

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

**FEBRUARY 1, 2022**

**MINUTES**

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

**1. CALL TO ORDER** – Chairperson Delgado called the meeting to order at 9:00 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. CEREMONIAL ITEMS**

**A. Select Chairperson**

**B. Select Vice Chairperson**

A motion was made by Commissioner Bains and seconded by Commissioner Matchain to keep the chairperson and vice chairperson the same as last year. During discussion, Commissioner Morris Lopez commented that she agreed Commissioner Delgado should continue as chairperson but nominated herself for Vice Chairperson. Commissioner Delgado seconded the nomination of Commissioner Morris Lopez as Vice Chairperson.

The vote was taken and was unanimous, 5-0, to appoint Commissioner Delgado to continue as Chairperson, and appoint Commissioner Morris Lopez as Vice Chairperson.

**3. PUBLIC COMMENT**

No public comment was received.

**4. CONSENT ITEMS**

**A. Approve Affidavit of Posting Agenda**

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

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

**D. Approve Minutes of the December 7, 2021 Planning Commission 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.

At which point, Commissioner Morris-Lopez said she was voting against the December 7, 2021 Minutes.

**5. INFORMAL PROJECT REVIEW**

There were no projects for informal review.

## 6. PUBLIC HEARING ITEMS

- A. **Review recommendation of the Historic Resources Board; 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 reviewed his staff report with a slide presentation. The applicant and consultant, Luis Vargas, were present. Luis Vargas provided a site and design review. Chairperson Delgado opened the public hearing. Cara Vonk suggested the handicapped ramp be tan or grey bumps, and something should be done to visually break up the long blank wall on the backside of the building. Wanda Guibert requested an archeological consultant be on site during demolition and construction, and asked that the heritage rose growing on the site be addressed by a local heritage rose association. Chairperson Delgado closed the public hearing. Senior Planner David Mack stated that it should be included in the resolution for approval that the warehouse is of no historic significance, the building will have solar roof tiles that match the roof top, and wall paintings will be included to break up the boring wall. Historical Society Board President Wanda Guibert stated they would like to provide a photo of the woman in the car parked in the warehouse, for the bar wall.

Commissioner Morris Lopez asked if the applicants would comment. Applicant Jesus Zavala responded that his intention with opening JJ's Burgers in a new location came after his rent was increased, together with a desire to improve the corner location. Commissioner Morris Lopez was concerned with ABC laws regarding the bar's proximity to a school. Chairperson Delgado stated she read the State Alcoholic Beverage Control code on the matter and wants the Commission to make a decision tonight.

Community Development Director Brian Foucht stated that the conditions of approval attached to the resolution will include that solar tiles are covered by the building code, the color of the handicapped ramp, conservation of the heritage rose at the Community Development Director's discretion, and work with the Historical Society to get photographs depicting features of the demolished warehouse. The bar and ABC limitation, however, should be addressed at a future meeting.

A motion was made by Chairperson Delgado, and seconded by Commissioner Bains to approve Resolution 2022-01 Approving a Site and Design Review Permit to allow Two Multi-family Dwelling Units [1-2 bed/1 bath (920 sf) and 1-1 bed/1bath (707 sf)] Totaling 1,627 sf; and Adopting Related Conditions of Approval, Findings and Evidence for the Property Located at the Intersection of The Alameda and Pearce Street, Assessor's Parcel Numbers 002-460-001 and 002-460-002, and **Continued Consideration** (Public Hearing Closed) of a Conditional Use Permit to Allow the Establishment of a Bar on the Main Floor and On-Site Alcohol Sales/Consumption, with the changes noted above integrated into the resolution and conditions of approval. The motion passed 4-1-0-0 with Commissioner Morris Lopez voting against.

## **7. ACTION ITEMS**

### **A. Review the Recommendation of the Urban Growth Boundary (UGB) Committee and Recommend to the City Council Approval of a Sphere of Influence Study Program.**

Chairperson Delgado asked that this item be continued to another meeting, as it was getting late.

## **ADJOURNMENT**

There was no official meeting adjournment as the Zoom access and recording stopped abruptly at 10:30 p.m.

Respectfully submitted,



Trish Paetz, Deputy City Clerk