

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

**1. CALL TO ORDER** – Chairman Franco called the meeting to order at 6:00 p.m.

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

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

**2. APPROVE AGENDA**

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

**3. PUBLIC COMMENT**

No comments were received.

**4. INFORMAL PROJECT REVIEW**

Jardines Restaurant owner Robert Winkler spoke regarding replacing the roof on the theater building which sits on the restaurant property on Washington Street. Mr. Winkler was asked to meet with the city manager and bring this back next month.

**5. CONSENT ITEMS**

- A. Approve Affidavit of Posting Agenda**
- B. Approve affidavit of Posting Public Notice**
- C. Approve Minutes for May 7, 2013 Meeting**
- D. Approve Minutes for June 4, 2013 Meeting**
- E. Approve Minutes for October 1, 2013 Meeting**

Chairman Franco provided corrections to the October 1, 2013 minutes.

A motion was made by Commissioner Medeiros and seconded by Commissioner Garratt to approve all items on the consent agenda including the changes to the minutes of October 1, 2013 as provided. The motion passed unanimously.

**6. PUBLIC HEARING**

**A. 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 and the Commission will consider a complete revision of Section 11.**

The final draft sign ordinance was provided in the commissioner's packets. City Manager

Grimsley reported that the Sign Committee has been meeting for the past one and a half years, making changes to the sign ordinance, including several meetings with the public including the San Juan Committee, and the committee is ready to make a presentation to the Planning Commission. After the city attorney reviews the changes, the ordinance will come back to the Commission for their final approval and recommendation to the City Council for approval. A question and answer period followed.

Chairman Franco opened for public comment. Cara Vonk (property owner, SJB) asked if a summary of the revisions was available. Chairman Franco responded that the ordinance has been completely revised; fees were dropped, forms were made simpler, and the ordinance looks at public health and safety. Larry Gerbrandt (resident and proprietor, SJB) spoke against sections of the sign ordinance dealing with illuminated signs. Margaret Tankersly (proprietor, SJB) spoke against sections of the ordinance dealing with sandwich board signs. No written comments were submitted. Chairman Franco closed public comment. Commissioner Medeiros agreed San Juan is beautiful when it is lit. City Manager Grimsley commented that A-frame, sandwich board signs should not be any wider than the flower boxes.

A motion was made by Commissioner Gularte and seconded by Commissioner Guibert to continue this item to the meeting in January. The motion passed unanimously.

## **7. DISCUSSION ITEMS**

### **A. Brewery Building Project, 104 The Alameda – Presentation by Project Architect and Status Report**

Architect Charles Weston provided a status report and presentation on the Brewery structure. The building has been demolished and some pieces have been stored to use on the new building.

Chairman Franco opened for public comment. Cara Vonk (property owner, SJB) was concerned with roofing materials to be used, commenting there are there are fire retardant materials that look like shake. Richard Ponce (resident, SJB) commented he thought the new building would represent what the building looked like in the 1930's or 1940's (the building was built in 1871), to include a wraparound porch and railing. Manny Leal (San Benito County resident) commented on the lack of strength when using used materials inside the structure. It was the consensus of the Commission that they are in agreement with what was presented and construction should begin.

### **B. Harvey's Lockup, 27 Monterey Street – Review of compliance with the Use Permits Conditions of Approval and determination whether a Revocation Hearing is in order.**

The property owner was not present. Chairman Franco stated he would like a schedule of what has been done and when the rest will be completed, and he is concerned with liability as the fire sprinklers are not existent. Chairman Gularte commented a check list was required. Chairman Franco opened for public comment: Cara Vonk (property owner, SJB) commented the signage has not been met and the color is not correct. Richard

Ponce (resident, SJB) commented nothing is as required and the City should come down on the property owner. A question and answer period followed. Commissioner Guibert commented windows on the Monterey Street side have panes missing and are boarded up. The consensus of the Commission was to have staff work with the property owner, stress revocation hearing will occur, and bring this item back next month.

**C. Ordinance 2007-04 (Formula Business Ordinance) – Discussion of possible amendments to the ordinance.**

City Manager Grimsley provided a staff report stating the existing ordinance has a negative tone, and the City's commercial area needs diversity. Chairman Franco opened for public comment. Cara Vonk (property owner, SJB) spoke against corporate owned stores. Richard Ponce (resident, SJB) recognized the need to protect the Mom & Pops stores but stated there needs to be some discussion. Margaret Tankersly (proprietor, SJB) spoke against formula businesses. Naomi Medina (proprietor, SJB) commented there are too many San Juan stores are open fewer than 6 or 7 days, and the City needs signage on the highway. Manny Leal (resident, San Benito County) commented the Mission draws visitors to the City but there needs to be a happy medium. City Manager Grimsley commented he would draft a resolution to Caltrans to encourage green signs.

**D. General Plan Update Program – Receive and discuss a status report.**

Assistant Planner Leal provided an update on the initial meeting that was held.

**E. Historical Overlay District – Discuss the need for developing an amendment to the Zoning Ordinance.**

Assistant Planner Leal defined Historical Overlay District in his staff report as a layer of local planning regulations which incorporates the restrictions of the underlying zoning for a given geographic area, with the main goal of preserving the historic character of the neighborhood. Staff would like to explore the use of an Historic Overlay District so property owners have the option of reconstructing a historically significant structure without getting a conditional use permit.

**F. Housing Element – Discuss the need for amendments to the zoning ordinance relating to transitional and supportive housing and emergency shelters to comply with state law – SB-2**

Assistant City Planner Leal provide an update in his staff report. The final draft of the Cycle 4 Housing Element (C4HE) is under review with State Housing and Community development. Once the Housing Element is determined to be in compliance, the City will be able to adopt it. Since the City is currently updating its General Plan and the Cycle 5 Housing Element (C5HE) is coming up, Cal Poly has been tasked to take the C4HE and update it to meet C5HE requirements. Before the C5HE can be adopted and in compliance, SB2 shall be adopted to allow transitional and supportive housing in all zones allowing residential uses. The City conditionally permits emergency shelters in the R-1, R-3 and mixed use districts but, pursuant to SB2, the City needs to select a zone where it can be allowed.

**8. FUTURE AGENDA ITEMS**

Nothing was added to the agenda for next month.

## **9. COMMENTS**

**A. Planning Commissioners:** Commissioner Gularte commented that feral cats are a problem in the City.

**B. City Manager/City Planner:** City Planner Grimsley commented he wanted to make the Commission aware that at an upcoming San Benito County Planning meeting an issue involving compatible use would be discussed. The meeting is set for Thursday, November 7.

## **10. ADJOURNMENT**

A motion was made to adjourn the meeting at 9:20 p.m.