

B. Consider Resolution 2014-20 Approving the Draft Initial Study and Mitigated Negative Declaration for Rancho Vista Subdivision to Change the Urban Growth Boundary and Land Use Designation of the Area from Agriculture to Low Density Residential and Recommend to Council

City Manager Grimsley presented a staff report. Commissioner Guibert recused herself because she lives within 300 feet of the property. The applicant, Bob Fulton, was present. Chairman Franco opened the public hearing. Luis Candelaria (resident, SJB) spoke against the project. John Freeman (resident, SJB) spoke in favor of the project. Ruben Lopez (resident, SJB) spoke against the project. Ken Houle (resident, SJB) spoke against the project. Karyn Gredassoff (resident, SJB) spoke in favor of the project. Cara Vonk (resident, SJB) provided written comments to staff which, together with the City Manager's written response, were read into the record. Chairman Franco closed the public hearing. A question and answer period followed. Commissioner Medeiros commented that the General Plan has provisions for a greenbelt and prime agricultural land.

A motion was made by Commissioner Medeiros and seconded by Commissioner Garratt to recommend to the City Council approval of the draft initial study and mitigated negative declaration for the Rancho Vista subdivision to change the urban growth boundary and land use designation of the area from agriculture to low density residential. The motion passed 3-0-2-0 with Commissioners Gularte and Guibert absent.

A motion was made by Commissioner Medeiros and seconded by Commissioner Garratt to recommend to the City Council their approval of Resolution 2014-22 amending the urban growth boundary and land use designation of the 1998 General Plan of 28.3 acres in the north portion of the City. The motion passed 3-0-2-0 with Commissioners Gularte and Guibert absent.

C. Consider Approval of a Minor Subdivision Consisting of a 14,232 square foot parcel of land at 1113 Third Street. Applicant: Manual and Mary Lopez. APN 002-260-047.

City Manager Grimsley presented a staff report. Commissioner Guibert recused herself as she lives within 300 feet of the property. There was discussion about the fence already installed and the splitting of the lots. Chairman Franco opened the public hearing. Marti Barton (resident, SJB) spoke against the project. Cara Vonk (resident, SJB) wants this project go to design review, wants planting strip and trees, and posed questions about a tentative map. Eric Gredassoff (resident, SJB) spoke against the project. Karyn Gredassoff (resident, SJB) spoke against the project.

A motion was made by Commissioner Garratt and seconded by Commissioner Medeiros to continue this item so Commissioners could look at the fence that was erected. The motion passed 3-0-2-0 with Commissioners Guibert and Gularte absent.

Whereupon, Commissioner Guibert returned to the dais.

D. Consider approval of amendment to Section 7 (Signs) of the San Juan Bautista Design Guidelines (Continued public hearing, posted for June 10, 2014 Special Meeting)

A motion was made by Commissioner Medeiros and seconded by Commissioner Guibert to approve Resolution 2014-23 approving revisions to Section 7 of the Design Guidelines, Chapter 11-18 of the San Juan Bautista Municipal Code, Site Plan and Design Review. The motion passed 4-0-1-0 with Commissioner Gularte absent.

6. ACTION ITEMS

A. Consider Holding a Joint Meeting with the San Benito County Planning Commission

Chairman Franco suggested having City staff meet with county planning staff. It was the consensus of the Commission to support this.

7. DISCUSSION ITEMS

A. Parking Committee Update

Assistant Planner Matt Orbach provided a staff report and update on the September 29 meeting of the parking committee, their second meeting.

B. Wayfinding Update

Assistant Planner Matt Orbach provided an update.

C. Community Development Block Grant Update

City Manager Grimsley reported that the grant proposal submitted by staff for a Community Development Block Grant did not get funded but staff will be involved in an exit interview later this month. The new funding cycle begins in January.

8. FUTURE AGENDA ITEMS

Commissioner Franco commented that there is activity at the San Juan Inn that is not permitted. He suggested bringing this back to the Planning Commission.

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 9:48 p.m.