



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

FEBRUARY 3, 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. **Public Comment**
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 and Mailing Public Hearing Notice**
 - C. **Approve Minutes for December 4, 2014 Meeting**

5. **Public Hearing Items**
 - A. **Consider Resolution 2015-XX for Pre-zoning a 1.04 acre parcel of land situated at Monterey and Muckelemi Streets (APN 012-140-017) to Commercial District**
 - B. **Consider Resolution 2015-XX for Pre-zoning a 1.08 acre parcel at 1147 San Juan Highway (APN 012-100-012) to Single Family Residential District (R-1)**
 - C. **Consider Rezoning of Six Existing Residential home properties on First Street from Agriculture to Single Family Residential (R-1)**
 - i. **Consider Resolution 2015-XX for Rezoning an existing residential home at 1022 First Street (APN 002-240-014) from Agriculture to Single Family Residential District (R-1)**
 - ii. **Consider Resolution 2015-XX for Rezoning an existing residential home at 1024 First Street (APN 002-240-013) from Agriculture to Single Family Residential District (R-1)**

iii. Consider Resolution 2015-XX for Rezoning an existing residential home at 1026 First Street (APN 002-240-012) from Agriculture to Single Family Residential District (R-1)

iv. Consider Resolution 2015-XX for Rezoning an existing residential home at 1036 First Street (APN 002-230-003) from Agriculture to Single Family Residential District (R-1)

v. Consider Resolution 2015-XX for Rezoning an existing residential home at 1046 First Street (APN 002-230-002) from Agriculture to Single Family Residential District (R-1)

vi. Consider Resolution 2015-XX for Rezoning an existing residential home at 1056 First Street (APN 002-230-001) from Agriculture to Single Family Residential District (R-1)

D. Consider Resolution 2015-XX for Rezoning a 27.27 acre parcel of land situated at 1147 San Juan Hwy (APN 002-220-006) from Agriculture to Single Family Residential District (R-1)

E. Consider Resolution 2015-XX for Vested Tentative Map (VTM 2015-201) Rancho Vista Subdivision 1147 San Juan Highway

F. Consider Resolution 2015-XX for a Development Agreement for Rancho Vista Subdivision

G. Consider a Conditional Use Permit for Hacienda de Leal allowing outdoor dining as an accessory use in the court yard and patio area, Section 11-04-030 (B) SJBMC
(Continued public hearing)

H. Consider Resolution 2015-XX Approving Correction to Section 11-04-010 (A) SJBMC
Maximum site coverage.

6. Action Items

A. Consider Request for a Sign Permit for Golden Wheel Antiques at 407 Third Street.
Applicant: Tony Cornaggia

7. Discussion Items

- A. General Plan EIR Update
- B. Strategic Planning Committee Report
- C. Harvey's Lockup
- D. Secondary Unit: SJBMC Section 11-04-050 (B) (9)
- E. Fencing: SJBMC Section 11-04-070 (J)
- F. 72 Hour Rule: SJBMC Section 7-4-710
- G. Sign Ordinance

8. Future Agenda Items

9. Comments

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

10. Adjournment