

Whereupon, Chairman Franco returned to the dais.

C. Consider Site and Design Review for 1113C and 1113D First Street. Applicant: Tony Rosa

i. Consider Resolution 2015-29 Adopting Site and Design Review for Residential Homes with Conditions of Approval

As Commissioners Guibert, Medeiros and Gredassoff live within 300 feet of the project, staff proposed a straw vote be taken and the Commissioner with the longest straw would stay to hear and vote on the project.

A straw vote was taken and Commissioner Guibert stayed. Meanwhile, Commissioners Medeiros and Gredassoff recused themselves and left Council Chambers.

City Manager Grimsley explained the project. There was discussion about the size of the driveway and drainage. Chairman Franco opened the public hearing. Joe Lopez was concerned with access to his property during construction and whether existing trees would be removed. Gerry Guibert was concerned with a construction trailer recently placed on the property. City Manager Grimsley stated he would address the storage trailer with the owner. Commissioner Guibert reads into the record an email from Zooey Diggery, and City Manager Grimsley stated he would relay the comments to the property owner. Chairman Franco closed the public hearing. Applicant Tony Rosa addressed the Commission with concerns for the process as his application was submitted in an adequate amount of time for the project to be brought to the Commission.

A motion was made by Commissioner Garratt and seconded by Commissioner Franco to approve Resolution 2015-29 approving the categorical exemption for the site and design review for 1113C and 1113D First Street. The motion passed 3-0-0-2, with Commissioners Gredassoff and Medeiros absent.

A motion was made by Commissioner Guibert and seconded by Commissioner Garratt to approve Resolution 2015-30 approving the site plans and design review for the residential lots at 1113 #C (Lot 24, APN 002-260-024) and 1113 #D (Lot 23, APN 002-260-023) First Street. The motion passed 3-0-0-2 with Commissioners Medeiros and Gredassoff absent.

D. Consider Resolution 2015-XX Recommending to City Council an Ordinance Regulating Hillside Development

City Manager Grimsley presented hillside development regulations. Chairman Franco opened the public hearing. No comments were received. Chairman Franco closed the public hearing. As the draft ordinance contained errors in grammar, it was the consensus of the Commission to bring this back next month after corrections have been made.

6. ACTION ITEMS

A. Consider Certificate of Compliance for Kraig Klauer

Whereupon, Chairman Franco recused himself and left Council Chambers as he lives within 300 feet of the project. Vice Chairman Medeiros chaired the meeting.

City Manager Grimsley provided a staff report. No public comments were received. Commissioner Guibert asked that the lot number be changed to 13.

i. Approve Resolution 2015-31 with findings that this is a categorical exemption.

A motion was made by Commissioner Gredassoff and seconded by Commissioner Garratt to approve Resolution 2015-31 approving a categorical exemption for a certificate of compliance for Kraig Klauer, APN 002-350-013. The motion passed 4-0-0-1, with Commissioner Franco absent.

ii. Approve Resolution 2015-32 Approving Findings for the Approval of the Certificate of Compliance.

A motion was made by Commissioner Gredassoff and seconded by Commissioner Garratt to approve Resolution 2015-32 approving a certificate of compliance for the minor subdivision at 69 San Antonio Street (APN 002-350-013). The motion passed 4-0-0-1 with Commissioner Franco absent.

Whereupon, Chairman Franco returned to the dais.

B. Consider Amendments to SJBMC Chapter 11-02-050; Permitted and Conditional Uses by Zoning District Matrix

Assistant Planner Luquin continued review of the zoning district matrix. There was discussion and changes were suggested. It was the consensus of the Commission to bring this item back with the suggested changes and asked staff to post a draft of the document on the City website.

C. Consider Permit Process for Small Rooftop Solar Systems

City Manager Grimsley presented a staff report stating this item was brought to him by City Attorney Mall consistent with a state-wide mandate. During public comment Richard Ponce suggested the solar ordinance should require that no solar panels can be placed on the front of the roof of a building. No other comments were received.

A motion was made by Commissioner Gredassoff and seconded by Commissioner Medeiros to recommend to the City Council approval of an ordinance amending Title 10 of the SJBMC by adding Chapter 10-7 to provide an expedited permit process for small residential rooftop solar systems. The motion passed unanimously, 5-0.

D. Consider Monument Project Design Approval, The Alameda and Nyland Drive

Richard Ponce presented a report. This item was continued to the November meeting.

E. Consider Recommendation by Historic Resources Board for JJ's Burger Fence Paint Selection

This item was continued to the November meeting.

F. Consider Recommendation by Historic Resources Board for Historic Downtown District Streetscape Guidelines

This item was continued for discussion at a workshop.

7. DISCUSSION ITEMS

A. Hacienda de Leal Update

This item was continued to November as staff has not received direction or information from the City Attorney in regards to the Conditional Use Permit/Restaurant matter.

B. Earthbound Farm's Proposed Expansion of Facility

Assistant City Planner Luquin reported that Planning Consultant Bill Wiseman would make a presentation to the Commission in November. During public comment, Val Eglund was concerned with truckers parking in the bike lane along Old San Juan Highway.

C. Harvey's LockUp

City Manager Grimsley provided a staff report with an update and reported the fire sprinkler system has been installed in the building and Mr. Adair is currently waiting for the Fire Marshal and City Engineer's approval before connecting.

D. Valero Service Station Conditions of Approval for Curbs and Gutter

Assistant City Planner Luquin provided a conditional use permit for the Unocal 76 Service Station from 1989 where curb, gutter and sidewalks were listed as conditions, however, the conditions were amended to state that the curb, gutter and sidewalk would be installed when land contiguous to the property is developed. As this has not yet occurred, curb, gutter and sidewalks have not been poured.

E. Construction Restrictions for Projects

City Manager Grimsley reported the City's municipal code does not have a set of construction restrictions/conditions for projects. There was discussion and the Commission directed staff to bring back a proposed noise ordinance.

F. Rancho Vista Drainage – Commissioner Garratt

Commissioner Garratt stated he was concerned with drainage on the Rancho Vista project and would like to review the soils report and geological survey. Project Developer Bob Fulton provided information and stated the soils report and geological survey are in process.

G. Fencing Regulations

Commissioner Guibert suggested fencing regulations be part of design review. Commissioner Gredassoff suggested redefining in the code. City Manager Grimsley pointed out fencing regulations are part of design review. During public comment Richard Ponce commented fencing should be specific to the property. This item was continued to November.

H. Schedule for Receiving Agenda and Packet – Commissioner Gredassoff

Commissioner Gredassoff requested Commissioners receive their meeting packet earlier than the Friday before the meeting, and further stated receiving even a partial packet of information earlier would be helpful.

I. Strategic Planning Committee Report – Commissioner Gredassoff

Commissioner Gredassoff reported from the Strategic Planning Committee.

8. FUTURE AGENDA ITEMS

No future agenda items were suggested.

9. COMMENTS

A. Planning Commissioners

Commissioner Guibert thanked staff for the tree trimming and announced October 10 is the Luck Park open house. Chairman Franco commented projects should be in harmony with the neighborhood, and then assigned development of Planning Commission by-laws to Commissioner Garratt.

B. City Manager/Assistant Planner

No comments were received.

9. ADJOURNMENT

The meeting adjourned at 10:10 p.m.

Chairman Ernest J. Franco

ATTEST:

Trish Paetz, Secretary