

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
JANUARY 7, 2014
MINUTES

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

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

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

2. APPROVE AGENDA

Commissioner Guibert commented that she had expected the sign ordinance to be an action item on the agenda. Chairman Franco responded that it would be an action item on the February agenda.

The agenda was approved as presented.

3. PUBLIC COMMENT

No comments were received.

4. INFORMAL PROJECT REVIEW

Nothing presented.

5. CONSENT ITEMS

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavit of Posting Public Notice**
- C. Approve Minutes for November 5, 2013 Meeting**

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

6. PUBLIC HEARING

A. Consideration of Approval of a Parcel Map for a Minor Subdivision, APN 002-270-001, 804 First Street. Applicant: Kraig Klauer.

City Planner Grimsley presented an application to approve a parcel map for a minor subdivision. Staff recommended the lot be split with a parcel fronting on First Street and then the rear lot, a flag lot arrangement, would be more functional for a residential structure with views of the San Juan Valley. The applicant was present. Commissioners had questions about the retaining wall along Thomas Lane. Chairman Franco opened the public hearing. Margaret Galvan (Resident, SJB) was concerned that First Street remain a one-way street at that end, and the homes to be built fit with the existing homes. City Planner Grimsley reminded the Commission that they would not be

responsible for approving a design review for the homes. Chairman Franco closed the public hearing. Commissioner Gularte reminded staff that the back of the property borders the Old Camino Real. It was noted the Camino Real runs considerably below this property.

Chairman Franco stated it was the consensus of the Commission that the project qualifies as categorically exempt from CEQA.

A motion was made by Commissioner Guibert and seconded by Commissioner Garratt to approve Resolution 2014-01 approving a minor subdivision PM 2014-101 at 804 First Street (APN 002-27-001). The motion passed unanimously.

B. Consideration of Approval of a Parcel Map for a Minor Subdivision, APN 002-220-006 (City), 12-100-012 & 12-200-006 (County) owned by Christopher Ranch at the North City Limits. Applicant: San Benito Engineering & Surveying.

City Planner Grimsley presented an application to approve a parcel map to divide land for a minor subdivision. The purpose of the land division is to divide the property along the jurisdictional boundary line between the City and the County. Parcel 1, consisting of 30.62 acres, will be within the City limits and subject to the General Plan, zoning district and regulations. Because the 30.62 acres is adjacent to the City's urban services of sanitary sewer, water distribution and street improvements, the property can plan, participate and be a part of the development of the City's updated General Plan and urban growth boundaries. The benefits associated with this minor subdivision, to the City, are to plan for future circulation, housing opportunities, expansion of urban services, expanded property tax base, and inflow of revenues from sales taxes and specific earmarked impact fees. Bob Fulton, representing San Benito Engineering, was present. Chairman Franco opened the public hearing. No public comments were offered. Chairman Franco closed the public hearing. Commissioner Guibert provided an historical photo of the property, when it was owned by the Lavagnino family.

A motion was made by Commissioner Medeiros and seconded by Commissioner Gularte to approve Resolution 2014-02 approving Minor Subdivision PM 2014-102 at 1149 Old San Juan Highway (APN 002-22-006) subject to the conditions of approval. The motion passed unanimously.

7. ACTION ITEMS

A. Consider Recommendation to the City Council to Rescind Formula Business Ordinance 2007-04.

City Planner Grimsley presented a staff report and draft ordinance. A question and answer period followed. During public comment Cara Vonk (SJB property owner) spoke against amending the formula business ordinance, and stated she has submitted written comments previously and asked these be part of the record. Mirijana Tomas (Resident, SJB) asked to review the old ordinance and the draft ordinance. Commissioner Medeiros stated he would like to bring the draft ordinance back next month with more revisions, and post it as a public hearing. It was the consensus of the Commission to bring this item back next month. Chairman Franco reminded the public that they can receive Planning Commission and City Council monthly meeting notices by providing the deputy city clerk with an e-mail address.

B. Consideration of Approval of a Site and Design Review for a Major Project, ARCO Service Station Site, Corner of Hwy. 156 and The Alameda. Applicant: Harvey Dadwal. Review Environmental Analysis Report.

