

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
JANUARY 3, 2017
MINUTES

1. CALL TO ORDER – Chairman Franco called the meeting to order at 6:07 p.m.

B. ROLL CALL **Present:** Chairman Franco, Commissioners Moore, Hopper, Freels and Boyd

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

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

Commissioner Hopper volunteered to be Chairperson. Whereupon a motion was made by Commissioner Moore and seconded by Commissioner Franco to appoint Commissioner Hopper as Chairperson of the Planning Commission. The motion passed unanimously, 5-0.

A motion was made by Commissioner Freels and seconded by Commissioner Boyd to nominate Commissioner Moore as Vice Chairperson of the Planning Commission. The motion passed unanimously, 5-0.

3. PUBLIC COMMENT

Emily Renzel stated she does not support the Council's approval of a stop sign on Franklin Street. Cara Vonk spoke in support of Ms. Renzel's request. Georgana Gularte commented a stop sign would be traffic calming. Jolene Cosio spoke in support of a sign at Washington Street. It was the consensus of the Planning Commission to ask the City Council to reconsider the stop sign on Franklin Street. David Medeiros suggested a transitional meeting where he could share his input as a former Planning Commissioner.

4. INFORMAL PROJECT REVIEW

There were no informal projects for review.

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

A motion was made by Commissioner Franco and seconded by Commissioner Boyd to approve all items on the consent agenda. The motion passed unanimously, 5-0.

5. 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) and Approve Resolution 2017-01.

The applicant is Kathleen Manning.

Staff presented a report. John McCormick, representative for the applicant, provided a report. Chairperson Hopper opened the public hearing. No comments were received. Chairperson Hopper closed the public hearing.

A motion was made by Commissioner Franco and seconded by Commissioner Freels to approve Resolution 2017-01 to recommend to the City Council approval of the rezoning of a 0.0655 acre parcel of land situated 251.17 feet north of the north line of San Juan-Hollister Road (APN 002-520-011) from commercial zoning to R-1 low density residential zoning district. The motion passed unanimously, 5-0.

B. Consider Approval of a Lot Line Adjustment (APN 012-130-021, 023, & 031).

The applicant is Kathleen Manning.

Staff presented a report. The applicant's son Matthew Manning, when asked by Commissioner Freels, stated that an individual currently resides on the property.

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

A motion was made by Commissioner Boyd and seconded by Commissioner Freels to approve a lot line adjustment for APN 012-130-021, 023 and 031 for Kathleen Manning. The motion unanimously, 5-0.

Whereupon, Administrative Services Manager Paetz pointed out that the CEQA resolution included in the Planning Commission meeting packet should be approved before the lot line adjustment resolution can be approved. There was discussion on CEQA policy and procedures.

A motion was made by Commissioner Franco and seconded by Chairperson Hopper to rescind Resolution 2017-02. The motion passed unanimously, 5-0.

A motion was made by Commissioner Franco and seconded by Commissioner Freels to approve Resolution 2017-02, making a finding for a categorical exemption under Article 19, Section 15305 of CEQA for a lot line adjustment for APN 012-130-021, 023 and 031. The motion passed unanimously, 5-0.

A motion was made by Commissioner Franco and seconded by Commissioner Moore to approve Resolution 2017-03 approving a lot line adjustment for APN 012-130-021, 023 and 031 for Kathleen Manning. The motion passed 3-2-0-0 with Commissioners Boyd and Hopper voting against.

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. The applicant is Edenbridge Homes Inc.

i. Adopt Resolution 2017-XX Approving Site and Design Permit for the base floor plans with four variation of exterior elevations of Copperleaf Housing units.

The applicant, Kathy Oesterreich, was present and introduced the architect, Jeff Potts. There was discussion about the sound wall which will be installed on top of the berm. Commissioner Boyd asked whether homes are solar ready and plumbed for grey water, and suggest adding balconies.

A ten minute break was taken at 8:35 p.m.

Chairperson Hopper opened the public hearing. Cara Vonk read from a public comment Commissioners received in their packet. Dave Medeiros commented that mission or ranch detailing on homes does not have to encompass the entire facade. Chairperson Hopper closed the public hearing.

Chairperson Hopper requested staff provide Commissioners with a chronology of the Copperleaf Subdivision project prior to it being voted on by the Planning Commission.

No action was taken. This item was continued to the next meeting.

D. Consider Approval of Site and Design Review Permit SDR 2016-1102 Rancho Vista Subdivision Tract No. 322. The applicant is Meritage Homes.

i. Adopt Resolution 2017-XX Approving Site and Design Permit for four base floor plans and variation of exterior elevations of Rancho Vista Housing units.

City Manager Grimsley presented a report and then introduced Jess Salmon of Meritage Homes who reviewed the different property styles. Chairman Hopper opened the public hearing. John McCormack was concerned with drainage onto neighbor's property. Chairman Hopper closed the public hearing. There was discussion about the garage doors, street trees, elevation varieties (that no two same models be built together), drainage, a monument sign, and changes to the French country style two story.

No action was taken. This item was continued to the next meeting.

6. ACTION ITEMS

A. Review, Discuss and Adopt Resolution 2017-04 Recommending City Council Revoke Permit under SJBMC Section 11-17-050 (A) Brewery Project.

Staff presented a report.

A motion was made by Commissioner Boyd and seconded by Commissioner Freels to approve Resolution 2017-04 and recommend to the City Council revocation of a building permit for the Brewery project at 104 The Alameda. The motion passed 4-0-0-1 with Commissioner Moore abstaining.

Regular Planning Commission Meeting – January 3, 2017

7. 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.**

Commissioner received the information in the packet. There was no discussion.

8. COMMENTS & REPORTS

A. Planning Commissioners

Chairman Hopper states suggested Commissioners be provided a conceptual approval list for developments, and he appreciate receiving electronic copies of plans.

B. City Manager

No comments were received.

C. Community Development Director

Community Development Director Orbach stating he is busy working on materials for the Water Forum.

D. Strategic Planning Committee

Commissioners received a report.

9. ADJOURNMENT

The meeting adjourned at 10:33 p.m.

Chairperson John Hopper

ATTEST:

Trish Paetz, Deputy City Clerk