

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
JULY 2, 2013
MINUTES

1. CALL TO ORDER – Chairman Franco called the meeting to order at 7:19 p.m.

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

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

2. APPROVE AGENDA

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

3. PUBLIC COMMENT

No public comment was received.

4. INFORMAL PROJECT REVIEW

No projects were submitted.

5. ACTION ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Affidavit of Posting Notice of Intent

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

C. Consider Proposal to Reschedule August Planning Commission Meeting

This item was moved to Discussion Item 7F.

5. PUBLIC HEARING ITEMS

A. Consider Adoption of a Mitigated Negative Declaration for the Restoration of the Brewery Building and Development of the Property Designated as the San Juan Brewery Project Situated in the City of San Juan Bautista at 104 The Alameda

City Manager Grimsley presented his staff report stating that the Historic Resources Board recommends approval. Chairman Franco opened the public hearing. No comments were received. Chairman Franco closed the public hearing.

A motion was made by Commissioner Garratt and seconded by Commissioner Medeiros to approve Resolution 2013-07 adopting the initial study, mitigated negative declaration

with findings and the conditions of approval for the Brewery Project at 104 The Alameda. The motion passed unanimously.

7. DISCUSSION ITEMS

A. Sphere of Influence

Assistant Planner Leal presented a map showing potential extension of the City's sphere of influence boundary and asked for commissioners' guidance as to how far up the San Juan Canyon and to the north to reach; and whether to incorporate the St. Francis Retreat. The staff report listed factors to consider; current and future land use, current and future needs, capacity for service and any relevant communities of interest.

Commissioner Gularte was concerned with industrial development to the north as it is currently out of the City's control yet in the City's fire service area. Additionally, Commissioner Gularte was concerned with the archeological site up the San Juan Canyon. City Manager Grimsley stated modifications would be made to the map concerning the comments and concerns received today.

City Manager Grimsley stated he met with the new LAFCo director and would ask him to make a presentation to the planning commission.

B. General Plan

Assistant Planner Leal reported the City's General Plan was due for update according to a state mandate. Consideration would need to be given to forming a committee and who would work on the update. Discussion ensued. No recommendations were made.

C. Overlay Zones

City Manger Grimsley brought to the Commission's attention that if a historically significant residential structure were to sustain significant damage and need to be completely reconstructed, the single family dwelling now may not conform to mixed use standards. He asked the Commission to explore the possible use of an Historic Overlay District to secure the option that property owners could reconstruct their historically significant structure without having to take out a condition use permit.

D. Sign Code Status

Commissioner Guibert reported that there would be a special meeting of the Planning Commission on July 11 at 9:30 a.m. at Dona Esthers Restaurant, in conjunction with the San Juan Committee, to get their input on the draft sign ordinance.

E. City Planner Report

Recently hired Assistant Planner Leal explained his background and job experience as it relates to the position.

F. Reschedule August Meeting

It was the consensus of the Commission that, as the city manager would be out of the country on vacation, the August meeting be cancelled.

8. FUTURE AGENDA ITEMS

Strategic plan report, visit by LAFCo director when feasible.

9. COMMENTS

A. Planning Commissioners: Commissioner Medeiros pointed out that correspondence received for public input should reflect whether the individual is a resident, or what point of authority they hold relative to the city.

B. City Manager/City Planner: Nothing.

10. ADJOURNMENT

A motion was made to adjourn the meeting at 8:35 p.m.

Ernest J. Franco, Chairman

ATTEST:

Trish Paetz, Deputy City Clerk