



# City of San Juan Bautista

*The "City of History"*

[www.san-juan-bautista.ca.us](http://www.san-juan-bautista.ca.us)

## AGENDA

### REGULAR PLANNING COMMISSION MEETING

CITY HALL COUNCIL CHAMBERS

311 Second Street

San Juan Bautista, California

**TUESDAY ~ JULY 10, 2018**

*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. Action Items**

**A. Approve Affidavit of Posting Agenda**

**5. Discussion Items**

**A. Review and Discuss a City Initiated General Plan and Zoning Amendment for four parcels located on Franklin Street (11 Franklin Street APN 002-340-006, 002-340-007, 10 Franklin Street APN 002-490-002, and 17 Franklin Street APN 002-340-003) for rezoning and redesignated from Public Facility (PF) to Mixed-Use (MU).**

**B. Report from Planner on Current and Upcoming Projects**

**C. Strategic Planning Committee Report**

**D. Review and Discuss Staff Report on Third Street Widening and Roundabouts, Event Center, and Infrastructure as requested by Commission**

**6. Comments**

**A. Planning Commissioners**

**B. City Planner**

**C. City Manager**

**7. Adjournment**

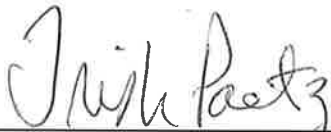


**AFFIDAVIT OF POSTING**

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 5<sup>th</sup> DAY OF JULY 2018, 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 5<sup>TH</sup> DAY OF JULY 2018.



TRISH PAETZ, DEPUTY CITY CLERK



# **CITY OF SAN JUAN BAUTISTA**

## **PLANNING COMMISSION**

### **STAFF MEMO**

**DATE:** July 10, 2018

**Item 5A.** **City Initiated General Plan/Zoning Amendment**

**DISCUSSION:** This item is being prepared per previous discussion staff had with the Planning Commission on June 12, 2018. The proposal includes a General Plan Amendment/Zone Change to four parcels located on Franklin Street. The addresses and parcel numbers for the affected properties are as follows.

11 Franklin Street (Faultline Restaurant) - APN 002-340-006 and 002-340-007

17 Franklin Street (Lavagnino House) – APN 002-340-003

10 Franklin Street (existing cottages and multi-family building under construction) – APN 002-490-002

These parcels are currently zoned Public Facility (PF) and the new Zone Change is proposed to change the zoning from PF to Mixed-Use (MU). The current zoning took effect on February 16, 2016 when the General Plan was updated. Prior to the update, the previous zoning was MU. Therefore, this change is only reconverting the subject parcels back to the original zoning.

**BACKGROUND:** This City-Initiated Zone Change is being moved forward in response to several factors. The most recent factor is the anticipation of the Faultline Restaurant to be reopened. The current PF zoning does not permit restaurants. MU zoning does allow restaurants as a permitted use.

Another factor is the non-conforming status of the residential properties located at 10 and 17 Franklin. The construction project at 10 Franklin is a proposed multi-family unit building. It was approved in 2015 prior to when the current zoning took effect. The MU zoning was still in effect. The Zone Change to PF made these properties non-conforming and limits their usage.



Another factor is the flexibility of the setbacks and development standards. The setbacks in the MU zone can be reviewed and set forth by Planning Commission. For 11 Franklin, the setbacks will need to be reviewed because the main building and the accessory building were close to the property lines. This matter can be solved as part of the Zone Change.

Furthermore, a Lot Merge will need to take place prior to the reopening of the Faultline Restaurant. Currently on the site there are two parcels (APN 002-340-006 and 002-340-007). The parcel line bisects the accessory building and no buildings can cross property lines per building code. Also, parcel 002-340-007 is unbuildable. Therefore, staff believes a lot merge would be beneficial for both the property owner and the city together. That process will take place in the future.

Staff anticipates a Major Alteration Application along with an Architectural Historian's Report to be submitted. At that time staff will bring that review and a Zone Change draft resolutions to a future Commission Hearing.

