

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

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

**1. CALL TO ORDER** – Chairperson Delgado called the meeting to order at 7:38 p.m.

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

**Staff Present:**    Community Development Director Brian Foucht  
and Deputy City Clerk Paetz

Commissioner Bains announced that she would need to leave the meeting at 8:00 p.m.

**2. PUBLIC COMMENT**

Cara Vonk recommends Galvin and Associates for on-call services. Wanda Guibert suggested the City use volunteer for peer review.

**3. CONSENT ITEMS**

**A. Approve Affidavit of Posting Agenda**

**B. Approve Affidavit of Posting Public Hearing Notice**

**C. Approve Minutes of the January 5, 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 3-0-2-0 with Commissioners Morris-Lopez and Bains abstaining from voting on the minutes as they were not present at the meeting.

**4. INFORMAL PROJECT REVIEW**

There were no projects for informal review.

**5. PUBLIC HEARING ITEMS**

**A. Adopt a Resolution of the Planning Commission of the City of San Juan Bautista Approving a Combined Development Permit Consisting of: 1) Lot Line Adjustment to Adjust Parcel A (0.163 Acres / 7,105 sf) and Parcel B (0.137 Acres / 6005 sf) to Parcel 1 (0.15 Acres/ 6550 sf) and Parcel 2 (0.15 Acres / 6550 sf); 2) Conditional Use Permit to Allow the Establishment of a Bar on the Main Floor; 3) Conditional Use Permit to Allow On-Site Alcohol Sales/Consumption; 4) Site & Design Review Permit to Allow Two Multi-Family Dwelling Units [1 – 2 bed/1 bath (920 sf) and 1 – 1 bed/1 bath (707 Sf)] Totaling 1,627 sf for the Property Located at the Intersection of The Alameda and Pearce Street, APN: 002-460-002 and 002-460-001. The Applicants are Jesus and Katherine Zavala.**

Senior Planner David Mack provided a staff report to the Planning Commission, and reviewed information using a slide show. Luis Vargas provided additional information with a slide show as well. During public comment, Cara Vonk pointed out that this presentation is premature. There was discussion about parking issues. Chairperson Delgado commented on the configuration of the lot line adjustment, and the alternative. Community Development Director Fouch reported that the Historic Resources Board's recommendation earlier tonight is to go to peer review.

A motion was made by Chairperson Delgado, and seconded by Commissioner Morris-Lopez, to table this item. The motion passed unanimously, 4-0-0-1, with Commissioner Bains absent for the vote.

## **6. COMMENTS & REPORTS**

### **A. Planning Commissioners**

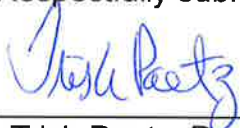
### **B. Community Development Director**

No comments provided.

## **7. ADJOURNMENT**

The meeting adjourned at 8:43 p.m.

Respectfully submitted,



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Trish Paetz, Deputy City Clerk