



City of San Juan Bautista

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AGENDA

PLANNING COMMISSION MEETING

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

TUESDAY – JANUARY 3, 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** **6:00 PM**
Roll Call
2. **Ceremonial Items**
 - A. **Transitioning of Outgoing and Incoming Commissioners**
 - B. **Introduction and Swearing in of New Planning Commissioners**
 - C. **Selection of Chairman and Vice Chairman**
3. **Public Comment**
4. **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.
5. **Consent Items**
 - A. **Approve Affidavit of Posting Agenda**
 - B. **Approve Affidavits of Posting and Public Hearing Notice**
 - C. **Approve Minutes of the July 5, 2016 Meeting**
 - D. **Approve Minutes of the August 2, 2016 Meeting**
6. **Public Hearing Items**
 - A. **Consider Rezoning 0.0655 acres of land from Commercial District to R-1 Single Family Residential District (APN 002-520-011) Applicant: Kathleen Manning**
 - B. **Consider Approval of Lot Line Adjustment LLA 2016-1101 (APN 012-130-021,023, & 031) Applicant: Kathleen Manning**

C. Consider approval of Site and Design Review Permit SDR 2016-1101 Copperleaf Subdivision (APN 012-130-031) at 200-300 San Juan Bautista-Hollister Road Applicant: Edenbridge Homes Inc.

D. Consider approval of Site and Design Review Permit SDR 2016-1102 Rancho Vista Subdivision Tract No. 322 Applicant: Meritage Homes

7. Action Items

A. Review, Discuss and Adopt Resolution 2016-XX Recommending City Council Revoke Permit under SJBMC Section 11-17-050 (A) Brewery

8. Discussion Items

A. Report on County Wide Planning Commissioners Meeting of November 16.

B. Informational Background Material -Planning Commissioner's Handbook

C. Informational Background Material- Chapter 2-3 Boards and Commissions.

D. Informational Background Material- Chapter 10-2 Subdivisions.

E. Informational Background Material- General Plan.

9. Comments & Reports

A. Planning Commissioners

B. City Manager

C. Community Development Director

10. Adjournment