**ACTION:**

No Action necessary at this time. This is a follow up from the June 12, 2018 Hearing.

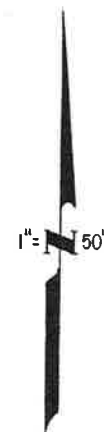
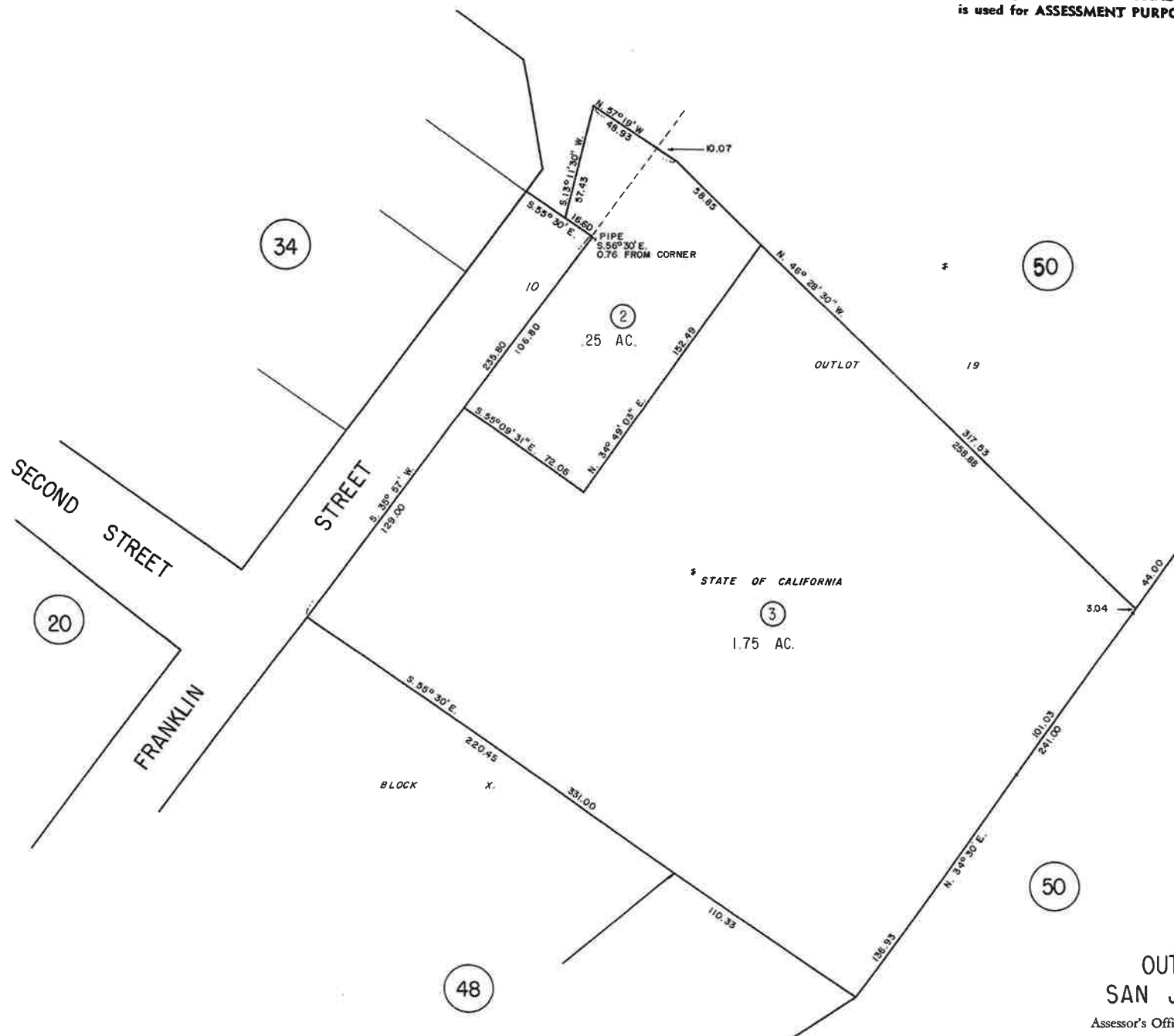
**Attachments:**

Parcel Maps  
Photos of the subject properties  
Zoning Sections 11-02 and 11-03  
General Plan Map 2016  
General Plan Map 1998



This map is NOT AN OFFICIAL DOCUMENT and is used for ASSESSMENT PURPOSES ONLY.

