

A motion was made by Commissioner Guibert and seconded by Commissioner Gredassoff to approve Resolution 2016-16 recommending to the City Council approval of regulations for a home occupation ordinance. The motion passed unanimously, 5-0.

**B. Consider Amendment to the SJBMC Adding Section 11-04, Noise Ordinance
i. Adopt Resolution 2016-17 for a Categorical Exemption under Section 15308 and 16321 of CEQA to approve and recommend Section 11-04, Noise Ordinance**

Staff provided a proposed draft ordinance. A question and answer period followed. Chairman Franco opened the public hearing. Jolene Cosio commented on sections of the ordinance. Chairman Franco closed the public hearing.

A motion was made by Commissioner Coke and seconded by Vice Chairman Medeiros to approve Resolution 2016-17 recommending to the City Council approval of an ordinance dealing with noise. The motion passed unanimously, 5-0.

C. Consider a Site and Design Review Permit for a Single Family Home and Secondary Unit at 403 Seventh Street, APN 002-380-020. The applicant is Anthony Nicola.

i. Approve Resolution 2016-18 Adopting a Categorical Exemption for the project under Section 15303(a) of CEQA and Approving a Site and Design Review Permit for a Single Family 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 having the garage at the back. Greg Guevara was concerned with the pitch of the roof on the second floor as it relates to the pitch of the roof on his home next door to the property. Jolene Cosio asked whether requirement for curb, gutter and sidewalk should be in the conditions of approval. Chairman Franco closed the public hearing. A question and answer period followed.

A motion was made by Vice Chairman Medeiros and seconded by Commissioner Medeiros and seconded by Commissioner Coke to approve Resolution 2016-18 adopting a categorical exemption for the project. The motion passed unanimously, 5-0.

i. Approve Resolution 2016-19 for site and design review for a single family unit at APN 002-380-020.

A motion was made by Commissioner Guibert and seconded by Commissioner Gredassoff to approve Resolution 2016-19 approving a site and design review permit for a single residential unit on Seventh Street (APN 002-380-020). The motion passed unanimously, 5-0.

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.

This item was continued to the next meeting.

E. Review and Comment on an 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.

This item was continued to the next meeting.

7. ACTION ITEMS

A. Consider Resolution Approving Changes to the Planning Commission By-Laws

This item was continued.

B. Consider Public Structure and Residential Structure to Recognize during Preservation Month

A motion was made by Commissioner Guibert and seconded by Commissioner Coke to accept the recommendation of the Historic Resources Board to honor Glad Tidings Church and the Marentis House during Preservation Month. The motion passed unanimously, 5-0.

C. Consider Approval of Historic Downtown Streetscape Guidelines

City Manager Grimsley commented the streetscape guidelines are in conflict with his authority to maintain health and safety standards in the community. Commissioner Gredassoff responded that the City Manager has authority in emergency situations.

This item was continued to next month.

8. DISCUSSION ITEMS

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

This item was continued to the next meeting.

B. Harvey's Lock-up Update

Staff provided an update.

9. COMMENTS & REPORTS

A. Planning Commissioners

Commissioner Gredassoff encouraged everyone that wants to get involved in City planning to come to the Planning Commission meetings; social media is not the place to get reliable information. Commissioner Guibert announced the Library will host a mixer tomorrow at 5 pm. Chairman Franco reminded the public they can purchase succulents in the Community Hall on April 23rd and 24th.

B. City Manager

City Manager Grimsley announced the Annual Arts and Crafts Fair is this weekend, and the San Juan Committee discussed city branding at a recent meeting.

C. Assistant Planner

No comments were received.

D. Strategic Planning Committee

Commissioners received a report.

9. ADJOURNMENT

The meeting adjourned at 9:00 p.m.