



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 ~ JUNE 4, 2019

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 Planning Commission 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 their 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**
- B. Approve Affidavit of Posting Public Hearing Notice**
- C. Consider Site Design and Review for Construction of a Garage at 1112 Third Street and Approve Resolution**
- D. Consider Amending the Zoning Code to Address Cannabis**
- E. Review and Find the FY20 Capital Improvement Budget “Consistent with the General Plan”**

5. Public Hearing Items

- A. Consider an Application for a Minor Subdivision of a 16.4-acre parcel at 957 First Street (APN 002-230-001). The property is zoned Low Density Residential (R-1). The applicants are Eddy and Rosa Loayza.**
 - i. Consider Resolution 2019-XX – Approving the Parcel Map**

6. Discussion Items

- A. Status Report on the Housing Element Update**
- B. Report from Planner on Current and Upcoming Projects**
- C. Report by Sub Committee for Separating the Planning Commission from the Historic Resources Board**

7. Comments

A. Planning Commissioners

B. City Planner

C. City Manager

8. 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 28th DAY OF MAY 2019, 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 28th DAY OF MAY 2019.



TRISH PAETZ, DEPUTY CITY CLERK

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 PUBLIC HEARING NOTICE. I FURTHER DECLARE THAT I POSTED SAID NOTICE ON THE 24th DAY OF MAY 2019, 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 28TH DAY OF MAY 2019.



TRISH PAETZ, DEPUTY CITY CLERK

NOTICE OF PUBLIC HEARING CITY OF SAN JUAN BAUTISTA

Pursuant to Government Code Section 65090, the Planning Commission of the City of San Juan Bautista gives notice of a public hearing on **June 4, 2019** at 6:00 p.m. in the Council Chambers at San Juan Bautista City Hall, 311 Second Street. During the public hearing, the following items will be discussed:

- Proposal for a Minor Subdivision at 957 First Street (APN 002-230-001), a 16.36 acre parcel zoned Low Density Residential (R-1) and Agricultural (A) into four parcels with a Remainder Parcel.
- Consider amending the San Juan Bautista Zoning Ordinance to accommodate Cannabis uses within the zoning districts as previously approved per Ordinance 2018-05.
- Proposal for a Site Design and Review for construction of an 880 square foot garage located at 1112 Third Street (APN 002-260-047), zoned Medium-Density Residential.

Staff reports and the full text of all items to be discussed will be available for public review at City Hall on **May 28, 2019**. All members of the public are encouraged to attend the meeting and may address the Planning Commission on the issue during the public hearing. Written comments may be hand delivered or mailed to City Hall (311 Second Street, P.O. Box 1420, San Juan Bautista, CA 95045), or e-mailed to cityplanning@san-juan-bautista.ca.us, no later than **5:00 p.m., June 3, 2019**.

If a challenge is made on the action of the proposed project, pursuant to Government Code Section 65009 court testimony may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing.

Posted: May 24, 2019

CITY OF SAN JUAN BAUTISTA

PLANNING COMMISSION

STAFF REPORT

Date: June 4, 2019

From: Todd Kennedy, Associate Planner

Subject: Proposed Garage to be Constructed at an Existing Residence

BACKGROUND:

This item is being presented as a Site and Design Review for a new one-story accessory building to be located on a Medium Density Residential Site. There is an existing residential structure already onsite. The proposed accessory building is intended to be used as a garage to provide covered parking.

By having this accessory structure included onsite, the covered parking requirement per Section 11-11-150 of the Zoning Code will be met. Based on the site plan and elevations provided, the proposed garage will match the design of the existing house as well as meet the development standards.

This project is exempt from the California Environmental Quality Act (CEQA) per Sections 15300.2 and 15315.

ACTION:

Staff recommends the Planning Commission approve the proposed detached garage subject to the following conditions.

1. The proposed detached accessory building shall be designed so it matches and compliments the architecture and design of the existing main building onsite.
2. The proposed accessory building shall be subject to applicable Building, Engineering, Fire, and Public Works requirements.
3. A building permit shall be required to be issued prior to construction taking place of the proposed accessory building.