02-4

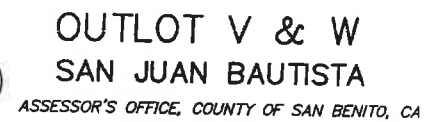
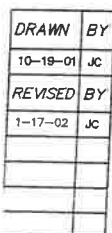


OUTLOT 19  
SAN JUAN BAUTISTA  
Assessor's Office, County of San Benito, Calif.



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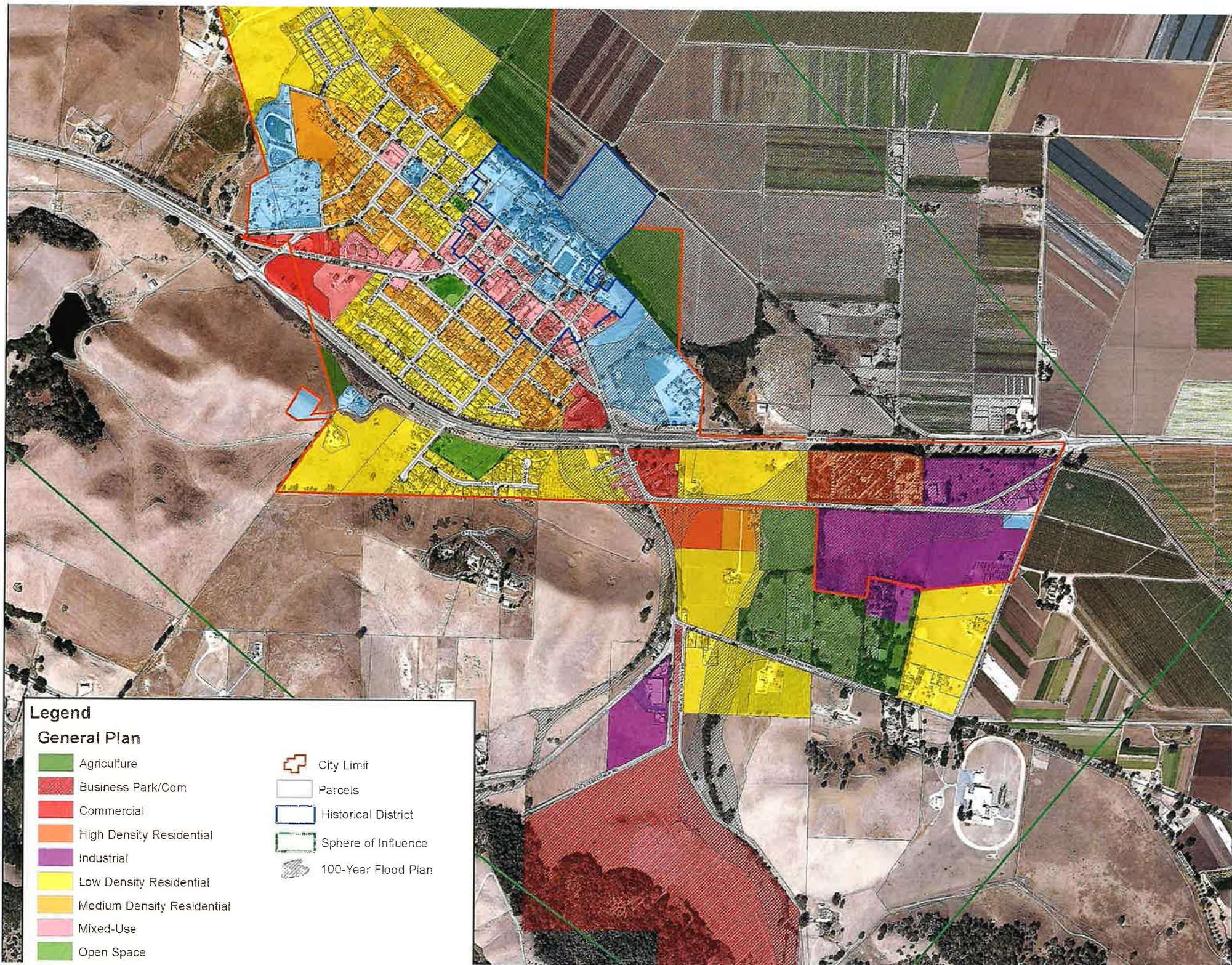












