



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

DECEMBER 1, 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. Action Items

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavit of Posting and Mailing Public Hearing Notice – 301 The Alameda**
- C. Approve Affidavit of Posting and Mailing Public Hearing Notice – 100 The Alameda**
- D. Approve Pueblo Viejo Imports Sign Permit**
- E. Approve Minutes of November 3, 2015**

5. Public Hearing Items

- A. Consider Site and Design Review for a Detached Accessory Restroom at Jardines de San Juan Restaurant, 115 Third Street. Applicant: Robert Winkler (continued item)**
 - i. Adopt Resolution 2015-XX Approving Site and Design Review for a Detached Accessory Restroom**
- B. Consider Site and Design Review for a Fence at the Rear of the Property, 35 Franklin Street. Applicant: Jim West**
 - i. Consider Resolution 2015-XX for a Categorical Exemption**
 - ii. Consider Resolution 2015-XX Approving Site and Design Review for Fence**
- C. Consider a Conditional Use Permit for a type 41 beer and wine license at JJ's Burgers at 100 The Alameda. Applicant: Jesus Zavala**
 - i. Adopt Resolution 2015-XX Approving Conditional Use Permit for type 41 Beer and Wine Alcohol License for JJ's Burgers**

- D. Consider an Application for a Conditional Use Permit to operate a performing arts training/motion picture, sound recording, TV, web, and video studio at 301 The Alameda. Zoning is Commercial. Applicant: Estrella and Ron Johnson
 - i. Consider Resolution 2015-XX Approving the Conditional Use Permit for Estrella and Ron Johnson dba Estronemicas
- E. Consider a Lot Line Adjustment for 415 Seventh Street. Applicant: Al Valles (Continued)
 - i. Consider Resolution 2015-XX Adopting a Categorical Exemption Under Sections 15305 & 15332 of CEQA
 - ii. Consider Resolution 2015-XX Approving a Lot Line Adjustment
- F. Consider Site and Design Review for 415 Seventh Street. Applicant: Al Valles (Continued)
 - i. Consider Resolution 2015-XX Adopting Site and Design Review for four Residential Homes.
- G. Consider Minor Subdivision for 44 Church Street, Applicant: Al V Inc. Zoning is Single Family Residential. APN 002-290-039
 - i. Consider Resolution 2015-XX Adopting a Categorical Exemption
 - ii. Consider Resolution 2015-XX Approving the Project with Conditions of Approval
- H. Consider a Lot Line Adjustment for John Nyland and Barbara Khozam. APN 002-540-007 (Zoning is Low Density Residential), and 002-350-009 & 10 (Zoning is Agriculture)
 - i. Consider Resolution 2015-XX Approving a Categorical Exemption
 - ii. Consider Resolution 2015-XX Approving a Lot Line Adjustment
- I. Consider Resolution 2015-XX Recommending to City Council an Ordinance Regulating Hillside Development
- J. Consider Approval of the General Plan Background Report, the Final Environmental Impact Report for the General Plan, and the 2035 General Plan
 - i. Consider Resolution 2015-XX Recommending City Council to Adopt the Background Report
 - ii. Consider Resolution 2015-XX Recommending City Council Adopt the Final Environmental Impact Report
 - iii. Consider Resolution 2015-XX Recommending City Council Adopt the 2035 General Plan

6. Action Items

- A. Consider Sign Design Review for Pueblo Viejo Imports, 311 Third Street. Applicant: Jose Guzman

7. Discussion Items

- A. Fencing Regulations
- B. Noise Ordinance
- C. Planning Commission By-Laws – Commissioner Garratt
- D. Rescheduling of the Historic Downtown Streetscape Guidelines
- E. Strategic Planning Committee Report – Commissioner Gredassoff

8. Comments

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

9. Adjournment