

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
NOVEMBER 3, 2015
MINUTES

1. CALL TO ORDER – Chairman Franco called the meeting to order at 6:48 p.m.

B. ROLL CALL

Present: Chairman Franco, Commissioners Garratt, Medeiros, and Gredassoff

Absent: Commissioner Guibert

Staff Present: City Manager Grimsley and Asst. Planner Luquin

2. PUBLIC COMMENT

No comments were received.

3. PRESENTATIONS

A. Earthbound Farm’s Proposed Facility Expansion – Bill Wiseman, Kimley-Horn
Vice President Santiago Pacheco and Project Coordinator Bill Wiseman gave a Powerpoint presentation on the proposed expansion for the Earthbound Farm facilities located on San Juan Highway and San Justo Road, showing details of closing a portion of San Justo Road to develop parking, an administrative office, an employee wellness center and meeting facilities. Comments were received from the public concerning truck traffic through San Juan Bautista. Bill Wiseman indicated they are in the first phase of the proposed development and detailed studies and analysis will be prepared to address all aspects and potential impacts of the proposed expansion project. Cara Vonk (SJB Resident) was concerned with San Juan Highway road improvements from Highway 101 to Earthbound, whether the expansion would increase production from the facility, the potential for toxins from packaging, and the loss of farm land in the San Juan Valley. Bill Wiseman stated many of these concerns will be address in the various studies and reports which will be made available for public review and consideration by the lead agency. Richard Ponce (SJB Resident) was concerned with increased traffic and suggested installing a round-about at key intersections of the rerouted alignment. There was further discussion by the commission on the expansion and its impact to San Juan Bautista. Chairperson Franco thanked Misters Pacheco and Wiseman for the presentation.

4. INFORMAL PROJECT REVIEW

No projects were presented.

5. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Affidavit of Posting and Mailing Public Hearing Notice

A motion was made by Commissioner Medeiros and seconded by Commissioner Gredassoff to approve all items on the consent agenda. The motion passed unanimously, 4-0-1-0 with Commissioner Guibert absent.

6. PUBLIC HEARING ITEMS

A. Consider Lot Line Adjustment for 415 7th Street. Applicant: al Valles

i. Consider Resolution 2015-XX Adopting a Categorical Exemption Under Section 15305 of CEQA

ii. Consider Resolution 2015-XX Approving a Lot Line Adjustment

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. A question and answer period followed. There was discussion on the density and small lots within the development. Commissioner Garratt indicated the rear and side yard setback do not meet the requirements of the zoning ordinance. Discussion continued on the original approval by the Planning Commission back in 2005 and 2006 and site approval of the buildings for the four parcels.

City Manager Grimsley provided a historical account of the property stating the four lots were created as a result of Highway 156 taking a portion of lot 8 and 9 of the Ramona Heights Subdivision. A certificate of Compliance was approved by the Planning Commission recognizing the four parcels and then approved a lot line adjustment which created four 4,000 plus square foot lots at 415 Seventh Street. The applicant, upon receiving approval of the lot line adjustment, recorded the documents with the San Benito County Recorder's office making them official legal lots. The applicant further authorized the preparation of a Record of Survey map which was recorded in the Book of Maps at San Benito County Recorder's office and set monuments at the lot corners of the parcels. In 2006 the applicant also submitted a site and design application for the four lots and received approval. Since 2006, the property has sat vacant and unimproved until recently; Mr. Valles has come forward to complete the project.

Vice Chairperson Medeiros opened the public hearing. Donna Holmes (SJB Resident) spoke against the project. John Ferreira (SJB Resident) spoke against the project. Vice Chair Medeiros asked if there were any written correspondences about this project. Assistant Planner Rudy Luquin read a letter from Kathy Flores (SJB Resident) who spoke against the project. Vice Chairperson Medeiros closed the public hearing.

Commissioner Gredassoff asked for clarification about how a lot line adjustment can be approved for this project. City Manager Grimsley stated the existing four lots that were created back in 2006 were all 4,000 square feet in size and this lot line adjustment is designed to accommodate the proposed revised building plans for each parcel.

Upon further discussion, it was the consensus of the Commission that legal advice from the City's attorney is needed to evaluate the proposed project. The Commission

recommended that the City Attorney be present at the next Planning Commission meeting.

