

HISTORIC PRESERVATION COMMITTEE MINUTES

Elizabeth Soriano, Chair
 Susan Stratton, Vice-Chair
 Noah Thomas, Member
 Daniel Uhlar, Member
 Kaycee Krieg Wysaski, Member

Neda Zayer, Interim Community Development Director
 Michael MacDonald, City Clerk

REGULAR MEETING

THURSDAY, AUGUST 17, 2023 – 6:00 P.M.

COMMUNITY MEETING ROOM, CITY HALL, 501 POLI STREET

Chair Soriano called the meeting to order at 6:02 p.m.

ROLL CALL

PRESENT: Member Thomas, Vice-Chair Stratton, and Chair Soriano

ABSENT: Members Uhlar and Krieg-Wysaski

STAFF: Rachel Dimond, Interim Assistant Community Development Director
 Jared Rosengren, Senior Planner
 Kiera Pascua, Assistant Planner
 Heather Bowling, Recording Clerk

PUBLIC COMMUNICATIONS – None

CONSENT ITEM

- Approval of the Historic Preservation Committee July 20, 2023 Meeting Minutes.**

Recommendation: Approve, as presented.

Vice-Chair Stratton made a motion to approve the minutes as presented.

Member Thomas seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Member Thomas, Vice-Chair Stratton, and Chair Soriano
 NOES: None
 ABSTAIN: None
 ABSENT: Members Uhlar and Krieg-Wysaski

Recording Clerk Bowling declared the motion carried 3-0.

FORMAL ITEMS

2. PROJ-23-0330 Zander Building Mills Act located at 384 E Main Street.

Request for a Mills Act contract with the City to be eligible for financial incentives for improvements and maintenance to an existing local landmark called the “George Zander Men's Clothing Store”, on a 0.08-acre site in the Urban Core (T6.1) zone within the Downtown Specific Plan.

Recommendation: That the Historic Preservation Committee recommend the City Council approve the Mills Act Contract.

Case Planner: Kiera Pascua, Assistant Planner
Applicant: Thomas Bell

SPEAKERS:

Staff: Kiera Pascua, Assistant Planner

Applicant: Cynthia Thompson

Members of Public: Steven Schafer

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Vice-Chair Stratton made a motion to recommend the City Council approve the project with one modification that instead of the display windows being replaced, they are repaired in-kind.

Chair Soriano seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Member Thomas, Vice-Chair Stratton, and Chair Soriano

NOES: None

ABSTAIN: None

ABSENT: Members Uhlar and Krieg-Wysaski

Recording Clerk Bowling declared the motion carried 3-0.

3. PROJ-22-0018 Pierpont Inn Historic Design Review located at 550 Sanjon Road.

Request for Historic Design Review for a hotel renovation of a 5.8-acre site in the Commercial Tourist Oriented (C-T-O) zoning district and within the Downtown Specific Plan and Coastal Zone.

Recommendation: That the Historic Preservation Committee recommend the Community Development Director approve the Historic Design Review.

Case Planner: Jared Rosengren, Senior Planner
Applicant: Three Thrones Hospitality

SPEAKERS:

Staff: Jared Rosengren, Senior Planner
Applicant: Bill Huey
Members of Public: Steven Schafer
Emails: None
Documents: PowerPoint by Staff and applicant
Ex-Parte Communication: None

Vice-Chair Stratton made a motion to recommend the Community Development Director approve the project with the following additional conditions:

- That only like for like or in-kind materials are to be used and that they keep on retention a professional historian throughout the project;
- That if during construction any artifacts are discovered that archeology protocols are followed.

Chair Soriano seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Member Thomas, Vice-Chair Stratton, and Chair Soriano
NOES: None
ABSTAIN: None
ABSENT: Members Uhlar and Krieg-Wysaski

Recording Clerk Bowling declared the motion carried 3-0.

4. PROJ-15341 Meta Apartments Major Design Review located at 1267 and 1279 Meta Street.

Request for Major Design Review to add a three-story multi-family residential building with 7 units, including one moderate-income affordable unit, to a site with an existing three-story 7-unit multi-family building and 828 square foot single-family residence on a 0.4-acre site in the T4.1 zoning district within the Downtown Specific Plan.

Recommendation: That the Historic Preservation Committee recommend the Planning Commission approve the Major Design Review.

Case Planner: Jared Rosengren, Senior Planner
Applicant: Thomas Bell

SPEAKERS:

Staff: Kiera Pascua, Assistant Planner

Applicant: Andrew Eliopoulos

Members of Public: Steven Schafer

Emails: None

Documents: PowerPoint by Staff

Ex-Parte Communication: None

Vice-Chair Stratton made a motion to recommend the Planning Commission approve the project with an added condition that HRG do a phase II review to assess the historic nature of the house and determine if the scale and massing of the proposed building will adversely affect the historic resource.

Member Thomas seconded the motion.

Upon call of the roll the vote was as follows:

AYES: Member Thomas, Vice-Chair Stratton, and Chair Soriano

NOES: None

ABSTAIN: None

ABSENT: Members Uhlar and Krieg-Wysaski

Recording Clerk Bowling declared the motion carried 3-0.

STAFF COMMUNICATION

None

ADJOURNMENT

There being no further items on the agenda, the meeting was adjourned at 08:18 p.m.