



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

JANUARY 6, 2015

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. Ceremonial Items

**A. Swearing in of Continuing Planning Commissioners
B. Selection of New Chairman and Vice Chairman**

3. Public Comment

4. 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.

5. Consent Items

**A. Approve Affidavit of Posting Agenda
B. Approve Affidavit of Posting and Mailing Public Hearing Notice
C. Approve Minutes for October 7, 2014 Meeting**

6. Public Hearing Items

A. Consider an Amendment of the 1998 General Plan to Change the Urban Growth Boundary and Land Use Designation for 11.7 Acres, east side of First Street and San Juan Highway. Applicant: City of San Juan Bautista. APN 002-240-012, 002-240-013, 002-240-014, 002-230-001, 002-230-002, 002-230-003.

i. Approve Resolution 2014-XX Recommending to the City Council Approval of the Initial Study and Negative Declaration for Amendment of the 1998 General Plan of the Urban Growth Boundary and Land Use Designation 11.7 acres of Land from Agriculture to Low Density Residential

ii. Approve Resolution 2014-XX Approval of an Amendment of the 1998 General Plan Urban Growth Boundary and Land Use Designation for 11.7 acres of Land in the Northerly Portion of the City and east of First Street and San Juan Highway. (APN 002-240-012; 002-240-013; 002-240-014; 002-230-001; 002-230-002; 002-230-003) and recommend to the City Council.

B. Consider a request for conditional use permit to Hacienda de Leal allowing outdoor dining as accessory use in court yard and patio area, Section 11-04-030 (B) SJBMC

C. Consider approval of Resolution 2014-XX for pre-zoning a 12.5 acres parcel of land at 830 Mission Vineyard Road, fronting San Juan-Hollister Road and Mission Vineyard Road (APN 012-190-039) and recommending to City Council. Applicant: Dale Coke

i. Approve Resolution 2015-XX for pre-zoning a 12.5 acre parcel of land at 830 Mission Vineyard Road to industrial zoning district (I) (APN 012-190-039) and recommending to City Council.

7. Action Items

A. Sign Permit Golden Wheel Antiques: Request for a continuance

8. Workshop: Rancho Vista

9. Discussion Items

- A. Wayfinding
- B. Plan Lines
- C. General Plan EIR Update
- D. Strategic Planning Committee Report
- E. Secondary Unit Section 11-04-050 B) (9)
- F. Modify Section 11-04-010 (A)

10. Future Agenda Items

11. Comments

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

12. Adjournment