

# ***Architectural Review Board of the Julian Historic District***

## **Minutes**

**Meeting Time: Tuesday, Sept 3, 2019: 7:15 P.M.**

**Meeting location: Julian Historical Society Building Fourth Street, Julian**

- I. **Roll Call:** Zerbe and Zane absent and excused
- II. **Approval of the Agenda:** Motion: Romano, Second: Arter to approve the Agenda. Passed unanimous.

**III. Approval of Minutes for August 6, 2019 Meeting:** Motion: Arter, Second: Brown to approve the minutes with the correction. Passes unanimous.

**IV. Public Comment:** Steutel the Julian Historical Society would like to place a banner (3' x 12') on the corner lot fence. Motion: Dackerman, Second: Arter in favor on placing the banner on the corner lot fence for 30 days. Steutel abstained. Passed unanimous.

### **V. Action Items**

#### **a. New Business**

- I. Jose Davila. Site Plan. End of 'A' Street. APN: 291-040-33-00

Per Brown, the owner submitted a site plan and did not show any grading. Owner has a garage coming off of A Street. County documents show that owner needs grading due to slope and ARB approval. In a past meeting, ARB asked owner to change windows and the garage door. ARB recommended to owner that if any exterior changes occurred, he would have to resubmit plans. Motion: Stuetel, Second: Arter to request owner to return to ARB with exterior changes. Either appear before the group or submit changes per County's request. Brown to send a letter to owner. Passed unanimous.

- II. Joseph Fares. Lot A Rd Lots 60 and 61. APN291-023-04,21

Owner provided samples of black roofing tiles. If home is completed after January 1st (which in this case it will be), County will require solar panels to be installed. Using black tiles will not meet the "cool roof standards" due to reflectivity and color density. Romano requested the full title and code of the Building Energy Efficiency Standards so that the ARB can look into the specifics of the law/mandate. Romano will research the law and give the group an analysis of it so that the ARB can move forward. Motion: Romano, Second: Arter to postpone pending Romano's analysis. Passed unanimous.

The County requested an environmental and drainage report showing zero additional watershed off of the property. Fares is requesting a waiver regarding the drainage from the ARB. County will make a discretionary decision based on ARB's waiver. Motion: Arter, Second: Steutel to approve of the waiver. Passed unanimous.

### III. Julian Café Signs

The raised, carved letters on the new signs are not approved. Letter needs to be sent to owner stating that the new signs are not approved. Motion: Romano, Second: Arter to send a letter to the owner. Passed unanimous.

### IV. 2020 3rd St. APN: 291-084-25 Historic Hildreth house

Jesse Cruz is providing maintenance to the house. Postpone until next month since information about situation is not available at this time.

### V. Yoga Wine Bar. Fourth Street, Julian Chamber of Commerce property. Old Candied Apple location.

No longer an issue as the company is not going forward.

## **b. Old Business.**

### I. Julian Beer Company 2315 Main St. APN 291-040-67 Lighting, fence, car

Members and owner discussed the proposed area for solar the panels. The owner, Jeremy Marsaglia, provided a photo of the space (south facing part of the roof) along with a proposed sign to cover the area. Group discussed that the proposed placement would be visible from the road and that a sign would not be appropriate. Alternate areas of the roof was considered however existing equipment and appliances currently in place (which were not previously approved by the ARB) take up alternate areas. Panels could possibly be placed on the barn and a sign could be placed there if needed. Motion: Romano, Second: Arter to table the issue until next month and have all board members to visit site again and for owner to provide more detailed drawings of proposed placement of the panels. Passed unanimous.

Owner provided specs of a proposed sign for the front of the building. Colors on the image are not representative. Sign dimensions: 4' diameter, 12' high. JBC would politely ask the Julian Pie Company to cut back the existing tree. The sign is not approvable as is due to color, height and shape. County may have a height ordinance, Brown will check into it. Motion: Steutel, Second: Romano to recommend that the owner provide specs of a sign that the County and ARB will approve. Passed unanimous.

Per owner, the car will be given away soon. Lighting and fencing will be discussed at the next meeting.

### II. County Barn. Fence style. 1471 Hollow Glen Rd. APN: 291-122-20

Postponed until next month

## **c. ARB Business and Committee Reports**

- I. Public Relations Update: post office box, letter head, website, letters. - Not discussed
- II. Sherwin Williams color pallet – Not discussed

## **VI. Requests for items to be included on the next agenda.**

## **VII. Adjourn at 8:45 pm**

To contact the Julian Historic District Architectural Review Board please contact Chairman Juli Zerbe at 760-445-1642 or email: [JulifromJulian@gmail.com](mailto:JulifromJulian@gmail.com)

Board Members: Juli Zerbe, Pat Brown, Tony Romano, Bobbi Zane, Brian Steutel, Scott Arter, Herb Dackerman