



City of San Juan Bautista

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AGENDA

REGULAR PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS
311 Second Street
San Juan Bautista, California

JANUARY 5, 2016

In compliance with the American with Disabilities Act, if you need special assistance to attend or participate in the meeting, please call the City Clerk's Office at (831) 623-4661, extension 13 at least 48 hours prior to the meeting.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 311 Second Street, San Juan Bautista, California during normal business hours.

**1. Call to Order
Roll Call**

6:00 PM

2. Public Comment

3. Ceremonial Items

A. Selection of Chairperson and Vice Chairperson

4. Informal Project Review

Any potential and/or future project applicant may present his project to the Commission during Informal Project Review for the purpose of gaining information as preliminary feedback only. No formal application is required and no action will be taken by the Commission on any item at this time.

5. Consent Items

- A. Approve Affidavit of Posting Agenda
B. Approve Minutes of September 1, 2015**

6. Public Hearing Items

- A. Consider a Lot Line Adjustment for APN 002-540-007 (Low Density Residential District), APN 002-350-009 & 010 (Agriculture District). The applicants are John Nyland and Barbara Khozam (continued item)**
- i. Consider Resolution 2016-XX Adopting a Categorical Exemption for the Lot Line Adjustment.**
 - ii. Consider Resolution 2016-XX Approving the Lot Line Adjustment.**
- B. Consider Site and Design Review Permit for 415 Seventh Street. APN 002-380-026, 027, 028 & 029. The applicant is Al Valles. (continued item)**
- i. Consider Resolution 2016-XX Approving Site and Design (SD 2015-81) for four Single Family Residential homes at 415 Seventh Street.**

- C. Consider Lot Line Adjustment (LLA 2015-81) at 415 Seventh Street (APN 002-380-026, 027, 028 & 029). The applicant is Al Valles. (continued item)
 - i. Consider Resolution 2016-XX Approving a Categorical Exemption for LLA 2015-81
 - ii. Consider Resolution 2016-XX Approving the Lot Line Adjustment

- D. Consider Minor Subdivision (MS 2015-1201) at 44 Church Street. Applicant Al V Inc. APN 002- 290-039 (This item to be continued to February Regular meeting.)
 - i. Consider Resolution 2016-XX Adopting a Categorical Exemption for the project.
 - ii. Consider Resolution 2016-XX Approving a Minor Subdivision

- E. Consider Approving 2035 General Plan Documents
 - i. Consider Resolution 2016-XX Approving the 2035 General Plan Background Report with a recommendation to the City Council
 - ii. Consider Resolution 2016-XX Approving the 2035 General Plan Environmental Impact Report with a recommendation to the City Council
 - iii. Consider Resolution 2016-XX Approving the 2035 General Plan with a recommendation to the City Council

7. Discussion Items

- A. Fencing Regulations
- B. Brewery Update
- C. Noise Ordinance
- D. Consider Adopting Rules and Regulations for Home Occupation Business Permit
- E. Planning Commission By-Laws – Commissioner Garratt
- F. Rescheduling of the Historic Downtown Streetscape Guidelines Meeting
- G. Strategic Planning Committee Report – Commissioner Gredassoff

8. Comments

- A. Planning Commissioners
- B. City Manager
- C. Assistant City Planner

9. Adjournment