

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
MARCH 1, 2022
MINUTES**

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

1. CALL TO ORDER – Chairperson Delgado called the meeting to order at 6:00 p.m.

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

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

2. PUBLIC COMMENT

No public comment was received.

3. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Minutes of the February 2, 2022 Meeting

A motion was made by Commissioner Bains and seconded by Commissioner Medeiros to approve all items on the consent agenda. The motion passed unanimously, 5-0.

4. INFORMAL PROJECT REVIEW

There were no projects for informal review.

5. ACTION ITEMS

A. Adopt a Resolution of the Planning Commission of the City of San Juan Bautista Approving a Conditional Use Permit to Allow the Establishment of a Bar at 205 The Alameda (Corner of The Alameda and Pearce Street), APN: 002-460-001 and 002-460-002. The project is determined to be Exempt from CEQA per 15303 and 15305. The applicants are Jesus and Katherine Zavala.

Community Development Director Foucht provided a report using slides, where he clarified requirements for Alcoholic Beverage Control (ABC) permits. The applicants have agreed to limiting bar hours 4 pm to 9:30 pm. Community Development Director Foucht clarified that this is for a restaurant and bar even though the agenda did not mention restaurant. Luis Vargas, representing the applicants, reviewed what was approved at past Planning Commission meetings and what the applicants are requesting today. During public comment Rachel Ponce spoke against the project. Commissioners Morris Lopez and Delgado did not support the project and did not support a Type 47 ABC License for this location and project.

Whereupon, Commissioner Bains stated she would be leaving the meeting.

Commissioner Morris Lopez motioned to deny the application as presented. The motion died for lack of a second.

A motion was made by Chairperson Delgado and seconded by Commissioner Matchain to adopt Resolution 2022-02 approving a use permit to allow the establishment of a restaurant with bar on the main floor and related on-site alcohol sales and consumption; for the property located at 205 the Alameda, at the intersection of the Alameda and Pearce Street, APN 002-460-001 and 002-460-002, and remove all reference to ABC License Type 47 in the body of the resolution and the conditions of approval. This is a ABC permit Type 41 premise to premise transfer for a restaurant with a bar component. The motion passed 3-1-0-1 with Commissioner Morris Lopez voting against and Commissioner Bains absent.

6. COMMENTS

A. Planning Commissioners

Commissioner Medeiros thanked staff for the work they put into this project. Commissioner Morris Lopez thanked Rachel Ponce for being present at the meeting.

B. Community Development Director

No comments received.

7. ADJOURNMENT

The meeting was adjourned at 7:42 pm.

Respectfully submitted,



Trish Paetz

Administrative Services Manager