



City of San Juan Bautista

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AGENDA

REGULAR PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS
311 Second Street
San Juan Bautista, California

AUGUST 5, 2014

In compliance with the American with Disabilities Act, if you need special assistance to attend or participate in the meeting, please call the City Clerk's Office at (831) 623-4661, extension 13 at least 48 hours prior to the meeting.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 311 Second Street, San Juan Bautista, California during normal business hours.

- 1. Call to Order**
Pledge of Allegiance
Roll Call

6:00 PM

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

- 3. Informal Project Review**

Any potential and/or future project applicant may present his project to the Commission during Informal Project Review for the purpose of gaining information as preliminary feedback only. No formal application is required and no action will be taken by the Commission on any item at this time.

- 4. Consent Items**

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavit of Posting Public Hearing Notice by Deputy City Clerk**
- C. Approve Affidavit of Posting Public Hearing Notice by City Manager**
- D. Approve Minutes for June 10, 2014 Special Meeting**

- 5. Public Hearing Items**

- A. Consider Approval of a Mitigated Negative Declaration, a Planned Unit Development Permit for 27 units and Tentative Map for D'Ambrosio Vista on 4.965 acres at 1113 Third Street**

- B. Consider Accepting the Proposed Draft General Plan Update**
- C. Consider Amendments to Section 7 (Signs) of the San Juan Bautista Design Guidelines, Making the Guidelines More User Friendly. (Continued public hearing)**

6. Action Items

- A. Adopt Resolution 2014-XX Recommending to the City Council Rescinding Ordinance 2014-01 which Amended Section 11-04-110 and Chapter 11-29 of the San Juan Bautista Municipal Code to Modify Provisions for Design and Architectural Review of Retail Businesses, Restaurant Businesses, and Visitor Accommodations Within the City of San Juan Bautista**
- B. Consider Resolution 2014-XX Recommending to the City Council the Annexation and Pre-Zoning of Assessor Parcel No. 012-19-038, 012-20-001 (owned by the City of San Juan Bautista), and 012-14-027 (owned by the Cemetery District) and Accept the Findings for a Categorical Exemption Under Section 15319, Class 19(a), and Section 15320, Class 20(b) of CEQA.**

7. Discussion Items

- A. Potential Design Review Program – Commissioner Gularte**
- B. Washing Well, 92 Fourth St. – Commissioner Guibert**
- C. Cal Poly Studio Projects**
- D. Parking in the City Update**
- E. Brewery Update**
- F. UGB Extension Appeal**

8. Future Agenda items

9. Comments

- A. Planning Commissioners**
- B. City Manager**
- C. Assistant City Planner**

10. Adjournment