

D. Approve Minutes for January 7, 2014 Meeting

Chairman Franco provided changes to the minutes of for the Regular Meeting of December 3, 2013 and the minutes of the Regular Meeting of January 7, 2014.

A motion was made by Commissioner Garratt and seconded by Commissioner Guibert to approve all items on the consent agenda with changes to the minutes. The motion passed unanimously.

7. PUBLIC HEARING

A. Consideration of a Recommendation to the City Council to Rescind and Replace the Formula Business Ordinance 2007-04

City Manager Grimsley presented a staff report stating that in order to encourage new and potential businesses to locate in the City we must project a positive attitude. The City currently has three chain or franchise-type businesses and each have integrated and assimilated into the community without altering the historical or cultural atmosphere. With the existing design review and discretionary approval process of the Planning Commission and Historic Resources Board, effective and adequate architectural controls can achieve the desired results to blend new development into the city's cultural and historical objectives.

During public comment Mirijana Tomas spoke against changing the ordinance. Tod DuBois (property owner, SJB) spoke in support of the proposed changes to the ordinance. Commissioner Guibert asked that Cara Vonk's comments against changing the ordinance be read into the record. Chairman Franco closed the public hearing and asked Deputy City Clerk Paetz to read into the record Vice Chairman Medeiros' comments supporting the changes to the ordinance.

A motion was made by Commissioner Gularte and seconded by Commissioner Guibert to recommend to the City Council rescinding and replacing the formula business ordinance with the corrections noted. The motion passed 4-0-1-0 with Vice Chairman Medeiros absent.

A motion was made by Commissioner Guibert and seconded by Commissioner Garratt to rescind the conflicting parts with the recommended ordinance. The motion passed 4-0-1-0 with Vice Chairman Medeiros absent.

B. Consideration of Approval of a Site and Design Review and CUP for a Major Project, ARCO Service Station Site, Corner of Hwy. 156 and The Alameda. Applicant: Harvey Dadwal. (Resolution 2014-XX) Review Environmental Analysis Report.

City Manager Grimsley reported that since the last meeting, the applicant had removed the request for a drive through, and the site plan reflects that. Chairman Franco reviewed the public hearing of January 23. Developer John McCormack presented a power point presentation commenting that the architect worked hard to satisfy suggestions made by the public. Chairman Franco opened the public hearing: Tod Dubois (property owner, SJB) spoke in support of the project, commenting that in his travels, cities in California very frequently have a gas station at their gateway. Richard Ponce (resident, SJB) spoke in support of the project. Project property owner Mario

Torrente commented that the applicant approached him with a vision, and he supports the project. Mirijana Tomas (resident, SJB) was concerned with the canopy as San Juan Canyon residents will have to view it. Dan DeVries (resident, SJB), attorney representing Frank Leal, asked for a continuation stating Frank Leal is pending escrow on the San Juan Inn, the Mitigated Negative Declaration states 12 gas pumps, and there are problems with hydrology and lighting. John McCormack reminded Council that Frank Leal does not have a project or application. Richard Ponce (resident, SJB) commented he still supports the ARCO project. Kristina Wyatt (Hollister resident) spoke in support of the ARCO project. Chairman Franco closed the public hearing.

A question and answer period followed. Commissioner Garratt commented that the gas tax revenues will benefit the community. Commissioner Gularte commented that the restaurants and convenience store will provide work for kids, she likes the changes made to the building, felt it complements the gateway, wants to see landscaping/lighting, a bicycle station, and onsite parking for employees. Cara Vonk's e-mail was read into the record as public comment. Commissioner Guibert pointed out some inconsistencies between the resolution and the Negative Declaration, and commented she would like local restaurants to have an opportunity to fill the gas station restaurant space. City Manager Grimsley clarified the inconsistencies. John McCormick assured her local restaurants would be given that opportunity. Deputy City Clerk Paetz read Vice Chairman Medeiros' comments in support of the project.

A motion was made by Commissioner Garratt and seconded by Commissioner Gularte to find that the project will not have a significant effect on the environment of the project site and surrounding area, and approve Resolution 2014-04 approving the design review application and conditional use permit for Harbhajan S. Dadwal at 404 The Alameda, Project No. DR 2014-101 and CUP 2014-101. The motion passed 4-0-1-0 with Vice Chairman Medeiros absent.

C. Consider a Recommendation to the City Council to Adopt the Comprehensive Update to the Housing Element of the City of San Juan Bautista General Plan
Assistant Planner Leal presented a staff report stating the final draft of the San Juan Bautista Housing Element, submitted back in October to Housing and Community Development (HCD), is in compliance and ready to be adopted.

A motion was made by Commissioner Guibert and seconded by Commissioner Gularte to recommend to the City Council adoption of the 2009-2014 Housing Element. The motion passed 4-0-1-0 with Vice Chairman Medeiros absent.

