

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
JULY 2, 2019
MINUTES

1. **CALL TO ORDER** – Chairman Freels called the meeting to order at 6:15 p.m.

B. ROLL CALL **Present:** Commissioners Freels, Brewer, Medeiros,
Delgado and Matchain

Staff Present: Associate Planner Kennedy, City Manager
Reynolds and Administrative Services
Manager Paetz

2. **PUBLIC COMMENT**

No comments were received.

3. **INFORMAL PROJECT REVIEW**

Nothing was presented.

4. **CONSENT ITEMS**

- A. **Approve Affidavit of Posting Agenda**
- B. **Approve Affidavit of Posting Public Hearing Notice**
- C. **Approve Affidavit of Mailing Public Hearing Notice**
- D. **Approve the Minutes of the May 7, 2019 Meeting**
- E. **Approve the Minutes of the January 8, 2019 Meeting**

A motion was made by Commissioner Medeiros and seconded by Commissioner Delgado to approve all items on the Consent Agenda. The motion passed unanimously, 5-0.

5. **PUBLIC HEARING ITEMS**

A. Recommend to the City Council Amendments to the Meritage Homes Development Agreement for the Rancho Vista Subdivision

Commissioner Medeiros recused himself and left Council Chambers after stating he lives within 500 feet of the development.

Associate Planner Kennedy provided a report. City Manager Reynolds explained that it is unclear whether the square footage of the homes includes the garages. The applicant, John Bayless of Meritage Homes, was present and provided further explanation. Chairman Freels opened the public hearing. No comments were provided. Chairman Freels closed the public hearing.

A motion was made by Commissioner Delgado and seconded by Commissioner Brewer to approve Resolution 2019-15 and recommend approval to the City Council an amendment to the Rancho Vista Subdivision Development Agreement between

Meritage Homes of California and the City. The motion passed 4-0-0-1 with Commissioner Medeiros absent.

Whereupon, Commissioner Medeiros returned to the dais.

6. ACTION ITEMS

A. Approve Sign Review for Lois' Unique Home Furnishings in the Downtown Historic District, 301 Third Street, APN 002-170-005

Associate Planner Kennedy stated he had no new information to provide to the Planning Commission that was not already heard by the Historic Resources Board this evening. There was no public comment.

A motion was made by Commissioner Delgado and seconded by Commissioner Brewer to approve Resolution 2019-16 and sign review for a new retail business located at 301 Third Street in the City. The motion passed unanimously, 5-0.

7. DISCUSSION ITEMS

A. Proposed San Benito County Major Subdivision in the City's Sphere of Influence at 333 Mission Vineyard Road, APN 012-190-012

Associate Planner Kennedy provided a report. There was concern about septic, the County General Plan, and the City's opportunity to provide input into the project. During public comment, property owner Jim Dassel explained his preliminary plans for the property and that it will be consistent with what is out there now. A question and answer period followed. During public comment Darlene Boyd spoke against the project stating the City needs to study what it wants to do on that side of town. Val Eglund felt the footprint needs to be looked at. Chairman Freels commented the County won't let the Dassel's build on the hill that is on the property, an observed that others have septic system, so septic on this property would be allowed.

B. Proposed Noise Ordinance for Hours of Construction Activity

Associate Planner Kennedy reported the City does not have a noise ordinance although one was being developed some years ago and was brought before the Planning Commission and the Council, but never finalized. There was no public comment.

C. Update on the Housing Element

Associate Planner Kennedy provided an update. There was discussion about having a workshop.

D. Report from Planner on Current and Upcoming Projects

Associate Planner Kennedy provided an update.

E. Report from Sub Committee for Separating the Planning Commission from the Historic Resources Board

Subcommittee Members Medeiros and Brewer provided their report, and asked Commissioners to provide input before the next meeting.

8. COMMENTS & REPORTS

A. Planning Commissioners

Chairman Freels reminded the public to be safe on July 4.

B. City Planner

No comments received.

C. City Manager

No comments received.

8. ADJOURNMENT

The meeting adjourned at 8:02 p.m.



Chairman Scott Freels

ATTEST:



Trish Paetz, Deputy City Clerk