

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION MEETING
MARCH 5, 2013
MINUTES**

1. CALL TO ORDER – Chairman Franco called the meeting to order at 6:22 p.m.

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

Staff Present: City Manager Grimsley and Deputy City Clerk Paetz

2. APPROVE AGENDA

The agenda was approved as presented.

3. PUBLIC COMMENT

No public comments were received.

4. INFORMAL PROJECT REVIEW

No projects were submitted.

5. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Minutes for January 8, 2013 Meeting

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

6. ACTION ITEMS

A. Consideration of a Sign Permit in the City's Historic District, 301 Third Street, Applicant: Union Bank

City Planner Grimsley presented a staff report. Santa Barbara Bank has been bought by Union Bank and needs to make changes to the signage around the building on Third Street. The applicant is agreeable to making the signs compatible with the City's Historic District by changing the background of their logo colors from white to an earth tone. The Historic Resources Board has recommended approval. Chairman Franco opened for public comment. No public comment was received.

A motion was made by Commissioner Gularte and seconded by Commissioner Guibert to approve a sign permit in the City's Historic District, at 301 Third Street. The motion passed unanimously.

B. Consideration of the Approval of a Temporary Sign Permit for Intero Real Estate, Posted on Lang Street Property, Applicant Rich Pennington

City Planner Grimsley presented a staff report. The applicant is requesting permission to post a larger sign than City code allows, due to the location next to Highway 156, the lower elevation the property is to the highway, and the speed of the traffic traveling on the highway. There was discussion about the actual location. Commissioner Gularte was concerned with what responsibility the city could place with the realtor for removal of the sign after the property sells. City Planner Grimsley advised that a condition could be placed in the approval that the sign be removed upon close of escrow. Chairman Franco suggested the permit be reviewed in one year for condition of the sign in the event improvements needed to be made if the sign were damaged. City Planner Grimsley suggested continuing this item until the applicant can install a post designating the proposed height and location of the sign. Commissioner Medeiros commented that the Commission needs to support efforts to sell the property.

A motion was made by Commissioner Guibert and seconded by Commissioner Garratt to continue this item to the next meeting giving the applicant an opportunity to install a post designating the proposed height and location of the sign, and submit a proposed color. The motion passed unanimously.

8. DISCUSSION ITEMS

A. News Release – Chairman Franco

Chairman Franco stated he has submitted a news release to the San Juan Star that states the Planning Commission selected new leaders.

B. Sign Code Status

Commissioner Guibert encouraged the public to contact Deputy City Clerk Paetz to be placed on the distribution list for receiving meeting notices.

During public comment, a business owner commented that he has attended at least one sign meeting and does not support City’s regulation of signs inside buildings as it infringes on First Amendment Rights and not allowing lighted open/close signs.

C. Certified Local Government Certification

City Planner Grimsley reminded the commission that funds are available in their budget for training, a requirement for the city to retain CLG certification.

D. List of Approved Projects Not in Compliance with Conditions of Approval

City Planner Grimsley requested more time to complete this task. It was the consensus of the Commission to continue this item to the next meeting.

E. Zoning District for Industrial Business Park Relative to Urban Growth Boundary

City Planner Grimsley provided a staff report and a list of potential zoning classifications for the 38.87 acres to bring into the urban growth boundary.

F. City Planner Report

Nothing further was provided.

8. FUTURE AGENDA ITEMS

9. COMMENTS

A. Planning Commissioners: Nothing.

B. City Manager/City Planner: Nothing.

10. ADJOURNMENT

A motion was made to adjourn the meeting at 7:38 p.m.

Ernest Franco, Chairman

ATTEST:

Trish Paetz, Deputy City Clerk