

A motion was made by Commissioner Guibert and seconded by Commissioner Gularte to approve Resolution 2015-05 recommending to the City Council approval of the pre-zoning of a 1.04 acre parcel of land (APN 012-140-017) situated at the southeast corner of the intersection of Monterey and Muckelemi Streets to commercial district. The motion passed unanimously, 5-0.

B. Consider Resolution 2015-06 for Pre-zoning a 1.08 acre parcel at 1141 San Juan Highway (APN 012-112-012) to Single Family Residential District (R-1)

City Manager Grimsley reported staff received a request for pre-zoning for annexation into the city limits. The parcel is situated at the northerly boundary of the City, adjacent to and contiguous to San Juan Highway. The 1.08 acre parcel is part of a larger parcel already within the city limits. The pre-zoning request is necessary to bring the 1.08 parcel into the city to become a part of the larger parcel and consistent with the zoning classification of the larger parcel. The pre-zoning request from agriculture to residential zoning district is consistent with the City's 1998 General Plan.

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 Garratt to approve Resolution 2015-06 recommending to the City Council approval to pre-zone a 1.08 parcel of land situated at 1149 San Juan Highway (APN 012-100-012) from agriculture to R-1 low density residential district. The motion passed unanimously, 5-0.

C. Consider Rezoning of Six Existing Residential home properties on First Street from Agriculture to Single Family Residential (R-1)

Commissioner Medeiros recused himself and left the dais, as he lives within 300 feet of the properties.

City Manager Grimsley reported the 11.7 acres extends to the north city limit line, consists of six parcels with five existing residential homes. The classification of these five parcels as agriculture when they have been used as residential properties for over five decades, and excluded from outside the urban growth boundary, was a gross mistake. The purpose of the general plan amendment is to correct the mistake and allow the properties to be designated correctly to their current uses. All five of the properties are currently served by the city with public utilities and urban services. Additionally, the largest lots are bisected by an earthquake fault so no additional building could be constructed there

Chairman Franco opened the public hearing. No comments were received. Chairman Franco closed the public hearing.

i. Consider Resolution 2015-07 for Rezoning an existing residential home at 1022 First Street (APN 002-240-014) from Agriculture to Single Family Residential District (R-1)

A motion was made by Commissioner Gularte and seconded by Commissioner Garratt to approve Resolution 2015-07 recommending to the city council the rezoning of a parcel situated at 1022 First Street from agriculture to R-1 low density residential district. The motion passed 4-0-0-1 with Vice Chairman Medeiros absent.

ii. Consider Resolution 2015-08 for Rezoning an existing residential home at 1024 First Street (APN 002-240-013) from Agriculture to Single Family Residential District (R-1)

A motion was made by Commissioner Gularte and seconded by Commissioner Garratt to approve Resolution 2015-08 recommending to the city council the rezoning of a parcel situated at 1024 First Street from agriculture to R-1 low density residential district. The motion passed 4-0-0-1 with Vice Chairman Medeiros absent.

iii. Consider Resolution 2015-09 for an existing residential home at 1026 First St. (APN 002-240-012) from Agriculture to Single Family Residential District (R-1)

A motion was made by Commissioner Gularte and seconded by Commissioner Garratt to approve Resolution 2015-09 recommending to the city council the rezoning of a parcel situated at 1026 First Street from agriculture to R-1 low density residential district. The motion passed 4-0-0-1 with Vice Chairman Medeiros absent.

iv. Consider Resolution 2015-10 for an existing residential home at 1036 First St. (APN 002-230-003) from Agriculture to Single Family Residential District (R-1)

A motion was made by Commissioner Gularte and seconded by Commissioner Garratt to approve Resolution 2015-10 recommending to the city council the rezoning of a parcel situated at 1036 First Street from agriculture to R-1 low density residential district. The motion passed 4-0-0-1 with Vice Chairman Medeiros absent.

v. Consider Resolution 2015-11 for an existing residential home at 1046 First St. (APN 002-230-002) from Agriculture to Single Family Residential District (R-1)

A motion was made by Commissioner Gularte and seconded by Commissioner Garratt to approve Resolution 2015-11 recommending to the city council the rezoning of a parcel situated at 1046 First Street from agriculture to R-1 low density residential district. The motion passed 4-0-0-1 with Vice Chairman Medeiros absent.

vi. Consider Resolution 2015-12 for an existing residential home at 1056 First St. (APN 002-230-001 from Agriculture to Single Family Residential District (R-1)

A motion was made by Commissioner Gularte and seconded by Commissioner Garratt to approve Resolution 2015-12 recommending to the city council the rezoning of a parcel situated at 1056 First Street from agriculture to R-1 low density residential district. The motion passed 4-0-0-1 with Vice Chairman Medeiros absent.

