

Chairman Franco closed the public hearing. A question and answer period followed.

No action was taken. This item was continued to the next regular meeting.

B. Consider Amendment to the SJBMC Adding Section 11-04, Noise Ordinance

i. Adopt Resolution 2016-XX for a Categorical Exemption under Section 15308 and 16321 of CEQA to approve and recommend Section 11-04 Adopting the 2035, Noise Ordinance

ii. Approve Resolution 2016-XX Recommending to the City Council Amending the SJBMC to add Section 11-04, Noise Ordinance

Staff provided a proposed draft ordinance. Chairman Franco opened the public hearing. Cara Vonk was concerned with whether the City has a decibel meter. Chairman Franco closed the public hearing. A question and answer period followed.

No action was taken. This item was continued to the next regular meeting.

C. Consider Pre-Zoning 13.3 Acres of Land Situated on the North Side of San Juan-Hollister Road, 300 Feet East of Salinas Grade Road to Low Density Residential (R-1) APN 012-13-012, 021, 023 & 031. The applicant is Kathleen Manning.

i. Consider Approval of Resolution 2016-12 for an Initial Study and Negative Declaration, and Pre-zoning and Annexation

ii. Consider Approving Resolution 2016-13 Pre-zoning 13.3 acres of land to low density residential (R-1)

Staff provided a report, and an initial study and negative declaration for the property. Katherina Oesterreich was present to represent property owner Kathleen Manning. Chairman Franco opened the public hearing. Cara Vonk was concerned with whether the barn located on the property is historical. Chairman Franco closed the public hearing. A question and answer period followed.

A motion was made by Vice Chairman Medeiros and seconded by Commissioner Gredassoff to approve Resolution 2016-12 approving an initial study and negative declaration for the pre-zoning and annexation of 13.3 acres of land situated on the north side of San Juan-Hollister Road, 300 feet east of Salinas Grade Road. The motion passed unanimously, 4-0.

A motion was made by Commissioner Gredassoff and seconded by Vice Chairman Medeiros to approve Resolution 2016-13 pre-zoning 13.3 acres of land situated on the north side of San Juan-Hollister Road, 300 feet east of Salinas Grade Road, to low density residential (R-1). The motion passed unanimously, 4-0.

D. Consider a Site and Design Review Permit for a Single Family Home and Secondary Unit at 403 Seventh Street, APN 002-30-00. The applicant is Anthony Nicola.

i. Approve Resolution 2016-XX Adopting a Categorical Exemption for the project under Section 15303(a) of CEQA.

ii. Adopt Resolution 2016-XX Approving a Site and Design Review Permit for a Single Family Residential Home and a 594 sq. ft. Secondary Unit

Staff provided a report and sketches for site and design review of the project. The applicant was present. Chairman Franco opened the public hearing. Cara Vonk spoke in support of granny units. Chairman Franco closed the public hearing. A question and answer period followed. Commissioner Guibert and others were concerned with whether the size of the lot could accommodate two structures.

A motion was made by Vice Chairman Medeiros to approve Resolution 2016-XX adopting a categorical exemption for the project. The motion died for lack of a second.

No action was taken.

E. Consider Site and Design Review Permit at 43-44 Church Street for Two Single Family Residential Homes. APN 002-290-039. The applicant is AI V. Inc.

i. Approve Resolution 2016-14 Adopting a Categorical Exemption for the Project Under Section 15303(a) of CEQA.

ii. Adopt Resolution 2016-15 Approving a Site and Design Review Permit for Two Single Family Residential Homes at 44 Church Street.

Staff provided a report and sketches for site and design review of the project. Chairman Franco opened the public hearing. Sally O'Neill spoke against the project. Mirijana Tomas spoke against the project. John O'Neill was concerned with access to his driveway once the project is completed. A question and answer period followed between the applicant and Commissioners.

A motion was made by Vice Chairman Medeiros and seconded by Commissioner Gredassoff to approve Resolution 2016-14 adopting a categorical exemption for the project under Section 1303(a) of CEQA. The motion passed unanimously, 4-0.

A motion was made by Commissioner Guibert and seconded by Commissioner Gredassoff adopting Resolution 2016-15 approving a site and design review permit for two single family residential homes at 44 Church Street. The motion passed unanimously, 4-0.

7. DISCUSSION ITEMS

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

This item was continued to the April Regular Planning Commissioner meeting.

B. Harvey's Lock-up Update

Staff presented an update.

C. Review Planning Commission By-Laws

This item was continued to the next regular meeting.

C. Schedule Historic Downtown Streetscape Guidelines Meeting

A special meeting was scheduled for March 23 at 6:00 p.m.

Regular Planning Commission Meeting – March 1, 2016

7. COMMENTS & REPORTS

A. Planning Commissioners

Commissioner Guibert had concerns with the Brewery Project, specifically, with the gaping hole, the expired performance bond, and the need for a barricade around the project.

B. City Manager

No comments were received.

C. Assistant Planner

No comments were received.

D. Strategic Planning Committee

Commissioner heard a report from Strategic Planning Committee Representative Gredassoff.

9. ADJOURNMENT

The meeting adjourned at 9:10 p.m.