



City of San Juan Bautista

The “City of History”

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AGENDA

REGULAR PLANNING COMMISSION MEETING

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

TUESDAY ~ JULY 2, 2019

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 Planning Commission 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** **6:00 PM**
Roll Call
2. **Public Comment**
3. **Informal Project Review**
Any potential and/or future project applicant may present their 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 Agenda**
 - A. **Approve Affidavit of Posting Agenda**
 - B. **Approve Affidavit of Posting Public Hearing Notice**
 - C. **Approve Affidavit of Mailing Public Hearing Notice**
 - D. **Approve the Minutes of the May 7, 2019 Meeting**
 - E. **Approve the Minutes of the January 8, 2019 Meeting**
5. **Public Hearing Items**
 - A. **Recommend to the City Council Amendments to the Meritage Homes Development Agreement for the Rancho Vista Subdivision**
6. **Action Items**
 - A. **Approve Sign Review for Lois’ Unique Home Furnishings in the Downtown Historic District, 301 Third Street, APN 002-170-005**
7. **Discussion Items**
 - A. **Proposed San Benito County Major Subdivision in the City’s Sphere of Influence at 333 Mission Vineyard Road, APN 012-190-012**
 - B. **Proposed Noise Ordinance for Hours of Construction Activity**
 - C. **Update on the Housing Element**
 - D. **Report from Planner on Current and Upcoming Projects**

F. Report from Sub Committee for Separating the Planning Commission from the Historic Resources Board

8. Comments

A. Planning Commissioners

B. Associate City Planner

C. City Manager

9. Adjournment