

Kurasaki was concerned with surface runoff water mitigation. The applicant's engineer, Anne Hall of San Benito Engineering, addressed the written comments: storm drainage is a state requirement and, therefore, needs to be addressed; water can go through and under the foundation, storm water will need to be treated before it leaves the plain. There was discussion about the hours of operation. Ms. Hall felt the conditions of approval items dealing with road improvements was too open ended and potentially, expensive. Planner Walgren suggested stating "too onerous" and bring it back later. During public comment, Laurie Farmer, was concerned with the 6 am start time, preferring 7 am to 7 pm. Applicant Orozco commented that there will be more traffic going to the new subdivision than what will be coming to the transfer station, there will be limited use of refrigerators, and the trucks are 18 wheel trucks. When Chairman Hopper asked whether trucks would be parked along the road the applicant responded, no. She also stated that they would be minimizing the cold storage from what was mentioned on the application as it is too expensive to attempt now. Construction would be completed in phases. Commissioner Freels was concerned with water availability, hookups for fire suppression and domestic use, and the hours of operation. He proposed 6 am to 10 am, and 10 pm to 1 am and that no trucks can park adjacent to the property. Chairman Hopper closed the public hearing. Commissioner Franco offered corrections to the resolutions prepared by staff.

i. Consider Resolution 2018-01 to Adopt an Environmental Negative Declaration

A motion was made by Commissioner Boyd and seconded by Commissioner Franco to approve Resolution 2018-01 to adopt an Environmental Negative Declaration for an agricultural transfer warehouse station on Old San Juan Hollister Road. The motion passed unanimously, 5-0.

ii. Consider Resolution 2018-02 for Adoption of Site and Design Review

A motion was made by Commissioner Franco and seconded by Chairman Hopper to approve Resolution 2018-02 to Adopt a site and design review for an agricultural warehouse transfer station on Old San Juan Hollister Road. The motion passed unanimously, 5-0.

iii. Consider Resolution 2018-03 to Adopt a Conditional Use Permit

A motion was made by Commissioner Boyd and seconded by Commissioner Freels to approve Resolution 2018-03 adopting a Conditional Use Permit for an agricultural warehouse transfer station on Old San Juan Hollister Road. The motion passed unanimously, 5-0.

6. ACTION ITEMS

A. Approve Southwest Roundup Studio Gallery Sign Design Permit for 106 Third Street in the Historic District

This item was discussed extensively during the Historic Resources Board Meeting, who recommended approval to the Planning Commission. There was no public comment received. Commissioner Freels recused himself because he had a business relationship with the owner of the building.

A motion was made by Commissioner Franco and seconded by Commissioner Boyd to approve Resolution 2018-04 approving sign design review for Southwest Roundup Studio Gallery at 106 Third Street. The motion passed unanimously, 4-0-0-1 with Commission Freels recused.

7. DISCUSSION ITEMS

A. 18th Barrel, 322 Third Street – Six Month Review of Outdoor Patio Activity

City Planner Walgren presented a report. There was no public comment.

8. COMMENTS & REPORTS

A. Planning Commissioners

Commissioner Freels commented he appreciates staff being patient. Commissioner Boyd reported on a Community Development Block Grant proposal for a San Benito County Youth Center to be located in San Juan Bautista, potentially on City property, the San Juan Preschool property, or at the JAACL Hall. She will be asking for letters of intent for use of property, or donation. Commissioner Franco announced there would be a Succulents Show at the Community Hall on March 24-25.

B. City Manager

Interim City Manager Tewes provided an update on the Brewery project, the gas station, a monument sign, the roundabout on First Street, and Harvey's Lockup improvements.

C. City Planner

City Planner Walgren asked that an item be placed on the next agenda to appoint a new chairperson and vice chairperson.

8. ADJOURNMENT

The meeting adjourned at 7:40 p.m.