

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
APRIL 6, 2021
MINUTES

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

1. CALL TO ORDER – Chairperson Delgado called the meeting to order at 6:30 p.m.

B. ROLL CALL

Present: Commissioners Delgado, Morris-Lopez, Bains, Matchain and Medeiros

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

2. PUBLIC COMMENT

There was no public comment.

3. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Minutes of the August 6, 2019 Planning Commission Meeting

C. Approve Minutes of the February 2, 2021 Planning Commission Meeting

A motion was made by Commissioner Medeiros and seconded by Commissioner Matchain to approve all items on the Consent Agenda. The motion passed 3-0-0-2 with Commissioners Lopez Morris and Bains abstaining from approval of the August 6, 2019 Minutes only, as they were not present at the meeting.

4. INFORMAL PROJECT REVIEW

A. Brewery 25 Report on Moving their Business to 507 Third Street

Contract Planner David Mack explained that the owners of Brewery 25, Sean and Fran Fitzharris have submitted a planning application to move their business location to 507 Third Street. The applicants were present and explained their intention in moving to a larger space to accommodate families. There was no public comment.

5. ACTION ITEMS

A. Consider Resolution 2021-XX Recommendation to the City Council Amendment of the Fence Ordinance to Increase Fence Heights to Minimalize Highway and Nonresidential Use Impacts and Prohibit Location Closer than three feet from a fire hydrant

City Manager Reynolds provided a report. Commissioner Medeiros commented that walls are more effective at abating noise than fences. Commissioner Morris-Lopez commented that noise issues should be addressed with the code. Commissioner Bains commented that noise pollution is unhealthy. During public comment Cara Vonk summarized her comments submitted earlier that changes to the ordinance should be specific to properties around the Highway 156.

A motion was made by Commissioner Bains and seconded by Commissioner Medeiros to direct staff to investigate limitations and bring back their information to the next meeting. The motion passed unanimously, 5-0.

B. Consider Resolution 2021-03 Recommending to the City Council Recognition of a Private Building During National Preservation Month

City Manager Reynolds asked Commissioners to accept the recommendation of the Historic Resources Board and request the City Council to honor the owners of the recently renovated house and property at 700 Third Street during National Preservation Month. There was no public comment.

A motion was made by Commissioner Medeiros and seconded by Commissioner Morris-Lopez to adopt Resolution 2021-03 recognizing the owners of 700 Third Street during National Preservation Month and recommending to the City Council. The motion passed unanimously, 5-0.

C. Consider Resolution 2021-04 Recommending to the City Council Recognition of a Public Building During National Preservation Month

City Manager Reynolds asked Commissioners to accept the recommendation of the Historic Resources Board and request the City Council to honor the owners of the recently painted Bluebird Hotel at the corner of Polk and Third Streets during National Preservation Month. There was no public comment.

A motion was made by Commissioner Medeiros and seconded by Commissioner Morris-Lopez to adopt Resolution 2021-04 recognizing the owners of 401, 403 and 405 Third Street during National Preservation Month and recommending to the City Council. The motion passed unanimously, 5-0.

6. COMMENTS & REPORTS

A. Planning Commissioners

Commissioner Medeiros reported on the League of California Cities' Planning Commissioners Academy which encompassed 20 hours of sessions, and learned amongst other things that the Housing Element is important to share with the State.

B. City Manager


City Manager Reynolds thanked the Commissioners for attending the Planning Commissioners Academy.

C. City Planner

Sr. Planner David Mack provided a quick update on potential projects with the City include the Orchard View subdivision, a mixed use building across from JJ's Burgers, Midnight Express' application for a cannabis site, and an ADU ordinance.

7. ADJOURNMENT

The meeting adjourned at 8:02 p.m.


Chairperson Yolanda Delgado

ATTEST:


Trish Paetz, Deputy City Clerk