

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

1. **Call to Order** at 7:24 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 September 1, 2009 Planning Commission Meeting**
  - C. **Approval of Minutes of October 6, 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.**
5. **Public Hearing Items**
  - A. **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.

The City Planner is bringing this ordinance back to the Planning Commission with their proposed changes from last month.

Commissioner Guibert questions issue of whether the container is in the City rights of way versus private property, and the City Planner refers her to section 7.5.030 and section 7.5.040.

Commissioner Bagley posed the situation of when a container in a yard where the backside of one property abuts the side of another property with a four foot fence, how would they comply with this ordinance.

During public comment Cara Vonk spoke in support of such an ordinance.

Richard Ponce suggest requiring storage containers be painted to match an adjacent building.

There was discussion about grandfathering existing storage containers into the ordinance.

Commissioner Gularte reminded the public and the Commission of the new storage business in San Juan Bautista (Harvey's Lock Up) that residents and businesses could utilize.

The Planning Commission asked the City Planner to bring the ordinance back next month with changes.

**B. Consideration of the Approval of a sign permit for Terri Ortiz' Harley Used business at 203 Third Street (APN 002-019-011) (Continued to December only)**

**6. Comments**

**A. Planning Commissioners**

When Commissioner Garza pointed out there is a lot of air in the water lines, Commissioner Bagley, who works for City Public Works Contractor MCE responded it is a result of using Well #1 and the new larger pipes recently installed.

Commissioner Gularte informed the public that there would be a traditional display of colors at the cemetery at 11:11 a.m. on November 11 (Veterans Day) with lunch afterwards.

**B. Planner**

City Planner Sundt informed the Commission that Windmill Market would like to install a gas station with eight pumps and is conducting a traffic study; and the Nyland property, consisting of 62 acres plus another four acres that is in the Williamson Act, is for sale.

Planning Commissioner then reviewed the Planning Commissioners Handbook with the City Planner.

**C. City Manager**

No Comments

**7. Adjournment**

A motion to adjourn the meeting at 8:25 p.m. passed unanimously.

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Jeff Bagley

ATTEST:

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Trish Paetz, Deputy City Clerk