

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
APRIL 1, 2014
MINUTES

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

A. ROLL CALL Present: Commissioners Franco, Gularte, Garratt, Guibert, and Medeiros

Staff Present: City Manager Grimsley, Assistant Planner Leal and Deputy City Clerk Paetz

2. APPROVE AGENDA

A motion was made by Commissioner Gularte and seconded by Commissioner Medeiros to approve the agenda as presented. The motion passed unanimously.

3. PUBLIC COMMENT

No comments were received.

4. INFORMAL PROJECT REVIEW

A. Christopher Ranch Estate

City Manager Grimsley presented a staff report stating the parcel split for the Christopher Ranch property at 1149 Old San Juan Highway, was approved by the Commission in January 2014, leaving a 28 acre parcel for development. Bob Fulton, representing Christopher and Sons, explained the proposed project would consist of 97 units, will have a roundabout, a gateway sign, provide a park/open space/retention area, a bridge at Third Street, and would be done in phases and take approximately three years depending upon demand. A question and answer period followed.

5. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Minutes for February 4, 2014 Meeting

Chairman Franco provided corrections to the minutes.

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

6. ACTION ITEMS

A. Sign Code – Continued public hearing

City Manager Grimsley provided City Attorney Thacher's changes and input to the sign ordinance. Chairman Franco commented that the commission does not need to review or question the city attorney's recommendation as he has to defend any challenge made to the ordinance. Chairman Franco opened for public comment. No public comments were received.

A motion was made by Commissioner Guibert and seconded by Commissioner Gularte to direct staff to make the changes suggested by the city attorney to the draft sign ordinance and continue this item to the May Planning Commission meeting for recommendation to the City Council in May to adopt the ordinance. The motion passed unanimously.

B. Consider Adding Zoning Classification to Municipal Code Section 11-02-050 for Drop Off Recycle Facilities

City Manager Grimsley provided a staff report stating staff has found that the municipal code section 11-02-050 does not differentiate between recycling processing facilities and drop off facilities. A question and answer period followed. Chairman Franco opened for public comment. No comments were received.

A motion was made by Commissioner Medeiros and seconded by Commissioner Gularte direct staff to prepare an amendment to the ordinance for review and recommendation to the city council. The motion passed unanimously.

C. Selection of Local Business or Property Owner for Annual Certificate of Recognition (National Preservation Month)

Commissioner Guibert reported the committee had considered a number of choices, and selected the owners of Vertigo Coffee because their business is a good adaptation of the building. A proclamation will be presented to the property owners in May, National Preservation Month. A question and answer period followed. Chairman Franco opened for public comment.

During public comment Richard Ponce (Resident, SJB) commented that the Commission is getting away from the original goal of the project, that is, to honor someone who restores a building.

A motion was made by Commissioner Guibert and seconded by Commissioner Gularte to recognize Dimitri and Kitty Fridman during National Historic Preservation Month for their renovations to the building at 81 Fourth Street. The motion passed unanimously.

D. Designate a Planning Commission Secretary

Chairman franco pointed out that according to the municipal code, the planning commission should have a designated secretary, and he suggests appointing Deputy City Clerk Trish Paetz to that position. Whereupon, Trish Paetz acknowledged that she was willing to assume the duties associated with the position.

A motion was made by Commissioner Guibert and seconded by Commissioner Garratt to name Trish Paetz as Secretary of the Planning Commission. The motion passed unanimously.

7. DISCUSSION ITEMS

A. Brewery Building Project, 104 The Alameda

City Manager Grimsley provided a staff report stating the project has incorporated reclaimed materials back into the structure in different levels of construction which will continue until construction is complete. Siding in bad shape. Could not re-use. City Manager Grimsley asked PC to select colors. Need to select roof other than redwood shake. Put in lobby and ask public.

B. D'Ambrosio Vista PUD

City Manager Grimsley presented a staff report stating that, upon seeking builders to construct the 40 unit development, the applicant became acutely aware that the townhouse type of development in San Juan Bautista was not the best housing fit and demand by homeowners that other larger communities are experiencing. A representative of D'Ambrosio was present and stated that they have downsized the project to 27 lots.

C. Update on First Street Minor Subdivision

City Manager Grimsley presented a staff report stating that building activity has commenced on both parcels with a 2,332 square foot two story structure on the front parcel and a 2,521 square foot single story structure on the rear parcel. The rear parcel was required to protect and preserve the rock retaining wall of the old El Camino Historical Route. Upon inspection it was observed that the rock retaining wall extends behind the Japanese American Cultural Center, the Botelho parcel, the Baccala parcel and portions of the Monterey Diocese Church property. City Manager Grimsley stated that measures will be taken to locate the wall accurately and incorporate it into the City's planned right of way for a pedestrian pathway.

D. Design Guidelines

City Manager Grimsley stated that, because of time constraints, nothing was available for presentation tonight but steps would be taken to have it ready next month.

E. Inclusionary Housing

Assistant Planner Leal presented a report.

F. Hillside Ordinance

Assistant Planner Leal presented his staff report.

G. Parking

Assistant Planner Leal presented his staff report stating he has been working with the School District to gain support for promoting school buses and charter buses bringing children to visit the Mission to park in a City-preferred bus parking lot, specifically, the parking lot for the San Juan School Athletic Field. This will require an MOU between the City and the School District. Whereupon, Chairman Franco presented a letter he drafted asking the City Council to bring together representatives of the City, the Catholic Diocese of Monterey, the Aromas-San Juan School District and the California State Parks to seriously discuss possible solutions to the problem. During public comment, Bob Reid (San Juan Canyon) commented that this issue could be addressed by the

Strategic Planning Committee level because the above mentioned stakeholders are members.

It was the consensus of the Planning Commission to send the Chairman's letter to the City Council.

H. CDBG Application Update

Assistant Planner Leal presented his staff report updating the Commissioners on staff's efforts to fulfill the requirements for submitting a grant proposal, and the upcoming public meetings. During public comment, Mirijana Tomas (Resident, SJB) suggested street paving as a grant funding project.

I. General Plan Update

Assistant Planner Leal presented his staff report updating the Commissioners on his work with Cal Poly students and the public to update the general plan.

J. Report on CalTrans Fundamentals of Traffic Engineering Seminar

Assistant Planner Leal presented a report on the CalTrans Fundamentals of Traffic Engineering Seminar he attended recently in Oakland.

8. FUTURE AGENDA ITEMS

Historic overlay district.

9. COMMENTS

A. Planning Commissioners: Commissioner Garratt asked for an update on the property on Washington Street that was badly burned in November. Commissioner Guibert asked Chairman Franco to contact other commissioners for their agenda items. Commissioner Medeiros asked if he could have business cards or a name badge so he could properly represent himself as a member of the Planning Commission and Historic Resources Board. Chairman Franco announced that Fremont Peak Day is April 27 and hot dogs and other refreshments would be served at 11:00 a.m., and there would be a Cactus and Succulent Show at the Community Center on April 20.

B. City Manager/City Planner: Assistant Planner Leal announced the San Juan Rotary would be cleaning up the Orchard lot on April 26 at 8:00 a.m. until early evening, and City Manager Grimsley would be barbecuing.

10. ADJOURNMENT

A motion was made to adjourn the meeting at 9:48 p.m.

Ernest J. Franco, Chairman

ATTEST:

Trish Paetz, Deputy City Clerk