



City of San Juan Bautista

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AGENDA

SPECIAL PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS
311 Second Street
San Juan Bautista, California

NOVEMBER 5, 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 (only on items 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 Affidavits of Posting and Mailing of Public Hearing Notices**
- C. Approve Minutes for August 5, 2014 Meeting**

5. Public Hearing Items

- A. Consideration of a request for a Use Permit, including site and design review, for the expansion of a lawful prior non-conforming use at 505 Third Street. APN 002-130-002. Applicant: Alfred and Christol Castaneda.**
 - i. Approve Resolution 2014-XX Approving a Conditional Use Permit for Alfred and Christol Castaneda at 505 Third Street. CUP 2014-101.**
- B. Consider Approval of a 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.**
 - Continued public hearing.**
 - 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**

- C. **General Plan Amendment of the 1998 General Plan to Change the Urban Growth Boundary and Land Use Designation for 11.7 Acres, east side of First Street and San Juan Highway. Applicant: City of San Juan Bautista. APN 002-240-012, 002-240-013, 002-240-014, 002-230-001, 002-230-002, 002-230-003.**
 - i. **Approve Resolution 2014-XX Recommending to the City Council Approval of the Initial Study and Negative Declaration for Amendment of the 1998 General Plan of the Urban Growth Boundary and Land Use Designation of 11.7 acres of Land from Agriculture to Low Density Residential**
 - ii. **Approve Resolution 2014-XX Recommending to the City Council Approval of an Amendment of the 1998 General Plan Urban Growth Boundary and Land use Designation for 11.7 acres of Land in the Northerly Portion of the City. APN 002-240-012, 002-240-013, 002-240-014, 002-230-001, 002-230-002, 002-230-003.**

- D. **Consider pre-zoning of 1.63 acres of land situated at 600 Lasuen Drive from Agriculture to Public/Quasi Public. APN 012-140-027. Owner: City of San Juan Bautista**
 - i. **Approve Resolution 2014-XX Approving the Pre-zoning of a 1.63 acre Parcel of Land Situated at 600 Lasuen Drive. APN 012-140-027.**

- E. **Consider pre-zoning of .78 acres of land situated at 651 San Juan-Hollister Road from Agriculture to Public/ Quasi Public. APN 012-190-039. Owner: City of San Juan Bautista**
 - i. **Approve Resolution 2014-XX, Approving the Pre-zoning of a 0.78 acre Parcel of Land Situated at 651 San Juan-Hollister Road. APN 012-190-038.**

- F. **Consider pre-zoning of 18.07 acres of land situated at 375 San Juan-Hollister Road from Agriculture to Industrial. APN 012-190-022. Owners: McDonald-King-Domingues.**
 - i. **Approve Resolution 2014-XX Approving the Pre-zoning of an 18.07 acre Parcel of Land Situated at 375 San Juan-Hollister Road. APN 012-190-022.**

- G. **Consider pre-zoning 2.72 acres of land situated at 65 Monterey Street from Agriculture to Public/Quasi Public. APN 002-280-001. Owner: San Juan Cemetery District.**
 - i. **Approve Resolution 2014-XX Approving the Pre-zoning of a 2.72 acre Parcel of Land Situated at 65 Monterey Street. APN 002-280-001.**

- H. **Consider pre-zoning of .87 acres of land situated at 1149 San Juan Highway (First Street) from Agriculture (AP) to Agriculture. APN 012-100-012. Owner: D. Christopher and Sons LLC.**
 - i. **Approve Resolution 2014-XX Approving the Pre-zoning of a 0.87 Parcel of Land Situated at 1149 San Juan Highway. APN 012-100-012.**

6. Discussion Items

- A. Branding Report**
- B. Municipal Code Section 5-15, Parades and Public Gatherings**
- C. FPPC Legislation Regarding Conflict of Interest**
- D. Strategic Planning Committee Report – Commissioner Medeiros**

7. Future Agenda Items

8. Comments

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

9. Adjournment