

City of San Juan Bautista
Planning Commission Meeting
Minutes
March 3, 2009

1. Call to Order at 9:02 p.m. by Chairperson Reuben Garza

A. Roll Call

Members Present: Reuben Garza, Jeff Bagley, Georgana Gularte, and Wanda Guibert.

Staff Present: Matthew Sundt, City Planner; Steve Julian, Acting City Manager; and Trish Paetz, Deputy City Clerk.

2. Public Comment (limited to items on the agenda)

None.

3. Ceremonial Items

A. Swearing in of Planning Commissioners Erika Spencer and Georgana Gularte

Deputy City Clerk Paetz explained that since Planning Commissioners Spencer and Gularte were sworn in last month at the Historic Resources Board meeting, they would not need to be sworn in tonight as the two boards are one and the same.

B. Selection of Chairperson and Vice Chairperson

Upon nomination made by Commissioner Garza and unanimously confirmed, Jeff Bagley was selected by the Planning Commissioners to serve as Chairman.

Upon nomination made by Commissioner Bagley and unanimously confirmed, Reuben Garza was selected by the Planning Commissioners to serve as Vice Chairman.

Whereupon, Commissioner Bagley immediately assumed the role of Chairman.

4. Consent Items

A. Approval of Affidavit of Posting Agenda

A motion was made by Commissioner Garza and seconded by Commissioner Guibert to approve the affidavit of posting agenda. The motion passed unanimously.

B. Approval of Affidavit of Posting Public Hearing

A motion was made by Commissioner Guibert and seconded by Commissioner Garza to approve the affidavit of posting public hearing. The motion passed unanimously.

C. Minutes of October 7, 2008 Planning Commission Meeting

A motion was made by Commissioner Garza and seconded by Commissioner Guibert to approve the minutes of October 7, 2008. The motion passed 3-0-2-0 with Commissioners Spencer and Gularte abstaining as they were not present at that meeting.

D. Approval of Minutes of November 6, 2008 Special Planning Commission Meeting

A motion was made by Commissioner Guibert and seconded by Commissioner Garza to approve the minutes of November 6, 2008. The motion passed 4-0-1-0 with Commissioner Gularte abstaining as she was not present at that meeting.

5. Informational Items

A. 104 The Alameda – Request for Proposal to Prepare EIR to Address Demolition
City Planner Sundt reported the property owner has discovered preparation of an EIR is costly and so progress has slowed on this project.

B. Mission San Juan Bautista – Request for Proposal to Prepare Environmental Document.

City Planner Sundt reported this is for a restroom project and, again, the property owner has discovered preparation of environmental documents is costly, so progress on this project also has slowed.

C. 1112 Third Street 2-lot Subdivision – Application/fees submitted. This is the property with the San Juan Pre-School. Staff report pending for April 7 hearing.

City Planner Sundt reports that the applicants, Manual and Mary Lopez, have put plans to subdivide their lot on the back burner.

6. Public Hearing Items

A. 63 Muckelemi Street Sign Permit for Valero Gas Station

City Planner Sundt stated the Historic Resources Board recommends approval of the new signage proposed by the applicant tonight with 112 feet and traditional colors.

Changes were suggested to the conditions of approval for this sign permit, specifically removal of Condition #3 that states, ‘The canopy signs and building facia are not allowed’, and Condition #9 that states, ‘The Valero Sign program shall be revised to reflect the aforementioned conditions and submitted to the City Planner (2 copies) before any permits are issued by the City’, and replace Condition #2 with, ‘this approval is for sign area of 112.34 square feet as defined on page 1 of Valero sign program dated 3/3/2009’.

During public comment Richard Ponce, defining “contiguous” as “close by”, stated Valero Gas would be responsible for installing sidewalks, gutters and curbs, which prompted discussion.

Mardeen Gordon of Valero Gas commented that if the signage permit process were to drag on and become very expensive, then Valero would probably pull out.

City Planner Sundt reminded the Commissioners that the item presented to them for approval tonight deals strictly with the sign permit.

Commissioner Guibert provided the correct definition of “contiguous” as adjacent.

Commissioner Bagley commented the CUP should not go with the property.

City Planner Sundt responded to Commissioner Bagley that he had checked with City Attorney Thacher, who affirmed the conditional use permit runs with the property.

A motion was made by Commissioner Guibert to accept the HRB’s motion that the sign for Valero be 112.34 square feet. Commissioner Garza amends the motion to include the suggested changes to the conditions. The motion passed 3-2-0-0 with Commissioners Spencer and Bagley voting against.

7. Comments

A. Planning Commissioners

Commissioner Garza commented there is a grantwriting workshop being held in Modesto.

B. City Manager

No comments.

C. City Planner

No comments.

8. Adjournment

A motion to adjourn the meeting at 9:37 p.m. passed unanimously.