

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
APRIL 7, 2015
MINUTES

1. CALL TO ORDER – Chairman Franco called the meeting to order at 6:08 p.m.

B. ROLL CALL

Present: Chairman Franco, Commissioners Garratt and Guibert

Absent: Commissioner Medeiros (excused)

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

Eric Gredassoff (Neighborhood Watch Chairman) announced the Neighborhood Watch meeting for April.

3. INFORMAL PROJECT REVIEW

No projects were presented.

4. CONSENT ITEMS

- A. Approve Affidavit of Posting Agenda**
- B. Approve Minutes for February 3, 2015 Meeting**
- C. Approve Minutes for November 5, 2014 Meeting**

A motion was made by Commissioner Guibert and seconded by Commissioner Garratt to approve all items on the consent agenda after minor corrections are made to the minutes. The motion passed 3-0-0-1 with Commissioner Medeiros absent.

5. PUBLIC HEARING ITEMS

A. Consider a Conditional Use Permit for Hacienda de Leal, Section 11-04-030 (B) SJBMC (Continue public hearing)

City Manager Grimsley requested this item be continued to the next meeting so staff can continue to research if the conditional use permit is valid considering the restaurant was never built. Chairman Franco requested there be no public assemblies and no alcohol served on the premises. No action was taken. This item was continued to the next regular meeting.

6. ACTION ITEMS

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

The applicant was present. The Historic Resources Board recommended approval. No public comment was received.

A motion was made by Commissioner Guibert and seconded by Commissioner Garratt to approve Resolution 2015-19 approving a sign permit for the Golden Wheel Antiques Store at 407 Second Street. The motion passed unanimously, 3-0-0-1 with Commissioner Medeiros absent.

B. Review Chapter 11-02 of the Zoning Code, Matrix for Permitted and Conditional Uses by Zoning Districts

City Manager Grimsley proposed changes to the matrix, and suggested a workshop as the matrix is lengthy. A question and answer period followed. Staff was instructed to schedule a special meeting.

C. Consider Resolution 23015-20 Honoring Georgana Gularte as Planning Commissioner Since 2009

Chairman Franco presented Resolution 2015-20 to Georgana Gularte and encouraged people to apply to be on the Planning Commission. No public comment was received.

7. DISCUSSION ITEMS

A. General Plan and EIR Update

Assistant Planner Orbach reported. He has received and is reviewing and commenting on a draft of the EIR. The final draft will need to go to the State Clearinghouse. A question and answer period followed. No public comment was received.

B. Minimum Lot Size for Residential Districts

City Manager Grimsley provided a report and sketches. A question and answer period followed. No public comment received.

C. Strategic Planning Committee Report

This item was continued.

D. Review Tree List for Brewery Project

City Manager Grimsley reported Landscape Architect Anita Kane would bring forth an updated tree list. A question and answer period followed. No public comment was received.

E. AB 1881 Model Water Efficient Landscape Ordinance

Assistant Planner Orbach reported the City should have passed an ordinance in 2010 addressing water efficient landscaping practices. An update by the state is anticipated in 2016, so the City will wait until then to present an ordinance. A question and answer period followed. No public comment was received.

F. Emergency Water Conservation Regulations

Assistant City Planner Orbach provided a report. City residents will only be allowed to water on Monday and Thursday before 9:00 a.m. and after 5:00 p.m., and the City will

need the support of the community to comply with efforts to reduce water use. A question and answer period followed. No public comment was received.

G. Executive Order Regarding Water Conservation During the Drought

Assistant Planner Orbach provided a report. A question and answer period followed. During public comment Eric Gredassoff asked for clarification on the Executive Order. No other public comments were received.

8. FUTURE AGENDA ITEMS

How to introduce the new sign code to the merchants.

9. COMMENTS

A. Planning Commissioners

Commissioner Guibert announced she and Georgana Gularte chose the theater at Jardines to honor during Preservation Month, and thanked Assistant Planner Orbach for his time with the City and wished him well in his future.

B. City Manager/Asst. Planner

Assistant Planner Orbach thanked commissioners and staff.

9. ADJOURN

The meeting adjourned at 7:22 p.m.

Chairman Ernest J. Franco

ATTEST:

Trish Paetz, Secretary