D. Consider Resoluton 2015-13 for Rezoning a 27.27 acre parcel of land situated at 1149 San Juan Hwy (APN 002-220-006) from Agriculture to Single Family Residential District (R-1).

Commissioner Guibert recused herself and left the dais, stating she lives within 300 feet of the property.

City Manager Grimsley reported that this 27.27 acre parcel of land is part of the 28.35 acre parcel for which an Initial Study and Mitigated Negative Declaration was prepared as part of the process for amending the 1998 General Plan's urban growth boundary and land use designation. Said IS/MND was approved by Council on December 15, 2014. The recommended action is to bring the parcel into compliance with the amended General Plan. The Resolution approving the rezoning has a recommendation to the City Council for final adoption.

Chairman Franco opened the public hearing. No comments were received. Chairman Franco closed the public hearing.

A motion was made by Commissioner Gularte and seconded by Commissioner Garratt to approve Resolution 2015-13 and recommend to the City Council approval of rezoning a 27.27 acre parcel of land situated at 1149 San Juan Highway from agriculture to R-1 low density residential zoning district. The motion passed 3-0-0-2 with Commissioners Guibert and Medeiros absent.

E. Consider Resolution 2015-14 Approving the Vested Tentative Map (VTM 2015-201) for the Rancho Vista Subdivision at 1149 San Juan Highway

City Manager Grimsley explained the proposed Rancho Vista subdivision consists of 86 lots and will be divided into seven phases. The project will create 3.42 acres of new open space including a 1.27 acre storm drain detention basin and park, a .33 acre open space park area adjacent to the Creek Bridge subdivision, a .26 acre linear pedestrian parkway along San Juan Creek, a roundabout intersection on First Street and Lavagnino Drive, bicycle lanes throughout the subdivision, 1,920 feet of pedestrian pathways and walkways with rest stops, benches and fitness/exercise facilities, a landscaped entrance along the center island and a landscaped open space park and natural habitat areas. Applicant Bob Fulton presented a Power Point presentation and commented that changes were made to the map in accordance with the public's comments received during previous meetings of the Planning Commission.

Chairman Franco opened the public hearing. Jolene Cosio (SJB Resident) spoke in support of the project but did not support the order in which the project would be built, specifically, suggested the infrastructure should be built first and then build four of the homes on Third Street. Andy Hsia Coron (Aromas resident) spoke in favor of an energy efficient, green city. Mary Hsia Coron (Aromas resident) spoke in support of an innovative development, a green city, something visionary that would be an example to other communities. Wanda Guibert (SJB Resident) was concerned with how the City will address the bottleneck on Third Street. Eric Gredassoff (SJB Resident) commented on the liability associated with having playground equipment, wiring the houses to support car chargers, and fix Third Street before the project gets off the ground. Ken Houle (SJB Resident) was concerned with whether the City sewer capacity could support a project of this size. Ken Schipper (SJB Resident) was concerned with whether the detention area was adequate for potential flooding. Al Ribeiro (SJB Resident) suggested speed bumps be installed throughout the subdivision. Marta Gorelik (SJB Resident) was concerned with the odor produced by the sewer treatment plant, commenting that there have been times when the preschool would not allow the children to play outside on

account of the odor, and was concerned with potential flooding as areas of San Juan Highway show signs of erosion from flooding. Richard Ponce (SJB Resident) provided a petition from the San Juan Merchants in support of the proposed development of, and stating they believe the development will greatly benefit the community, and suggested the developer erect a sign on the highway promoting San Juan Bautista. City Clerk Schobert read into the record an email from Cara Vonk. Chairman Franco closed the public hearing. A question and answer period followed. There was extensive discussion on construction development practices. Chairman Franco reviewed the findings based upon independent review and judgement of the whole record before the Commission, and the conditions of approval.

A motion was made by Commissioner Gularte and seconded by Commissioner Garratt to approve Resolution 2015-14 approving the vested tentative map for the Rancho Vista subdivision with mitigation measures, monitoring-reporting programs, and conditions of approval. The motion passed 3-0-0-2 with Commissioners Guibert and Medeiros absent.

