

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 1, 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 Guibert, Medeiros, and Gredassoff

Absent: Commissioner Garratt

Staff Present: City Manager Grimsley, Assistant Planner Luquin, Deputy City Clerk Paetz

2. PUBLIC COMMENT

No comments were received.

3. INFORMAL PROJECT REVIEW

No projects were presented.

4. CONSENT ITEMS

- A. Approve Affidavit of Posting Agenda**
- B. Approve Minutes for June 2, 2015 Meeting**
- C. Approve Minutes for July 7, 2015 Meeting**

A motion was made by Commissioner Guibert and seconded by Commissioner Gredassoff to approve all items on the consent agenda after minor changes are made to the minutes. The motion passed 4-0-0-1, with Commissioner Garratt absent.

5. ACTION ITEMS

- A. Consider Lot Line Adjustment for 415 7th Street. Applicant: Al Valles**
 - i. Consider Resolution 2015-XX Adopting a Categorical Exemption Under Section 15305 of CEQA**
 - ii. Consider Resolution 2015-XX Approving a Lot Line Adjustment**

Whereupon, Chairman Franco recused himself and left Council Chambers as he lives within 300 feet of the project. Vice Chairman Medeiros chaired the meeting.

City Manager Grimsley presented a report. A question and answer period followed. During public comment, Jolene Cosio stated she could not support the project until the City receives payment from the property owner for work completed years ago. Donna Holmes spoke against constructing four two story homes. Cesar Flores spoke against

the property being split into four lots. John Ferreira spoke against construction of two story buildings and a retaining wall. Georgana Gularte spoke in support of the property owners on Seventh Street and suggested the project be sent back to the developer based upon the opinion of the Commission and the public.

B. Consider Resolution 2015-XX Adopting Site and Design Review for Residences at 415 7th Street with Conditions of Approval. Applicant: Al Valles.

It was the consensus of the Commissioners present to send the project back to the developer based upon the opinions of the Commission and the public.

Whereupon, Chairman Franco returned to the dais.

C. Consider Resolution 2015-27 Finding the Request for Outside Water Service, and an Irrevocable Offer to Annex APN 012-160-010 Consisting of a 7.765 Acre Parcel, Statutorily Exempt Under CEQA, Section 15268(B)(4)

City Manager Grimsley presented a staff report. During public comment, Georgana Gularte commented the parcel is on Salinas Grade Road and not San Juan Grade Road. No other public comments were received.

A motion was made by Commissioner Gredassoff and seconded by Commissioner Guibert to approve Resolution 2015-27 finding a request for outside water service and an irrevocable offer to annex a 7.76 acre parcel statutorily exempt under Section 15268(B)(4) of CEQA. The motion passed 4-0-0-1, with Commissioner Garratt absent.

D. Consider Amendments to SJBMC Chapter 11-02-050: Permitted and Conditional Uses by Zoning District Matrix

Assistant Planner Luquin read part way through the matrix. It was the consensus of the Commission to continue this item to the next meeting to continue reviewing the changes. It was requested by Commissioner Guibert that the draft matrix be posted on the City website.

E. Consider Amendment to SJBMC Chapter 10-2, Adding Section 10-02-65, Plan Line Maps, and Consider Resolution

City Manager Grimsley presented a report. A question and answer period followed. During public comment Jolene Cosio spoke in support of plan lines and the cooperation of the county.

A motion was made by Commission Medeiros and seconded by Commissioner Guibert to approve Resolution 2015-28 adding Section 10-02-65, Plan Line Maps, to the Municipal Code. The motion passed 4-0-0-1, with Commissioner Garratt absent.

F. Consider Resolution 2015-XX Recommending to the City Council Adoption of Hillside Development Regulations

City Manager Grimsley presented a report. A question and answer period followed. Chairperson Franco spoke in support of hillside development regulations. Commissioner Gredassoff suggested continuing this item to the next meeting so staff

could review the document again and correct some typographical errors, and bring back for approval. It was the consensus of the Commission to continue this item to the next meeting.

G. Consider Monument Project Design Approval, The Alameda

Richard Ponce of the Merchants Association presented sketches of a monument to be erected on City property at the gateway to the City, and commented this design is the same as what was presented last month during informal review. A question and answer period followed where Commissioners requested clarification on aspects of the drawing. During public comment Karyn Gredassoff spoke in support of the project, commenting it creates nostalgia. Georgana Gularte, a monument committee member, spoke in support of the project. Donna Holmes, a committee member, spoke in support of the project. Jolene Cosio was concerned the location of the monument would interfere with a proposed roundabout. It was the consensus of the Commission to continue this item to the next meeting.

Whereupon, Commissioner Medeiros commented, as a member of the committee, he does not agree this design was the one the committee agreed upon. He requested the sketches include landscaping and dimensions.

6. DISCUSSION ITEMS

A. Fence/Building Paint Selection for JJ's Burgers

City Manager Grimsley reported on the painting of the JJ's Homemade Burgers restaurant building, which constitutes a minor alteration to restore and maintain the building, and commented it was difficult to match the color. A question and answer period followed. Commissioner Gredassoff felt the structure was previously white or cream, and now it has been painted tan. During public comment, Georgana Gularte commented on the trash enclosure that has been painted coral and stated work is being done on the weekend. Chairperson Franco suggested the city attorney send a letter to the building owner regarding changes being made without coming to the Commission.

B. Zeller Sign on Franklin Street Property

Commissioner Guibert was concerned that a plaque or sign designating the property as where the wood carver resided and worked has not been erected and is a condition of approval. She suggested a letter be sent to property owner Jim West asking him to comply. No public comment was received.

C. Earthbound Farm Proposed Expansion of Facility

Assistant Planner Luquin asked that the Commission wait until a future meeting for a report as more information would be presented to the San Benito County Planning Commission this week. No public comment was received.

D. Strategic Planning Committee Report

Commissioner Gredassoff provided a report. No public comment was received.

E. Harvey's Lockup – continue to next month.

City Manager Grimsley presented an update. A question and answer period followed. Commissioner Gredassoff asked whether the signs were removed and if cars were being restored on the property. This item was continued to next month. During public comment Richard Ponce commented that the Second Street side of the building was supposed to be for RV Storage.

F. Streetscapes

Commissioner Guibert presented a proposed Streetscapes guidelines. A question and answer period followed. It was the consensus of the Commission to continue this item to next month.

7. FUTURE AGENDA ITEMS

Hacienda de Leal, Valero curb, gutter and sidewalk conditions, ordinance dealing with fences versus walls, consider construction rules and hours of operation, specifically, work performed on weekends.

8. COMMENTS

A. Planning Commissioners

Commissioner Guibert comments that she and Vice Chairperson Medeiros attended Capitola meeting. Discussion about procedures for agenda management.

B. City Manager/Assistant Planner

No comments were received.

9. ADJOURNMENT

The meeting adjourned at 9:21 p.m.