

City of San Juan Bautista
Planning Commission Meeting
Minutes
September 1, 2009

1. **Call to Order** at 7:07 p.m. by Chairperson Jeff Bagley
 - A. **Roll Call**
Members Present: Jeff Bagley, Georgana Gularte, Erika Spencer, Reuben Garza and Wanda Guibert. Georgana Gularte arrived at 7:48 p.m.
Staff Present: City Planner Matthew Sundt, Acting City Manager Steve Julian, and Deputy City Clerk Trish Paetz.

2. **Public Comment (limited to items not on the agenda)**
Nothing.

3. **Consent Items**
 - A. **Approval of Affidavit of Posting Agenda**
 - B. **Approval of Affidavit of Posting Public Hearing**
 - C. **Approval of Minutes of May 5, 2009 Planning Commission Meeting**
 - D. **Approval of Minutes of July 7, 2009 Planning Commission Meeting**Commissioner Guibert requested that Item C, Minutes of the May 5, 2009 meeting be pulled for consideration separately.

A motion was made by Commissioner Guibert and seconded by Commissioner Garza to approve Items A, B, and D of the Consent Agenda. The motion passed 3-1-0-1 with Georgana Gularta absent and Erika Spencer abstaining because she was not present at the July 7, 2009 meeting.

Commissioner Guibert asked that a certain paragraph of the minutes be reviewed by all the commissioners, but did not request any changes be made to the minutes. A motion was then made by Commissioner Guibert and seconded by Commissioner Garza to approve the minutes of the May 5, 2009 Planning Commission Meeting. The motion passed unanimously.

4. **Discussion Items**
 - A. **Planning Commissioner’s Handbook (15 minutes)**
City Planner Sundt requested, and the Commission agreed, that this item be continued to the next meeting as not everyone had their Handbook.
5. **Public Hearing Items**
 - A. **Review Ordinance Adding Chapter 7-5 to Title 7 (Streets and Parks) titled REFUSE AND STORAGE CONTAINERS – CONTINUED TO OCTOBER 6, 2009**
 - B. **Consideration of the Approval of a Conditional Use Permit and New Signs for “Harvey’s Lock Up” Storage Facility at 27 Monterey Street (APN 002-004-001). The**

applicant is David Elliot (architect) representing Steve and Rose Adair. This is a revised application to reflect use of the entire block and not just a portion as was previously approved by the Commission in May 2009

Commissioner Bagley recused himself, stating he lives across from the property.

City Planner Sundt presented a staff report stating this project came to the Planning Commission on May 5, 2009 where the proposed project was approved with conditions. On July 7, the HRB approved paint color for the signs and the building (based on a color board), specifically, rust/iron red and grey, respectively. Subsequent to these meetings and approvals, the applicant submitted revised project plans to the City Planner that included the entire building bound by Monterey, Third, Church, and Second Streets. The Planning Commission must now consider this new project that includes the components described below. Additionally, since the HRB already considered and approved a paint color on July 7, for the building and the signs, they do not need to reconsider the matter. Though not recommended by the City Planner, the Planning Commission may reconsider building colors and sign character at the September 1, 2009 meeting.

City Planner Sundt went on to remind Commissioners of a site visit of the property conducted on August 26, that generated the following comments from the Planning Commission: Commission Gularte: Church and Monterey Street side of the building could be landscaped; Commissioner Garza: Need proof that gas tanks are removed or filled with sand; adequate exits for second floor habitable space; and Commissioner Guibert: wood façade on Monterey Street side should be kept a “wood” color, and paint color on building façade fronting Monterey Street should have contrast to show three different buildings.

The applicant is now proposing to install 76 pre-fabricated storage boxes in various dimensions in the existing warehouse building, thus providing a personal storage facility. Only the south third of the existing Nyland warehouse building will be used for mini-storage. Also included are accessory uses typically associated with storage facilities, for example, an office and bathroom. A second floor area, currently used as a caretaker residence, will continue to be used as such. This habitable space is accessed via the existing warehouse area described below.

The proposed indoor RV/auto/truck storage and contractor storage area is the north approximately one-third of the Nyland warehouse building that was originally proposed by the applicant to be used for the mini-storage business. It will include 15 parking areas and four contractor storage areas. Also included is a utility room, office, storage, and toilets. Entry is from Church Street and exiting to Monterey Street.

The central section of the large building, the warehouse, will continue to be used by the property owner as storage area for his spa and fireplace business. Access is from both Church and Monterey Streets

Commissioner Garza commented that Commissioner Gularte (absent) wanted the window, currently covered with plywood, to be repaired and become functional again.

