

**CITY OF SAN JUAN BAUTISTA**  
**PLANNING COMMISSION REGULAR MEETING**  
**MARCH 7, 2017**  
**MINUTES**

**1. CALL TO ORDER** – Chairman Hopper called the meeting to order at 8:11 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. PUBLIC COMMENT**

No public comments were received.

**3. INFORMAL PROJECT REVIEW**

There were no informal projects for review.

**4. 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**
- E. Approve Minutes of the September 6, 2016 Meeting**

Commissioner Franco asked that Items D and E be pulled from the consent agenda for discussion.

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

A motion was made by Commissioner Franco and seconded by Commissioner Boyd to continue the minutes for the August 2, 2016 meeting and the minutes for the September 6, 2016 meeting to the next regular Planning Commission meeting, pending corrections. The motion passed unanimously, 5-0.

**5. DISCUSSION ITEMS**

**A. Staff Report on Site and Design Review Regulations, Guidelines, and Procedures**

The regulations, guidelines, and procedures were discussed at the Historic Resources Board meeting.

## **6. PUBLIC HEARING ITEMS**

Chairperson Hopper requested to move up Item 6D on the agenda.

### **D. Consider Approval of Site and Design Review Permit (SDR 2017-301) for 107 Third Street (formerly Casa Rosa) and Accept the Recommendation from the Historic Resources Board. Applicant: Greg and Christin Burda**

- i. Approve Resolution 2017-XX Adopting a Categorical Exemption Section 15331.**
- ii. Approve Resolution 2017-XX Approving Site and Design Review Permit SDR 2017-301**

Staff requested this item be continued so an historic resource evaluation and impact report could be made on the building.

A motion was made by Commissioner Franco and seconded by Commissioner Boyd to continue this item to the next meeting. The vote was 2-3-0-0 with Commissioners Moore, Hopper and Freels voting no, and the motion did not pass.

There was further discussion about the need for staff to review the findings with the applicant.

A motion was made by Chairperson Hopper and seconded by Commissioner Boyd to continue this item to the next meeting. The motion passed unanimously, 5-0.

Chairperson Hopper requested to move Item 6C up on the agenda.

### **C. 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 "In-Fill project."**
- ii. Approve Resolution 2017-XX Approving Site and Design Review Permit**

Staff presented a report. The applicant was present and responded to questions. Chairperson Hopper opened the public hearing. Shawn Collins spoke against the project and read from his written comments submitted earlier. Lindsey Collins spoke against the project and presented a petition from neighbors. Chairperson Hopper closed the public hearing. There was discussion about solar panels and inclusion of a garage or carport.

A motion was made by Chairperson Hopper and seconded by Commissioner Franco to continue this item to the next meeting. The motion passed unanimously, 5-0.

Chairman Hopper requested coming back to Item 6A.

### **A. 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 2017-05 Approving Site and Design Permit for four base floor plans and variation of exterior elevations of Rancho Vista Housing units.**

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Staff presented a report, stating the applicant took into consideration the six requests made at the January meeting. Meritage Homes representative Jeff Salmon was present and reviewed changes to the design as requested by the Commission at their last meeting. Chairperson Hopper opened the public hearing. Kathleen Manning, a neighbor of the project, requested a copy of the findings from the earthquake study and was concerned with setbacks and drainage. Jackie Morris suggested an unbiased second opinion be sought. Dan Devries was concerned with drainage remedies.

A motion was made by Commissioner Franco and seconded by Commissioner Moore to approve Resolution 2017-05 approving the site plans and design review permit for the Rancho Vista Subdivision Project. The motion passed 3-2-0-0 with Commissioners Freels and Hopper voting against.

As the time was close to 10:00 p.m., Chairperson Hopper entertained a motion to extend the meeting time.

A motion was made by Commissioner Franco and seconded by Commissioner Boy to extend the meeting time so all public hearing items could be heard. The motion passed unanimously, 5-0.

Whereupon, a five minute break was taken.

**B. 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 2017-06 Approving Site and Design Permit for three base floor plans and one floor plan for reserved secondary rental unit with variations of exterior elevations of Copperleaf Housing units.**

The applicant, Kathy Oesterreich, introduced Architect Jeff Potts who presented changes to the plans. During public comment Jackie Morris asks about restrictions on water hookups. City Manager Grimsley clarified that there is a moratorium and the builder will not be allowed to hookup to city water until a new City well is drilled. Chairman Hopper closed the public hearing. There was discussion about affordable housing.

A motion was made by Commissioner and seconded by Commissioner Boyd to approve Resolution 2017-06 approving the site plans and design review permit for the Copperleaf Subdivision Project. The motion passed 3-2-0-0 with Commissioners Hopper and Freels voting against.

**E. Adopt Resolution 2017-XX Recommending to the City Council an Amendment to the San Juan Bautista Municipal Code Section 10-02-540 Appeals**  
Community Development Director Orbach presented a report.

A motion was made by Commissioner Boyd and seconded by Commissioner Franco to recommend to the City Council amendment to Section 10-02-540 of the SJBMC dealing with appeals. The motion passed unanimously, 5-0.

**7. COMMENTS AND REPORTS**

**A. Planning Commissioners' Conference Report**

Chairman Hopper provided a report on the Planning Commissioners Academy attended by Commissioners Hopper, Freels, and Boyd.

**B. Community Development Director**

No comments were received.

**C. City Manager**

No comments were received.

**8. ADJOURNMENT**

The meeting adjourned at 10:50 p.m.

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Chairperson John Hopper

ATTEST:

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Trish Paetz, Deputy City Clerk