A motion was made by Commissioner Gredassoff and seconded by Commissioner Garratt to refer this item to the City Attorney for review and evaluation and continue the lot line adjustment and site and design review to December 1st, 2015. The motion passed unanimously, 3-0-2-0 with Chairperson Franco and Commissioner Guibert absent.

B. Consider Site and Design Review for 415 7th Street. Applicant: Al Valles

i. Consider Resolution 2015-XX Adopting Site and Design Review for four Residential Homes

This item was continued to December 1.

C. Consider Site and Design Review for Jardines de San Juan Restaurant. Applicant: Robert Winkler.

i. Adopt Resolution 2015-XX Approving Site and Design Review for a Detached Accessory Restroom

Commissioner Franco returned to the meeting and took his seat as chairperson. Chairperson Franco opened the Public Hearing on the site and design review for Jardines de San Juan's proposed detached restroom building. Based upon action taken by the Historic Resources Board, this item will be continued to the next meeting of the Planning Commission.

A motion was made by Commissioner Gredassoff and second by Commissioner Garratt to continue the Site and Design Review of Jardines de San Juan to the next regular meeting of the Planning Commission or if a special meeting is scheduled before the next regular meeting, the item can be considered earlier. The motion passed unanimously, 4-0-1-0 with Commissioner Guibert absent

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

City Manager Grimsley provided a report on the intent of the hillside regulation. A question and answer period followed. Several errors were discovered and need correction before the resolution can be considered, and Section 11-06-100 Intent should be expanded for more clarity. Chairperson Franco identified corrections and changes to the format of the proposed ordinance. Chairperson Franco opened the public hearing. Cara Vonk (SJB Resident) spoke in support of an ordinance and stated that specific restrictions to prohibit all proposed development or buildings on ridgeline areas should be incorporated into the regulations. Chairperson Franco closed the public hearing.

A motion by was made by Vice Chairperson Medeiros and second by Commissioner Gredassoff to continue this item to the next regular meeting of the Planning Commission with correction for changes and modification of the text. The motion passed unanimously, 4-0-1-0 with Commissioner Guibert absent.

6. ACTION ITEMS

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

i. Adopt Resolution 2015-34 Recommending to City Council Amendment of SJBMC

Assistant Planner Luquin presented the staff report. There was discussion on various uses within the matrix was made and some uses were eliminated, modified and clarified. Chairperson Franco opened for public comment. No comments were provided.

A motion was made by Vice Chairperson Medeiros and seconded by Commissioner Garratt to adopt Resolution 2015-34 recommending to the City Council amendment of Chapter 11-02-050 of the municipal code. The motion passed unanimously, 4-0-1-0 with Commissioner Guibert absent

B. Consider Resolution 2015-35 for Monument Project Design Approval, The Alameda and Nyland Drive – San Juan Committee

Chairperson Franco open discussion and consideration on Resolution 2015-35, approving the design concept and location of the monument sign at the corner of Nyland Drive and The Alameda. Richard Ponce spoke to the Commission on the monument sign and encouraged approval of the resolution. He also stated that he has been in contact with a few contractors and builders who are eager to help with the construction. Motion by Commissioner Medeiros, Second by Gredassoff to adopt Resolution 2015-35, Passed unanimously. 4-0 with one absent.

C. Consider JJ's Burgers Exterior Fence Color

Upon recommendation from the Historic Resources Board, a motion was made by Commissioner Gredassoff and seconded by Commissioner Medeiros to approve the fence with the same color as it is painted, cut the corner post down to an elevation consistent with the other posts and cap it similar to the other post. The motion passed unanimously, 4-0-1-0 with Commissioner Guibert absent.

D. Consider Site and Design Review for Lot 3 and Remainder Parcel, 69 San Antonio Street. Applicant: Kraig Kauer

i. Adopt Resolution 2015-36 Approving a Site and Design Review for Lot 2 and Remainder Parcel, 69 San Antonio Street

Chairperson Franco recused himself and passed the gavel to Vice Chair Medeiros to run the meeting. Commissioner Franco left the room.