## Legend

### General Plan

- |  |                            |   |                     |
|--|----------------------------|---|---------------------|
|  | Agriculture                |  | City Limit          |
|  | Business Park/Com          |  | Parcels             |
|  | Commercial                 |  | Historical District |
|  | High Density Residential   |  | Sphere of Influence |
|  | Industrial                 |  | 100-Year Flood Plan |
|  | Low Density Residential    |   |                     |
|  | Medium Density Residential |   |                     |
|  | Mixed-Use                  |   |                     |
|  | Open Space                 |   |                     |



*San Juan Bautista  
General Plan  
1998*

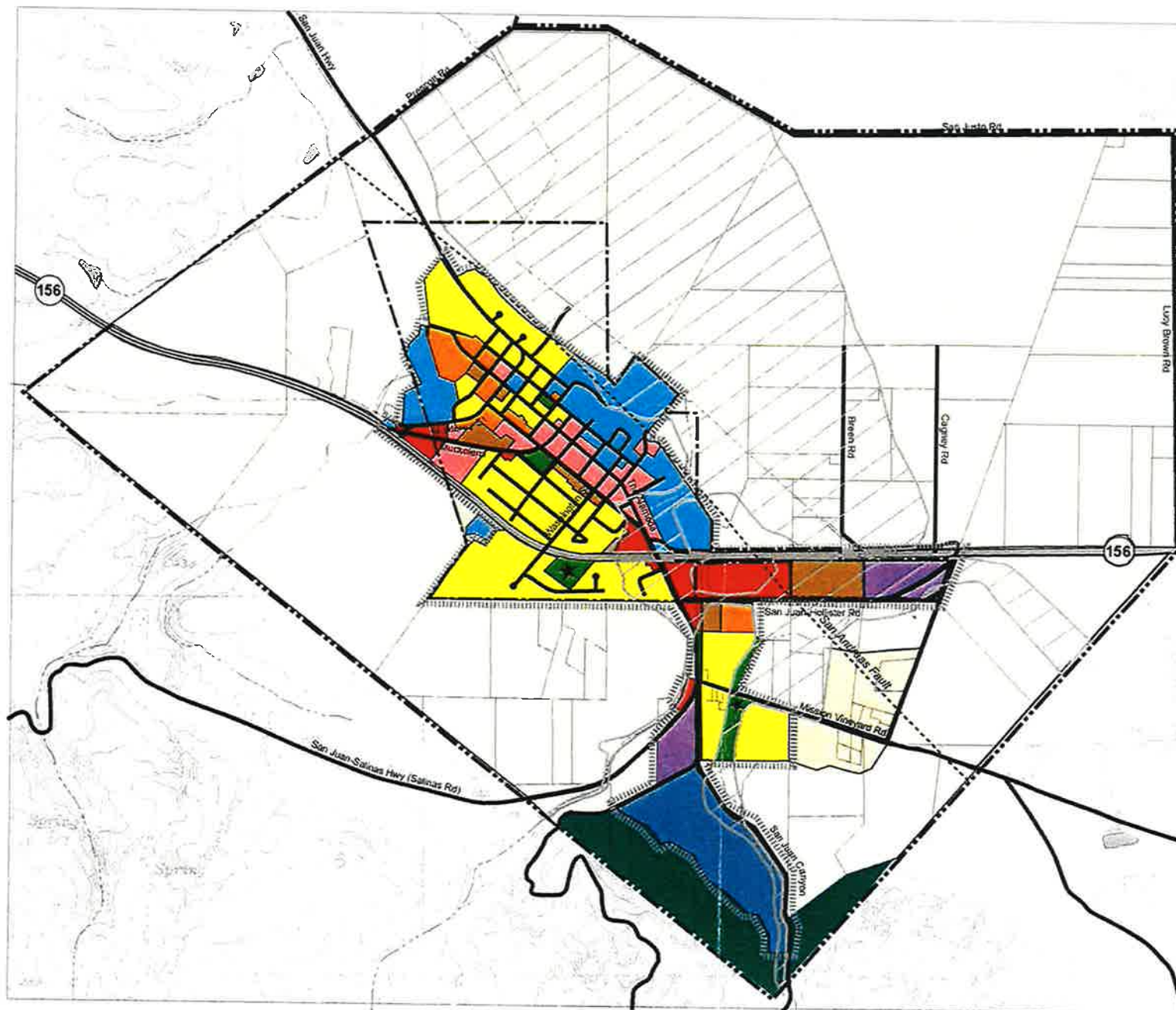
**Figure 2-4:  
Land Use  
Diagram -  
Planning Area**

