



# 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

**APRIL 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. Ceremonial Items  
A. Introduction and Swearing-in of Planning Commissioner Lorraine Coke**

**3. Public Comment**

**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 Affidavits of Posting Public Hearing Notices**
- C. Approve Minutes of January 5, 2016**

**6. Public Hearing Items**

- A. Consider Amendment to the SJBMC 11-30 Rules and Regulations for a Home Occupation Business Permit**
  - i. Adopt Resolution 2016-16 for a Categorical Exemption under Section 15321, Class 21 of CEQA to approve Rules and Regulations for Home Occupation Businesses**
  - ii. Approve Resolution 2016-17 and Recommend to the City Council Amendment of the SJBMC to add Section 11-30, Rules and Regulations for Home Occupation Business Permits**
- B. Consider Amendment to SJBMC adding Section 11-04 Noise Ordinance**
  - i. Adopt Resolution 21016-18 for a Categorical Exemption under Section 15308 and 16321 of the CEQA to approve and recommend Section 11-04 Noise Ordinance**
  - ii. Approve Resolution 2016-19 recommending to the City Council Amending SJBMC to add Section 11-04, Noise Ordinance**

- C. Consider a Site and Design Review Permit for a Single Family home on a lot (APN 002-380-020) on the 400 block of Seventh Street. The applicant is Anthony Nicola.**
  - i. Approve Resolution 2016-20 Adopting a Categorical Exemption for the project under Section 15303 (a) of CEQA**
  - ii. Approve Resolution 2016-21 for Site and Design Review (SDR2016-302) Single Family Unit at APN 002-380-020.**
  
- D. Consider Rezoning a 0.0655 acre parcel of land situated 251.17 feet north of the north line of San Juan-Hollister Road (APN 002-520-011) from Commercial Zoning to R-1 Low Density Residential Zoning District**
  - i. Approve Resolution 2016-XX Recommending to the City Council rezoning of APN 002-520-011 from Commercial Zoning to R-1 Low Density Residential.**
  
- E. Review and comment on Initial Study and Mitigated Negative Declaration for the Copperleaf Subdivision Project, situated on the north side of San Juan–Hollister Road, 300 feet east of Salinas Grade Road, APN 002-130-012, 021, 023 & 031**
  - i. Informal presentation of exterior elevations of proposed residential structures.**
  - ii. Continue Resolution 2016-XX Adoption of an Initial Study and Mitigated Negative Declaration for the Copperleaf Subdivision Project**
  
- 7. Action Items**
  - A. Consider Resolution Approving Changes to the Planning Commission By-Laws**
  - B. Consider Public Structure and Residential Structure to Recognize During Preservation Month**
  - C. Consider Approval of Historic Downtown Streetscape Guidelines**
  
- 8. Discussion Items**
  - A. Review Existing Fencing Regulations in the SJBMC & Design Guidelines**
  - B. Harvey’s Lock-up Update**
  
- 9. Comments & Reports**
  - A. Planning Commissioners**
  - B. City Manager**
  - C. Assistant City Planner**
  - D. Strategic Planning Committee Report**
  
- 10. Adjournment**