



## **5. PUBLIC HEARING ITEMS**

**A. Consider Amendment to the 1998 General Plan to Change the Urban Growth Boundary and Land Use Designation from Agriculture to Low Density Residential. The purpose of the amendment is for planning and feasibility studies for possible future action that the Planning Commission has not approved.**

A motion was made by Commissioner Gularte and seconded by Commissioner Garratt to recommend to the City Council approving the pre-zoning of APN 012-160-031 from agriculture to mixed use, and approve Resolution 2014-16. The motion passed 3-2-0-0.

A motion was made by Commissioner Gularte and seconded by Commissioner Garratt to recommend to the City Council amendment of the 1998 General Plan and changing the Urban Growth Boundary and Land Use designation in consideration of pre-zoning and annexing a 0.37 acre parcel of land south of the city limits and contiguous thereof, and approve Resolution 2014-17. The motion passed unanimously, 3-2-0-0.

**B. Consider Amendment to the 1998 General Plan to change the Urban Growth Boundary and Land Use Designation for a Request by Elaine Reyna to Pre-zone and Annex a 0.37 acre parcel of land identified as APN 012-160-031, lying adjacent to and southerly of the City's boundary line.**

This item was continued for further review and discussion.

**C. Consider Amendments to Section 7 (Signs) of the San Juan Bautista Design Guidelines, Making the Guidelines More User Friendly (Continued public hearing, posted for June 10, 2014 Special Meeting)**

This item was continued for further review and discussion.

## **6. ACTION ITEMS**

**A. Reschedule November Meeting: Conflicts with General Election**

It was the consensus of the Commission to cancel the Regular Planning Commission meeting of November 4 because it conflicts with the General Election and schedule a special meeting for November 5 at 6:00 p.m.

## **7. DISCUSSION ITEMS**

**A. Parking in the City Update**

Assistant Planner Orbach reported the first meeting of the parking in the City Committee on August 22 was very productive. All parties were in attendance; representatives of the State Parks, the Mission, the City, and the School District. Each party expressed a sincere desire to contribute to a plausible solution. Another meeting will be scheduled shortly.

**B. Wayfinding Update**

Assistant Planner Orbach presented a meeting update from the committee to create a county-wide Wayfinding Master Plan.

**C. Development Agreement Chapter 10-6**

City Manager Grimsley presented a report on Chapter 10-6 of the Municipal Code dealing with development agreements, and provided a draft development agreement for review.

**8. FUTURE AGENDA ITEMS**

Nothing was added to future agendas at this time.

**9. COMMENTS**

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

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

**10. ADJOURNMENT**

A motion was made to adjourn the meeting at 9:00 p.m.