



# City of San Juan Bautista

The “City of History”

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## AGENDA

### PLANNING COMMISSION MEETING

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

**TUESDAY ~ APRIL 4, 2017**

*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 Affidavits of Posting and Public Hearing Notice**
- C. Approve Minutes of the August 2, 2016 Meeting**
- D. Approve Minutes of the September 4, 2016 Meeting**

**5. Public Hearing Items**

- A. Consider Approval of Site and Design Review Permit (SDR 2017-31) for 107 Third Street (formerly Casa Rosa, APN002-021-004) and Accept the Recommendation from the Historic Resources Board. Applicant: Greg and Christin Burda.**
  - i. Approve Resolution 2017-XX Adopting a Categorical Exemption for Site and Design Review Permit (SDR 2017-31) for 107 Third Street (formerly Casa Rosa, APN002-021-004) under Section 15331 “Historical Resources Restoration/Rehabilitation” of CEQA.**
  - ii. Adopt Resolution 2017-XX Approving Site and Design Review Permit for a restaurant, bar, and residential unit at 107 Third Street (SDR 2017-31)**

- B. Consider Approval of Site and Design Review Permit (SDR 2017-32) for a Wine and Beer Tasting Establishment at 322 Third Street (APN 002-160-003) and Accept the Recommendation from the Historic Resources Board.**
  - i. Approve Resolution 2017-XX Adopting a Categorical Exemption for Site and Design Review Permit (SDR 2017-32) for a Wine and Beer Tasting Establishment at 322 Third Street under Section 15331 “Historical Resources Restoration/Rehabilitation” of CEQA.**
  - ii. Adopt Resolution 2017-XX Approving Site and Design Review Permit (SDR 2017-32) for a Wine and Beer Tasting Establishment at 322 Third Street.**
  - iii. Consider a Sign Permit for the 18<sup>th</sup> Barrel at 322 Third Street.**
  
- C. Consider Approval of Conditional Use Permit (CUP 2017-33) for the Use of an Outdoor Patio as an Accessory Use to a Wine and Beer Tasting Establishment at 322 Third Street (APN 002-160-003).**
  - i. Approve Resolution 2017-XX Making a Determination for a Categorical Exemption for a Conditional Use Permit (2017-33) for the Use of an Outdoor Patio as an Accessory Use to a Wine and Beer Tasting Establishment at 322 Third Street Under Section 15332 “In-Fill Development Projects” of CEQA.**
  - ii. Adopt Resolution 2017-XX Approving Conditional Use Permit (2017-33) for the Use of an Outdoor Patio as an Accessory Use to a Wine and Beer Tasting Establishment at 322 Third Street.**
  
- D. Consider Approval of Site and Design Review Permit (SDR 2017-101) for a Multiple Family Residential Two Story Duplex Unit at 1114 Third Street (APN 002-260-046). Applicant: Manuel Lopez**
  - i. Approve Resolution 2017-XX Adopting a Categorical Exemption Under Section 15332 “In-Fill Development Projects” of CEQA.**
  - ii. Approve Resolution 2017-XX Approving Site and Design Review Permit (2017-101) for a Multiple Family Residential Two Story Duplex Unit at 1114 Third Street (APN 002-260-046).**

## **6. Discussion Items**

- A. Website Revision Team**
- B. Invitation to Joint Meeting with City of Hollister Planning Commission**

## **7. Comments & Reports**

- A. Planning Commissioner’s Conference Report**
- B. Community Development Director**
- C. City Manager**

## **8. Adjournment**