

**City of San Juan Bautista**  
**Planning Commission Meeting**  
**Minutes**  
**February 2, 2010**

**1. Call to Order** at 7:55 p.m. by Chairman Jeff Bagley

**A. Roll Call**

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

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

**Staff Absent:** Acting City Manager Steve Julian

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

No public comment was received.

**3. Action Items**

**A. Approval of Affidavit of Posting Agenda**

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

**B. Approve Sign Permit for “Thrift Store” at 101 The Alameda**

City Planner Sundt reviewed the staff report with the Historic Resources Board earlier tonight. No further comments were received.

A motion was made by Commissioner Garza and seconded by Commissioner Carpenter to approve a sign permit for the Thrift Store at 101 The Alameda. The motion passed unanimously.

**C. San Juan Mission Gift Shop/Restroom Project – Environmental document review, project review, public hearing, and final decision.**

A presentation was made to the Historic Resources Board earlier tonight. No further comments were received.

A motion was made by Commissioner Garza and seconded by Commissioner Carpenter to approve Resolution 2010-02 Adopting a Negative Declaration for a Proposed New 2,309 Square Foot Gift Shop and Restroom Building on the San Juan Mission Property: APN# 002-030-008. The motion passed unanimously.

A motion was made by Commissioner Garza and seconded by Commissioner Carpenter to approve Resolution 2010-03 Approving a Use Permit and Historic Design Review Permit for a Proposed New 2,309 Square Foot Gift Shop and Restroom Building on the San Juan Mission Property (APN# 002-030-008). The motion passed unanimously.

#### **4. Future Agenda Items**

**A. Conceptual Review of the Villa San Juan – Independent and Assisted Living Community on Muckelemi Street (Manning property/across the street from San Juan Foothills Pottery). Planning Commissioners shall review materials presented and comment. Conceptual Review is for property owners that would like the decision makers to provide a preliminary review of their development project. The purpose of Conceptual Review is to provide the applicant with a comprehensive understanding of the planning and environmental issues involved with their project. Conceptual Review provides the applicant with direction on how the project should be modified or changed to meet the overall goals and objectives of the City. After Conceptual Review, the applicant can choose to pursue his or her project by filing a formal application with the Planning Department. (Pending – March?)**

City Planner Sundt announced there would be a special meeting of the Planning Commission to address the Conceptual Review of the Villa San Juan Independent and Assisted Living Community, held on February 9, 2010 at 6:30 p.m. in City Council Chambers.

#### **5. Comments**

##### **A. Planning Commissioners**

Commission Garza commented that the Scout Hall is being damaged by rain water.

Commissioner Guibert asked if anything was being done about the poor acoustics and the leak in the Community Hall, and Commissioner Bagley reported the leak had been fixed.

Commissioner Gularte asked why the City can't get any CDBG funds and the City Planner responded that the Housing Element needs to be approved by the State.

Commissioner Bagley commented on all the signs posted on the Land Office exterior walls.

Commissioner Gularte reported the lawsuit between San Juan residents and CalTrans over the Highway 156 expansion was upheld.

##### **B. City Manager**

No comments were received.

##### **C. City Planner**

City Planner Sundt reported on the status of: 1) Windmill Market gas station application – The traffic study is not complete. Whereupon Commissioner Bagley interjected that the Windmill Market needs to take down their other signs); 2) Davidson SOI Amendment – Continued; 3) Wyrick Annexation – An application has not been received yet, and 4) Planning Commissioner's Handbook review – continued to the next meeting.

#### **6. Adjournment**

A motion to adjourn the meeting at 8:04 p.m. passed unanimously.

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Jeff Bagley, Chairman

ATTEST:

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Trish Paetz, Deputy City Clerk