Vice Chairperson Medeiros opened the discussion on the site and design review of Lot 3 and the remainder lot. City Manager Grimsley provided a staff report on the proposed site and design review. Commission Gredassoff stated he still feels uncomfortable about the remainder parcel. During public comment, Cara Vonk (SJB Resident) spoke to the design of the building, that three car garages promote too much concrete and does not fit into the design guidelines, that the environmental process for the project was not addressed adequately as the old building was not evaluated before it was demolished. John Ferreira (SJB Resident) spoke to the remainder lot, stating he felt the process was

not transparent and the minor subdivision should have been processed as a major subdivision. Commissioner Gredassoff expressed his desire to have more knowledgeable about the regulations that allow remainder lots. Whereupon, staff explained the arms length relationship of the development process; if the applicant could legally process the site and design approval and still be at an arms length from the sale, finance or lease of the remainder parcel. Applicant Kraig Klauer came forward and stated that he understands the confusion but he knows that he must sell the remainder lot to someone that has no relationship to him. The new owner then can obtain a building permit for the parcel.

A motion was made by Commissioner Garratt and second by Commissioner Gredassoff to adopt Resolution 2015-36 approving the site and design review for lot 3 of MS 2015-51 and the remainder parcel at 69 San Antonio Street. The motion passed unanimously, 3-0-1-0 with Commissioners Franco and Guibert absent.

E. Consider Sign Design Review for Harvey's Lockup, 27 Monterey Street.

Applicant: Steve Adair.

Commissioner Franco returned to the meeting and took his seat as chairperson. Chairperson Franco opened the discussion on the sign application for Harvey's Lockup. Commissioner Gredassoff indicated that the telephone number on the sign should have an 831 prefix to show it is local. This will be forwarded to the owner for consideration.

A motion was made by Vice Chair Medeiros and second by Commissioner Garratt to approve the signs for Harvey's Lockup as shown on the drawing submitted for approval. The motion passed unanimously. 4-0-1-0, with Commissioner Guibert absent.

F. Consider Sign Design Review for Pueblo Viejo Imports, 311 Third Street.

Applicant: Jose Guzman

Chairperson Franco opened the discussion for the sign design review for Pueblo Viejo Imports at 311 Third Street. Assistant Planner Luquin informed the Commission that the applicant was not present and to continue the item until the next regular meeting of the Planning Commission. A motion was made by Commissioner Medeiros and seconded by Commissioner Garratt to continue the item. The motion passed unanimously, 4-0-1-0, with Commissioner Guibert absent.

8. DISCUSSION ITEMS

A. Fencing Regulations

Staff presented the staff report outlining existing fence regulations and design guideline standards. There was discussion on the stucco fence along Third Street; the columns are wider and gives the appearance that the stucco fence is higher than allowed per code. There was discussion about the clearance of fire hydrants and when the existing stucco fence should be relocated for proper distance from the fire hydrant. This item will be continued for further discussion.

B. Noise Ordinance

City Manager Grimsley presented a report on the draft noise ordinance, together with

noise data provide by Commissioner Gredassoff and additional information from Cities of Hollister, Gilroy, San Luis Obispo, Palo Alto, and Capitola, and the Motor Vehicle Code relating to motorcycle exhaust noise. The item was continued for further review and consideration.

C. Progress on Brewery Project

City Manager Grimsley summarized the latest events of the project. The project is not moving along and the owner is having family problems. Assistant Planner Luquin has been in contact with Mr. Cerda, urging him to complete the necessary improvements. A question and answer period followed. Commissioner Garratt suggested the parking lot be fenced off and not allowed to be used until the owner performs the improvements. Underground electrical service to the Brewery and other building is lacking due to a failure of the owner to understand the process of PG&E development requirements. The City needs to look into the performance bond needed to complete the project.

D. General Plan Update

The General Plan, final draft of the Environmental Impact report and the background report are scheduled for the November 17th City Council Meeting.

E. Strategic Planning Committee Report

Commissioner Gredassoff summarized the Strategic Planning Committee's activities.

9. FUTURE AGENDA ITEMS

A. Workshop – Historic Downtown Streetscape Guidelines, November 5, 9:00 a.m.

The workshop for the Downtown Third Street Streetscape Guidelines meeting of Nov. 5th has been canceled. The Commission will look for a new date to schedule the workshop.

10. COMMENTS

A. Planning Commissioners

B. City Manager/Assistant Planner

No comments were received.

11. ADJOURNMENT

The meeting adjourned at 10:18 p.m.