

City of San Juan Bautista
Planning Commission Meeting
Minutes
April 7, 2009

1. Call to Order at 8:12 p.m. by Chairperson Jeff Bagley

A. Roll Call

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

Staff Present: Matthew Sundt, City Planner; and Trish Paetz, Deputy City Clerk.

2. Public Comment (limited to items not on the agenda)

None.

3. Consent Items

A. Approval of Affidavit of Posting Agenda

B. Approval of Affidavit of Posting Public Hearing

C. Minutes of March 3, 2009 Planning Commission Meeting

A motion was made by Commissioner Guibert and seconded by Commissioner Garza to approve all items on the Consent Agenda. The motion passed unanimously.

D. Approval of Resolution PC 2009-01 Approving the Valero Gas Station Sign Program Sign Permit for 63 Muckelemi Street

A motion was made by Commissioner Garza and seconded by Commissioner Spencer to approve Resolution PC 2009-01 Approving the Valero Gas Station Sign Program Sign Permit for 63 Muckelemi Street. The motion passed unanimously.

4. Discussion Items

A. Proposed 1112 Third Street 2-lot Subdivision

City Planner Sundt stated the applicant had submitted and application and paid fees, and expected to bring this item to the Commission for review in May or June.

B. Growth Management Ordinance

City Planner Sundt reported on the San Benito County Superior Court's ruling on a lawsuit brought against the City by developer McAlpine where the City's Growth Management Ordinance was challenged and the City lost.

C. Housing Element Update

City Planner Sundt presented an update, stating he expects word from the State Housing and Community Development very soon, and reminded the Commission that the City's Housing Element sunsets at the end of August 2009 when it would revert to non-certified status. The City does not qualify because there is not enough low income housing.

D. Proposed Mission Gardens Apartments Condo Conversion

City Planner Sundt stated after Mission Gardens Apartments converts to condominiums, a homeowners association would be formed.

During public comment Jolene Cosio asked if the condo conversion would require separate water meters, firewalls, etc. City Planner Sundt replied that Mitch Gabriel with City Engineer Hanna and Brunetti is working with Mission Gardens to assure compliance.

5. Public Hearing Items

A. Consideration of the Approval of an Amendment to the Windmill Plaza Sign Program to Allow Construction of a New Monument Sign at 301 The Alameda. The applicant is Jim Gibson representing Alameda Plaza Associates.

City Planner Sundt presented a staff report stating that the Alameda Plaza Shopping Center (Windmill Plaza) was granted a Planned Unit Development (PUD) permit on January 3, 1993 by the Planning Commission. Subsequently, the Planning Commission granted an Overall Sign Program Permit and has amended this Sign Program from time to time (1995, 1998, 1999, and 2006). This Sign Program requires that all advertising in the shopping center contribute to the overall architectural theme (wood barn). Signs in the center were reviewed individually for conformance with the architectural and design integrity of the entire center. The Sign Program allowed the painted wall sign on the Windmill Market, one freestanding pole sign and individual tenant signs which include one 2' x 8' roof sign and one hanging sign. The approved design style of these signs is "Dry Gulch" type, i.e., carved wood with white lettering. The sign program presented to the Planning Commission in December 2006 is composed of a pole sign, a plaza monument sign; and a restroom sign.

The applicant is requesting approval of an amendment to the Windmill Plaza Sign Program. This amendment pertains to the monument sign only.

There are two components of the proposed sign that are different from the previously approved monument sign; specifically, (1) the proposed sign is made of wood (with wooden supports) instead of masonry; and (2) the proposed sign will be oriented toward Highway 156 instead of The Alameda.

City Planner Sundt stated that the Historic Resources Board recommends approval of the amendment to the Windmill Plaza Sign Program to allow construction of a new monument sign.

A motion was made by Commissioner Garza and seconded by Commissioner Spencer to approve Resolution 2009-02, an amendment to the Windmill Plaza sign program to allow construction of a new monument sign at 301 The Alameda. The motion passed unanimously.

6. Comments

A. Planning Commissioners

No comments.

B. City Manager

No comments.

C. City Planner

No comments.

7. Adjournment

A motion to adjourn the meeting at 8:48 p.m. passed unanimously.