

**CITY OF SAN JUAN BAUTISTA  
PLANNING COMMISSION SPECIAL MEETING  
NOVEMBER 5, 2014  
MINUTES**

**1. CALL TO ORDER** – Chairman Franco called the meeting to order at 6:30 p.m.

**B. ROLL CALL**

**Present:** Chairman Franco, Commissioners Garratt, Gularte, Guibert

**Absent:** Commissioner Medeiros

**Staff Present:** City Manager Grimsley, Deputy City Clerk Paetz, Asst. Planner Orbach

**2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

No comments were received.

**3. INFORMAL PROJECT REVIEW**

No projects were presented.

**4. CONSENT ITEMS**

**A. Approve Affidavit of Posting Agenda**

**B. Approve Affidavit of Posting and Mailing Pubic Hearing Notices**

**C. Approve Minutes for August 5, 2014 Meeting**

A motion was made by Commissioner Guibert and seconded by Commissioner Garratt to approve all items on the consent agenda. The motion passed 4-0-0-1 with Commissioner Medeiros absent.

**5. PUBLIC HEARING ITEMS**

**A. Consideration of a request for a Use Permit including site and design review, for the expansion of a lawful prior non-conforming use at 505 Third Street. APN 002-130-002. Applicants: Alfred and Christol Castaneda.**

**i. Approve Resolution 2014-24 Approving a Conditional Use Permit for 505 Third Street. CUP 2014-101.**

This item was heard by the Planning Commission at the Historic Resources Board level. The Historic Resources Board recommends approval.

Chairman Franco opened the public hearing. Richard Ponce (SJB Resident) supports the project and commented curb and gutter should be installed at the same time by the applicant. City Manager Grimsley stated he would include it in the resolution.

A motion was made by Commissioner Gularte and seconded by Commissioner Guibert to approve Resolution 2014-24 approving a conditional use permit for Alfred and Christol Castaneda at 505 Third Street. The motion passed 4-0-0-1 with Commissioner Medeiros absent.

**B. Consider Approval of a Minor Subdivision 2014-901 Consisting of a 14,232 sq. ft. parcel of land at 1113 Third Street (APN 002-26-47). Applicants: Manual and Mary Lopez. – Continued public hearing.**

**i. Approve Resolution 2014-XX Adopting a Categorical Exemption under Article 19, Section 15315, Minor Land Division, CEQA, for a Minor Subdivision and Recommend to Council**

**ii. Approve Resolution 2014-XX Approving a Minor Subdivision and Tentative Map with Conditions of Approval and Recommend to Council**

**iii. Approve Resolution 2014-XX Approving the Rezoning of APN 002-260-046 & 047 from Medium Density Residential (R-2) to Low Density Residential (R-1) and recommend to Council**

Commissioner Guibert recused herself as she lives within 300 feet of the property.

City Manager Grimsley presented a staff report stating a previously approved (2009) and expired tentative map was done with a PUD permit because the zoning of the parcels were R-2, requiring 8,000 square feet minimum parcel size. Under this approval, the applicant has agreed to rezone the parcels from R-2 to R-1, thus making them legally conforming to the zoning district. City Manager Grimsley further commented that 1113 Third Street is not the building address, that the building address would be established after construction. A question and answer period followed. Chairman Franco commented he does not support a large home for this property. City Manager Grimsley reminded Commissioners that the Creekbridge subdivision is nearby. Chairman Franco asked that written public comments be read into the record. Written comments were received from SJB Residents Eric Gredassoff and Marti Barton and read into the record.

Chairman Franco opened the public hearing. Eric Gredassoff (SJB Resident) provided photos of a fence erected on the property and spoke against the project. Karen Gredassoff (SJB Resident) spoke against the project. Cara Vonk (SJB Resident) supported a fence ordinance. Commissioner Guibert commented the General Plan stresses “harmonious building environment.” Chairman Franco closed the public hearing.

A motion was made by Commissioner Garratt and seconded by Commissioner Gularte to direct the owner to present a sketch of his proposal; specifically, how the structures will be situated on all lots as the Commission needs more information before they can make a decision. The motion passed 3-0-0-2 with Commissioners Medeiros and Guibert absent. No other action was taken.

