

**CITY OF SAN JUAN BAUTISTA**  
**PLANNING COMMISSION SPECIAL MEETING**  
**JULY 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. PUBLIC COMMENT**

No comments were received.

**3. INFORMAL PROJECT REVIEW**

**A. 35 Washington Street Project**

Charles Weston, Architect for McCandless presented the project, with changes since it was presented for Informal Review in June.

Chairman Franco opened for public comment. Cara Vonk (SJB property owner) commented if the project is not mixed use, there will be a parking problem. Dan DeVries (SJB, Resident) spoke in support of a mixed use project. Larry Gerbrandt (SJB resident and merchant) spoke against an all residential project. Cara Denny (SJB resident and business owner) spoke in support of a mixed use project, and commented that presently she does not have difficulty finding a place to park. Bob Reid (San Juan Canyon resident) commented he would hate for the city to lose McCandless. Whereupon, Greg McCandless comment that commercial is a gamble. Son Michael McCandless stressed feasibility of providing an affordable building, risk, walkability. Commissioner Gularte commented that parking is not an issue during the work week and rentals are in demand. Commissioner Garratt commented he has not had difficulty renting out the Hawkes Plaza commercial development he owns. Vice Chairman Medeiros spoke in support of commercial development. Commissioner Guibert commented she agrees Mr. McCandless is a good commercial/residential property owner; may be time to approach Georgana Lieu and Ron Paulk to expand their vacant properties for downtown parking. Chairman Franco commented that the Commission passed off the city parking issue to the City Council.

#### **4. CONSENT ITEMS**

- A. Approve Affidavit of Posting Agenda**
- B. Approve Minutes for May 6, 2014 Meeting**

Commissioner Guibert provided a correction to the minutes.

A motion was made by Commissioner Guibert and seconded by Vice Chairman Medeiros to approve all items on the consent agenda after corrections are made to the minutes. The motion passed unanimously, 5-0.

#### **5. PUBLIC HEARING ITEMS**

- A. Consider amendments to Section 7 (Signs) of the San Juan Bautista Design Guidelines, making the Guidelines more user friendly. (Continued public hearing.)**

Assistant Planner Leal explained that edits still need to be made to the guidelines, and suggested continuing this item until an edited document could be presented. It was the consensus of the Commission to continue this item to the August 5 meeting.

- B. Consider an Extension of the City's Urban Growth Boundary (UGB) to the Rancho Vista Project (Christopher Ranch) to show the City's ability to provide urban services, together with a plan of service. This encompasses a 28 acre parcel north of the Creek Bridge subdivision and west of San Juan Highway (First Street), and is within the corporate limits of the City. (Continued public hearing)**

City Manager Grimsley presented a staff report. Developer Bob Fulton presented Christopher Ranch' request to amend the UGB, commenting that Christopher Ranch found the property is not good for growing garlic so turned to growing hay.

Chairman Franco opened the public hearing. Cara Vonk (SJB property owner) spoke against extending the UGB. Dan DeVries (Resident, SJB) reminded everyone that the item before the Commission tonight is to change the UGB and not to approve a subdivision, spoke against extending the UGB, and requested his handout, "excerpts from the current General Plan how the UGB should not be expanded to accommodate large housing developments", be entered as part of the record. Mirijana Tomas (Resident, SJB) spoke against development. Larry Gerbrandt (Resident, SJB) spoke in support of development, but was concerned when Third Street would be widened. John Freeman (Resident, SJB) supports Dan DeVries' comments. Bob Reid (San Juan Canyon resident and Strategic Planning Committee member) commented that moving the UGB is consistent with the Draft 2035 General Plan.

City Manager Grimsley clarified that a 35 foot face to face curb for parking and two lanes will be created on Third Street when the D'Ambrosio subdivision occurs.

A question and answer period followed. Commissioner Guibert commented that the new general plan will go into effect next year and it supports changing the UGB. Commissioner Gularte commented how things have not changed since the 1965

General Plan when the intent was to make Third Street a major road going out of the town, with development. Commissioner Garratt spoke in support of development. Vice Chairman Medeiros spoke in support of the project, and defined urban sprawl. Chairman Franco commented that San Jose is an example of urban sprawl, tonight we are approving moving a line and not approving a project, and commended staff for pointing out issues in the staff report.

A motion was made by Vice Chairman Medeiros and seconded by Commissioner Garratt to amend the urban growth boundary (UGB) and approve Resolution 2014-10 after all reference to the Rancho Vista project has been removed. The motion passed unanimously, 5-0.

## **6. ACTION ITEMS**

### **A. Consider Recommending to City Council a Contract with California Polytechnic State University to prepare an Environmental Impact Report (EIR) for the Draft 2035 General Plan**

Assistant Planner Leal presented a staff report. A question and answer period followed. Chairman Franco opened for public comment. No public comment was received.

A motion was made by Commissioner Guibert and seconded by Vice Chairman Medeiros to approve Resolution 2014-11 recommending to the City Council contracting with California Polytechnic State University San Luis Obispo (Cal Poly) to prepare an EIR for the Draft 2035 General Plan. The motion passed unanimously, 5-0.

## **7. DISCUSSION ITEMS**

### **A. D'Ambrosio Vista PUD**

City Manager Grimsley provided an update stating the posting of the public hearing and notices to all property owners within 300 feet of the project was not done within the required ten day time period, so the public hearing would need to be held in August.

### **B. Draft 2035 General Plan Update**

Assistant Planner Leal reported input from the June 16 meeting would be incorporated into the final Draft 2035 General Plan, which will be posted on the website and circulated for public comment and brought back to the Commission for a public hearing on August 5.

### **C. Cal Poly Studio Projects**

Assistant Planner Leal reported students who helped on the Draft General Plan update have now produced seven studies that implement parts of the Draft General Plan.

### **D. Recycling Zoning Code**

City Manager Grimsley reported changes to the municipal zoning code dealing with recycling facilities will go to Council this month.

### **E. Parking in the City Update**

Assistant Planner Leal provided an update and reported action on this item is yet to be determined by the City Council.

**F. Brewery Update**

City Manager Grimsley reported the owner has recently contracted with a grading and paving contractor to perform the site work, and work should begin within the next few weeks.

**7. FUTURE AGENDA ITEMS**

Discussion of a potential design review program.

**8. COMMENTS**

**A. Planning Commissioners:** No comments were received.

**B. City Manager/City Planner:** No comments were received.

**9. ADJOURNMENT**

A motion was made to adjourn the meeting at 9:10 p.m.