



# City of San Juan Bautista

The "City of History"

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## REVISED AGENDA

### REGULAR PLANNING COMMISSION MEETING

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

**TUESDAY ~ MARCH 6, 2018**

*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.

**4. Consent Items**

All matters listed under the Consent Agenda may be enacted by one motion authorizing actions indicated for those items so designated. There will be no separate discussion of these items unless requested by a member of the Planning Commission, a staff member, or a citizen.

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavit of Posting Public Hearing Notice**
- C. Approve February 6, 2018 Minutes**

**5. Public Hearing Items**

- A. Midnight Express Trucking Company: An application to construct a 14,560 sq. ft. agricultural transfer warehouse station on Old San Juan Hollister Road has been submitted to the City, on an 18.08 acre parcel (APN 002-550-008) and zoned Agricultural Business Industrial. Applicant: Cynthia Orozco**
  - i. Consider Resolution 2018-XX to Adopt an Environmental Negative Declaration**
  - ii. Consider Resolution 2018-XX for Adoption of Site and Design Review**
  - iii. Consider Resolution 2018-XX to Adopt a Conditional Use Permit**

**6. Action Items**

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

**7. Discussion Items**

**A. 18<sup>th</sup> Barrel, 322 Third Street - Six Month Review of Outdoor Patio Activity**

**8. Comments and Reports**

**A. Planning Commissioners**

**B. Community Development Director**

**C. City Manager**

**9. Adjournment**

### AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 28<sup>ST</sup> DAY OF FEBRUARY 2018, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
2. ON THE BULLETIN BOARD AT THE CITY LIBRARY, 801 SECOND STREET.
3. ON THE BULLETIN BOARD AT THE ENTRANCE TO THE UNITED STATES POST OFFICE, 301 THE ALAMEDA

SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA,  
ON THE 28<sup>ST</sup> DAY OF FEBRUARY 2018.



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TRISH PAETZ, DEPUTY CITY CLERK

### AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION PUBLIC HEARING NOTICE. I FURTHER DECLARE THAT I POSTED SAID NOTICE ON THE 8<sup>th</sup> DAY OF FEBRUARY 2018, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
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SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA,  
ON THE 28<sup>th</sup> DAY OF FEBRUARY 2018.



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TRISH PAETZ, DEPUTY CITY CLERK



CITY OF SAN JUAN BAUTISTA  
P.O. BOX 1420  
SAN JUAN BAUTISTA, CALIFORNIA 95045

## **NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

**TO:** The Public

**FROM:** City Planner  
City of San Juan Bautista

**Project Title:** Midnight Express Agricultural Transfer Station - Initial Study and Negative Declaration

**Lead Agency:** City of San Juan Bautista

**Applicant:** Mr. and Mrs. Orozco

**Project Location:** Situated on a 18.08 acre site south of Hwy 156 on Old San Juan Hollister Road

**Project Description:** The City of San Juan Bautista is considering an application to construct an agricultural transfer warehouse station on Old San Juan Hollister Road. The subject property is zoned Industrial. The proposal would include a 14,560 sq. ft. warehouse and have up to 5 small trucks providing deliveries throughout the day, 4 larger trucks to distribute the product, and 5 employees. Anticipated operation hours are 9 a.m. to 10 p.m. The application includes a request for Major Project Site and Design Review and Conditional Use Permit.

**Negative Declaration:** A negative declaration is prepared for the project noting that no significant environmental impacts have been identified - with conditions of approval. The project is designed to avoid the 100-year flood plain and is setback from the trace San Andreas fault lines. The relatively small number of truck trips, using the existing U.S. Highway 156 signalized intersection, were not determined to be a significant environmental impact.

**Hazardous Materials:** Per Section 65962.5 of the Government Code, no hazardous materials are known to exist on the site.

**Public Comments:** Any individual, group, or agency wishing to review and comment on the project may submit written comments to the City Hall, City of San Juan Bautista, 311 Second Street, P.O. Box 1420, 95025. All written or electronic communication comments received by 5:00 P.M. on March 6, 2018 will be considered by the City of San Juan Bautista.

