

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
APRIL 4, 2017
MINUTES

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

B. ROLL CALL

Present: Commissioners Moore, Franco, Freels and Boyd

Absent: Chairman Hopper (excused)

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

Vice Chairperson Boyd chaired the meeting.

2. PUBLIC COMMENT

Cara Vonk reminded Commissioners of their duties as members of the Historic Resources Board and stated in Section 11-06 of the Municipal Code and encouraged them to make the Mills Act available to the residents. Commissioner Franco reminded everyone that April 30 is Fremont Peak Day.

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 August 2, 2016 Meeting**
- D. Approve Minutes of the September 6, 2016 Meeting**

A motion was made by Commissioner Franco and seconded by Commissioner Moore to approve all items on the consent agenda with changes to the minutes of September 6, 2016. The motion passed unanimously, 4-0-0-1 with Commissioner Hopper absent.

5. PUBLIC HEARING ITEMS

- A. Consider Approval of Site and Design Review Permit for 107 Third Street (formerly Casa Rosa, APN 002-021-004) and Accept the Recommendation of the Historic Resources Board. Applicant: Greg and Christin Burda.**
 - i. Approve Resolution 2017-07 Adopting a Categorical Exemption for Site and design Review Permit.**

ii. Adopt Resolution 2017-08 Approving Site and Design Review Permit for a restaurant, bar, and residential unit

Community Development Director Orbach requested that discussion by the Historic Resources Board be incorporated into the record and noted the Historic Resources Board recommends this project for approval. Staff presented a report and stated this item was continued from last month so staff could adequately research the historical aspect of the property. Vice Chairperson Boyd opened the public hearing. No comments were received. Vice Chairperson Boyd closed the public hearing.

A motion was made by Commissioner Franco and seconded by Commissioner Moore to approve Resolution 2017-07 making a determination for a categorical exemption for site and design review for a mixed use restaurant, bar and residential unit at 107 Third Street. The motion passed unanimously, 4-0-0-1 with Chairperson Hopper absent.

A motion was made by Commissioner Franco and seconded by Commissioner Freels to approve Resolution 2017-08 approving a site and design review permit for a restaurant, bar, and residential unit at 107 Third Street (APN 002-021-004) for Greg and Christin Burda. The motion passed unanimously, 4-0-0-1 with Chairperson Hopper absent.

B. Consider Approval of Site and Design Review Permit for a Wine and Beer Tasting Establishment at 322 Third Street (APN 002-160-003) and Accept the Recommendation of the Historic Resources Board.

i. Approve Resolution 2017-09 Adopting a Categorical Exemption for Site and Design Review Permit under Section 15331 “Historical Resources Restoration/Rehabilitation” of CEQA.

ii. Adopt Resolution 2017-10 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 18th Barrel at 322 Third Street.

Community Development Director Orbach requested that the discussion of the Historic Resources Board be incorporated into the record. The Historic Resources Board recommends this project for approval. The applicant, Anthony Ramirez, was present. Vice Chairperson Boyd opened the public hearing. No comments were received. Vice Chairperson Boyd closed the public hearing.

A motion was made by Commissioner Franco and seconded by Commissioner Moore to approve Resolution 2017-09 making a determination for a categorical exemption for site and design review for a wine and beer tasting establishment at 322 Third Street (APN 002-160-003). The motion unanimously, 4-0-0-1 with Commissioner Hopper absent.

A motion was made by Commissioner Freels and seconded by Commissioner Franco to approve Resolution 2017-10 approving a site and design review permit for a wine and beer tasting establishment at 322 Third Street (APN 002-160-003) for Anthony and Monica Ramirez. The motion passed unanimously, 4-0-0-1 with Commissioner Hopper absent.

A motion was made by Commissioner Franco and seconded by Commissioner Freels to approve Resolution 2017-11 approving a sign permit application for the 18TH Barrel wine and beer tasting establishment at 322 Third Street, within the Historic District. The motion passed unanimously, 4-0-0-1 with Commissioner Hopper absent.

C. Consider Approval of Conditional use Permit for the Use of an Outdoor Patio as an Accessory Use for the 18th Barrel at 322 Third Street (APN 002-160-003)

i. Approve Resolution 2017-12 Making a Determination for a Categorical Exemption for a Conditional Use Permit Under Section 15332 “In-Fill Development Projects” of CEQA.

ii. Adopt Resolution 2017-13 Approving a Conditional Use Permit for the Use of an Outdoor Patio as an Accessory Use for the 18th Barrel.

