

**CITY OF SAN JUAN BAUTISTA**  
**PLANNING COMMISSION REGULAR MEETING**  
**DECEMBER 3, 2013**  
**MINUTES**

**1. CALL TO ORDER** – Vice Chairman Medeiros called the meeting to order at 6:15 p.m.

**A. ROLL CALL**

**Present:** Commissioners Medeiros, Gularte and Guibert

**Absent:** Commissioners Franco and Garrett

**Staff Present:** City Manager Grimsley, Assistant Planner Leal and Deputy City Clerk Paetz

**2. APPROVE AGENDA**

A motion was made by Commissioner Gularte and seconded by Commissioner Guibert to approve the agenda. The motion passed 3-0-0-1 with Commissioners Franco and Garrett absent.

**3. PUBLIC COMMENT**

No comments were received.

**4. INFORMAL PROJECT REVIEW**

John McCormack representing Harvey Dadwal presented elevations and preliminary site plans for an ARCO fuel station, convenience store, and two restaurants to occupy the undeveloped property at the corner of Highway 156 and The Alameda, next to the San Juan Inn. Commissioners reviewed two building options which represent different sizes of the restaurants and how the building will be situated on the property. Commissioner Guibert suggested outdoor seating be provided. Commissioner Medeiros was concerned with the heaviness of the stucco structure and suggested using wood. John McCormack responded that wood is expensive to maintain. Commissioner Gularte was concerned the building was of a southwestern design. Developer Harvey Dadwal was present and commented he is committed to the town. During public comment Richard Ponce (Resident, SJB) spoke in support of the building appearance, and suggested the developer consider placing a monument across the street welcoming visitors to town. Bob Reid (San Juan Canyon resident) commented that metal and glass gas stations are common historically.

## **5. ACTION ITEMS**

### **A. Approve Affidavit of Posting Agenda**

A motion was made by Commissioner Gularte and seconded by Commissioner Guibert to approve the affidavit of posting agenda. The motion passed 3-0-0-1 with Commissioners Franco and Garrett absent.

**B. Consideration of Approval of a Design Review and Minor Project (reroof) at 36 Washington Street (Theater Building), APN: 002-21-001. Applicant: Robert Winkler**  
Vice Chairman Medeiros reported this item was approved by the Historic Resources Board earlier.

### **C. Consideration of Approval of a Lot Line Adjustment APN 002-48-003, 004 & 005 The Alameda (Brewery Building). Applicants: Hipolito Cerda and Almaden Development Group.**

City Planner Grimsley presented a staff report stating the owners have agreed to a lot line adjustment to avoid relocating or removal of an existing small residential unit. Ultimately, Almaden Development Group will have fee title of property on The Alameda and Hipolito Cerda will have an easement for ingress, egress and public utilities over and across a portion of land along Pearce Lane.

A motion was made by Commissioner Gularte and seconded by Commissioner Guibert to find the lot line adjustment categorically exempt from CEQA. The motion passed 3-0-0-1 with Commissioners Franco and Garrett absent.

A motion was made by Commissioner Guibert and seconded by Commissioner Gularte to approve Resolution 2013-09 approving lot line adjustment No. 2013-1101 (APN 002-48-003, 004 and 005). The motion passed 3-0-0-1 with Commissioners Franco and Garrett absent.

### **D. Consideration of Approval of a Lot Line Adjustment to Accommodate a Driveway Location, APN 002-53-023 & 024, 315 The Alameda and 10 Lang Street. Applicants: Lourdes Sanchez and Blake and Anna Finstad.**

City Planner Grimsley presented a staff report stating the lot line adjustment would address an existing condition of a driveway that has been used open and not notorious for an extended period resulting in a legal issue of prescriptive rights.

A motion was made by Commissioner Gularte and seconded by Commissioner Guibert to find the lot line adjustment categorically exempt from CEQA. The motion passed 3-0-0-1 with Commissioners Franco and Garrett absent.