**Hearing Date:** The Planning Commission will conduct a public hearing for this project on March 6, 2018. The hearing will occur at 6:00 P.M. at the City of San Juan Bautista Council Chambers located at 311 Second Street in San Juan Bautista. All persons may attend the meeting and give oral comments and public testimony on the proposed project.

**Availability of the Negative Declaration:** Additional information on this project, including the initial study and Negative Declaration are available for review at the City of San Juan Bautista City Hall, located at 311 Second Street (Telephone: 831-623-4661) and the City Library located at Second and Monterey Street.

**Dated:** February 8, 2018



## **6. DISCUSSION ITEMS**

### **A. Cannabis Ordinance**

Victor Gomez of Pinnacle Strategy presented the draft ordinance and recommendations from the City Council Ad Hoc Committee. Rules and regulations will be brought back in May. During public comment, George Dias commented he would not allow cannabis growing on his property off Mission Vineyard Road. Mandisa Snodey suggested allowing growing in general plan open space areas. Chairperson Hopper pointed out that there are limitations to the area suggested by the ad hoc committee as there is resistance from a property owner, the construction of a truck transfer facility heard tonight, and a buffer zone surrounding the new park being built in the Copperleaf subdivision. Commissioner Medeiros supported opening up to commercial area as well. Victor Gomez clarified; add all other license types to commercial, not just testing.

It was the consensus of the Commissioners to recommend inclusion of the industrial zone to the area available in the commercial zone, and open up to all license types.

## **7. COMMENTS & REPORTS**

### **A. Planning Commissioners**

Commissioner Franco asked for reports on the Rancho Vista subdivision and Harvey's Lockup next month, and discuss selection of property to recognize in May for Historic Preservation Month.

### **B. City Manager**

Interim City Manager Tewes reported on Harvey's Lockup and Rancho Vista.

### **C. City Planner**

No comments were received.

## **8. ADJOURNMENT**

The meeting adjourned at 8:02 p.m.

**CITY OF SAN JUAN BAUTISTA**

**PLANNING COMMISSION**

**STAFF REPORT**

**DATE:** March 6, 2018

**SUBJECT:** Midnight Express Agricultural Transfer Station

**Background:**

The City of San Juan Bautista has received an application to construct an agricultural transfer warehouse station on Old San Juan Hollister Road. The subject property is zoned Industrial and is 18.08 acres. The proposal would include a 14,560 sq. ft. warehouse and have up to five small trucks providing deliveries throughout the day, four larger trucks to distribute the product, and five employees. Anticipated operation hours are 9 a.m. to 10 p.m.

The application includes a request for major project Site Plan and Design Review and Conditional Use Permit. It also includes a California Environmental Quality Act Initial Study evaluation.

**Analysis:**

As the attached plans represent, the proposal is to use a relatively small percentage of the more than 18-acre site for a driveway, service area, and turnaround for operation trucks and a 14,560 sq. ft. warehouse to temporarily store agricultural product. The project concept is to bring agricultural crops from the region in smaller trucks and then consolidate the product into larger 18-wheel trucks to transport product throughout the Bay Area for delivery. This application includes Site Plan and Design Review to develop and grade the site and Conditional Use Permit to operate a warehouse in an Industrial zoning district.

Site Plan and Design Review

Primary land use issues have been regarding the 100-year floodplain and the trace earthquake faults that cross the property. The truck access pad would be built  $\pm$  1 ft. above natural grade and the warehouse finish floor would be approximately 4 ft. to 5 ft. above natural grade. This would adequately raise the structure above the flood plain.

The site development plan has been reviewed by the applicant's geotechnical consultants, Berloger Stevens and Associates, to investigate site conditions and



make recommendations – primarily relative to the identified earthquake faults. This report has been peer reviewed by a City-hired geotechnical firm, Cal Engineering and Geology, who have independently recommended earthquake setback zones. These earthquake zone setbacks are incorporated into the project plans.

