



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 2, 2014

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 (on items not on the agenda)**

- 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 Notices by Deputy City Clerk: Amendment to the 1998 General Plan to Change the Urban Growth Boundary and Land Use Designation

- i. From Agriculture to Low Density Residential – for the Rancho Vista Development**
- ii. Pre-Zone and Annex .37 acre parcel –for a request by Elaine Reyna**

C. Approve Affidavit of Posting Public Hearing Notices by City Manager: Amendment to the 1998 General Plan to Change the Urban Growth Boundary and Land Use Designation

- i. From Agriculture to Low Density Residential - for the Rancho Vista Development
- ii. Pre-zone and Annex .37 acre parcel- for a request by Elaine Reyna

D. Approve Minutes for July 1, 2014 Meeting

5. Public Hearing Items

A. Consider Amendment to the 1998 General Plan to Change the Urban Growth Boundary and Land Use Designation from Agriculture to Low Density Residential. The purpose of the amendment is for planning and feasibility studies for possible future action that the Planning Commission has not approved.

B. Consider Amendment to the 1998 General Plan to change the Urban Growth Boundary and Land Use Designation for a Request by Elaine Reyna to Pre-zone and Annex a 0.37 acre parcel of land identified as APN 012-160-031, lying adjacent to and southerly of the City's boundary line.

C. Consider Amendments to Section 7 (Signs) of the San Juan Bautista Design Guidelines, Making the Guidelines More User Friendly. (Continued public hearing, posted for June 10, 2014 Special Meeting)

6. Action Items

A. Reschedule November Meeting: Conflicts with General Election

7. Discussion Items

- A. Parking in the City Update**
- B. Wayfinding Update**
- C. Development Agreement Chapter 10-6**

8. Future Agenda items

9. Comments

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

10. Adjournment