Applicant David Elliott reported that they are investigating the awning to determine whether bolts and bars will be adequate to support it.

Commissioner Garza suggested parking for customers, on the outside of the building, be added to the conditions.

Commission Guibert requested that the tall double hung sash windows be made functional.

Commissioner Garza commented that the Fire Department report addresses functionality of the windows.

Whereupon Commissioner Gularte arrived to the meeting at 7:48 p.m. and City Planner Sundt informed her of conditions discussed.

Applicant David Elliott submitted paint swatches, stating they are the same as was previously submitted and collaborated with the City Planner's staff report that the signs will be wrought iron, the wood finish: rust/brown contrast to the grey. Building would be one color. Paint would be best solution. There was discussion about ghost signs: Monterey and Second, perhaps was a gas station sign. Can push that over a bit. Reported the ghost sign on the building facia, was placed there a few years ago as a "joke". Whereupon, Commissioner Guibert stated she would locate photos of the building to confirm the placement of the ghost signs.

Deal with parking in development agreement (suggests). Rethink corrugated doors as that is not what is there. Windows have to be certain size and operable if it's a bedroom.

Commissioner Guibert commented that at one time there was a flag pole on the building and requested if it were located, that it be installed again.

During public comment resident Richard Ponce stated his concern with lack of procedure as he only found out at the end of the site visit tour that the project was changed.

Resident Cara Vonk stated she was also concerned with procedures being taken as this project was suppose to come back to the HRB, but their next meeting was cancelled. She went on to quotes government code relating to windows, colors, lighting, and other.

Property owner Emily Renzel remarked on the importance of including all conditions as no one has time to monitor; double hung windows, if character defining, needs to be a condition; and suggested limited time (half hour) street parking because of the many special events.

When Commissioner Garza asked if it was because the exterior of the building is not being touched that classified it as a minor alteration, City Planner Sundt read the definition of a minor alteration.

There was discussion about requirements for noticing projects, and City Planner Sundt explained about the 300 feet rule.

Commissioner Gularte requested that, henceforth, a copy of the noticing letter be included in the packet. City Planner Sundt agreed, stating he would also provide a list of addresses.

Cara Vonk read the definition of minor versus major alteration from the application form available in City Hall, where it specified size of the building project.

Commissioner Spencer suggested a third color included in the building repainting would help break up the obviously large structure. There was more discussion about paint color and painting versus not painting.

Commissioner Gularte remarks on the awnings; that the signs were painted by Bob Paradise; and her concern with signage for three different businesses being housed in the building .

Applicant David Elliott stated that if changes were made to the type of business housed in the building, requiring sign changes, that it would have to come to the Planning Commission.

Commissioner Garza suggests Lost Forge to make the wrought iron signs

When Commissioner Gularte asked why the trash area has a top enclosure, Mr. Elliott responded that it is a State law requirement.

When Commissioner Gularte reported that in the City's zoning code, garage storage is an industrial use, City Planner Sundt responded that it qualifies as a warehouse, and not a garage, since there are three uses to the building.

City Planner Sundt listed the new conditions of approval that would be added to the resolution presented tonight:

1. Fire chief conditions, as presented tonight
2. In lieu parking through development agreement
3. Find and replace flag pole – needs to be illuminated
4. Keep sliding door skins as they are
5. Wood surfaces on Monterey Street remain, and painted brown
6. Window frames brown with white separators
7. Boarded up wood window on Monterey Street replaced with glass

There was discussion about landscaping along Monterey and Church Streets, and Commissioner Gularte suggested geraniums.

A motion was made by Commissioner Spencer and seconded by Commissioner Guibert to approve a conditional use permit and sign permit for 27 Monterey Street (Harvey's Lock-Up) with the eight additional conditions of approval listed above. There was discussion about hours of operation on Sunday, whereupon the motion was amended to change the hours of operation on Sunday to 9:00 a.m. to 5:00 p.m. The motion passed unanimously.

6. Comments

A. Planning Commissioners

Commissioner Guibert thanked everyone for their comments. When Commissioner Spencer commented on the number of homemade signs displayed downtown, City Planner Sundt reported that he has begun sending out letters.

B. Planner

No Comments

C. City Manager

No Comments

7. Adjournment

A motion to adjourn the meeting at 9:07 p.m. passed unanimously.

Jeff Bagley, Chairman

ATTEST:

Trish Paetz, Deputy City Clerk