

**CITY OF SAN JUAN BAUTISTA**  
**PLANNING COMMISSION REGULAR MEETING**  
**JANUARY 6, 2015**  
**MINUTES**

**1. CALL TO ORDER** – Chairman Franco called the meeting to order at 6:00 p.m.

**B. ROLL CALL**      **Present:**            Chairman Franco, Commissioners Garratt, Medeiros, Gularte, and Guibert

**Staff Present:**    City Manager Grimsley, Assistant Planner Orbach, Deputy City Clerk Paetz, and City Clerk Schobert

**2. CEREMONIAL ITEMS**

**A. Swearing in of Continuing Planning Commissioners**

City Clerk Schobert swore in continuing Planning Commissioners Wanda Guibert, Pat Garratt, and Ernest Franco.

**B. Selection of New Chairman and Vice Chairman**

Commissioner Medeiros nominated Commissioner Franco to continue as chairman.

Commissioner Medeiros volunteered to continue as vice chairman.

Whereupon, Chairman Franco expressed his appreciation for what the Commission has accomplished and what will be done, all for the betterment of the community.

**3. PUBLIC COMMENT**

No comments were received.

**4. INFORMAL PROJECT REVIEW**

No projects were presented.

**5. CONSENT ITEMS**

**A. Approve Affidavit of Posting Agenda**

**B. Approve Affidavit of Posting and Mailing Public Hearing Notice**

**C. Approve Minutes for the October 7, 2014 Meeting**

Commissioner Guibert provided minor changes to the minutes.

A motion was made by Commissioner Guibert and seconded by Vice Chairman Medeiros to approve all items on the consent agenda after corrections have been made to the minutes. The motion passed unanimously, 5-0.

**6. PUBLIC HEARING ITEMS**

**A. Consider an 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.**

City Manager Grimsley presented a report describing the property. Commissioner Medeiros reported he would recuse himself and his residence is one of the subject properties. Whereupon, Commissioner Medeiros left the dais. There was discussion about number of parcels and number of acres included in the land designation change. Chairman Franco opened the public hearing. No comments were received from the public present tonight. Commissioners were in receipt of written comments from Cara Vonk received November 3, 2014, and staff's written response. Chairman Franco closed the public hearing.

A motion was made by Commissioner Gularte and seconded by Commissioner Garratt to approve Resolution 2015-01 approving the initial study and negative declaration for amendment of the 1998 General Plan and the Urban Growth Boundary and Land Use Designation of 11.7 acres of land from Agriculture to low density Residential and recommend to the City Council the same. The motion passed 4-0-0-1 with Commissioner Medeiros absent.

**ii. Approve Resolution 2014-XX Amending the Urban Growth Boundary and Land Use Designation of the 1998 General Plan of 11.7 acres of land in the northerly portion of the City consisting of APN 002-240-012, 002-240-013, 002-240-014, 002-230-001, 002-230-002, 002-230-003 and recommend to the City Council.**

A motion was made by Commissioner Guibert and seconded by Commissioner Gularte to approve Resolution 2015-02 Amending the Urban Growth Boundary and Land Use Designation of the 1998 General Plan of 11.7 acres of land in the northerly portion of the City consisting of APN 002-240-012, 002-240-013, 002-240-014, 002-230-001, 002-230-002, 002-230-003 and recommend to the City Council. The motion passed 4-0-0-1 with Commissioner Medeiros absent.

Whereupon, Vice Chairman Medeiros returned to the dais.

**B. Consider a request for a conditional use permit for the Hacienda de Leal allowing outdoor dining as an accessory use in the court yard and patio area, Section 11-04-030(B) SJBMC.**

City Manager Grimsley presented a report. Applicant Frank Leal was present. Chairman Franco commented on the improvements to the property as a result of a number of individual permits and, when taken piece by piece, there may not be an impact; but all together, there may be an impact. He felt the ongoing property improvements need to be taken all together. Applicant Leal stated he was only asking to be able to have a restaurant on the property where people can eat outside from the pizza oven installed. Chairman Franco opened the public hearing. Karyn Gredassoff (SJB Resident) spoke in

favor of the project. Rosa Loyasa (SJB property owner) spoke in support of the project. Chairman Franco closed the public hearing. Applicant Frank Leal stated he wanted to remove the banquet facility and spa construction permit. There was discussion about a restaurant, the Department of Alcoholic Beverage Control, and a use permit. It was the consensus of the planning commission to give staff direction to authorize a form stating the area is zoned for a restaurant. Commissioners also requested a special meeting be held to conduct a site visit.

**C. Consider Approval of the pre-zoning of a 12.5 acre parcel of land at 830 Mission Vineyard Road, fronting San Juan-Hollister Road and Mission Vineyard Road (APN 012-190-039) and recommending to City Council the same. Applicant: Dale Coke**

**i. Approve Resolution 2015-03 for pre-zoning a 12.5 acre parcel of land at 830 Mission Vineyard Road to Industrial zoning district (I) (APN 012-190-039) and recommending to the city council the same.**

City Manager Grimsley presented a report. Chairman Franco opened the public hearing. No comments were received. Chairman Franco closed the public hearing.

A motion was made by Commissioner Medeiros and seconded by Commissioner Gularte to affirm the adoption of Planning Commission Resolution 2014-19 and City Council Resolution 2014-48. The motion passed unanimously, 5-0.

A motion was made by Vice Chairman Medeiros and seconded by Commissioner Garratt to approve Resolution 2015-03 approving the pre-zoning of a 12.5 acre parcel of land situated at the southwest corner of San Juan-Hollister Road and Mission Vineyard Road (APN 012-190-039) and recommend to the City Council the same. The motion passed unanimously, 5-0.

**7. ACTION ITEMS**

**A. Sign Permit Golden Wheel Antiques: Request for a continuance.**

It was the consensus of the Commission to continue this item.

**B. Sign Ordinance: Accept as Amended and Send to Council for Approval**

Commissioner Guibert presented a report.

A motion was made by Vice Chairman Medeiros and seconded by Commissioner Guibert to approve Resolution 2015-04 approving amendments to Chapter 11.10 of the SJBMC and recommending the same to the City Council. The motion passed unanimously 5-0.

A ten minute break was taken at 7:05 p.m.

**8. WORKSHOP: RANCHO VISTA**

Rancho Vista Developer Bob Fulton facilitated the workshop. No action was taken.

**9. DISCUSSION ITEMS**

**A. Wayfinding**

Assistant Planner Orbach presented a report. No action was taken. No public comment received.

**B. Plan Lines**

City Manager Grimsley presented a report. There was discussion about potential renovations to San Juan Canyon Road, Salinas Grade Road, and Mission Vineyard Road, and an agriculture preserve. No public comment received.

**C. General Plan and EIR Update**

Assistant Planner Orbach presented a report and stated there would be a community meeting on the EIR in March. No public comment received.

**D. Strategic Planning Committee Report**

Vice Chairman Medeiros presented a report of the December 9 meeting. No public comment received.

**E. Secondary Unit Section 11-04-050(B)(9)**

City Manager Grimsley presented a report, and stated he would bring this back for more discussion. No public comment received.

**F. Modify Section 11-04-010(A), Site Coverage**

City Manager Grimsley presented a report and stated he would bring this back with modifications for recommendation to the city council.

**10. FUTURE AGENDA ITEMS**

Harvey's Lockup compliance update, fencing.

**11. COMMENTS**

**A. Planning Commissioners**

No comments were received.

**B. City Manager/Assistant Planner**

No comments were received.

**12. ADJOURNMENT**

The meeting adjourned at 9:30 p.m.