

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION SPECIAL MEETING
DECEMBER 4, 2014
MINUTES

1. CALL TO ORDER – Vice Chairman Medeiros called the meeting to order at 6:55 p.m.

A. ROLL CALL Present: Commissioners Franco, Guibert, Medeiros, Garratt and Gularte

Staff Present: City Manager Grimsley and Assistant Planner Orbach

Staff Absent: City Clerk Connie Schobert and Deputy City Clerk Trish Paetz

2. PUBLIC COMMENT - only on items on the agenda

No public comments were received.

3. INFORMAL PROJECT REVIEW

Sandy Ponzini of Ponzini Insulation asked for clarification on signs, whether a sign could be painted directly on their building. Staff encouraged her to meet with them.

4. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Affidavit of Posting Public Hearing Notice

C. Approve Affidavit of Mailing

D. Approve Minutes for September 2, 2014 Meeting

A motion was made by Chairman Franco and seconded by Commissioner Garratt to approve all items on the consent agenda. The motion passed unanimously.

5. PUBLIC HEARING ITEMS

A. 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, 013 & 014, 002-230-001, 002, & 003.

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 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 an Land Use Designation for 11.7 acres of Land in the Northerly Portion of the City

City Manager Grimsley asked that this item be continued as it was not noticed adequately. It was the consensus of the Planning Commission to continue this item to the next Planning Commission meeting.

B. Consider Site Plan and Design Review for Construction of an 11,250 sq. ft. Banquet Hall and a 3,928 sq. ft. two story multiple use building consisting of a hair salon, small gymnasium, rooms for facials, massage, and a relaxation and meditation room.

i. Prior to granting site and design review of a project and amendment of use permits of an existing 42 unit motel, the Planning Commission must address compliance with CEQA. The staff has evaluated the project for a statutory exemption under Article 18, Section 15261, Ongoing Project and under Article 19, Categorical Exemptions, Section 15301 Existing Facilities, Section 15303 New Construction or Conversion of Small Structures, Class 3(c). Based upon our review of the regulations, the Planning Commission will need to make the following determination.

- a. The project meets Section 15261 for a Statutory Exemption, or**
- b. The project meets Section 15301 or 15303 for a Categorical Exemption, or**
- c. The project needs to address the traffic impacts, noise impacts, archaeological impacts, flooding and drainage impacts and prepare a mitigated negative declaration.**

ii. Approve Resolution 2014-XX Adopting the Initial Study/Mandatory Findings of Significance for the Hacienda de Leal Conditional Use Permit and Site Plan and Design Review

iii. Approve Resolution 2014-XX Amending the Use Permit of the existing 42 unit motel to a conditional use permit allowing an accessory use for outdoor dining in the patio area and court yard for guests of the Hacienda de Leal

iv. Approve Resolution 2014-30 for the Preparation of a Mitigated Negative Declaration to approve the site plan and design review of a 11,250 sq. ft. single story banquet building at 410 The Alameda

City Manager Grimsley presented a staff report. Applicant Frank Leal explained that he wanted to make renovations to the existing 42 room motel to add a spa, banquet facility, conference rooms, a bar, and refrigeration for flowers, and has applied for a liquor license. Project engineer Matt Kelly asked that the requirement in the Environmental Review for a sound study be removed as the existing walls surrounding the property already provide a barrier to noise. Additionally, he requested the condition for a ten foot frontage dedication along The Alameda be deleted, as well as the condition that the applicant improve the street with a one and a half inch overlay as that is more than what is needed, and a slurry seal should be adequate. A question and answer period followed. Commissioner Guibert requested a special meeting be called for a site visit

where the public would be invited as well. Vice Chairman Medeiros opened the public hearing. Cara Vonk (SJB Resident) spoke in favor of the project. Eric Gredasso (SJB Resident) spoke in support of the project and reminded Commissioners that the deceleration lane discussed at the Council meeting last month is needed particularly if there will be events involving 250 people. John Freeman (SJB Resident) spoke in support of the project, and agreed that a “real road” is what that area needs more than slurry seal. John McCormack, representing the service station project, stated they have met with Leal and are working through differences, are concerned with adequate parking, and a traffic study should be required. Vice Chairman Medeiros stated the written comments received from Anthony Lombardo and Associates will be made a part of the record. Vice Chairman Medeiros closed the public hearing.

A motion was made by Chairman Franco and seconded by Commissioner Garratt to approval Resolution 2014-30 requesting preparation of a mitigated negative declaration for the site plan and design review for the Hacienda de Leal at 410 The Alameda. The motion passed unanimously.

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 stated that the applicant asked for a continuation to allow adequate time to prepare the necessary plans requested previous by the Commission.