F. Consider Resolution 2015-15 for a Development Agreement for Rancho Vista Subdivision.

City Manager Grimsley presented a development agreement for the Rancho Vista subdivision.

Chairman Franco opened the public hearing. Richard Ponce (SJB Resident) spoke in support of the developer, Bob Fulton. No other comments were received. Chairman Franco closed the public hearing.

A motion was made by Commissioner Gularte and seconded by Commissioner Garratt to approve Resolution 2015-15 recommending to the City Council approval of a development agreement between the City and R.L. Fulton Holding Company, LLC for the Rancho Vista Subdivision project. The motion passed 3-0-0-2 with Commissioners Guibert and Medeiros absent.

Whereupon, Commissioners Guibert and Medeiros returned to the dais.

G. Consider a Conditional Use Permit for Hacienda de Leal allowing outdoor dining as an accessory use in the court yard and patio area, Section 11-04-030 (B) SJBMC (Continue public hearing)

This item was continued as the applicant was not present.

H. Consider Resolution 2015-16 Approving Correction to Section 11-04-010 (A) SJBMC, Maximum Site Coverage.

City Manager Grimsley explained his proposed changes to Section 11-04-010(A) of the municipal code dealing with maximum site coverage and the criteria.

Chairman Franco opened the public hearing. The commission received public comment from Cara Vonk against making any changes to this section of the code, which email was read into the record and discussed. No other comments were received. Chairman Franco closed the public hearing.

A motion was made by Commissioner Medeiros and seconded by Commissioner Guibert to approve Resolution 2015-16 recommending to the City Council approval of an amendment to Section 11-04-010(A) of the municipal code. The motion passed unanimously, 5-0.

6. ACTION ITEMS

A. Consider Request for a Sign Permit for Golden Wheel Antiques at 407 Third Street. Applicant: Tony Cornaggia

The applicant was not present and there was no recommendation from the Historic Resources Board. This item was continued.

7. DISCUSSION ITEMS

A. General Plan EIR Update

Assistant Planner Orbach reported on a site visit with members of the Cal Poly students to update the environmental impact report, and the public can expect a first draft of the report by the end of February. He then announced a General Plan meeting is scheduled for February 18 at the VFW.

B. Strategic Planning Committee Report

Commissioner Medeiros provided a report on the projects the Strategic Planning Committee has been working on.

C. Harvey's Lockup

City Manager Grimsley provided an itemized checklist of the conditions listed in the conditional use permit for Harvey's Lockup. Property owner Steve Adair was not present. The item was continued to the next meeting.

D. Secondary Unit: SJBMC Section 11-04-050 (B) (9)

City Manager Grimsley reported on discrepancies in Section 11-04-050(B)(9) that he felt should be modified. A question and answer period followed. No action was taken.

E. Fencing: SJBMC Section 11-04-070 (J)

Commissioner Guibert provided municipal code sections from other cities dealing with fencing. During public comment Eric Gredassoff (SJB Resident) spoke in support of changing San Juan's municipal code section dealing with fences. Richard Ponce (SJB Resident) commented that in any neighborhood in San Juan other than a tract, the fences vary.

F. 72 Hour Rule: SJBMC Section 7-4-710

Assistant Planner Orbach explained that the in the City code only an employee of the County Sheriff’s department can issue citations and/or have vehicles removed that have been parked on the city street for more than 72 hours. Staff suggest that the code be modified to allow city staff to initiate the process. No public comment was received. No action was taken.

G. Sign Ordinance

City Manager Grimsley explained that the City Attorney provided more input to the recent changes made to the code.

8. FUTURE AGENDA ITEMS

No items were brought forth.

8. COMMENTS

A. Planning Commissioners

Commissioner Guibert invited everyone to a book signing. Commissioner Gularte commented that the commission should consider someone to honor during National Preservation Month (May). Chairman Franco selected Commissioners Gularte and Guibert as the subcommittee to bring back the name of an honoree. Commissioner Gularte commented she does not want to begin receiving the agenda packet in electronic form, nor does she want other Commissioners to get the packet in any other form than they do presently. Chairman Franco commended City Clerk Schobert, and webmaster, on the new website.

B. City Manager/Asst. Planner

No comments were received.

9. ADJOURN

The meeting adjourned at 10:20 p.m.

Ernest J. Franco, Chairman

ATTEST:

Trish Paetz, Secretary