

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
SEPTEMBER 7, 2021
MINUTES**

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

1. CALL TO ORDER – Chairperson Delgado called the meeting to order at 6:08 p.m.

B. ROLL CALL **Present:** Commissioners Delgado, Morris-Lopez, Bains, Matchain and Medeiros

Staff Present: Community Development Director Brian Foucht and Administrative Services Manager Paetz

2. PUBLIC COMMENT

No public comment was received.

3. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Affidavit of Posting Public Hearing Notice

C. Approve Minutes of the July 6, 2021 Planning Commission Meeting

A motion was made by Commissioner Bains and seconded by Commissioner Matchain to approve all items on the consent agenda. The motion passed unanimously.

4. INFORMAL PROJECT REVIEW

There were no projects for informal review.

5. ACTION ITEMS

A. Recommend Approval to the City Council of an Accessory Dwelling Unit (ADU) Ordinance

Community Development Director Foucht provided a report using slides. During public comment, Connie Schobert was concerned with lot size requirements, parking requirements, setbacks and the City water supply relative to new developments. Cara Vonk was concerned with design review in and outside the historic district. Chairperson Delgado closed the public comment period.

Commissioner Matchain was concerned with lots being over built with the absence of minimum lot size requirements, and availability of City water considering new development. Commissioner Morris Lopez stated she had a considerable number of concerns and proposed tabling this item to a special meeting. Chairperson Delgado asked staff about the timing of the ordinance and the number of ADU already built in the City. Community Development Director Foucht reminded Commissioners this ordinance is mandated by the state. There was discussion about water and wastewater impacts. Community Development Director Foucht asked Commissioners to not deter too far from the state's ordinance requirements (per HCD, Housing and Community Development).

A motion was made by Commissioner Bains and seconded by Commissioner Medeiros to recommend the ordinance to the City Council for approval, after adding the historical aspect. The motion passed unanimously, 5-0.

B. Approve a Resolution Extending the Third Street Parklet Program for Six Months

Community Development Director Foucht provided a report, requesting to extend the parklet program through the holidays. No public comment was received. Commissioners Bains and Medeiros spoke in support.

A motion was made by Commissioner Bains and seconded by Commissioner Morris Lopez to adopt Resolution 2021-08 extending the Third Street Parklet Program for six months. The motion passed unanimously, 5-0.

6. COMMENTS & REPORTS

A. Planning Commissioners

Commissioner Bains thanked staff for delivering her meeting packet. Commissioner Matchain asked staff to provide him with the slide presentation for tonight. Commissioner Medeiros thanked the staff. Chairperson Delgado thanked the Commissioners.

B. City Manager

The City Manager was not present.

C. Community Development Director

Community Development Director Foucht did not comment.

7. ADJOURNMENT

The meeting adjourned at 7:40 p.m.

Respectfully submitted,



Trish Paetz, Deputy City Clerk