**Legend**

-  Rural Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Mixed Use
-  Commercial
-  Business Park/  
Commercial Recreation Flex
-  Industrial
-  Public/ Quasi-Public
-  Park
-  Agriculture
-  Rangeland
-  Urban Growth Boundary
-  100-year flood plain
-  Potential Park site
-  Planning Area Boundary



0 2000 ft





City of San Juan Bautista City Building/Planning Projects

	Project Name - Current City/Development Projects - Upgrades, Changes, Fixes	Issues/Notes/general info	Status	Permit Issuance	Violations	Comments/Complaints Questions	Likelihood of Completion (Red or Green)
	Building/Planning						
1	Casa Rosa	Project not Approved - Violation issued due to work on the interior of the structure without permits or plans. Code enforcement is in process of issuing administrative citation. Property is for sale	Project was approved by HRB as minor alteration (4/4/17). Scope of work indicates major alteration.	no permits applied for or issued.	building violation issued - Stop Work Order - work commenced without building permit. Building Official would like to inspect current condition of the building. Mandatory inspection needed.	Staff has contacted the architect and internal discussions were discussed about the integrity of the building. Planning met with Historic Society. Staff has been in contact with the applicant. Further discussion is anticipated.	Unknown. Work is on hold because project needs an architect to draft plans
2	Fault Line Restaurant	Updated 5/31/18 (Tim/Todd): Project has not started due to the required work having to go through the Historical Resources Board. Garage was damaged by a tree fall in 2/17. Further building review is needed for the demolished garage. Historic review is required per City Code that references the inventory.	Historical Evaluation is required. Staff met with the architect.	Project is on hold due to historic and building review.	none	Staff is working with the applicant to finish the accessory building and reopen the restaurant. HRB deemed initial work as major alteration and will need HRB approval. Staff responded to an email on 6/29/18 to the draftsman following up with what staff is expecting with the new submission.	unknown
3	10 Franklin existing construction and demolition	approved per permit in 2015. construction has been ongoing	phase 1 for the multi-unit building construction	yes. For the large multi-family building and a remodel for one of the existing homes onsite	none	It is anticipated to demolish at least one of the other buildings onsite. Addresses have been assigned.	possibly by the end of 2018 per the applicant.
4	Harvey's Lockup	progress is being made on the frontage & right-of-way improvements. Interior sprinklers are not approved by Hollister Fire. Permits to be pulled for Sprinklers.	frontage work is in progress. Fire sprinkler work to be completed when frontage work is complete. Code enforcement to meet with owner.	No active building permits. Encroachment permit to be pulled as needed.		requirements of conditions of approval are in progress.	no-ETA. Owner is reaching out to Hollister Fire.
5	Rancho Vista Subdivision	13 active permits, 18 permits undergoing plan check.	Under Construction	Yes, 13 issued, 18 applications	none	Final Map for Phases 5 through 7 was approved with conditions by Council on 6/26/18.	To be Determined - Estimate of Early 2019
6	Copperleaf Subdivision	20 permits issued as of 6-15-18	Construction commencing.	Permits have been issued	none	Applicant has been granted the deferring of two Impact fees pending agreement with city. Traffic and Park development fee held until approved agreement or Final Inspection on each project.	To be Determined - Estimate of Summer 2019
7	Building Department activity.	Work continues on both subdivisions while smaller projects take place inside the city. No other notable projects at this time.	n/a	n/a	none	Code Enforcement is making regular rounds to check for work being done without permits.	n/a
8	Well 3 and 6 exchange/Minor subdivision on Mission Vineyard and Old San Juan Road	NOE has been recorded and sent to the State. Resolution is awaiting signature from Deputy City Clerk to make official.	minor subdivision approved by Commission. Engineering working on recording.	no permits issued	none	NOE has been recorded. Commission approved and now to get map recorded. Project is underway with next areas of study/review.	August of 2018 for the completion of the exchange process that includes map recording



