

**CITY OF SAN JUAN BAUTISTA**  
**PLANNING COMMISSION SPECIAL MEETING**  
**JANUARY 23, 2014**  
**MINUTES**

**1. CALL TO ORDER** – Chairman Franco called the meeting to order at 9:03 a.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. PUBLIC COMMENT - only on items on the agenda**

No comments were received.

**3. DISCUSSION ITEMS**

**A. Review and discuss the ARCO Fuel Station Project at the corner of Highway 156 and The Alameda with Mitigation Measures, and the Environmental Analysis Report for a Conditional Use Permit and Design Review of the Project (CUP 2014-101 and DR2014-101). Applicant: Harvey Dadwal.**

Chairman Franco explained that the purpose of the special meeting was to give interested persons a chance to speak to the Commission on issues from the last meeting. The Commissioners would be listening.

The following persons spoke on the matter:

Emily Renzel	Valerie Eglund	Bob Reid
Todd DuBois	John McCormack	Dan DeVries
Robert Winkler	Donna Holmes	Cara Vonk
Larry Gerbrandt	Theresa Lavagnino	

Their comments and concerns included:

- Safety on Highway 156 – speed and turn-off speed
- Impact of lighting on the neighborhood
- Need for coordination with CalTrans
- Is there adequate space for the project
- Impacts of tree removal.
- Adequacy of landscaping
- The elevations of the final project
- Need for off-site directional signs
- Standards for gateway and historical area and signs
- Bicycle and pedestrian traffic safety

- Issue of connecting Lang Street for access, with parks at both ends
- A means for San Juan to draw traffic
- The positive values of having all four sides architecturally designed
- Frank Leal of Leal Vineyards is in contract to buy San Juan Inn
- Proposal is an excellent revenue generator
- Need to expand the tourist kiosk to promote the City
- Great for the economy
- Good design
- Issue of safety for the right turn off Highway 156
- Highway 156 is a scenic highway and gateway to the city
- Gateway design is important
- Impact on the neighborhood
- Opposition to the restaurant
- The developer is open to a successful restaurant
- Support for franchises
- Support for competition as the American way
- Actual number of pumps
- Issue of adequate parking

John McCormack, the applicant's representative, made a presentation regarding a study done on attracting businesses.

Chairman Franco acknowledged receipt of an electronic communication from Todd DuBois dated January 22, 2014.

Following discussion and explanations the matter was referred to staff for the appropriate changes to the draft document.

City Manager Grimsley noted:

- The developer has been most cooperative
- The pedestrian/bikeway is being researched
- Lighting has been designed to reduce impact on the neighbors
- Landscaping is a separate project
- There will be a landscaped buffer zone from Highway 156
- He and Matt Leal met with CalTrans and learned the widening of Highway 156 from The Alameda to Union Road will not occur until 2017.
- There are 38 conditions attached to the permit to assure all issues would be covered.
- Regarding water, the council passed a drought contingency plan
- There is an agreement with the school district for emergency sharing of water.

### **B. Draft Sign Ordinance**

Chairman Franco explained this matter was listed to clarify issues of the Commission so the ordinance could be sent to the council for adoption.

The issue is the definition of internally-lighted signs. It was made clear that the matter did not relate to signs inside of buildings.

Following discussion it was the consensus of the Commission to use the definition used by the City of Carmel in their sign code and asked staff to make the appropriate changes to the draft for adoption at the next regular meeting.

#### **11. ADJOURNMENT**

With no further business, Chairman Franco adjourned the meeting.