



City of San Juan Bautista

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AGENDA

PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS
311 Second Street
San Juan Bautista, California

TUESDAY – SEPTEMBER 6, 2016

In compliance with the American with Disabilities Act, if you need special assistance to attend or participate in the meeting, please call the City Clerk's Office at (831) 623-4661, extension 13 at least 48 hours prior to the meeting.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 311 Second Street, San Juan Bautista, California during normal business hours.

**1. Call to Order
Roll Call**

6:00 PM

2. Public Comment

3. Informal Project Review

Any potential and/or future project applicant may present his project to the Commission during Informal Project Review for the purpose of gaining information as preliminary feedback only. No formal application is required and no action will be taken by the Commission on any item at this time.

A. 0 Muckelemi St, APN 002-350-002 Mixed- Use Project. Applicant Howard Cohen.

4. Consent Items

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavits of Posting and Mailing Public Hearing Notices**
- C. Approve Minutes for the May 3, 2016 Meeting**
- D. Approve Minutes for the June 8, 2016 Meeting**
- E. Approve Minutes for the August 2, 2016 Meeting**

5. Public Hearing Items

- A. Consider Approval of Site & Design Review for a Secondary Unit at 501 Sixth Street, APN 002-360-012. Applicants Richard De Andrade & Nicole Fisher**
 - i. Consider Approval of Resolution 2016-XX Approving the Site & Design Review for a Secondary Unit at 501 Sixth Street, APN 002-360-012**
- B. Consider Approval of a Vested Tentative Map for the Proposed Copperleaf Subdivision located on the north side of San Juan- Hollister Road, 300 feet east of Salinas Grade Road, APN 002-130-012.**
 - i. Consider Approval of Resolution 2016-XX Approving a Vested Tentative Map for the Proposed Copperleaf Subdivision.**

- C. Consider Amending SJBMC Chapter 11-03-010, Zoning District Development Standards.**
 - i. Consider Approval of Resolution 2016-XX Approving the Amendment of SJBMC Chapter 11-03-010, Zoning District Development Standards.**

6. Discussion Items

- A. Revocation of Site & Design Review Permit for 104 The Alameda**
- B. Set Workshop Meeting Date (Noise Ord., Fencing, Parking)**
- C. Increasing traffic in and about San Juan Bautista**
- D. Status of San Antonio Minor Subdivision**
- E. Status of Harvey's Lock-Up Conditions**
- F. Status of Rancho Vista Subdivision**
- G. Graffiti Abatement in City**
- H. Lowered Development Fees for Secondary Units**

7. Comments & Reports

- A. Planning Commissioners**
- B. City Manager**
- C. Assistant City Planner**
- D. Strategic Planning Committee Report**

8. Adjournment