

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
JUNE 6, 2017
MINUTES

1. CALL TO ORDER – Chairman Hopper called the meeting to order at 7:33 p.m.

B. ROLL CALL **Present:** Commissioners Hopper, Franco, Freels,
Moore and Boyd

Staff Present: Community Development Director Orbach, City
Manager Grimsley, City Attorney Mall and
Administrative Services Manager Paetz

2. PUBLIC COMMENT

There were no comments.

3. INFORMAL PROJECT REVIEW

A. Brewery 25 Taproom and Beer Garden – Sean Fitzharris

The applicant explained plans to manufacture and sell beer at 205 The Alameda. During public comment Emily Renzel was concerned with potential odors emitted into the residential area. Cara Vonk was concerned with maintaining the building's authenticity. Rachel Ponce spoke in support of any business opening at this location. The project was well received by the Commission.

4. CONSENT ITEMS

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavit of Posting Public Hearing Notice**
- C. Approve Minutes for the January 3, 2017 Meeting**
- D. Approve Minutes for the March 7, 2017 Meeting**
- E. Approve Minutes for the April 4, 2017 Meeting**

A motion was made by Commissioner Freels and seconded by Commissioner Franco to approve all items on the consent agenda. The motion passed unanimously, 5-0.

5. PUBLIC HEARING ITEMS

A. Consider Approval of a Site and Design Review for a Commercial Building with a Secondary Unit in the Historic District at 314 Third Street (APN 002-160-012). The applicant is Pat Garratt.

i. Consider Resolution 2017-17 Making a CEQA Determination for a Categorical Exemption and Approval of a Site and Design Permit (SDS 2017-401) for two Commercial Buildings with Living Quarters at 312 and 314 Third Street

Commissioner Freels recused himself as he is a business associate with Pat Garratt.

The recommendation from the Historic Resources Board is to approve the project.

A motion was made by Commissioner Franco and seconded by Chairperson Hopper to approve Resolution 2017-17 Making a CEQA Determination for a Categorical Exemption and Approval of a Site and design Permit for two Commercial Buildings with Separate Living Quarters at 312 and 314 Third Street. The motion passed 4-0-0-1 with Commissioner Freels recused.

B. Consider Approval of an Amendment to a Conditional Use Permit (CUP 2017-33) to Include a Pizza Oven in the Historic District at 322 Third Street (APN 002-160-003). Applicants: Anthony and Monica Ramirez.

i. Consider Resolution 2017-18 Amending Conditional Use Permit 2017-33 for the use of an Outdoor Patio as an Accessory Use to a Wind and Beer tasting Establishment to Include the Installation and use of an Outdoor Pizza Oven

The Historic Resources Board recommends approval.

A motion was made by Chairperson Hopper and seconded by Commissioner Moore to approve Resolution 2017-18 Amending a Conditional Use Permit for the Use of an Outdoor Patio as an accessory use to a wine and beer tasting establishment at 322 Third Street to include the installation and use of an outdoor pizza oven. The motion passed 3-2-0-0 with Commissioners Boyd and Franco voting against.

C. Consider Approval of a Conditional Use Permit (CUP 2017-61) for a Medical Clinic in the Historic District at 301 Third Street (APN 002-170-005). Applicant: Mandisa Snodey.

i. Consider Resolution 2017-XX Making a Determination for a Categorical Exemption for a Conditional Use Permit for a Medical Clinic Under Section 15332 of CEQA.

ii. Consider Resolution 2017-XX Approving a Conditional Use Permit (CUP 2017-61) for a Medical Clinic at 301 Third Street

The recommendation from the Historic Resources Board is that they did not have enough information from the applicant for them to make a decision whether this business constitutes a medical clinic.

A motion was made by Vice Chairperson Boyd and seconded by Commissioner Freels to table this item until the applicant can provide more information for the Commission to make their decision. The motion passed unanimously, 5-0.

6. ACTION ITEMS

A. Reschedule July Planning Commission Meeting (Conflict with Independence Day Holiday)

A motion was made by Commissioner Moore and seconded by Chairperson Hopper to reschedule the July Planning Commission meeting to Monday, July 10. The motion passed unanimously, 5-0.

7. DISCUSSION ITEMS

A. Report on Joint Meeting with City of Hollister and San Benito County Planning Commissions

Chairperson Hopper reported that the City would host the next joint meeting, which will be held in September.

8. COMMENTS & REPORTS

A. Planning Commissioners

Commissioner Franco was concerned that the conditions under which some permits were issued are not being met. Commissioner Freels commented that his pickup truck got muddy when driving on First Street in front of the Rancho Vista development after it had rained.

B. Community Development Director

No comments were received.

C. City Manager

City Manager Grimsley reported he attended a CalTrans meeting where they announced the project to widen Highway 156 would begin January 2019 and work towards completion in December 2022. The project will cost \$83 million. Additionally, their plans are to install a roundabout at Bixby Road.

9. ADJOURNMENT

The meeting adjourned at 8:27 p.m.