



# 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

**DECEMBER 4, 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 September 2, 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 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 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**
- B. Consider Site Plan and Design Review for Construction of an 11,250 sq. ft. Banquet Hall and a 3,928 sq. ft. two story multiple use building consisting of a hair salon, small gymnasium, rooms for facial massages and a relaxation and meditation room.**

- i. **Prior to granting site and design review of a project and amendment of use permits of an existing 42 unit motel, the planning commission must address compliance with the California Environmental Quality Act. The staff has evaluated the project for a statutory exemption under Article 18, Section 15261, Ongoing Project and under Article 19, Categorical Exemptions, Section 15301 Existing Facilities, Section 15303 New Construction or Conversion of Small Structures, Class 3 (c). Based upon our review of the regulations, the Planning Commission will need to make the following determination.**
  - a. **The project meets Section 16261 for a Statutory Exemption, or**
  - b. **The project meets Section 15301 or 15303 for a Categorical Exemption, or**
  - c. **The project needs to address the traffic impacts, noise impacts, archaeological impacts, flooding and drainage impacts and prepare a mitigated negative declaration.**
- ii. **Approve Resolution 2014-XX Adopting the Initial Study/Mandatory Findings of Significance for the Hacienda de Leal Conditional Use Permit and Site Plan and Design Review**
- iii. **Approve Resolution 2014-XX amending the use permit of the existing 42 unit motel to a conditional use permit allowing an accessory use for outdoor dining in the patio area and court yard for guests of the Hacienda de Leal**
- iv. **Approval of Resolution 2014-XX for the preparation of Mitigated Negative Declaration to approve the Site Plan and Design Review of a 11, 250 square foot single story banquet building at 410 The Alameda**

**C. Continue the Public Hearing for the approval of Minor Subdivision 2014-901 Manuel Lopez.**

**6. Action Items**

**A. Sign Ordinance – Consider Revisions submitted by City Attorney**

**B. Consider Sign Permit for Golden Wheel Antiques, 407 Third Street**

**7. Discussion Items**

**A. Wayfinding**

**B. Strategic Planning Committee Report**

**C. General Plan EIR Update**

**8. Future Agenda Items**

**9. Comments**

**A. Planning Commissioners**

**B. City Manager**

**C. Assistant City Planner**

**10. Adjournment**