



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

OCTOBER 6, 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 and Mailing Public Hearing Notice**
- C. Approve Minutes for August 4, 2015 Meeting**

5. Public Hearing Items

- A. Consider Lot Line Adjustment for 415 7th Street. Applicant: Al Valles (Continued)**
 - 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 (Continued)**
 - i. Consider Resolution 2015-XX Adopting Site and Design Review for Residential Homes with Conditions of Approval**
- C. Consider Site and Design Review for 1113C and 1113D First Street. Applicant: Tony Rosa**
 - i. Consider Resolution 2015-XX Adopting Site and Design Review for Residential Homes with Conditions of Approval**

D. Consider Resolution 2015-XX Recommending to City Council an Ordinance Regulating Hillside Development

6. Action Items

A. Consider Certificate of Compliance for Kraig Klauer

- i. Approve Resolution 2015-XX with findings that this is a categorical exemption.**
- ii. Approve Resolution 2015-XX Approving Findings for the approve of the certificate of compliance.**

B. Consider Amendments to SJBMC Chapter 11-02-050: Permitted and Conditional Uses by Zoning District Matrix (continued)

C. Consider Permit Process for Small Rooftop Solar Systems

D. Consider Monument Project Design Approval, The Alameda and Nyland Dr. – Richard Ponce

E. Consider recommendation by Historic Resources Board for JJ's Burger's Fence Paint Selection

F. Consider recommendation by Historic Resources Board for Historic Downtown District Streetscape Guidelines

7. Discussion Items

A. Hacienda de Leal Update

B. Earthbound Farm's Proposed Expansion of Facility

C. Harvey's LockUp

D. Valero Service Station Conditions of Approval for Curbs and Gutter

E. Construction Restrictions for Projects

F. Rancho Vista Drainage – Commissioner Garratt

G. Fencing Regulations

H. Schedule for Receiving Agenda and Packet – Commissioner Gredassoff

I. Strategic Planning Committee Report – Commissioner Gredassoff

8. Future Agenda Items

9. Comments

A. Planning Commissioners

B. City Manager

C. Assistant City Planner

10. Adjournment