

Chairman Franco closed the public hearing.

A motion was made by Commissioner Guibert and seconded by Commissioner Gredassoff to approve Resolution 2015-25 and recommending to the City Council amendment of Section 11-03-010 of the Municipal Code, Zoning Districts. The motion passed unanimously, 5-0.

B. Consider Request for Revision to Site and Design Approval: 104 The Alameda, The Brewery. Applicant: Hipolito Cerda

i. Consider Covered Patio Structure in Plaza Area between the Brewery and JJ's Burger

Chairman Franco asked the applicant to present his project to the Commission. Chairman Franco opened the public hearing. Rose Adair (SJB Business Owner) spoke in support of the structure. Richard Ponce (SJB Resident) spoke against the structure, was in support of the original plan. Chairman Franco closed the public hearing. A question and answer period followed. Commissioner Gredassoff did not support changing the plan to a covered patio structure. Commissioner Garratt also did not support changing the original plan. Commissioner Medeiros did not support changes to the original plan.

A motion was made by Commissioner Gredassoff and seconded by Commissioner Garratt to deny the structure. The motion passed unanimously, 5-0.

C. Consider Approval of Resolution 2015-26 Approving an Initial Study and Negative Declaration for a Covered Bus Waiting Structure at Abbe Park

Assistant Planner Luquin reported the San Benito Local Transportation Authority received grant funds to modify and upgrade the current bus shelter structure at Abbe Park that will improve safety and security. The proposed project involves installing lights, benches, tempered glass panels, completion of the curb, gutter and sidewalk, and make improvements to Polk Street that will meet ADA standards. Additionally, this project is categorically exempt pursuant to CEQA guidelines 15301(a). A question and answer period followed. Chairman Franco opened the public hearing. Cara Vonk (SJB Resident) was concerned with design options and the color of the handicapped tactile pavement. City Manager Grimsley reported they would be enclosing the bench area, and it is best to err on the side of caution when dealing with the safety of children. Maggie Bilich (SJB Resident) requested placement of a trash container be included in the project. Chairman Franco closed the public hearing. When Commissioner Guibert asked if lighting for the area was needed, City Manager Grimsley reported lights are currently mounted on the bathroom.

A motion was made by Commissioner Guibert and seconded by Commissioner Garratt to approve Resolution 2015-26 approving the Notice of Exemption and project for the modification and upgrading of improvements to the Abbe Park bus stop shelter, and explore other ADA compliance options. The motion passed unanimously, 5-0.

6. DISCUSSION ITEMS

A. Harvey's Lockup: Compliance

Harvey's Lockup business owner Steve Adair reported Phase 1 of the fire sprinklers installation would begin this week, and commented he hoped that all phases of sprinklers will be complete in 2016. Mr. Adair then voiced his displeasure with the lack of support he has received from the Planning Commission for the obstacles he has encountered. Commissioners pointed out that compliance has lagged some five years. Mr. Adair commended City Manager Grimsley for the support he has provided to him. When Commissioner Garratt asked when the temporary banner signs would come down Mr. Adair responded he would take care of that immediately and install permanent signage. No public comment was received.

B. Hillside Regulations

City Manager Grimsley provided a draft of hillside regulations. During public comment, Cara Vonk (SJB Resident) spoke in support of hillside regulations, but asked that it also address ridgeline development. It was the consensus of the Commission to continue this item to the next meeting for further discussion.

C. Strategic Planning Committee Report

Commissioner Gredassoff provided a report.

7. FUTURE AGENDA ITEMS

Earthbound Farm development for discussion and consider letter expressing concern to Board of Supervisors, review Valero use permit for curb, gutters, sidewalk, and JJ's Burgers white fence. Commissioner Guibert asked about whether the Zeller sign has been mounted on Jim West's Franklin Street property, and asked for an update on the monument sign.

8. COMMENTS

A. Planning Commissioners

Commissioner Medeiros commented he agrees with Mr. Adair when he commends staff, but does not agree with his comment that the Planning Commission does not support merchants and businesses.

B. City Manager/Assistant Planner

No comments were received.

9. ADJOURNMENT

The meeting adjourned at 8:43 p.m.