

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING**

JUNE 2, 2020

MINUTES

(Meeting held via Zoom Internet Video/Audio Conference Service)

1. CALL TO ORDER – Chairman Freels called the meeting to order at 7:22 p.m.

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

Staff Present: Sr. Planner David Mack, City Manager
Reynolds and Administrative Services
Manager Paetz

2. PUBLIC COMMENT

There was no public comment.

3. INFORMAL PROJECT REVIEW

Nothing was presented.

4. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Affidavit of Posting Public Hearing Notice

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

5. PUBLIC HEARING ITEMS

A. Consider a Minor Site and Design Review Application to Amend a Previously Approved Canopy Design on the Gas Station Project Located at 404 The Alameda (APN 002-520-012). The Site and Design Review Amendment is exempt from CEQA. Applicant: Harvey Dadwal.

City Contract Senior Planner David Mack provided a Powerpoint presentation. In his report he states the applicant wants to amend the previous approved canopy design, from a full pitched roof design to a partial pitched roof/parapet roof design. The purpose of the design amendment is to allow future installation of solar panels on the roofs for green power and to offset operational costs. The parapet roof line will hide the solar panel installation from public view while keeping with the previously approved design. The applicant was present. Commissioner Matchain suggested an alternate structural change. Commissioner Medeiros suggested the panels be installed on the building and not on the island structure. Chairperson Freels opened the public hearing. Cara Vonk, Jill Pagaran and EJ Stalavia preferred the previously approved design. Chairperson Freels closed the public hearing. Commissioner Brewer spoke in favor of solar but preferred the pitched roof. Commissioner Medeiros agreed with Commissioner Brewer.

Commissioner Matchain supports going green, but felt the design is horrible. Sr. Planner Mack clarified that solar panels can be installed on a tile roof but cannot produce glare to traffic on the highway, and asked the Commission to continue, deny or accept the project. Applicant Harvey Dadwal felt he can come up with a flatter roof design, while remaining mission-like. It was the consensus of the Planning Commission to table the item until the July 7 meeting, and allow the applicant to come back with further changes.

6. ACTION ITEMS

A. Consider Resolution 2020-03 Approving Selection of a Residential Structure for National Preservation Month Recognition

City Manager Reynolds explained the process. There was no public comment received.

A motion was made by Commissioner Brewer and seconded by Commissioner Matchain to approve Resolution 2020-03 approving selection of the Riphenburg residence at 709 Third Street for recognition during National Preservation Month. The motion passed unanimously, 5-0.

B. Consider Resolution 2020-04 Approving Selection of a Commercial Structure for National Preservation Month Recognition

No public comment was received. A motion was made by Commissioner Delgado and seconded by Commissioner Brewer to approve Resolution 2020-04 approving selection of the Inaka Japanese Restaurant at 313-315 Third Street for recognition during National Preservation Month. The motion passed unanimously, 5-0.

C. Selection of Members to the Urban Growth Boundary Ad Hoc Committee

Chairperson Freels appointed himself and Commissioner Matchain as members to the Urban Growth Boundary Ad Hoc Committee. Commissioner Medeiros asked the Commission receive regard updates from the committee.

7. COMMENTS & REPORTS

A. Planning Commissioners

Commissioner Delgado asked for an update of future projects.

B. Senior Planner

No comments were received.

C. City Manager

No comments were received.

8. ADJOURNMENT

The meeting adjourned at 8:46 p.m.



Scott Freels, Chairman

ATTEST:



Trish Paetz, Deputy City Clerk