**C. General Plan Amendment of the 1998 General Plan to change the Urban Growth Boundary and Land Use Designation for 11.7 acres, east side of First Street and San Juan Highway. Applicant: City of San Juan Bautista. APN 002-240-012, 002-240-014, 002-230-001, 002-230-002, 002-230-003.**

City Manager Grimsley presented his staff report explaining the 11.7 acres consists of five parcels extending to the north city limit line, and each have existing residential homes, and the uses are residential. The classification of these five parcels as agriculture when they have been used as residential properties for over five decades, and excluded them from outside the urban growth boundary, was a gross mistake. The purpose of the general plan amendment is to correct the mistake and allow the properties to be designated correctly to their current uses. All five of the properties are currently served by the city with public utilities and urban services. Additionally, the largest lots are bisected by an earthquake fault so no additional building could be constructed there.

Chairman Franco opened the public hearing. Cara Vonk (SJB Resident) disputed the Initial Study and Negative Declaration. Rosa Loayza (SJB property owner) supported the general plan amendment. It was the consensus of the Commission to direct staff to bring forth more information. No action was taken.

**i. Approve Resolution 2014-XX Recommending to the City Council Approval of the Initial Study and Negative Declaration for Amendment of the 1998 General Plan of the urban Growth Boundary and Land Use Designation of 11.7 acres of Land from Agriculture to Low Density Residential**

**ii. Approve Resolution 2014-XX Recommending to the City Council Approval of an Amendment of the 1998 General Plan Urban Growth Boundary and Land Use Designation for 11.7 acres of land in the northerly portion of the city. APN 002-24-012, 002-240-013, 002-240-014, 002-230-001, 002-230-0.**

**D. Consider pre-zoning of 1.63 acres of land situated at 600 Lasuen Drive from Agriculture to Public/Quasi Public. APN 012-140-027. Owner: City of San Juan Bautista.**

City Manager Grimsley presented a staff report stating the 1.63 acre parcel of land is owned by the City and is occupied with the City's 1.2 million gallon reservoir. The pre-zoning request is necessary for determining the proper zoning classification upon annexation.

Chairman Franco opened the public hearing. No comments were received. Chairman Franco closed the public hearing.

**i. Approve Resolution 2014-25 Approving pre-zoning a 1.63 acre parcel of land situated at 600 Lasuen Drive. APN 012-14-02.**

A motion was made by Commissioner Guibert and seconded by Commissioner Garratt to approve Resolution 2014-25 approving the pre-zoning of a 1.63 acre parcel of land situated at 600 Lasuen Drive. The motion passed 4-0-0-1 with Commissioner Medeiros absent.

**E. Consider pre-zoning of .78 acres of land situated at 651 San Juan-Hollister Road from Agriculture to Public/Quasi Public. APN 012-190-039. Owner: City of San Juan Bautista.**

City Manager Grimsley presented a staff report stating the .78 acres parcel of land is owned by the City and is occupied with the City's Well No. 3 and future water treatment facility (pellet softening plant). The pre-zoning request is necessary for determining the proper zoning classification upon annexation.

Chairman Franco opened the public hearing. No comments were received. Chairman Franco closed the public hearing.

**i. Approve Resolution 2014-26 Approving the Pre-zoning of a .78 acre parcel of land situated at 651 San Juan-Hollister Road. APN 012-190-039.**

A motion was made by Commissioner Gularte and seconded by Commissioner Guibert to approve Resolution 2014-26 approving the pre-zoning of a .78 acre parcel of land situated at 651 Lasuen Drive. The motion passed 4-0-0-1 with Commissioner Medeiros absent.

**F. Consider pre-zoning of 18.07 acres of land situated at 375 San Juan-Hollister Road from Agriculture to Industrial. APN 012-190-022. Owner: McDonald-Kind-Dominguez.**

Commissioner Garratt recused himself as he owns property within 300 feet of this property.

City Manager Grimsley presented a staff report stating the 18.07 acre parcel of land is requested for annexation and pre-zoning into the city limits for orderly growth and development as industrial uses as allowed within the zoning district of the city. The pre-zoning request is necessary for determining the proper zoning classification upon annexation.

