

City of San Juan Bautista

The "City of History"

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AGENDA

REGULAR PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS 311 Second Street San Juan Bautista, California

TUESDAY ~ DECEMBER 5, 2017

In compliance with the American with Disabilities Act, if you need special assistance to attend or participate in the meeting, please call the City Clerk's Office at (831) 623-4661, extension 13 at least 48 hours prior to the meeting.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 311 Second Street, San Juan Bautista, California during normal business hours.

1. Call to Order Roll Call

6:00 PM

2. Public Comment

3. Informal Project Review

Any potential and/or future project applicant may present his project to the Commission during Informal Project Review for the purpose of gaining information as preliminary feedback only. No formal application is required and no action will be taken by the Commission on any item at this time.

4. Consent Items

All matters listed under the Consent Agenda may be enacted by one motion authorizing actions indicated for those items so designated. There will be no separate discussion of these items unless requested by a member of the Planning Commission, a staff member, or a citizen.

- A. Approve Affidavit of Posting Agenda
- B. Approve August 1, 2017 Minutes
- 5. Discussion Items
 - A. Consider City Manager Approval of New City Hall and Public Works Department Public Identification Signs
- 6. Comments and Reports
 - A. Planning Commissioners
 - **B.** Community Development Director
 - C. City Manager
- 7. Adjournment

AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 29th DAY OF NOVEMBER 2017, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

- 1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
- 2. ON THE BULLETIN BOARD AT THE CITY LIBRARY, 801 SECOND STREET.
- 3. ON THE BULLETIN BOARD AT THE ENTRANCE TO THE UNITED STATES POST OFFICE, 301 THE ALAMEDA

SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA, ON THE 29th DAY OF NOVEMBER 2017.

TRISH PAETZ, DEPUTY CITY CLERK

CITY OF SAN JUAN BAUTISTA PLANNING COMMISSION REGULAR MEETING AUGUST 1, 2017 DRAFT MINUTES

1. CALL TO ORDER - Chairman Hopper called the meeting to order at 6:00 p.m.

B. ROLL CALL Present: Commissioners Hopper, Boyd and Moore

Absent: Commissioners Franco and Freels (excused)

Staff Present: Community Development Director Orbach, City

Attorney Mall and Administrative Services

Manager Paetz

Chairman Hopper moved to begin the meeting with Discussion Item 6C, Proposed Motor & Technology Center of Excellence, as there are many members of the public present that want to address the item.

Discussion Item 6C. Proposed Motor & Technology Center of Excellence
Community Development Director Orbach provided a report stating he recently received a packet of information from the County of San Benito Resource Management Agency, Planning and Building Inspection Services Department regarding a "Motor & Technology Center of Excellence" project that is being proposed just outside of the City of San Juan Bautista and includes one parcel in the city. The project would involve the development of 550 acres into a "Formula One Raceway with accommodating luxury features and home sites."

City Attorney Mall advised Commissioners not to make any "yes/no" comments in the event this results in an application.

During public comment Jim Ostick spoke against the project. Strategic Plan Committee representative Jolene Cosio spoke against the project. Mike Swearinger opposed the project. Amy Covington opposed the project. Mandisa Snodey opposed the project. Richard Larios spoke against the project. Emily Renzel read her letter of opposition to the project. Bill Lipo spoke in support of the project. Maria Madrigal spoke against the project. Supervisor Anthony Botelho spoke against the project. Elia Salinas spoke in support of the project and advised Commissioners to keep an open mind. Kevin Oxen spoke in support of the project. Shirley Trebino spoke against the project. Mirijana Tomas spoke against the project. Jackie Morris spoke against the project. Priscilla Ribeiro spoke against the project.

Chairman Hopper closed the public discussion and stated he would respond to the County agency's letter, voicing the public's concerns. Commissioner Moore commented

Chairman Hopper opened the public hearing. No comments were received.

A motion was made by Chairman Hopper and seconded by Commissioner Moore to uphold the Historic Resources Board's recommendation that this is not a necessary use, the use does not conform with the surrounding area in the historic district, there are concerns with the large number of children visiting the area, and approve Resolution 2017-21, disapproving a conditional use permit for a medical clinic at 301 third street. The motion passed 3-0-0-2 with Commissioners Franco and Freels absent.

B. Consider Conditional Use Permit for On-Site Alcohol Sales at 106 Third Street. The applicant is Sean Fitzharris

The Historic Resources Board recommend approval of a condition use permit at 106 Third Street. Chairman Hopper opened the public hearing. Elia Sanchez was concerned with yet another ABC license in the City. Pat Garratt stated, this is a tasting room, not a hangout.

i. Consider Resolution 2017-22 Making a Determination for a Categorical Exemption for a Conditional Use Permit for On-Site Alcohol Sales at 106 Third Street Under Section 15332 of CEQA

A motion was made by Boyd and seconded by Moore to approve Resolution 2017-22, making a determination for a categorical exemption for a conditional use permit for onsite alcohol sales at 106 Third Street under Section 15332 of CEQA. The motion passed 3-0-0-2 with Commissioners Franco and Freels absent.

ii. Adopt Resolution 2017-23 Approving a Conditional Use Permit for On-Site Alcohol Sales at 106 Third Street

A motion was made by Chairman Hopper and seconded by Commissioner Boyd to approve Resolution 2017-23 approving a conditional use permit for on-site alcohol sales at 106 Third Street. The motion passed 3-0-0-2 with Commissioners Franco and Freels absent.

C. Consider a Site and design Review Permit for a Monument Sign located between Nyland Road, The Alameda, and SR 156. Applicant: San Juan Committee. This item was continued to the next regular meeting.

6. DISCUSSION ITEMS

A. Agenda Items for Next Joint Meeting with City of Hollister and San Benito County Planning Commissions

Chairman Hopper provided a list to Community Development Director Orbach. There was discussion about the location for the meeting. Chairman Hopper suggested the meeting be informal.

B. Mobile Food Vending Regulation

There was discussion but no direction was given to staff.

CITY OF SAN JUAN BAUTISTA

PLANNING COMMISSION STAFF REPORT

To:

The Honorable Chair and Planning Commission

From: The City Planner

RE:

New City Hall and Public Works Department Public Identification Signs

Date:

December 5, 2017

REQUEST:

 It is requested that the Planning Commission receive this report as an informational item and concur with the City Manager to approve two new civic signs which have already been installed.

2. Alternatively, the Planning Commission could find that the new signs are not appropriately designed for civic buildings and that the City Manager should not approve them.

BACKGROUND:

City of San Juan Bautista Public Works Department staff recently designed, constructed, and installed new identification signs at both the City Hall and Public Works Department sites. The City Manager was not aware, nor did he authorize, this action. As a result it was determined that the Planning Commission should be aware of these two new signs.

DISCUSSION

San Juan Bautista does have a precedent of using these types of hand-routered wood signs. They can be seen on street signs and other public buildings, such as the Luck Memorial Library. These two new signs are constructed a little less carefully than these other existing signs which does give them a "looser" appearance. The City Manager is prepared to approve these two signs if the Planning Commission finds them to be appropriately designed for civic buildings.

The attached sign photographs represent both the two signs and existing Luck Memorial Library sign.

CONCLUSION:

The City Manager is prepared to approve these two signs if the Planning Commission finds them to be appropriate for civic use. Public Works staff will be counseled regarding proper processes for altering public buildings in the future.

Exhibits

- A. City Hall Sign
- B. Public Works Sign
- C. Luck Memorial Library Sign









