

**CITY OF SAN JUAN BAUTISTA  
PLANNING COMMISSION REGULAR MEETING  
MARCH 3, 2014  
MINUTES**

**1. CALL TO ORDER** – Chairman Franco called the meeting to order at 6:15 p.m.

**B. ROLL CALL**

**Present:** Chairman Franco, Commissioners Medeiros and Guibert

**Absent:** Commissioner Garratt

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

**2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

No comments were received.

**3. INFORMAL PROJECT REVIEW**

No projects were presented.

**4. CONSENT ITEMS**

**A. Approve Affidavit of Posting Agenda**

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

**C. Approve Minutes for November 5, 2014 Meeting**

Chairman Franco suggested continuing the minutes as Dave Medeiros was absent from the November 5, 2014 meeting.

A motion was made by Vice Chairman Medeiros and seconded by Commissioner Guibert to approve Items A and B on the consent agenda. The motion passed 3-0-0-1 with Commissioner Garratt absent.

**5. PUBLIC HEARING ITEMS**

**A. 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)**

Assistant Planner Orbach presented his findings after considerable investigation into the history of the property. He determined that since the original CUP was authorized in 1978, the parcel was split, and the zoning code over several years is not clear.

Chairman Franco opened the public hearing. Bob Lund (SJB Mayor and Resident) was concerned with the zoning for this property. There was no other public comment.

Chairman Franco closed the public hearing.

The applicant, Frank Leal, was present and insisted the Commission authorize his request for a liquor license tonight as he would not be coming back before the Planning Commission. Chairman Franco informed the applicant that a conditional use permit is required in order to have a restaurant on the property, and that involves CEQA and an initial study. No action was taken.

**B. Consider Resolution 2015-17 Adopting a Notice of Exemption for a Minor Lot Division and Construct a New City Water Well No. 4, 150 ft. north of San Juan-Hollister Road and 1,100 ft. west of the intersection of Mission Vineyard Road and San Juan-Hollister Road**

City Manager Grimsley presented a report stating the project consists of a minor lot division to create a 0.224 acre parcel of land lying northerly and easterly of the west property line of APN 002-550-005 for the drilling and construction of a new water well No. 4.

A motion was made by Vice Chairman Medeiros and seconded by Commissioner Guibert to adopt Resolution 2015-17 adopting a notice of exemption for a minor lot division and construct a new city water well no. 4. The motion passed 3-0-0-1 with Commissioner Garratt absent.

**C. Consider Resolution 2015-18 Adopting a Notice of Exemption for a Minor Lot Division and Replacement of Existing City Water Well No. 2, 350 ft. north of San Juan-Hollister Road and 1,100 ft. east of the intersection of the Alameda and San Juan-Hollister Road.**

City Manager Grimsley presented a report stating the project is to construct a new water well at the site of the City's existing Well No. 2 which is substandard, situated on an 11.98 acre parcel of land (APN 012-130-031) lying northerly of San Juan-Hollister Road approximately 1,100 feet easterly of the intersection of The Alameda and San Juan-Hollister Road. The existing well is located on a 20' x 20' site and has a substandard annular sanitary seal of 36 feet. The new well site will have a minimum site of 100' x 100'. The well will be constructed to a depth of 500 feet with an annular sanitary seal of approximately 225 feet.

A motion was made by Vice Chairman Medeiros and seconded by Commissioner Guibert to adopt Resolution 2015-18 adopting a notice of exemption for a minor lot division and replacement of existing City water Well No. 2. The motion passed 3-0-0-1 with Commissioner Garratt absent.

**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.

## **B. Harvey's Lockup Compliance List Review**

City Manager Grimsley presented an itemized checklist from the Conditional Use Permit for Harvey's Lockup stating they need to install a sidewalk along Third Street. Property owner Steve Adair was present and stated installation of a sidewalk is planned for this spring or summer. This fire sprinkler system for the Monterey Street side and Second Street side will begin this month. During public comment Eric Gredassoff (SJB Resident) spoke in support of the sidewalk installation, but was concerned with the number of cats on the property in the past three to four months, and with trailers hooked up with power to the building. Mr. Adair explained that he allowed a contractor to use electricity, but then was asked to disconnect it.

## **C. Review Landscaping Plan for Brewery Project**

City Manager Grimsley provided a list and description of approved City trees dating back to 1998, and suggested a new list be developed. During public comment Mirijana Tomas (SJB Resident) encouraged the commission to take time to approve the trees for the project as the city already has many trees that are messy and dangerous. Georgana Gularte (SJB Resident) suggested including trees on the list that are not susceptible to mistletoe. Karen Gredassoff (SJB Resident) commented that pepper trees are messy and have shallow roots.

## **7. DISCUSSION ITEMS**

### **A. General Plan EIR Update**

Assistant Planner Orbach reported on a public meeting held February 18 to solicit feedback from the community regarding Draft #4 of the 2035 General Plan and its supplemental background report. The meeting also served as a scoping meeting for the EIR that is the environmental impact report. During public comment John Freeman (SJB Resident) encouraged developments provide the conduit for high speed fiber optics and for hooking up to purple water line.

### **B. Wayfinding Update**

Assistant Planner Orbach reported there was nothing new to report but advised Wayfinding should be consistent throughout the county.

### **C. Secondary Unit: SJBMC Section 11-04-050 (B) (9)**

City Manager Grimsley reported he has reviewed Municipal Code Section 11-04-050 (B)(9), suggested it be amended, and asked for direction. During public comment Mirijana Tomas (SJB Resident) encouraged the building of secondary housing units to provide affordable housing for retirees and students. A question and answer period followed. No action was taken.

### **D. Fencing: SJBMC Section 11-04-070 (J)**

City Manager Grimsley provided Commissioners with Section 11-04-070 (J). A question and answer period followed. No action was taken.

**E. Minimum Lot Size for Affordable Housing Need**

City Manager Grimsley provided a report. A question and answer period followed. No action was taken.

**F. Strategic Planning Committee Report**

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

**8. FUTURE AGENDA ITEMS**

Assistant Planner Orbach will be bringing back a matrix in the zoning code dealing with conditional use permits.

**8. COMMENTS**

**A. Planning Commissioners**

No comments were received.

**B. City Manager/Asst. Planner**

City Manager Grimsley announced Assistant Planner Matt Leal will not be coming back to the City as he has taken a position with CalTrans in San Luis Obispo.

**9. ADJOURN**

The meeting adjourned at 8:02 p.m.