

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
FEBRUARY 2, 2016
MINUTES**

1. CALL TO ORDER – Chairman Franco called the meeting to order at 6:00 p.m.

B. ROLL CALL

Present: Chairman Franco, Commissioners Guibert, Medeiros and Gredassoff

Absent: Commissioner Garratt

Staff Present: City Manager Grimsley and Asst. Planner Luquin

Chairman Franco opened the meeting by explaining that Commissioner Garratt has resigned and the City is recruiting to fill the vacated position on the Planning Commission.

2. PRESENTATIONS

A. Earthbound Farm Expansion and City-County Planning Coordination by San Benito County Supervisor Anthony Botelho

Supervisor Botelho discussed reorganization of the County Planning Department and County Public Works and introduced Brett Barnes, the new County Public Works Director. There was discussion about the rerouting of San Justo Road upon construction of a new road, and about potential development of the ISHA group's meditation center on Salinas Grade Road, commenting care will need to be taken to build on the slope in compliance with the County's ridgetop ordinance. Supervisor Botelho pointed out the County's biggest problem in 2016 is the condition of the roads. Brett Barnes commented on Y Road near San Juan Bautista stating, it is senseless to spend \$20 million on a bridge that goes nowhere.

3. PUBLIC COMMENT

No comments were received.

4. INFORMAL PROJECT REVIEW

No projects were presented.

5. ACTION ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Affidavit of Posting and Mailing Public Hearing Notices

C. Approve Minutes of October 6, 2015 Meeting

A motion was made by Commissioner Guibert and seconded by Commissioner Medeiros to approve all items on the consent agenda with corrections to the minutes noted. The motion passed unanimously, 4-0.

6. PUBLIC HEARING

A. Consider Minor Subdivision at 44 Church Street (APN 002-290-039). The applicant is AI V Inc.

- i. Consider Resolution 2016-03 Adopting a Categorical Exemption for the project.**
- ii. Consider Resolution 2016-04 Approving Tentative Map with Conditions, Mitigation Measures and Monitoring Program**

City Manager Grimsley presented the project. The applicant was present. Chairman Franco opened the public hearing. There were no comments. Chairman Franco closed the public hearing. A question and answer period followed. Commissioner Guibert encouraged the building be solar-ready. The applicant stated the structure will be plumbed solar-ready.

A motion was made by Commissioner Medeiros and seconded by Commissioner Guibert to approve Resolution 2016-03 finding the minor subdivision application, for APN 002-029-039 consisting of a division of two parcels at 44 Church Street, categorically exempt under Article 19 Section 15315 of CEQA. The motion passed unanimously, 4-0.

A motion was made by Commissioner Medeiros and seconded by Commissioner Guibert to approve Resolution 2016-04 approving the tentative map for a minor subdivision at 44 Church Street. The motion passed unanimously, 4-0.

B. Consider Approving 2035 General Plan Documents

- i. Consider Resolution 2016-05 Adopting the 2035 General Plan Background Report with a Recommendation to the City Council**
- ii. Consider Resolution 2016-06 to Approve the 2035 General Plan Environmental Impact Report with a recommendation to the City Council**
- iii. Consider Resolution 2016-07 to Approve the 2035 General Plan with a Recommendation to the City Council**

City Manager Grimsley introduced Consultant and previous Assistant City Planner for the City, Matt Orbach, who explained changes to the draft general plan as requested by the Planning Commission. Chairman Franco opened the public hearing. Bob Fulton stated he was impressed with the process, which helped his project move ahead and build what the community wants. Commissioners were in support of the document.

A motion was made by Commissioner Medeiros and seconded by Commissioner Guibert to approve Resolution 2016-05 adopting the 2035 General Plan Background Report, and recommending to City Council the same. The motion passed unanimously, 4-0.

A motion was made by Commissioner Guibert and seconded by Commissioner Gredassoff to approve Resolution 2016-06 approving the 2035 General Plan EIR and

recommending the same to the City Council. The motion passed unanimously, 4-0.

A motion was made by Commissioner Gredassoff and seconded by Commissioner Medeiros to approve Resolution 2016-07 adopting the 2035 General Plan and recommending the same to the City Council. The motion passed unanimously, 4-0.

C. Consider Amendment to Section 11-3- of the SJBMC, Rules and Regulations for Home Occupation for Business Permit and Recommend to the City Council

Assistant Planner Luquin provided a report. Chairman Franco opened the public hearing. Georgana Gularte asked for clarification on the proposed ordinance. Chairman Franco closed the public hearing. A question and answer period followed.

Commissioners provided input and changes to the proposed ordinance. It was the consensus of the Commission to have staff bring this item back next month after integrating into the ordinance the changes provided tonight.

D. Consider Amendment to the SJBMC adding Section 11-04 Noise Ordinance and approve Resolution 2016-XX with a Recommendation to the City Council

Assistant Planner Luquin provided a report. Chairman Franco opened the public hearing. There were no comments received. Chairman Franco closed the public hearing. A question and answer period followed. Commissioners provided input and changes to the proposed ordinance. It was the consensus of the Commission to have staff bring this item back next month after integrating into the ordinance the changes provided tonight.

E. Consider Approving Initial Study and Negative Declaration for Domestic Water Well No. 4, on San Juan-Hollister Road

City Manager Grimsley provided a report. A question and answer period followed. Commissioners provided input and corrections to typographical errors in the resolution. Chairman Franco opened the public hearing. No comments were received. Chairman Franco closed the public hearing.

A motion was made by Commissioner Gredassoff and seconded by Commissioner Medeiros to approve Resolution 2016-08 approving the initial study and negative declaration for the construction of City Well No. 4 on a 0.223 acre site, situated north of San Juan-Hollister Road and west of Mission Vineyard Road. The motion passed unanimously, 4-0.

7. DISCUSSION ITEMS

A. Review Existing Fencing Regulations in the SJBMC and Design Guidelines

Commissioner Guibert suggested this item be discussed at the Design Guidelines workshop and bring back at a regular meeting when ready for action to be taken.

B. Review Planning Commission By-Laws

Commissioners reviewed changes made to the by-laws and asked staff to bring back as an action item with a resolution to go forth to the City Council for approval.

C. Schedule Historic Downtown Streetscape Guidelines Meeting

Staff was asked to poll Commissioners for a date and time for a meeting.

8. COMMENTS & REPORTS

A. Planning Commissioners – Commissioner Medeiros urged the public to attend the special meeting for the downtown streetscape guidelines workshop. Commissioner Guibert announced the Native Daughters of the Golden West will have an open house on February 13 from 1:00 to 4:00 p.m., and the sign for the Volunteer Fire Department will be returned with information added. Chairman Franco commented the San Juan Committee held a meeting regarding branding of San Juan Bautista, explained the concept, and encouraged the public to complete the survey in the Mission Village Voice.

B. City Manager

City Manager Grimsley commented updates on the Brewery Building and Harvey’s Lock-Up will be brought to the Commission next month.

C. Assistant Planner

No comments were received.

D. Strategic Planning Committee

Commissioner Gredassoff reported.

9. ADJOURNMENT

The meeting adjourned at 8:35 p.m.

Ernest J. Franco, Chairman

ATTEST

Trish Paetz, Secretary