 291-087-01 Seeking approval for fencing that has already been constructed. Romano talked to the owner regarding the wood plank dog eared fence between the house and Julian Woman's Club. There is a cap on the fence over the boards that needs to come off. Owner could not make the meeting so the issue will go onto the agenda for next month. Horton also noted that a complaint was called in about the bright lights on the house as well.

3. Vacant lot: 2712 Washington St. Corner of Main and Washington. APN 291-072-18 Mike Appelman. Presenting preliminary design ideas. Matt DeVincenzo is assisting with the environmental site and title issues. Proposed structure for the site. Initial concept to put scale in front of the ARB. Looking for initial input from the group on how the structure would fit in the lot. Inside the building – multipurpose/commercial structure (4 seasons) for events, a temporary ice-skating rink and for hosting group activities. Per Appelman, fencing will not be placed around the rink when it is not in use. The height of the building will be close to that of the town hall. The Group's concerns include the rounded building in the back and that another group, the Julian Community Heritage Foundation (JCHF) is currently in escrow to purchase the lot. Appelman is not working with or part of JCHF. Zerbe noted that the ARB does not know the details of the contract between JCHF and the seller. Since the County is exempt from ARB requirements, it may be important for the community to know if JCHF will control the site rather than the County. A JCHF member in attendance, Kim Simas, reassured the group that the lot will be owned solely by JCHF. The bulk of the funds received to purchase the lot was a PLDO grant, not a loan.

4. Old Julian Garage, 2126 Main St. Greg Creswell APN 291-085-08 Sign approval. Black outline on the lettering Top Signage: 12' long, 6" tall, lower wording: single line black bar with building color to come through. The group would like the lighting to be put back to the original placement. Motion: Brown, Second: Zane - To accept the primary lettering as shown, along with the block lettering in the black bar and to correct the building date. Passed unanimous.

Motion: Brown, Second: Zane - To remove the signage over the main door and go back to original exterior lights. Horton, Zerbe & Romano: no, motion did not pass.

Motion: Horton, Second: Romano – To turn off the exterior lights, return to the original style of lighting and to revisit the issue about the sign over the main door in 3 months. Passed unanimous.

5. Julian Café, Main St. APN 291-085-05 Awning Repair. Brown told owner to fix awning; owner will need permits; signs were never approved. Still waiting on owner.

B. Old Business:

1. Solar. Review letter composed by Romano to the County. Romano will revisit the letter regarding the solar panel issue with the County in terms of where solar panels could be placed.

VII. Requests for items to be included on the next agenda

VIII. Adjourn: Motion: Brown, Second: Steutel – To adjourn the meeting at 8:30 pm. Passed unanimous.

To contact the Julian Historic District Architectural Review Board please contact

Chairman Juli Zerbe at 760-445-1642 or email: JulifromJulian@gmail.com

Board Members: Juli Zerbe, Pat Brown, Tony Romano, Bobbi Zane, Brian Steutel, Sherry Horton