City Planner Grimsley presented a staff report. The applicant was present. This project was presented to the Commission last month as an informal project review. Commercial real estate broker John McCormack's presentation integrated the Commission's changes from last month into the site plan. During public comment Cara Vonk did not support a drive through fast food restaurant. Valerie Eglund (resident, San Juan Valley) was concerned with traffic and the San Juan Canyon residents, also kids and others wanting to cross the highway to get access to the convenience store, and commented the applicant needs to work with CalTrans. Commissioner Gularte commented that at some time Mission Vineyard Road will become another city exit, and the County has plans out there as well. Commissioner Garratt commented that back in the '70's there were gas stations on either side of the highway at The Alameda and trucks did not have difficulty negotiating the intersection. During public comment Valerie Eglund expressed concern with whether the city infrastructure could support this project, and commented trails need to be viewed as a tourist attraction. City Planner Grimsley reviewed the mitigation measures and the Initial Study. Commissioner Guibert suggested a special meeting be held to discuss the project. It was the consensus of the Commission to conduct a special meeting and public hearing on January 23 at 9:00 a.m. to discuss this item.

8. DISCUSSION ITEMS

A. Harvey's Lockup, 27 Monterey Street – Review of Compliance with the Use Permit Conditions of Approval and Determination Whether a Revocation Hearing is in Order.

City Planner Grimsley provided a list of conditions of approval from Resolution 2009-03, specifying the conditions completed or in progress. The applicant was present and stated he would attend to each condition in a systematic manner and as finances allowed. The Commission accepted staff and the applicant's comments, and requested quarterly updates.

B. San Juan Oaks Del Web – Project Update

City Planner Grimsley provided a staff report stating, due to the large scale of the proposed Del Web project, the potential affect and proximity to the City, the City has taken an interest in the process. A copy of the Specific Plan is available for review at City Hall. A conceptual land use plan map was included with the staff report.

C. Brewery Building Project, 104 The Alameda – Project update.

City Planner Grimsley provided a report.

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

Assistant City Planner Leal provided a staff report, updating Commissioners on the progress made by CalPoly students with the General Plan update.

E. Packet of Updated Forms and Fees – Will go to the Council.

City Planner Grimsley provided a report, stating staff has been working to streamline and organize all Planning and Building forms. Forms have been updated to provide the user with clear, concise and consistent information. Some fees have been adjusted to reflect the amount of work required to process the application.

F. Housing Element – Update

City Planner Grimsley stated State Housing and Community Development has approved the Housing Element and it will be brought back next month for the Commission to recommend it to the City Council for approval.

G. Regional Housing Needs Assessment – RHNA #'s

Assistant City Planner Leal explained that the California Department of Housing and Community Development issues a regional housing determination for every council of governments (COG) for an eight year planning period. The determination coincides with every other Regional Transportation Plan update and is used by San Benito County COG in a Regional Housing Needs Plan. The regional housing need is then allocated to the cities of Hollister and San Juan Bautista, and to the County of San Benito, and is used to update the local jurisdictions' housing elements.

H. Sign Ordinance Update

A draft sign ordinance was provided to Commissioners in the packet. There was discussion about lighted signs. It was the consensus of the Commission to bring this item back for discussion at the Special Meeting scheduled for January 23 at 9:00 a.m.

I. Status Report on Vacant Parcels at 415 Seventh Street

City Planner Grimsley provided a staff report and a copy of a letter City staff sent to property owner Tod Dubois stating the design review is no longer valid and would require reapplication. .

9. FUTURE AGENDA ITEMS

Commissioner Guibert reported that May is Historic Preservation month and suggested the process to select a project to recognize begin in March. Staff commented that selection of a new Chairman and Vice Chairman would be agendized for next month. City Planner Grimsley reported he would bring a Hillside Ordinance back next month.

10. COMMENTS

A. Planning Commissioners: Chairman Franco announced that Wanda Guibert was recognized for her volunteerism at the National Philanthropy Day dinner in November at San Juan Oaks.

B. City Manager/City Planner: No comments received.

11. ADJOURNMENT

A motion was made to adjourn the meeting at 9:25 p.m.