Chairman Franco opened the public hearing. No comments were received. Chairman Franco closed the public hearing.

**i. Approve Resolution 2014-27 Approving the Pre-zoning of an 18.07 acre parcel of land situated at 375 San Juan-Hollister Road. APN 012-190-022.**

A motion was made by Commissioner Guibert and seconded by Commissioner Gularte to approve Resolution 2014-27 approving the pre-zoning of an 18.07 acre parcel of land situated at 375 San Juan-Hollister Road from Agriculture to Industrial. The motion passed 3-0-0-2 with Commissioners Medeiros and Garratt absent.

**G. Consider pre-zoning 2.72 acres of land situated at 65 Monterey Street from Agriculture to Public-Quasi Public. APN 002-280-001. Owner: San Juan Cemetery District.**

Commissioner Garratt recused himself as he is a member of the Cemetery District Board.

City Manager Grimsley presented a staff report stating this 2.72 acre parcel of land is owned by the San Juan Cemetery District and is occupied and used as a public cemetery. The pre-zoning request is necessary for determining the proper zoning classification upon annexation.

Chairman Franco opened the public hearing. No comments were received. Chairman Franco closed the public hearing.

**i. Approve Resolution 2014-28 Approving the Pre-zoning of 2.72 acres of land situated at 65 Monterey Street. APN 002-280-001.**

A motion was made by Commissioner Gularte and seconded by Commissioner Guibert to approve Resolution 2014-28 approving the pre-zoning of a 2.72 acre parcel of land situated at 65 Monterey Street from Agriculture to Public/Quasi Public. The motion passed 3-0-0-2 with Commissioners Medeiros and Garratt absent.

**H. Consider pre-zoning of .87 acres of land situated at 1149 San Juan Highway (First Street) from Agriculture to Agriculture (AP). APN 012-100-012. Owner: D. Christopher & Sons LLC.**

City Manager Grimsley presented a staff report stating this .87 acre parcel of land is requested for pre-zoning for annexation into the city limits. The parcel is part of a larger parcel which is within the existing city limits. The pre-zoning request is necessary to bring the .87 parcel into the city to be a part of the larger parcel and consistent with the zoning classification of the larger parcel.

Chairman Franco opened the public hearing. No comments were received. Chairman Franco closed the public hearing.

**i. Approve Resolution 2014-29 Approving the Pre-zoning of a .87 parcel of land situated at 1149 San Juan Highway. APN 012-100-012.**

A motion was made by Commissioner Gularte and seconded by Commissioner Garratt to approve Resolution 2014-29 approving the pre-zoning of a .87 acre parcel of land situated at 1149 San Juan Highway from Agriculture to Agriculture (AP). The motion passed 3-0-0-2 with Commissioners Medeiros and Garratt absent.

**6. DISCUSSION ITEMS**

**A. Branding Report**

Assistant Planner Orbach stated this item was brought forth at the request of Commissioner Gularte. A staff report was provided.

Chairman Franco opened for public comment. Eric Gredasoff (SJB Resident) suggested a citizens group be formed. John Freeman (SJB Resident) proposed a poster be created.

**B. Municipal Code Section 5-15, Parades and Public Gatherings**

City Manager Grimsley reported the use of private property for community events needs to be addressed, and suggested updating the current Community Event form or make the use part of a conditional use permit.

Chairman Franco opened for public comment. No comments were received.

**C. FPPC Legislation Regarding Conflict of Interest**

Assistant Planner Orbach reported new FPPC legislation regarding conflict of interest, specifically, §18707.10, Public General, Small Jurisdictions; Effects on Official's Domicile, has resulted in an action taken at the last meeting on the Rancho Vista project where Commissioner Medeiros voted, coming back to the Planning Commission next month. Discussion ensued.

**D. Strategic Planning Committee Report – Commissioner Medeiros**

Assistant Planner Orbach presented Commissioner Medeiros' report.

**7. FUTURE AGENDA ITEMS**

No items were brought forth.

**8. COMMENTS****A. Planning Commissioners**

No comments were received.

**B. City Manager/Asst. Planner**

NO comments were received.

**9. ADJOURN**

The meeting adjourned at 9:15 p.m.