



# 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

**MARCH 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**  
**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 Public Hearing Notice**
- C. Approve Minutes for November 5, 2014 Meeting**

**5. Public Hearing Items**

- A. 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)**
- B. Consider Resolution 2015-XX Adopting a Notice of Exemption for a Minor Lot Division and Construct a New City Water Well No. 4, 150 ft. north of San Juan-Hollister Road and 1100 ft. west of the intersection of Mission Vineyard Road and San Juan-Hollister Road.**
- C. Consider Resolution 2015-XX Adopting a Notice of Exemption for a Minor Lot Division and Replacement of Existing City Water Well No. 2, 350 ft. north of San Juan-Hollister Road and 1100 ft. east of the intersection of The Alameda and San Juan-Hollister Road.**

**6. Action Items**

- A. Consider Request for a Sign Permit for Golden Wheel Antiques at 407 Third Street.  
Applicant: Tony Cornaggia**
- B. Harvey's Lockup Compliance List Review**
- C. Review Landscaping Plan for Brewery Project**

**7. Discussion Items**

- A. General Plan and EIR Update - Matt Orbach**
- B. Wayfinding Update**
- C. Secondary Unit: SJBMC Section 11-04-050 (B) (9)**
- D. Fencing: SJBMC Section 11-04-070 (J)**
- E. Minimum Lot Size for Affordable Housing Need**
- F. Strategic Planning Committee Report**

**8. Future Agenda Items**

**9. Comments**

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

**10. Adjournment**