



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

SEPTEMBER 1, 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 Minutes for June 2, 2015 Meeting**
- C. Approve Minutes for July 7, 2015 Meeting**

5. Action Items

- A. Consider Lot Line Adjustment for 415 7th Street. Applicant: Al Valles**
 - i. Consider Resolution 2015-XX Adopting a Categorical Exemption Under Section 15305 of CEQA**
 - ii. Consider Resolution 2015-XX Approving a Lot Line Adjustment**
- B. Consider Site and Design Review for 415 7th Street. Applicant: Al Valles**
 - i. Consider Resolution 2015-XX Adopting Site and Design Review for Residential Homes with Conditions of Approval**
- C. Consider Resolution 2015-XX Finding the Request for Outside Water Service, and an Irrevocable Offer to Annex APN 012-160-010 Consisting of a 7.765 Acre Parcel, Statutorily Exempt Under CEQA, Section 15268(B)(4).**

D. Consider Amendments to SJBMC Chapter 11-02-050: Permitted and Conditional Uses by Zoning District Matrix

E. Consider Amendment to SJBMC Chapter 10-2, adding Section 10-02-65, Plan Line Maps, and Consider Resolution

F. Hillside Development Regulations

i. Consider Resolution 2015-XX Adopting Hillside Development Regulations

G. Consider Monument Project Design Approval, The Alameda – Richard Ponce

6. Discussion Items

A. Fence/ Building Paint Selection for JJ's Burgers – Wanda Guibert

B. Zeller Sign on Franklin Street Property – Wanda Guibert

C. Earth Bound Farm's Proposed Expansion of Facility – Planning Staff

D. Strategic Planning Committee Report – John Freeman

7. Future Agenda Items

9. Comments

A. Planning Commissioners

B. City Manager

C. Assistant City Planner

10. Adjournment