

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
NOVEMBER 13, 2018
MINUTES**

1. CALL TO ORDER – Chairperson Boyd called the meeting to order at 6:48 p.m.

B. ROLL CALL

Present: Commissioners Franco, Boyd, Medeiros and Brewer

Absent: Commissioner Freels

Staff Present: City Manager LaForge, Associate Planner Kennedy, City Attorney Mall and Administrative Services Manager Paetz

2. PUBLIC COMMENT

No comments were received.

3. INFORMAL PROJECT REVIEW

Nothing presented.

4. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Minutes of August 7, 2018 Meeting

C. Approve Minutes of October 2, 2018 Meeting

A motion was made by Commissioner Franco and seconded by Commissioner Medeiros to approve all items on the consent agenda. The motion passed unanimously, 4-0-0-1, with Commissioner Freels absent.

5. ACTION ITEMS

A. Review and Consider Action on Harvey's Lockup located at 27 Monterey Street. Consider Resolution to approve or deny action.

Associate Planner Kennedy presented a timeline for Harvey's Lockup, and distributed a letter from Precision as well. City Manager LaForge commented that staff was blindsided when Harvey's Lockup was brought up to Council. Steve Ekman, contractor for Harvey's lockup, reported on the status of compliance projects, and distributed two more handouts. Commissioner Franco asked if a performance bond was appropriate. Mr. Ekman felt they are so far into the compliance projects that a bond would not be necessary. Sprinkler system is additional, \$120k. City Attorney Mall advised that cities are immune from fire destruction lawsuits. Commissioner Medeiros commented he was satisfied with the process as explained. No action taken. Whereupon, City Manager LaForge left the meeting.

6. DISCUSSION ITEMS

A. Proposed residential development on a large parcel located on Lausen Drive (APN 002-50-010). Property owners are Dave and Kevin McGovert.

Associate Planner Kennedy presented a proposed project. The applicant was present. A question and answer period followed with the applicant. The applicant's engineer, Matt Kelley, explained the project, and the site which involves a hillside. During public comment, Jolene Cosio objected to a cargo trailer left on the property, and asked if a sidewalk would be installed along the split rail fence. Wanda Guibert was concerned with whether the applicants are complying with the city's hillside ordinance. Kevin McGovert explains that the shed is for materials for the applicants' construction company.

B. Report from Planner on current and upcoming projects.

Associate Planner Kennedy explained specific projects on the report and responded to questions posed by commissioners.

7. COMMENTS & REPORTS

A. Planning Commissioners

There was a request for review of board policies on the next agenda.

B. City Manager

No comments were received.

C. Associate Planner

No comments were received.

8. ADJOURNMENT

The meeting adjourned at 8:22 p.m.