It was the consensus of the Commission to continue this item to the next regular meeting.

D. Amendment of the 1998 General Plan to Change the Urban Growth Boundary and Land Use Designation for 28.3 acres of land lying north of Creekbridge Subdivision

i. Approve Resolution 2014-31 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 explained that this item was discussed and voted on at the October 7, 2014 Regular meeting where four commissioners were present; and Commissioner Guibert recused herself because she lives within 300 feet of the property. Subsequently, staff received new information of a 500 foot rule that disqualifies Commissioner Medeiros from voting as he resides on a parcel consisting of more than a quarter acre lying within 500 feet of the project.

Whereupon Council Members Medeiros and Guibert recused themselves and left the dais, and Chairman Franco chaired the meeting.

Chairman Franco opened the public hearing. Cara Vonk (SJB Resident) spoke against the project, asked that all written comments be included with the Initial Study and

Negative Declaration, and requested clarification on how many acres of agriculture land will be left within the urban growth boundary if this project proceeds. Kenneth Houle (SJB Resident) was concerned that the agenda for today's meeting was not posted appropriately on the City's website, and was concerned with the City losing the buffer zone that lies between the City limits and the County. Chairman Franco closed the public hearing. A question and answer period followed.

Commissioner Gularte recommend people read the Initial Study as it contains very good information about San Juan Bautista.

A motion was made by Commissioner Gularte and seconded by Commissioner Garratt to approve Resolution 2014-31 approving the draft initial study and mitigated negative declaration for the Rancho Vista subdivision to change the Urban Growth Boundary and Land Use Designation from Agriculture to Low Density Residential and recommend approval to the City Council. The motion passed 3-0-2-0 with Commissioners Medeiros and Guibert absent.

ii. Approve Resolution 2014-32 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 and Recommend to Council

A motion was made by Commissioner Gularte and seconded by Commissioner Garratt to approve Resolution 2014-32 approving amendment of the Urban Growth Boundary and Land Use Designation of the 1998 General Plan for 28.3 acres in the north portion of the City and recommend approval to the City Council. The motion passed 3-0-2-0 with Commissioners Medeiros and Guibert absent.

Whereupon, Commissioners Medeiros and Guibert returned to the dais, and Vice Chairman Medeiros resumed chairing the meeting.

6. ACTION ITEMS

City Manager Grimsley asked that approval of a sign permit for Adobe Antiques be considered, as Item 6C, and be addressed immediately. Commission concurred this item should be added to the agenda.

C. Consider Resolution 2014-33 for a Sign Permit for 101 and 103 Third Street. The applicant is Emily Renzel.

City Manager Grimsley reported this item was heard by the Planning Commission during the Historic Resources Board meeting earlier tonight, and they are recommending approval.

A motion was made by Commissioner Guibert and seconded by Chairman Franco to approve Resolution 2014-33 approving a sign permit for Adobe Antiques at 101 and 103 Third Street. The motion passed unanimously.

A. Sign Ordinance – Consider Revisions Submitted by City Attorney

City Manager Grimsley suggests the Planning Commission conduct a special meeting to discuss the revisions to the draft sign ordinance submitted by the City Attorney. It was the consensus of the Planning Commission to conduct a special meeting on December 11, 2014 at 9:00 a.m. to review the revisions submitted by the City Attorney.

B. Consider Sign Permit for Golden Wheel Antiques, 407 Third Street

This item was continued as there was no recommendation by the Historic Resources Board.

7. DISCUSSION ITEMS

A. Wayfinding Update

Assistant Planner Matt Orbach reported on a Wayfinding meeting he attended in Hollister and that there would be a site review meeting later in the week.

B. Strategic Planning Committee Report

Assistant Planner Matt Orbach provided a report. Commissioner Gularte suggested the Planning Commission meet with the Strategic Planning Committee to review their work.

C. General Plan EIR Update

Assistant Planner Matt Orbach provided an update.

8. FUTURE AGENDA ITEMS

Commissioner Garratt asked for an update on all projects that have come before the Planning Commission, for example, Harvey's Lockup and the Brewery.

9. COMMENTS

A. Planning Commissioners: Commissioner Guibert commented she was pleased that Harvey Dadwal and Frank Leal are meeting. Commissioner Garratt announced the Christmas Parade would be this weekend.

B. City Manager/City Planner: City Manager Grimsley commented that city resident and Rotary member Sonora Vasquez is spearheading improvements to Verutti Park. The first project will be to replace the fence, and a community event will be held in the park later this month to bring attention to the park improvements.

10. ADJOURNMENT

A motion was made to adjourn the meeting at 10:00 p.m.