

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION MEETING
SEPTEMBER 4, 2012
MINUTES**

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

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

Staff Present: City Manager Grimsley and Deputy City Clerk Paetz

2. APPROVE AGENDA

A motion was made by Commissioner Gularte and seconded by Commissioner Franco to approve the agenda. The motion passed unanimously.

3. PUBLIC COMMENT

No public comments were received.

4. INFORMAL PROJECT REVIEW

A. Project at 103 The Alameda, Casa Juan De Anza Adobe – Emily Renzel

Property owner Emily Renzel presented a written update on the work she has completed on the Adobe, and the artifacts she discovered when pulling up the floor boards.

5. ACTION ITEMS

A. Approve Affidavit of Posting Agenda

A motion was made by Commissioner Gularte and seconded by Commissioner Garrett to approve the affidavit of posting the agenda. The motion passed unanimously.

B. Resolution of Appreciation to Commissioner Donna Holmes

A motion was made by Commissioner Franco and seconded by Commissioner Medeiros to adopt Resolution 2012-02, a resolution of appreciation for Donna Holmes. The motion passed unanimously.

Donna Holmes was present and accepted the Resolution of Appreciation for her service to the San Juan Bautista community.

C. Ratify Selection of Ernest Franco as Vice-Chairman

A motion was made by Commissioner Gularte and seconded by Commissioner Garrett, ratifying Commissioner Franco's selection as Vice Chairman of the Planning Commission. The motion passed unanimously.

D. Site Plan Review: 500 Lasuen Drive – Rosana Castronuevo

The applicant was not present. Commissioner Franco asked that this item be continued to the end of meeting, allowing the applicant to be present.

E. Public Hearing Continued from August 7, 2012: D'Ambrosio Vista Planned Unit Development

City Planner Grimsley presented a staff report and reviewed the conditions. A question and answer period followed. Engineer Allen Andrade was present to respond to the Commissioner's questions. Commissioner Franco was concerned with the bottleneck this project would present on Third Street by the Preschool. Commissioner Garratt suggested the curb be painted red on both sides of Third Street near the Preschool to allow for easier traffic flow during peak hours.

Chairman Guibert opened the public hearing. Emily Renzel (Resident, SJB) spoke in support of the project but encouraged the Commission to provide careful documentation in the CC&R's. Richard Ponce (Resident, SJB) was concerned with the parking issues that already exist and suggested Third Street be made a one-way street. Commissioner Franco asked staff if the daycare has any unmet conditions on their permit. Discussion ensued. Chairman Guibert closed the public hearing.

Commissioner Franco stated that the Planning Commission has found that the project would not have a negative impact.

A motion was made by Commissioner Franco and seconded by Commission Garratt to adopt Resolution 2012-03 approving a PUD permit for APN 002-026-011 and 012, D'Ambrosio Vista Planned Unit Development Project. The motion passes 4-0-1-0 with Commissioner Medeiros abstaining.

A motion was made by Commissioner Franco and seconded by Commissioner Garratt to adopt Resolution 2012-04 approving the vested tentative map and development plan for the D'Ambrosio Vista Planned Unit Development Project on Third Street after adding Condition #37 which states; The applicant shall widen Third Street with curbs, gutter and asphalt pavement from the easterly boundary of the subdivision to North Street as part of the first phase of the project. The motion passed 4-0-1-0 with Commissioner Medeiros abstaining.

Item D: Site Plan Review: 500 Lasuen Drive – Rosana Castronuevo

City Manager Grimsley provided a recap of the project for the Commission, and an update on zoning ordinance changes made in order to bring it into compliance with state requirements. A question and answer period followed. Commissioner Garratt was concerned with fire safety issues, i.e., a turnout, fire hydrant, and access to

water. Chairman Guibert opened for public comment. Jolene Cosio (Resident, SJB) was concerned with the condition of the road leading up to the property. City Planner Grimsley pointed out that the issue was addressed in the conditions of approval regarding ingress and egress.

A motion was made by Commissioner Franco and seconded by Commissioner Garratt to accept the site plan review. The motion passed unanimously.

6. DISCUSSION ITEMS

A. Report on Sign Ordinance Progress

Chairman Guibert announced that the sign committee is scheduled to meet on September 13 but she, Commissioner Garratt and City Manager Grimsley would not be available to meet. It was the consensus of the Commission to cancel the meeting of September 13. The next scheduled sign committee meeting is September 27 at 9:00 a.m. in Council Chambers.

7. FUTURE AGENDA ITEMS

Nothing was added to the agenda for next month.

8. COMMENTS

A. Planning Commissioners: Commissioner Garratt asked for an update on demolition of the Chalmers house. Commissioner Gularte reported on a County Special District meeting she attended with Mayor Jolene Cosio. Commissioner Franco was concerned that it appeared the Thrift Store is storing items in trailers parked on the street.

B. City Manager/City Planner: City Planner Grimsley provided an update on the bike lane and cape seal project.

9. ADJOURNMENT

A motion was made to adjourn the meeting at 7:59 p.m.