



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

NOVEMBER 3, 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. Presentations

A. Earthbound Farm's Proposed Facility Expansion – Bill Wiseman, Kimley-Horn

4. 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.

5. Consent Items

A. Approve Affidavit of Posting Agenda

B. Approve Affidavit of Posting and Mailing Public Hearing Notice

6. 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 four Residential Homes

**C. Consider Site and Design Review for Jardines de San Juan Restaurant.
Applicant: Robert Winkler**

i. Adopt Resolution 2015-XX Approving Site and Design Review for a

Detached Accessory Restroom

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

7. Action Items

- A. Consider Amendments to SJBMC Chapter 11-02-050: Permitted and Conditional Uses by Zoning District Matrix**
 - i. Adopt Resolution 2015-XX Recommending to City Council Amendment of SJBMC**
- B. Consider Resolution 2015-XX for Monument Project Design Approval, The Alameda and Nyland Drive – San Juan Committee**
- C. Consider JJ’s Burgers Exterior Fence Color**
- D. Consider Site & Design Review for Lot 3 and Remainder Parcel, 69 San Antonio Street. Applicant: Kraig Klauer**
 - i. Adopt Resolution 2015-XX Approving a Site and Design Review for Lot 3 and Remainder Parcel, 69 San Antonio Street**
- E. Consider Signs Design Review for Harvey’s LockUp, 27 Monterey Street. Applicant: Steve Adair**
- F. Consider Sign Design Review for Pueblo Viejo Imports, 311 Third Street. Applicant: Jose Guzman**

8. Discussion Items

- A. Fencing Regulations**
- B. Noise Ordinance**
- C. Progress on Brewery Building**
- D. General Plan Update**
- E. Strategic Planning Committee Report – Commissioner Gredassoff**

9. Future Agenda Items

- A. Workshop – Historic Downtown Streetscape Guidelines, November 5, 9:00 a.m.**

10. Comments

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

11. Adjournment