



# City of San Juan Bautista

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## AGENDA

### SPECIAL PLANNING COMMISSION MEETING

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

**WEDNESDAY – JUNE 8, 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 (Only on items on the agenda)**

**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. The Village at San Juan Bautista. Applicant: Bill Coffey**

**4. Consent Items**

**A. Approve Affidavit of Posting Agenda**

**B. Approve Affidavits of Posting and Mailing Public Hearing Notices**

**5. Public Hearing Items**

**A. Consider re-approval of the amended D' Ambrosio Vista tentative map into two phases, Phase 1 Lots 1-8 Phase 2 Lots 9-27. (Continued)**

**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. (Continued)**

**C. Consider approval of the 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.**

**(Continued to August)**

- D. Consider approval for 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 the Site & Design review for the two front lot elevations at 415 Seventh Street.
  
  - E. Consider approval of a Site & Design Review for a Secondary Unit at 505 Second Street. Applicant: Andy Moore. *(Continued)*
    - i. Approve Resolution 2016-XX Approving Site & Design Review for the two front lot elevations at 505 Second Street.
  
  - F. Consider Revision of the Proposed Noise Ordinance Recommended by the City Attorney
  
  - G. Consider Revision of the Proposed Home Occupations Ordinance Recommended by the City Attorney
  
  - H. Consider Recommendation by the Planning Commission to Approve a Site & Design Review for the Re-Roofing of the Old Adobe at 101 Third Street. Applicant: Emily Renzel
6. Discussion Items
- A. Review Existing Fencing Regulations in the SJBMC & Design Guidelines
  - B. Abbe Park Covered Bus Stop Improvement Project
  - C. New Water Wells
  - D. Fuel Station Update
  - E. Loayza Property
  - F. Wastewater Treatment Plant Sludge Removal
  - G. Third Street Painting
  - H. Stop sign at Franklin Street and Third Street heading southbound
7. Comments & Reports
- A. Planning Commissioners
  - B. City Manager
  - C. Assistant City Planner
  - D. Strategic Planning Committee Report
8. Adjournment