The design of the building is relatively simple and consistent with agricultural use buildings. Staff believes the Site and Design Review application can be recommended for approval based on the criteria outlined in the Municipal Code and the City's Design Guidelines.

#### Conditional Use Permit

A Conditional Use permit is required to allow a warehouse building in an Industrial zoning district. This requirement was likely developed to address warehouse uses that may not be appropriate for a particular zoning district, such uses as heavy manufacturing facilities. This use is relatively low-intensity with no more than nine trucks per day proposed and as an agricultural use is consistent with the agricultural uses and history in the surrounding region. Staff believes the Conditional Use permit findings can be made:

- The project is consistent with the 2035 General Plan designation and polices as well as zoning designation and regulations; and
- The proposed project occurs within City limits on a project development area of no more than five acres substantially surrounded by urban uses; and
- The project site has no value as habitat for endangered, rare, or threatened species; and
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- The site can be adequately served by all municipal utilities and public services; and
- The project is consistent with the standards and requirements of the San Juan Bautista Municipal Code.

Further, if there are future issues with the project's compliance with Conditional Use Permit conditions of approval, the CUP could be scheduled for reconsideration. In consideration of this, one of the conditions of approval states that no more than twelve trucks a day shall access the property. This allows the property owners a little flexibility during periods of busy workloads without violating the CUP. Project conditions of approval are contained within the CUP Resolution as this runs with the use and the land.

Environmental Initial Study and Negative Declaration

The attached environmental Initial Study has been completed, circulated and advertised in accordance with the California Environmental Quality Act Guidelines. With standard conditions of approval, the assessment determines that the project would not result in an adverse impact on the habitat of a fish or wildlife species, native vegetation nor result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**Recommendation:**

Review the staff report and the attached site development plans and approve the Site Plan and Design Review and Conditional Use Permit requests, with conditions. The project conditions are contained with the Conditional Use Permit Resolution, which will continue to run with the land and the use.

Further, review the attached environmental Initial Study and adopt a Negative Declaration Resolution for the project based on the Findings contained therein.

**Attachments:**

- Exhibit A: Letter from Adjacent Property Owners
- Exhibit B: Environmental Negative Declaration Resolution 2018-XX
- Exhibit C: Site Plan and Design Review Resolution 2018-XX
- Exhibit D: Conditional Use Permit Resolution 2018-XX
- Exhibit E: Environmental Initial Study
- Exhibit F: Midnight Express Site Development Plans

City Planner  
City of San Juan Bautista

Regarding Midnight Express Agricultural Transfer Station  
Initial Study and Negative Declaration

We own the property adjoining the midnight Express site and our concern is as this land has been agricultural and rain fall has been absorbed by the land , where will the water go when a 14,560 square foot building, plus the paved areas for parking and storage are covered?

We want to be sure it does not run onto our property, which would cause water damage or flooding. What will be done to avoid this?

*Chalmer Raymer*

*Jacqueline Raymer*

Chalmer Raymer  
Jacqueline Raymer  
264 Mission Vineyard Rd.  
San Juan Bautista, Ca. 95045

831 623 4803

**RESOLUTION No. 2001-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA  
ADOPTING A NEGATIVE DECLARATION FOR AN  
AGRICULTURAL TRANSFER WAREHOUSE STATION ON OLD SAN JUAN HOLLISTER ROAD**

**WHEREAS**, the Planning Commission received an application to construct an agricultural transfer warehouse station on Old San Juan Hollister Road (APN 002-550-008). The subject property is zoned Industrial and is 18.08 acres; and

**Whereas**, in accordance with CEQA Guidelines, the City as Lead Agency, completed an Initial Study of the project and based thereon, prepared a draft Negative Declaration finding that the project did not have the potential to create significant environmental impacts; and

**Whereas**, the City posted the required notice and circulated the draft Negative Declaration for a 20-day public review period from February 8, 2018 to February 26, 2018; and

**Whereas**, at its regular March 6, 2018 meeting, the Planning Commission considered the draft Initial Study and Negative Declaration and oral and written comments received thereon during the public review period; and

