

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
AUGUST 1, 2017

1. CALL TO ORDER – Chairman Hopper called the meeting to order at 6:00 p.m.

B. ROLL CALL

Present: Commissioners Hopper, Boyd and Moore

Absent: Commissioners Franco and Freels (excused)

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

Chairman Hopper moved to begin the meeting with Discussion Item 6C, Proposed Motor & Technology Center of Excellence, as there are many members of the public present that want to address the item.

Discussion Item 6C. Proposed Motor & Technology Center of Excellence

Community Development Director Orbach provided a report stating he recently received a packet of information from the County of San Benito Resource Management Agency, Planning and Building Inspection Services Department regarding a “Motor & Technology Center of Excellence” project that is being proposed just outside of the City of San Juan Bautista and includes one parcel in the city. The project would involve the development of 550 acres into a “Formula One Raceway with accommodating luxury features and home sites.”

City Attorney Mall advised Commissioners not to make any “yes/no” comments in the event an application is submitted.

During public comment the following persons spoke in opposition to the proposal: Jim Ostick, Strategic Plan Committee representative Jolene Cosio, Mike Swearinger, Amy Covington, Mandisa Snodey, Richard Larios, Emily Renzel, Maria Madrigal, Supervisor Anthony Botelho, Shirley Trebino, Mirijana Tomas, Jackie Morris and Priscilla Ribeiro. The following persons spoke in favor of the project: Bill Lipo, Elia Salinas, and Kevin Oxen.

Chairman Hopper closed the public discussion and stated he would respond to the County agency’s letter, voicing the public’s concerns. Commissioner Moore commented, a project like this could potentially support a police department in the City. Commissioner Boyd commented, the project’s carbon footprint does not lend to a Model Green City or other aspects of the City’s General Plan.

A motion was made by Commissioner Moore and seconded by Commissioner Boyd to direct the chairman to put together a letter to the developer, the San Benito County Board of Supervisors, LAFCo and all applicable agencies, stating the public's concerns with the project. The motion passed 3-0-0-2, with Commissioners Franco and Freels absent.

Whereupon, the Chairman closed the meeting and opened the Historic Resources Board meeting at 7:03 p.m.

The Planning Commission meeting reconvened at 8:10 p.m.

2. PUBLIC COMMENT

Heidi Balz asked the Commission to discuss traffic and the need for crosswalks on Monterey Street.

3. INFORMAL PROJECT REVIEW

A. Proposed Development on Lasuen Drive – Applicants: Mark and Jeanette Graybill

Mark Graybill proposes to build two residences on the Nyland property. During public comment Jolene Cosio spoke in support of the project. Community Development Director Orbach reported there are unstable slopes at the location, and no water or sewer services extend to the property. Commissioners spoke in support of the project.

4. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Affidavit of Posting Public Hearing Notice

A motion was made by Commissioner Boyd and seconded by Commissioner Moore to approve all items on the consent agenda. The motion passed 3-0-0-2 with Commissioners Franco and Freels absent.

5. PUBLIC HEARING ITEMS

A. Consider a Conditional Use Permit 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 2017-21 for a Conditional Use Permit for a Medical Clinic at 301 Third Street

Community Development Director Orbach reported the Historic Resources Board recommends disapproving a conditional use permit for a medical clinic at 301 Third Street.

Chairman Hopper opened the public hearing. No comments were received. Chairman Hopper closed the public hearing.

A motion was made by Chairman Hopper and seconded by Commissioner Moore to uphold the Historic Resources Board's recommendation that this is not a necessary use, that the use does not conform with the surrounding area in the Historic District, that there are concerns with the large number of children visiting the area, and approve Resolution 2017-21, denying a conditional use permit for a medical clinic at 301 Third street. The motion passed 3-0-0-2 with Commissioners Franco and Freels absent.

B. Consider Conditional Use Permit for On-Site Alcohol Sales at 106 Third Street. The applicant is Sean Fitzharris

The Historic Resources Board recommend approval of a conditional use permit at 106 Third Street. Chairman Hopper opened the public hearing. Elia Sanchez was concerned with yet another ABC license in the City. Pat Garratt stated, this is a tasting room, not a hangout.

i. Consider Resolution 2017-22 Making a Determination for a Categorical Exemption for a Conditional Use Permit for On-Site Alcohol Sales at 106 Third Street Under Section 15332 of CEQA

A motion was made by Vice Chairperson Boyd and seconded by Commissioner Moore to approve Resolution 2017-22, making a determination for a categorical exemption for a conditional use permit for on-site alcohol sales at 106 Third Street under Section 15332 of CEQA. The motion passed 3-0-0-2 with Commissioners Franco and Freels absent.

ii. Adopt Resolution 2017-23 Approving a Conditional Use Permit for On-Site Alcohol Sales at 106 Third Street

A motion was made by Chairman Hopper and seconded by Commissioner Boyd to approve Resolution 2017-23 approving a conditional use permit for on-site alcohol sales at 106 Third Street. The motion passed 3-0-0-2 with Commissioners Franco and Freels absent.

C. Consider a Site and Design Review Permit for a Monument Sign located between Nyland Road, The Alameda, and SR 156. Applicant: San Juan Committee.
This item was continued to the next regular meeting.

6. DISCUSSION ITEMS

A. Agenda Items for Next Joint Meeting with City of Hollister and San Benito County Planning Commissions

Chairman Hopper provided Community Development Director Orbach with a list of items to be discussed at a proposed joint meeting with San Benito County. There was discussion about the location for the meeting. Chairman Hopper suggested the meeting be informal.

B. Mobile Food Vending Regulation

There was discussion but no direction was given to staff.

C. Proposed Motor & Technology Center of Excellence

Regular Planning Commission Meeting – August 1, 2017

This item was discussed early in the meeting.

7. Comments and Reports

A. Planning Commissioners

There were no comments received.

B. Community Development Director

There were no comments received.

C. City Manager

There were no comments received.

8. ADJOURNMENT

The meeting adjourned at 8:58 p.m.