

**City of San Juan Bautista
Planning Commission
Regular Meeting
Tuesday, February 4, 2014
AGENDA**

City Hall

NOTICES TO THE PUBLIC

6:00 P.M.

<p>The public may address the Planning Commission on items not on the agenda during the "Public Comment" portion of the agenda, and on any item listed on the agenda during the consideration of that item. Persons wishing to address the Commission will be limited to three minutes. Members of the public may aggregate their speaker times, but the aggregate speaker times may not exceed fifteen minutes. Speaker times may be adjusted if the Chair finds it appropriate. After hearing public comments on an item, the public portion of the meeting is closed and the item brought to the Planning Commission level for discussion and action.</p>
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The Planning Commission enjoys and operates under an open meeting forum, thus encouraging citizens and members of the audience to address their individual concerns. To the extent necessary, the Planning Commission expects meetings to be conducted in an orderly manner and this includes those individuals addressing the Planning Commission to present their matters of concern and interest.

Individuals who engage in disorderly, loud, boisterous or disruptive conduct will not be allowed to continue their presentation before the Planning Commission. This includes the use of threatening, profane or abusive language in the public assembly. If an individual engages in such conduct, the individual will be called to order by the Chairman. If such conduct continues, at the discretion of the Chairman or a majority of the Planning Commission, the individual may be ordered to leave the Planning Commission meeting.

A person refusing to leave the meeting upon being so ordered by the Chairman or majority of the Planning Commission will cause the meeting to be halted and the Chairman to declare a recess. The Sheriff's Department will then be contacted and directed to remove the individual from the meeting. Refusing to leave upon direction of the Sheriff's Department can result in arrest for violation of Section 403 of the California Penal Code, which provides in part that "Every person who, without authority of law, willfully disturbs or breaks up any assembly or meeting, not unlawful in its character... is guilty of a misdemeanor." The refusal to comply with the Sheriff's deputy may result in an additional violation of Section 148 of the Penal Code, with respect to interference with a peace officer and the performance of their duty.

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact Trish Paetz at 831-623-4661. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title 11).

1. Call to Order

**Pledge of Allegiance
Roll Call**

2. Approve Agenda

3. Public Comment

The public may address the Planning Commission during the "Public Comment" portion of the meeting on items not on the agenda. Because the item is not on the agenda, the Commission can take no action on the matter in this meeting. The Commission will hear all public comments and then, if they so desire, they will make comments, ask for clarifications from staff, or request the item be placed on a future agenda for further discussion and/or action. Persons wishing to address the Commission will be limited to three minutes.

4. Ceremonial Items

A. Selection of Chairman and Vice Chairman

5. Informal Project Review

Any potential and/or future project applicant may present his project to the Commission during Informal Project Review for the purpose of gaining information as preliminary feedback only. No formal application is required and no action will be taken by the Commission on any item at this time.

6. Consent Items

A. Approve Affidavit of Posting Agenda

B. Approve Affidavit of Posting Public Notice

C. Approve Minutes for December 3, 2013 Meeting

D. Approve Minutes for January 7, 2014 Meeting

7. Public Hearing

A. Consider a recommendation to the City Council to rescind the Formula Business Ordinance 2007-04.

B. Consideration of a Site and Design Review for a Major Project, ARCO Service Station Site, at the corner of Hwy. 156 and The Alameda. Applicant: Harvey Dadwal. (Resolution 2014-XX) Review Environmental Analysis Report.

C. Consider a recommendation to the City Council to adopt the comprehensive update to the Housing Element of the City of San Juan Bautista General Plan.

D. Sign Code (Continued public hearing)
Consider amendments to Section 11 (Signs) of the San Juan Bautista Municipal Code. The Sign Code sets standards for all aspects of signs in the City. The Commission will consider a complete review of Section 11.

8. Action Items

A. Consideration of Approval of a Lot Line Adjustment, APN 002-41- 032, 300 Fifth Street. Applicant: Philip Chan

9. Discussion Items

A. Brewery Building Project, 104 The Alameda - Project update

B. General Plan Update – Receive and discuss status

C. Plan Lines

D. Inclusionary Housing

E. CDBG NOFA (Notice of Funding Availability)

F. CLG Status

10. Future Agenda Items

11. Comments

A. Planning Commissioners

B. City Manager/City Planner

12. Adjournment