**Whereas**, the draft Initial Study and Negative Declaration and other documents or materials which constitute the record of proceedings for the project are located at the San Juan Bautista City Hall, 311 Second Street, San Juan Bautista.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA AS FOLLOWS:**

1. On the basis of the whole record before it, the Planning Commission finds that there is no substantial evidence that the proposed development of an agricultural transfer warehouse station on Old San Juan Hollister Road will have a significant effect on the environment;
2. The draft Negative Declaration reflects the City's independent judgement and analysis as to the environmental effects of the project described herein;
3. The attached Initial Study/Negative Declaration is hereby incorporated by reference and adopted for the Midnight Express agricultural transfer warehouse project.

**PASSED AND ADOPTED** by the Planning Commission of the City of San Juan Bautista at a regular meeting held on March 6, 2018 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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John Hopper, Chairperson

**ATTEST:**

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Trish Paetz, Deputy City Clerk

**RESOLUTION 2018-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA  
APPROVING SITE PLAN AND DESIGN REVIEW TO CONSTRUCT AN AGRICULTURAL  
TRANSFER WAREHOUSE STATION ON OLD SAN JUAN HOLLISTER ROAD**

**WHEREAS**, the Planning Commission received an application to construct an agricultural transfer warehouse station on Old San Juan Hollister Road (APN 002-550-008). The subject property is zoned Industrial and is 18.08 acres; and

**WHEREAS**, the Planning Commission held a public hearing on March 6th, 2018, to consider Site Plan and Design Review for the agricultural transfer warehouse station use on Old San Juan Hollister Road; and

**WHEREAS**, the Planning Commission has reviewed the project staff report and received oral comments and public testimony on the project; and

**WHEREAS**, upon reviewing the proposed building plans, site layout of the structures, setbacks, exterior elevations, site drainage, conceptual landscaping plan, architectural style, and style of the project in relationship to the surrounding area, the Planning Commission finds that the project meets all of the Site and Design Review requirements in Sections 11-06 and 11-18 of the San Juan Bautista Municipal Code and the City of San Juan Bautista Design Guidelines.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of San Bautista approves Site Plan and Design Review for an agricultural transfer warehouse station on Old San Juan Hollister Road.

**PASSED AND ADOPTED** by the Planning Commission of the City of San Juan Bautista on March 6, 2018 by the following vote.

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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John Hopper, Chairperson

**ATTEST:**

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Trish Paetz, Deputy City Clerk

## RESOLUTION 2018-XX

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING A CONDITIONAL USE PERMIT FOR AN AGRICULTURAL TRANSFER STATION

**WHEREAS**, the Planning Commission received an application to construct an agricultural transfer warehouse station on Old San Juan Hollister Road (APN 002-550-008). The subject property is zoned Industrial and is 18.08 acres; and

**WHEREAS**, the Planning Commission held a public hearing on March 6th, 2018, to consider a Conditional Use Permit for the agricultural transfer warehouse station use on Old San Juan Hollister Road; and

**WHEREAS**, the Planning Commission has reviewed the project staff report and received oral comments and public testimony on the project; and

**WHEREAS**, the Planning Commission has made the necessary findings for the Conditional Use Permit, including:

- A. That the use is necessary or desirable in relation to the purposes and intent of the San Juan Bautista General Plan, zoning ordinance, and the economic, social, and environmental status of the City;
- B. That the use will be properly related to other uses, transportation facilities, and other public facilities in the area, and will not cause undue environmental impacts relating to noise, odor, pollution, etc.; and
- C. That the use will not adversely affect the health or safety of persons living or working in the vicinity or be materially detrimental to the public welfare of the City and its residents.

**WHEREAS**, the applicant has agreed to the following conditions of approval for the use:

#### General

1. Small trucks may provide deliveries throughout the day, but no more than four larger 18-wheel trucks provided, however, that no more than 12 trucks per day shall be permitted.
2. Hours of operation hours are limited to between 9 a.m. to 10 p.m.