Staff presented a report and explained the process for a conditional use permit. Vice Chairperson Boyd opened the public hearing. No comments were received. Vice Chairperson Boyd closed the public hearing. Commissioner Franco was concerned with parking availability in the downtown and the proposed live music, and suggested the applicant be required to undergo a short trial period. There was discussion about music coming from other establishments not far from that end of the downtown. The applicant, Anthony Ramirez, was present and stated the live music would depend upon events and the weather, and was responsive to review at six and twelve month periods.

A motion was made by Commissioner Moore and seconded by Commissioner Franco to approve Resolution 2017-12 making a determination for a categorical exemption for a conditional use permit 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 of the California Environmental Quality Act. The motion passed unanimously, 4-0-0-1 with Commissioner Hopper absent.

A motion was made by Commissioner Franco and seconded by Commissioner Freels to approve Resolution 2017-13 approving a conditional use permit for the use of an outdoor patio as an accessory use to a wine and beer tasting establishment at 322 Third Street. The motion passed unanimously, 4-0-0-1 with Commissioner Hopper absent.

D. Consider Approval of Site and Design Review Permit for a multiple family residential two story duplex unit at 1114 Third Street (APN 002-260-046).

Applicant: Manuel Lopez

i. Approve Resolution 2017-14 Adopting a Categorical Exemption Under Section 15332 “In-Fill Development Projects” of CEQA.

ii. Approve Resolution 2017-15 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).

This item was continued from the Planning Commission meeting last month. Vice Chairperson Boyd opened the public comment. Shawn Collins stated he had met with the applicant and in a good faith effort, he agrees to the changes, and requested the

fence to be installed on the property be eight feet tall. Vice Chairperson Boyd closed the public hearing.

A motion was made by Commissioner Freels and seconded by Commissioner Moore to approve Resolution 2017-14 approving a Categorical Exemption under Section 15332 of CEQA, "In-Fill Development Projects." The motion passed unanimously, 4-0-0-1 with Commissioner Hopper absent.

There was discussion about making it a condition to add more parking to accommodate the tenants so they do not have to park on the street. Vice Chairperson Boyd opened the public comment. Cara Vonk did not support requiring more pavement for parking. Emily Renzel suggested a "parking preserve". Vice Chairperson Boyd closed the public hearing.

A motion was made by Commissioner Freels and seconded by Commissioner Moore to approve Resolution 2017-15 approving a Site and Design Review Permit. The motion passed 3-1-0-1 with Commissioner Boyd voting against and Commissioner Hopper absent.

6. ACTION ITEMS

A. Stop Sign at Third and Franklin Street

The Historic Resources Board recommends to the Planning Commission that they make a recommendation to the City Council to rescind their decision to erect a stop sign at Third and Franklin Street. During public comment Emily Renzal spoke against a stop sign, and Cara Vonk spoke against a stop sign as well.

A motion was made by Commissioner Freels and seconded by Vice Chairperson Boyd to ask Council to rescind their resolution for a stop sign at Third and Franklin Street. The motion passed 3-1-0-1 with Commissioner Moore voting against and Commissioner Hopper absent.

7. DISCUSSION ITEMS

A. Website Revision Team

Community Development Director Orbach suggested a committee be established to provide input to the contractor that will create a new City website. Commissioner Boyd volunteered to assist with revision of the website. There was no public comment.

B. Invitation to Joint Meeting with City of Hollister Planning Commission

In a conversation with the chairperson of the Hollister Planning Commission, Community Development Director Orbach posed questions which they could not answer. Commissioners advised that the County should be involved as well in the joint meeting. There was no public comment received.

8. COMMENTS & REPORTS

A. Planning Commissioners' Conference Report

Commissioners Boyd and Freels reported on the Planning Commissioners Academy attended by Commissioners Boyd, Freels, and Hopper.

B. Community Development Director

Director Orbach reviewed cottage industries and home occupations as covered in the Municipal Code.

C. City Manager

No comments received from the City Manager. City Attorney Mall suggested a work program for staff at fiscal year.

9. ADJOURNMENT

The meeting adjourned at 8:46 p.m.

Chairperson John Hopper

ATTEST:

Trish Paetz, Deputy City Clerk