A motion was made by Commissioner Guibert and seconded by Commissioner Gularte to approve Resolution 2013-10 approving lot line adjustment No. 2013-1102 (APN 002-53-023 and 024), at 315 The Alameda. The motion passed 3-0-0-1 with Commissioners Franco and Garrett absent.

**E. Consideration of Approval of a Certificate of Compliance for Lots 8 and 9 of Block 3 in the Ramona Heights Subdivision APN 002-41-032, 300 Fifth Street.**

**Applicant: Philip Chan.**

City Planner Grimsley presented a staff report stating Lots 8 and 9 were created by the recordation of a subdivision map back in 1946. Subsequently, the parcels merged into one parcel by common ownership and a strip of land was added. Because the strip of land was added after the recordation, a certificate of compliance must include that portion of Out Lot 13 into each lot.

A motion was made by Commissioner Gularte and seconded by Commissioner Guibert to find the lot line adjustment categorically exempt from CEQA. The motion passed 3-0-0-1 with Commissioners Franco and Garrett absent.

A motion was made by Commissioner Guibert and seconded by Commissioner Gularte to approve Resolution 2013-11 approving a certificate of compliance for Lots 8 and 9 of Ramona Heights (APN 002-41-032). The motion passed 3-0-0-1 with Commissioners Franco and Garrett absent.

**F. Consider Recommendation to Amend the Formula Business Ordinance 2007-04.**

Assistant City Planner Leal presented a staff report stating this item has been brought to the City Council on two separate occasions. The purpose of changing the ordinance is to change the tone of the ordinance and encourage new and potential businesses to locate in San Juan Bautista by projecting a positive attitude.

Commissioners reviewed a draft ordinance proposed by staff and offered their suggestions. This item was continued to the next meeting pending review during a study session next month.

**6. DISCUSSION ITEMS**

**A. Brewery Building Project, 104 The Alameda**

City Planner Grimsley presented a list of the conditions of approval and mitigation measures listed in Resolution 2013-07 for the Brewery Building Project, which will make it easy to follow which of the items has been submitted and approved.

Commissioners voiced their approval with the list.

**B. Harvey's Lockup, 27 Monterey Street – Review of Compliance with the Use Permits Conditions of Approval and Determination Whether a Revocation Hearing is in Order.**

City Planner Grimsley presented a list of the conditions of approval listed in Resolution 2009-03 for Harvey's Lockup, making it easy to follow the process taken by the applicant and check off each condition as it is completed. Commissioner Gularte commented that after the project is completed, the City is partners with the applicant. During public

Comment Marijana Tomas commented on the trash and garbage that has accumulated behind Harvey's Lockup, and the large number of cats around the property. City Planner Grimsley stated staff is working with Steve Adair in regards to both items of concern.

**C. General Plan Update – Receive and discuss a status report.**

Assistant Planner Leal provided an update. Commissioner Gularte spoke against having the Plan Van on Sunday in front of the post office as there is no mail pickup and fewer residents will be coming to that particular area. When Leal suggested moving the Plan Van to the Mission area on Sunday, Commissioner Gularte commented that not all of those attending mass are residents.

**D. Preliminary Draft of Hillside Ordinance. Ridgeline Regulations**

Assistant Planner Leal presented San Benito County's hillside ordinance. This item will be taken up at a future meeting.

**E. Report by Sign Committee**

Commissioner Guibert reported the next Sign Committee meeting is scheduled for Thursday, December 5 at 9:00 a.m. She reminded the public that if you're not part of the solution, you're part of the problem.

**F. Wayfinding Report**

Assistant Planner Leal reported on a Wayfinding meeting he attended.

**7. FUTURE AGENDA ITEMS**

Nothing was added to the agenda for next month.

**8. COMMENTS**

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

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

**9. ADJOURNMENT**

A motion was made to adjourn the meeting at 7:44 p.m.