

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

City Manager Grimsley explained the proposed update to the matrix, consisting of six pages and suggested the Planning Commission have a workshop before the next regular meeting to review the changes. No public comment was received.

It was the consensus of the Commission to conduct a workshop to update the matrix. No further action was taken.

C. Consider Minimum Lot Size for Residential Districts

i. Consider Resolution Recommending Zoning Text Amendment to R-1 District

ii. Consider Amending Zoning Map for R-1 Districts

City Manager Grimsley provided a report. A question and answer period followed. During public comment, Al Valles (real estate agent) commented that there is larger pool of buyers interested in a smaller lot with a large house. This item was continued to ask for feedback from developers and real estate agents.

D. Consider Request for Revision to Site and Design Approval: The Brewery, Hipolito Cerda

This item was continued to the next regular meeting.

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

Chairman Franco provided a report. During public comment, Richard Ponce (SJB Resident) suggested staff make certain the recipient followed permitting procedures.

Commissioner Guibert announced that she and former Commissioner Gularte had selected the owners of La Calavera (the little theater on the Jardines property) for recognition during National Preservation Month.

A motion was made by Commissioner Guibert and seconded by Commissioner Gredasoff to recognize the owner of La Calavera for their efforts in renovating the property, subject to staff review of permits. The motion passed unanimously, 4-0-0-1 with Commissioner Medeiros absent.

6. DISCUSSION ITEMS

A. General Plan and EIR Update

City Manager Grimsley reported the EIR is being circulated for 30 days and is available in City Hall, and a community meeting is scheduled for June 17. A question and answer period followed. No public comment was received.

B. Isha Property Salinas Grade Road: Update and Status of Compatible Use Determination

City Manager Grimsley provided a report. A question and answer period followed. Chairman Franco opened for public comment. ISHA Attorney Dan DeVries provided an update on the project and stated no application has been turned in at this time.

C. Strategies for Implementation of the Sign Ordinance

City Manager Grimsley provided a report. During public comment, Richard Ponce (San Juan Merchants member) suggested a Commissioner could come to the next regular monthly meeting of the San Juan Merchants and provide them with information for becoming compliant with the ordinance. Chairman Franco suggested providing information to the Mission Village Voice. Administrative Services Manager Trish Paetz suggested information could be inserted into the business license renewal reminder that would be mailed out soon.

D. 69 San Antonio Street: Property Cleanup and Abatement, Tree Removal, Out Building Demolition, Relocation of Significant Historical Building, and Proposed Development

City Manager Grimsley provided a report and several photographs of the property. A question and answer period followed. Commissioners expressed their desire to walk the property. Project applicant Kraig Klauer was open to conducting a tour. No public comments were received.

E. Third Street Public Nuisance: SJBMC Chapter 5, Section 5-18-300, 5-18-305, 5-23-105 & 5-23-110, and AB846 (smoking within 20 feet of entrance to buildings)

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

F. Update on Harvey Dadwal Project 404 The Alameda

City Manager Grimsley provided an update and commented the project has been delayed for more than a year and a half. A question and answer period followed. No public comment was received.

G. Strategic Planning Committee Report

Commissioner Guibert reported on the last meeting of the Strategic Planning Committee. A question and answer period followed. No public comments were received.

7. FUTURE AGENDA ITEMS

Update on recruitment for a new Assistant Planner, Harvey's Lockup, and an update on the Brewery's conditions of approval.

8. COMMENTS

A. Planning Commissioners

No comments were received.

B. City Manager/Assistant Planner

No comments were received.

9. ADJOURNMENT

The meeting adjourned at 7:55 p.m.

Ernest J. Franco, Chairman

ATTEST:

Trish Paetz, Secretary

Planning Commission Meeting – May 5, 2015

