



City of San Juan Bautista

The "City of History"

www.san-juan-bautista.ca.us

AGENDA

REGULAR PLANNING COMMISSION MEETING

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

MAY 3, 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. 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.

A. Brandon & Annette Orbanosky- 4 Acre Lot on Larson

4. Consent Items

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavits of Posting and Mailing Public Hearing Notices**
- C. Approve Minutes of February 2, 2016**

5. Public Hearing Items

- A. Consider approval of the amended D' Ambrosio Vista tentative map into two phases, Phase 1 Lots 1-8 Phase 2 Lots 9-27.**
 - i. Approve Resolution 2016-20 recommending to the City Council the amendment of the Tentative Map into two phases.**
- B. Consider approval for Site & Design Review for D' Ambrosio Vista Lot 1-8 Phase One**
 - i. Approve Resolution 2016-XX approving Site & Design Review for D'Ambrosio Vista Phase One.**
- C. Consider approval of Site & Design Review for 415 Seventh Street Minor Subdivision, front two lots (lots 26-27) elevations only. Applicant Al Valles**
 - i. Approve Resolution 2016-XX approving site and design review for the front elevations at 415 Seventh St.**

D. 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

6. Action Items

- A. Consider Resolution 2016-21 Approving Changes to the Planning Commission By-Laws**
- B. Consider Approval of Historic Downtown Streetscape Guidelines**
- C. Consider Approval of Resolution 2016-22 Recognizing a Residential Structure for National Preservation Month**
- D. Consider Approval of Resolution 2016-23 Recognizing a Commercial Structure for National Preservation Month**
- E. Reschedule June Meeting: Conflicts with Primary Election**

7. Discussion Items

- A. Review Existing Fencing Regulations in the SJBMC & Design Guidelines**
- B. Brewery Update**
- C. Planning Commission Permit expiration timeline (Building Permit)**
- D. Orchard Park**
- E. Future Preservation Month Recognition**

8. Comments & Reports

- A. Planning Commissioners**
- B. City Manager**
- C. Assistant City Planner**
- D. Strategic Planning Committee Report**

9. Adjournment