City of San Juan Bautista City Building/Planning Projects

	Project Name - Current City/Development Projects - Upgrades, Changes, Fixes	Issues/Notes/general info	Status	Permit Issuance	Violations	Comments/Complaints Questions	Likelihood of Completion (Red or Green)
9	Brewery	Project is showing activity towards deed to perfect and continuation of project towards to completion. Weed cleanup direction has been given to the property owner.	no applications yet, working with owner for first submittal.	No permits issued	none	Staff met with the applicants on June 12, 2018. Information was gathered and staff has scheduled to meet with the neighbors on Monday, June 25, 2018. Staff is speaking with applicants and is reorganizing the files for the project.	no-ETA yet
10	General Plan Timeline	General Plan was updated and adopted in 2/16. Staff has been gathering information about the General Plan and the city limits. Adjustments to move city limits to property lines are being discussed. The housing element is being reviewed to track and turn in our housing numbers. We need to do so per State requirement.	n/a	n/a	n/a	Staff was directed on June 12, 2018 to draft a resolution of intent for a General Plan/Zoning amendment to areas of the city. Staff is doing an immediate amendment to the group of parcels on Franklin and crafting up housing information to submit to the State.	n/a
New Development							
1	D'Ambrosia	First Phase Approved	Phase 1 completed	Council Approval of Phase 1. Permits have been issued and build out for first phase only.	none	Phase 2 is anticiapted after speaking with the applicant. Staff is meeting with applicant on 6/29/18.	The developer is supposed to give staff an update
2	Loazza (957 First Street - 4 Parcel Minor Subdivision)	Review has started. Waiting for application payment. Applicants need to be notified they need to pay their application fees all upfront. Staff and City Manager discussed and that was the decision made.	CEQA review completed. Staff is starting review. Working out payment options.	No permits issued	none	Awating the \$5,000 payment at this time.	unknown
3	Gas Station to be located along The Alameda and Hwy 156	project was proposed, but now on hold due to possible litigation	on hold	no permits have been issued	none	Planning Commission directed staff to review and see if the project can be reserected perhaps. Staff work to be done on this matter.	
4	Midnight Express	Approved by Commission Resolution	No construction or permits issued	no permits issued	none	Staff is coordinating with the applicant to discuss cost estimates of roadway improvements	staff is working with the applicant about roadway improvements
Infrastructure							
	Traffic Circle						
	Parking						
	Signage						