



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 7, 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
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.

A. 35 Washington Street, G&G Properties LLC, Greg McCandless

4. Consent Items

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavit of Posting Public Hearing**
- C. Approve Minutes for July 1, 2014 Meeting**

5. Public Hearing Items

- A. General Plan Amendment of the 1998 General Plan to Change the Urban Growth Boundary and Land Use Designation from Agriculture to Industrial for 31.35 acres and 7.52 acres to Agriculture. All areas are south of San Juan-Hollister Rd. (APN 012-19-14, 22, 38 & 39)**
 - i. Approve Resolution 2014-XX, Approving an Amendment to the 1998 General Plan to Change the Urban Growth Boundary and Land Use Designation for 38.87 acres on the south side of San Juan-Hollister Rd. and Recommend to Council**
- B. General Plan Amendment of the 1998 General Plan to Change the Urban Growth Boundary and Land Use Designation for 40 Acres of land lying north of Creek Bridge Subdivision and easterly of San Juan Highway**

i. Approve Resolution 2014-XX Approving the Draft Initial Study and Mitigated Negative Declaration for Rancho Vista Subdivision to Change the Urban Growth Boundary and Land Use Designation of the Area from Agriculture to Low Density Residential and Recommend to Council

ii. Approve Resolution 2014-XX Amending the Urban Growth Boundary and Land Use Designation of the 1998 General Plan of 40 Acres in the North Portion of the City and Recommend to Council

C. Consider Approval of Minor Subdivision 2014-901 Consisting of a 14,232 sq. ft. parcel of land at 1113 Third Street (APN 002-26-47) Applicant: Manual and Mary Lopez.

i. Approve Resolution 2014-XX Adopting a Categorical Exemption under Article 19, Section 15315, Minor Land Division, CEQA, for a Minor Subdivision and Recommend to Council

ii. Approve Resolution 2014-XX Approving a Minor Subdivision and Tentative Map with Conditions of Approval and Recommend to Council

iii. Approve Resolution 2014-XX Approving the Rezoning of APN 002-260-046 & 047 from Medium Density Residential (R-2) to Low Density Residential (R-1) and Recommend to Council

D. Consider Approval of Amendment to Section 7 (Signs) of the San Juan Bautista Design Guidelines (Continued public hearing, posted for June 10, 2014 Special Meeting)

i. Approve Resolution 2014-XX, Approving Revisions to Section 7 of the Design Guidelines, Chapter 11-18 of the San Juan Bautista Municipal Code, Site Plan and Design Review, and Recommend

6. Action Items

B. Consider Holding a Joint Meeting with the San Benito County Planning Commission

7. Discussion Items

A. Parking Committee Update

B. Wayfinding Update

C. Community Development Block Grant Update

8. Future Agenda Items



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9. Comments

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

10. Adjournment