

City of San Juan Bautista
Planning Commission Meeting
Minutes
October 6, 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.
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 Minutes of August 4, 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.

4. **Discussion Item – Nothing to discuss.**
 - A. **Planning Commissioner’s Handbook (15 minutes)**

5. **Public Hearing Items**
 - A. **Consideration of the Approval of a Sign Permit for Theodore Jesse Bravo’s Karate Studio at 402 Third Street (APN 002-014-006).**
City Planner Sundt presented a brief staff report, stating the Historic Resources Board recommends approval of the sign. A motion was made by Commissioner Gularte and seconded by Commissioner Spencer to approve a sign permit for Theodore Jesse Bravo’s Karate Studio at 402 Third Street. The motion passed unanimously.

 - B. **Review Ordinance Adding Chapter 7-5 to Title 7 (Streets and Parks) titled REFUSE AND STORAGE CONTAINERS**
City Planner Sundt provided a draft ordinance and presented a staff report stating in the past two years local residents have contacted City hall regarding storage containers that sit either on private property or on City rights-of-way for many months. These storage containers are often provided by a business, who, as it turns out are doing business in San Juan Bautista but are not paying a business license. This ordinance responds to this situation by limiting the location and length of time that a storage and/or refuse container(s) is allowed to be parked, and it requires that a business license be applied for by the business providing the storage and/or refuse container(s).

No permit fees are required associated with the use of storage and/or refuse containers. However, if enforcement is involved, the City would incur costs associated with at least writing a letter, or perhaps greater costs if the user does not respond or conform to the request to cease the use of the storage and/or refuse container(s). In the case of a valid building permit, enforcement is enhanced by City staff not approving permits or conducting inspections until the offending situation is resolved.

There was discussion about various existing storage containers and refuse containers around town that are on private property and/or behind fences and noted that even the City Corporation Yard has a refuse container that is in obvious view. City Planner Sundt stated that is not the intent of this ordinance. The Planning Commission asked the City Planner to bring the ordinance back next month with changes.

C. Consideration of the Approval of a sign permit for Teri Oriz' Harley used business at 203 Third Street (APN 002-019-011) (Continued)

6. Comments

A. Planning Commissioners

Commissioner Guibert commented that in the resolution passed for 27 Monterey it discusses painting of the window frames which should be brown and not the blue currently observed there.

B. Planner

City Planner Sundt reviewed the Planning Commissioners Handbook through the second chapter with the commissioners.

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