



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

JUNE 2, 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 April 7, 2015 Meeting**

5. Public Hearing Items

- A. Consider an application for a Minor Subdivision at 69 San Antonio Street (APN 002-035-013). The applicant is Kraig Klauer**
 - i. Consider Resolution 2015-XX and Make the Findings the Minor Subdivision Categorically Exempt Under CEQA**
 - ii. Consider Resolution 2015-XX to Approve the Tentative Map for the Minor Subdivision at 69 San Antonio Street**

6. Action Items

- A. Consider a Use Permit for Hacienda de Leal: Under Section 11-04-030 (B) of the Municipal Code**
- B. Minimum Lot Size for Residential Districts**
 - i. Consider Resolution 2015-XX Recommending Amendment to Chapter 11-03-010, Zoning Districts of the Municipal Code**
 - ii. Consider Amending Zoning Map for R-1 Districts**

- C. Consider Request for Revision to Site and Design Approval: The Brewery, Hipolito Cerda**
 - i. Consider Covered Patio Eating Area in Plaza**
 - ii. Review Landscaping and Tree Selection**
 - iii. Review Parking Alternatives for The Alameda**

7. Discussion Items

- A. General Plan and EIR Update**
- B. Third Street Design Charade and Parking**
- C. Strategy for Presentation of Sign Ordinance to Merchant's Group, June 3 @ 5 pm @ VFW**
- D. Strategic Planning Committee Report**

8. Future Agenda Items

9. Comments

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

10. Adjournment