3. No water connections shall be permitted until the City of San Juan Bautista water moratorium has been lifted.
4. Pursuant to the Monterey Bay Air Resource District. The following shall apply:
  - a. Mitigation measures pursuant to the Air District's 2008 CEQA Guidelines shall be incorporated in the project plans prior to the issuance of Building Permits.
  - b. Air District permits may be required for engine generator sets and boilers. Applicant shall contact the Air District for applicable permits prior to the issuance of Building Permits.
  - c. If underground piping or other asbestos containing construction materials are encountered, the Monterey Bay Air Resources Board shall be contacted.
5. During construction, all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered daily during non-rain seasons.
6. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
7. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers. The use of dry power sweeping is prohibited.
8. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
9. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
10. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

11. Fire hydrants are required pursuant to the Hollister Fire Department.

Prior to submittal for a Grading or Building permit, the applicant shall submit:

12. Improvement plans for all on-site grading, erosion control, landscaping, and irrigation systems and storm water drainage collection, retention and filtration system conforming to the SWPP guidelines.

13. Improvement plans for the repair and resurfacing of the full width of Old San Juan Road Hollister Road for the entire frontage of the property.

14. Verification that the current storm water swale is clear and operable, or that pre-project storm water is being properly managed.

15. Prior to the issuance of a Grading or Building permit, the applicant shall:

16. Submit to the Regional Water Quality Control Board a NOI and SWPPP plans and provide the City with a copy of the submittal package.

Prior to the Final Inspection approval, the applicant shall:

17. Install all on-site improvements, including Fire Department hydrants, landscaping, storm drainage collection, retention and filtration system for the project conforming to the SWPP guidelines.

18. Complete Old San Juan Hollister Road improvements or deposit the cost of the improvements to be used in conjunction with the Copperleaf Subdivision road Improvements subject to an Engineer's Estimate.

19. The applicant shall pay all water and sewer connection fees and applicable Development Impact fees.

20. An easement shall be recorded starting from the northeast corner of the property, extending 50 ft. parallel to the east property line, ending at the south boundary of the improved driveway and parking area. The easement shall note that no built structures or uses that may contaminate the ground water are allowed within this easement area.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Juan Bautista hereby approves the Conditional Use Permit for an agricultural transfer warehouse station on Old San Juan Hollister Road.

**PASSED AND ADOPTED** by the Planning Commission of the City of San Juan Bautista on March 6, 2018 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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John Hopper, Chairperson

**ATTEST:**

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Trish Paetz, Deputy City Clerk

**CITY OF SAN JUAN BAUTISTA**

**PLANNING COMMISSION**

**STAFF REPORT**

**DATE:** March 6, 2018

**SUBJECT:** Review of Southwest Roundup Sign Design

**Background:**

Consider an application for a projecting Sign Design Review for Southwest Roundup Studio Gallery at 106 Third Street in the Historic District and make a recommendation to the Planning Commission. The proposed sign, a mock-up is attached, matches the projecting Mission Gallery sign that used to hang at this location. An exhibit of the previous sign is also attached.

Sign ordinance requirements limit projecting signs to 36 inches. Both the previous sign, the existing sign post, and the proposed Southwest Roundup sign exceed three feet. The Planning Commission can grant an exception to this limit pursuant to the following ordinance allowances:

**11-10-130 Exceptions**

In order to prevent undue hardship or inequitable application of this Chapter, the Planning Commission may grant an exception from any maximum standard of this Chapter for a particular application. The intent of such exception is not to grant a special privilege to any property owner, but to assure fair and equitable treatment of properties that have unusual location, configuration and graphic communication problems. Any exception request shall be specified in a sign permit application and shall be reviewed as part of that application.

The proposed sign appears to be approximately four feet in projection. This will be confirmed prior to the meeting, but it is the same dimension as the previous sign. The City of San Juan Bautista's sign ordinance requires that signs proposed in the downtown area Historic District require Historic Resources Board review with a recommendation to the Planning Commission for final action. The signs need to be compatible with the historic context of the District and comply with Chapter 7 of the San Juan Bautista Design Guidelines, which is the Sign Design Guidelines Chapter.

