

support of the project and the access road. Karyn Gredassoff (SJB Resident) had questions about preparation of the fifth lot. Jolene Cosio (SJB Resident) explained the concept of “remainder lot”. John Ferreira (SJB Resident) read his letter of May 31, 2015 to the Planning Commission where he supports the project but had concerns with mitigation measures. City Manager Grimsley read Cara Vonk’s letter into the record. Vice Chairman Medeiros closed the public hearing. A question and answer period followed. Commissioner Guibert commented that the house on the property that was demolished was in disrepair, and felt she could not make a decision because there was no information in the staff report clarifying the “remainder lot”. Commissioner Gredassoff was disappointed the house was demolished without having come to the Planning Commission for discussion. Commissioner Garratt provided a history of the area relating to the property. Commissioner Guibert reported the home that was on the property and was demolished is listed in the California register as, “simply identified but not historic”. Vice Chairman Medeiros commented he did not see this house as historically significant and supported development for purposes of safety vehicle access.

A motion was made by Commissioner Gredassoff and seconded by Commissioner Garratt to approve Resolution 2015-22 making the findings that the minor subdivision at 69 San Antonio Street is categorically exempt under Article 19, Section 15315, “Minor Land Divisions,” of the California Environmental Quality Act. The motion passed 4-0-0-1 with Commissioner Franco absent.

ii. Consider Resolution 2015-23 to Approve the Tentative Map for the Minor Subdivision at 69 San Antonio Street.

A motion was made by Commissioner Gredassoff and seconded by Commissioner Garratt to approve Resolution 2015-23 approving the tentative map for a minor subdivision at 69 San Antonio Street (APN 002-035-013). The motion passed 4-0-0-1 with Commissioner Franco absent.

Whereupon, Chairman Franco returned to the dais.

6. ACTION ITEMS

A. Consider a Use Permit for Hacienda de Leal: Under Section 11-04-039 (B) of the Municipal Code.

City Manager Grimsley presented a report. Chairman Franco states intent of the Planning Commission given the available permits. A question and answer period followed. Commissioner Garratt asked why all the work done to the property had not come to the Planning Commission, why were fire sprinklers not required. City Manager Grimsley explained according to the SJBMC only required if more than 25% new construction, and five permits were pulled, including demolition of a tank house and swimming pool removal. Chairman Franco asked for answers to questions posed in previous staff reports. It was the consensus of the Commission to continue this item. Chairman Franco opened for public comment. Jolene Cosio (SJB Resident) commented that other hotels serve breakfast with just a kitchen. Karen Gredassoff (SJB Resident) compared this project to other restaurants in the area.

It was the consensus of the Commission to direct staff to ask the city attorney for an opinion on this issue.

B. Minimum Lot Size for Residential Districts

i. Consider Resolution 2015-XX Recommending Amendment to Chapter 11-03-010, Zoning Districts of the Municipal Code

ii. Consider Amending Zoning Map for R-1 Districts

City Manager Grimsley presented a report. During public comment, Bob Fulton (Rancho Vista Developer) commented setbacks should be considered.

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

i. Consider Covered Patio Eating Area in Plaza

ii. Review Landscaping and Tree Selection

iii. Review Parking Alternatives for The Alameda

This item was continued as there was no recommendation from the Historic Resources Board.

7. DISCUSSION ITEMS

A. General Plan and EIR Update

City Manager Grimsley reported on progress and announced the next meeting is scheduled for June 17.

B. Third Street Design Charette and Parking

City Manager Grimsley presented a rough sketch of street medallions, parking and seating at Third Street intersections. A question and answer period followed.

Commissioner Guibert was concerned whether it would work with City street events, and may present a hazard for pedestrians. No public comments were received.

C. Strategy for Presentation of Sign Ordinance to Merchant's Group, June 3 at 5:00 p.m. at the VFW

City Manager Grimsley presented a report. No public comments were received.

D. Strategic Planning Committee Report

Chairman Franco appointed Commissioner Gredassoff as the Planning Commission's representative to the Strategic Planning Committee. Whereupon, Commissioner Gredassoff provided a report. No public comments were received.

8. FUTURE AGENDA ITEMS

Harvey's Lockup compliance update for discussion.

9. COMMENTS

A. Planning Commissioners

Chairman Franco assigned the Historic Preservation Month recognition for residential properties to Vice Chairman Medeiros.

B. City Manager/Assistant Planner
No comments were received.

10. ADJOURNMENT

The meeting adjourned at 9:15 p.m.

ATTEST:

Ernest J. Franco, Chairman

Trish Paetz, Secretary