D. Sign Code (Continued public hearing)
Consider amendments to Section 11 (Signs) of the San Juan Bautista Municipal Code. The Sign Code sets standards for all aspects of signs in the City. The Commission will consider a complete review of Section 11.

Chairman Franco commented that the sign code cannot be recommended to Council without the illustrations and asked for a motion to continue this item. Chairman Franco then opened the public hearing: Mirijana Tomas (resident, SJB) was not in support of sandwich board signs. Larry Gebrandt (resident and proprietor, SJB) asked for clarification what section of the code applies to the pole sign.

A motion was made by Commissioner Guibert and seconded by Commissioner Garratt to continue this item to the next meeting. The motion passed 4-0-1-0 with Commissioner Medeiros absent.

8. ACTION ITEMS

A. Consideration of Approval of a Lot Line Adjustment, APN 002-41-032, 300 Fifth Street. Applicant: Philip Chan

City Manager Grimsley presented a staff report stating the applicant has two legal lots with an existing duplex that is non-conforming on Parcel 1 and an existing garage on Parcel 2. The applicant is requesting a lot line adjustment to address the duplex's south side yard setback. The proposed adjustment will meet the side yard setback of the zoning district to which the duplex is located. The applicant plans to develop Parcel 2 with a new single family home which will have to meet all required setbacks of the zoning district. Parking must also be addressed. Onsite parking for the duplex will be in the back of the lot and will require ingress-egress access across the area between the two parcels. Covered parking will be provided by a 20' x 20' carport in the back of Parcel 1. A condition is placed on the approval requiring a strip of land 12 feet in width between the parcels to be classified as a non-building – open space corridor. This will allow an ingress-egress easement to be granted to the owners of each parcel when ownership changes. A question and answer period followed. Commissioner Garratt pointed out that there is only one water service to this lot. City Manager Grimsley stated this is taken care of in the conditions of approval. The applicant was present but did not provide any additional comments. Chairman Franco opened for public comment. No comments were received.

A motion was made by Commissioner Guibert and seconded by Commissioner Garratt to find the lot line adjustment categorically exempt from CEQA and to approve Resolution 2014-06 approving a lot line adjustment application for Philip Chan at 300 Fifth Street, Project No. 2014-201. The motion passed 4-0-1-0 with Vice Chairman absent.

9. DISCUSSION ITEMS

A. Brewery Building Project, 104 The Alameda – Project update.

City Planner Grimsley provided an update.

B. General Plan Update – Receive and discuss a status report.

Assistant City Planner Leal provided a status report, updating Commissioners on the progress made by Cal Poly students with the General Plan update. Commissioner Gularte asked if they could distinguish the committee members from the public at the community meetings. Leal stated that it was not the intention to do that, and things appear to be going well.

C. Plan Lines

City Manager Grimsley presented a staff report stating plan lines, the tools to effectively preserve land for future growth, need to be established to preserve rights of way, easements and areas for development of roads, streets, parks, boulevards, highways, drainage channels and utility distribution networks. Plan line maps must be prepared, adopted and recorded to give legitimacy and adequate advance notice to property

owners, tenants and developers of the routes, areas, and networks which are needed for future growth. More discussion will follow on this subject.

D. Inclusionary Housing

City Manager Grimsley presented a staff report stating the intent and purpose of the inclusionary housing ordinance is to promote housing for low and very low income households. When the inclusionary housing ordinance was adopted in 2007, home prices were sky high and the affordability factor was at an all time low. Today, prices have dropped significantly and the affordability factor has improved, even with a high unemployment rate, and the housing market is improving and showing signs of recovery. Staff will be working on a variety of ways to encourage development of affordable housing units. More discussion to follow on this subject.

E. CDBG NOFA (Notice of Funding Availability)

Assistant Planner Leal presented a staff report stating the City is researching the possibility of applying for a Community Development Block Grant (CDBG). Staff will begin the public participation process and begin formulating ideas on what project would be the most applicable and successful for the city and the residents.

F. CLG Status

Assistant Planner Leal presented a staff report stating the city is overdue on two annual reports to maintain its Certified Local Government (CLG) status. Staff is asking for direction on the best option to get compliant, if that is the desire of the Commission.

10. FUTURE AGENDA ITEMS

Hillside ordinance, sign ordinance, and preservation nominations.

11. COMMENTS

A. Planning Commissioners: Commissioner Gularte commented that someone is burning in the canyon in the morning.

B. City Manager/City Planner: City Manager Grimsley commented that Steve Adair of Harvey's Lockup pulled an encroachment permit for a sprinkler waterline.

12. ADJOURNMENT

A motion was made to adjourn the meeting at 9:15 p.m.

Ernest J. Franco, Chairman

ATTEST:

Trish Paetz, Deputy City Clerk