The Sign Design Guidelines encourage hand-crafted signs that match the individual building and the nature and quality of the San Juan Bautista Historic District. Staff finds that the proposed sign meets this criteria, is of high quality and design, and that the Historic Resources Board was able to recommend approval to the Planning Commission. The Board reviewed the proposal and forwarded a recommendation to the Commission just prior to this meeting agenda.

**Recommendation:**

Adopt the attached Sign Design Review Resolution making the following findings:

1. That the proposed Sign Design Review request is compatible with the historic context of the downtown area Historic District and that it complies with the Sign Design Guidelines and the historic context of the downtown area Historic District, and
2. That an exception to the three foot sign projection limit is granted to allow an approximately four foot projection to match the Mission Gallery sign that previously hung from the same existing post.

An alternative would be to recommend approval of the sign but with a requirement that it be reduced to no more than three feet in projection.

Exhibit A: Southwest Roundup Studio Gallery Sign  
Exhibit B: Previous Mission Gallery Sign

**RESOLUTION 2018-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SAN JUAN BAUTISTA APPROVING THE  
SIGN DESIGN REVIEW FOR SOUTHWEST ROUNDUP STUDIO GALLERY  
AT 106 THIRD STREET WITHIN THE HISTORIC DISTRICT**

**WHEREAS**, the Historic Resources Board has reviewed the proposed sign for Southwest Roundup at 106 Third Street within the Historic District and forwarded a recommendation to the Planning Commission prior to this agenda, and

**WHEREAS**, the Planning Commission has considered the recommendation from the Historic Resources Board and makes the following findings to approve the Sign Design Review request:

1. That the proposed Sign Design Review request is compatible with the historic context of the downtown area Historic District and that it complies with the Sign Design Guidelines and the historic context of the downtown area Historic District, and
2. That an exception to the three foot sign projection limit is granted to allow an approximately four foot projection to match the Mission Gallery sign that previously hung from the same existing post.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Juan Bautista does hereby approve the Sign Design Review for Southwest Roundup Studio Gallery at 106 Third Street.

**PASSED AND ADOPTED** by the Planning Commission of the City of San Juan Bautista on this 6th day of March 2018 by the following vote.

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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John Hopper, Chairperson

**ATTEST:**

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Trish Paetz, Deputy City Clerk

**CITY OF SAN JUAN BAUTISTA**

**PLANNING COMMISSION**

**STAFF REPORT**

**DATE:** March 6, 2018

**SUBJECT:** 18<sup>th</sup> Barrel Conditional Use Permit

**Background:**

The Planning Commission approved a Conditional Use Permit 2017-13 for the use of an outdoor patio as an accessory use to the 18<sup>th</sup> Barrel wine and beer tasting establishment at 322 Third Street. The approval was for the use of the 18<sup>th</sup> Barrel outdoor patio for wine and beer tasting and live music. One of the conditions of approval required a six-month review of the use of the outdoor patio. Specifically, the conditions of approval stated:

1. Hours of operation will be between 11 a.m. and 10 p.m.
2. Live music is permitted only during hours of operation (no later than 10 p.m.).
3. The Planning Commission shall review the conditional use permit six (6) months and twelve (12) months after the Wine and Beer Tasting Establishment begins operation.

The Conditional Use Permit was approved by the Planning Commission on April 4, 2017. While the six-month period has passed – depending on when operation began – this may be as much the City's responsibility as it is the applicants' given the lapse of City staffing.

**Analysis:**

Staff is not aware of any noise complaints or ABC issues that have occurred over this period, at least not that have been reported to the City. This meeting is an opportunity for residents and Planning Commissioners to share any concerns they may have regarding the use of the outdoor patio. The interior use of 18<sup>th</sup> Barrel is permitted independently.

There is no action to be taken tonight regarding this six-month review. If there are deemed to be concerns, then a public hearing to reconsider the Conditional Use Permit would need to be scheduled.

**Recommendation:**

Accept the staff report and take public comment regarding the six-month review of the 18<sup>th</sup> Barrel outdoor patio activity.