

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
DECEMBER 12, 2019
CONTINUED FROM DECEMBER 3, 2019
MINUTES**

1. CALL TO ORDER – Chairman Freels called the meeting to order at 8:24 P.M.

A. ROLL CALL Present: Chairman Freels, Commissioners Brewer and Medeiros

Absent: Vice Chairman Matchain and Commissioner Delgado

Staff Present: City Manager Reynolds, City Clerk Cent, Senior Planner Mack, Associate City Planner Kennedy

2. PUBLIC COMMENT

Rachel Ponce requested parking be addressed at Casa Rosa and the surrounding area due to the restaurants near by as she has had to call the Sherriff's Office due to parked cars blocking her driveway. She also expressed the need for parking code enforcement.

3. INFORMAL PROJECT REVIEW

Associate City Planner Kennedy reported there were no requests for informal project review.

4. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Affidavit of Posting Public Hearing Notice

C. Approve Minutes for the September 3, 2019 Meeting

City Clerk Cent reported the items under 4. Consent Items were acted on during the December 3, 2019 meeting before that meeting was continued to December 12, 2019 at 6:30 P.M. in City Hall. No additional action on Item 4. Consent Items was taken at this meeting on December 12, 2019.

5. PUBLIC HEARING ITEMS

A. Recommend to the City Council Approval of the Second Addendum 2015-2019 Housing Element, Mitigated Negative Declaration in support of adoption of the 5th Cycle Housing Element Four-Year Update (2019-2023)

B. Recommend to the City Council Adoption of the 5th Cycle Housing Element Four-Year Update (2019-2023)

Two items under 5. Public Hearing Items A. and B. were acted on during the December 3, 2019 meeting before that meeting was continued to December 12, 2019 at 6:30 P.M. in City Hall. No additional action on Item 5. Public Hearing Items A. and B. were taken at this meeting on December 12, 2019.

C. Adopt Resolution 2019-26 Finding the Site and Design Review Request for 107 Third Street is exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15331 (Class 31)

Senior Planner Mack reviewed his report. There was no public comment.

Commissioner Medeiros made a motion to adopt Resolution 2019-26 Making a Determination for a Categorical Exemption for Site and Design Review (Sdr 2019-03) for a Mixed Use Development Consisting of a Restaurant, Bar, and Residential Units Located at 107 Third Street, San Juan Bautista (APN: 002-021-004). Second by Commissioner Brewer. Motion passed 3-0 with Vice Chairman Matchain and Commissioner Delgado absent.

D. Adopt Resolution 2019-27 for a Site and Design Review Application for a Mixed Use Development Consisting of a Restaurant, Bar, and Residential Units Located at 107 Third Street (Casa Rosa), as Recommended by the Historic Resources Board. Applicant: Raeid Farhat

Commissioner Brewer expressed concerns and questioned if the Commission should vote on this item at a later date. Chairman Freels asked what happens when a business come in to use the space. Associate City Planner Kennedy explained the changes to the outside triggered a review. Chairman Freels asked the applicant, Raeid Farhat, questions, which Mr. Farhat answered. Darlene Boyd spoke to the density of the project, which the City is historically dense, and she supports the affordable housing. Emily Renzel did not support higher density use, and does support the affordable housing lasting more than eight years, a 10:00 P.M. closing time, protection of the one tree on the property and ensuring the equipment on the building is maintained. Staff responded to the affordable housing items. Commissioner Medeiros asked if communications received on this item would be reviewed tonight. City Manager Reynolds responded the communications were a part of the record presented to the Commissioners. Chairman Freels thanked Mr. Farhat for wanting to save the building. Commissioner Medeiros made a motion to adopt Resolution 2019-27 Approving a Site and Architectural Design Review Permit (Sdr 2019-03) for a Mixed Use Development Consisting of a Restaurant, Bar, and Residential Units Located at 107 Third Street, San Juan Bautista (APN: 002-021-004) with changes to Exhibit A Conditions of Approval submitted by Senior Planner Mack deleting numbers 1 and 9, adding number 33 (Formula Retail Compliance), the applicant to supply color boards and elevations (number 34) and limit business hours to 10:00 P.M. (number 35). Second by Commissioner Brewer. Motion passed 3-0 with Vice Chairman Matchain and Commissioner Delgado absent.

6. COMMENTS

A. Planning Commissioners

Commissioner Brewer thanked attendees for returning to the meeting. Commissioner Medeiros thanked attendees for being here tonight, he would like to see more at future meetings and thanked staff for their work. Chairman Freels requested that the agenda and resolutions be updated before the meeting. Chairman Freels and Commissioner Medeiros wished all Happy Holidays.

B. Associate City Planner

No comments were received.

C. City Manager

City Manager Reynolds thanked Senior Planner Mack for his presentations at his first meeting. Mr. Mack appreciated the warm welcome.

7. ADJOURNMENT

Commissioner Brewer made a motion to adjourn the meeting. Second by Commissioner Medeiros. Motion passed 3-0 with Vice Chairman Matchain and Commissioner Delgado absent. The meeting adjourned at 8:56 P.M.



Chairman Scott Freels

ATTEST:



Laura Cent, City Clerk