ATTACHMENTS:

Draft Resolution
Proposed Site Plan
Proposed Elevations
Photos

RESOLUTION 2019 - xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING A SITE AND DESIGN REVIEW FOR THE CONSTRUCTION OF ONE 880 SQUARE FOOT DETACHED ACCESSORY BUILDING LOCATED AT 1112 THIRD STREET, SAN JUAN BAUTISTA, CALIFORNIA. APN 002-260-047

WHEREAS, the Planning Commission conducted a public hearing on June 4, 2019 to review the proposed Site and Design Review, and

WHEREAS, the Planning Commission received oral comments, written correspondence, electronic communication and public testimony at the public hearing, and

WHEREAS, the Planning Commission acknowledges that notices were sent to property owners within 300 feet of the project boundaries as listed on the latest equalized assessment roll, and

WHEREAS, the Planning Commission reviewed the staff report for the project and applicable zoning codes and standards, and

WHEREAS, the Planning Commission reviewed the staff report for the project together with findings that the proposed Site and Design Review is categorically exempt from CEQA (California Environmental Quality Act) review, and

WHEREAS, the Planning Commission considered the recommendation from City Staff and makes the following finding to approve the Site and Design Review request.

1. That the proposed Site and Design Review request is compatible with the context of the site and that it does not have any impacts on the character of the existing residence and property.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista hereby approves a Site and Design Review for one 880 square foot detached accessory building located at 1112 Third Street, San Juan Bautista, California, subject to the following conditions.

1. The proposed detached accessory building shall be designed so it matches and compliments the architecture and design of the existing main building onsite.

2. The proposed accessory building shall be subject to applicable Building, Engineering, Fire, and Public Works requirements.
3. A building permit shall be required to be issued prior to construction taking place of the proposed accessory building.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista at a regular meeting held on June 4, 2019 by the following vote:

AYES:

NOES:

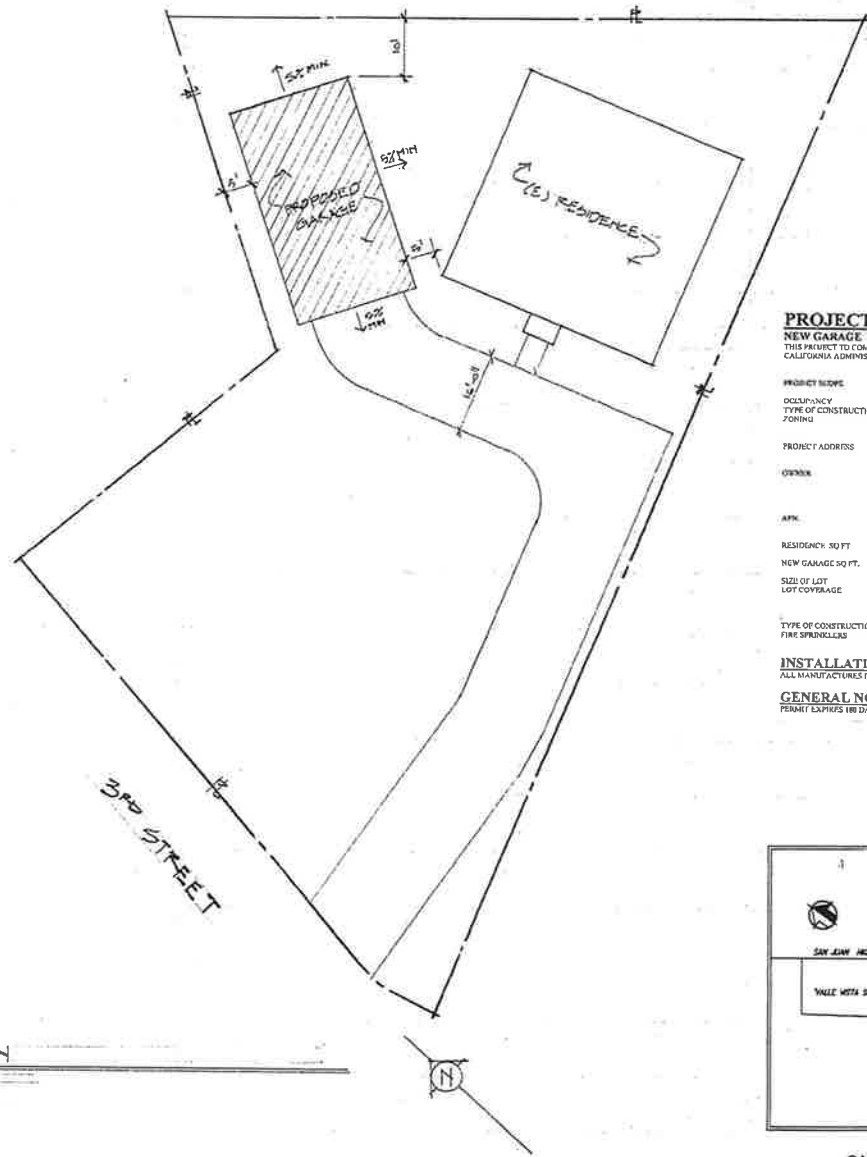
ABSENT:

ABSTAIN:

Scott Freels, Chairperson

ATTEST:

Trish Paetz, Deputy City Clerk



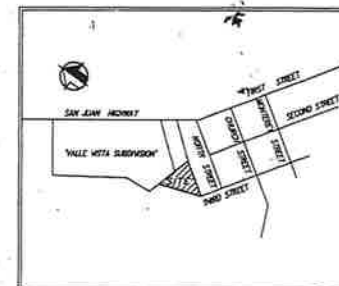
PROJECT STATISTICS

NEW GARAGE
THIS PROJECT TO COMPLY WITH THE 2014 CMC, CMC, CMC, CMC, A
CALIFORNIA ADMINISTRATIVE CODE TITLE 24

PROJECT NAME	NEW GARAGE
OCCUPANCY	U-2 U
TYPE OF CONSTRUCTION	VB
ZONING	R-2 RESIDENTIAL
PROJECT ADDRESS	1113 THIRD STREET SAN JUAN BAUTISTA, CA 95045
OWNER	MANUEL & MARY LOPEZ 1013 FRONT STREET SANTA ANA, CA 92705 949-478-1914
APN	002-268-047
RESIDENCY SQ FT	1,400 SQ FT
NEW GARAGE SQ FT	896 SQ FT
SIZE OF LOT	22 ACRES 14,234 SQ FT
LOT COVERAGE	2,480 SQ FT 17%
TYPE OF CONSTRUCTION	VB
FIRE SPRINKLERS	YES

INSTALLATION GUIDES
ALL MANUFACTURER INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR

GENERAL NOTE
PERMIT EXPIRES 180 DAY FROM ISSUANCE DATE



VICINITY MAP
SAN JUAN BAUTISTA, CA
SAN BENITO COUNTY
N.T.S.

SITE PLAN

1" = 10'-0"

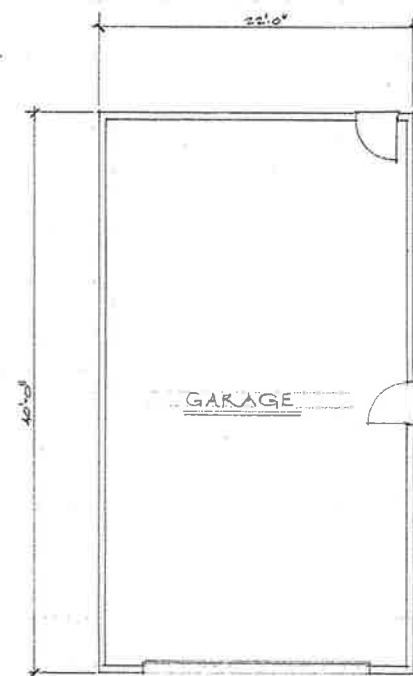
REVISIONS	BY

MANUEL & MARY LOPEZ
1013 FRONT STREET
SANTA ANA, CA 92705
949-478-1914

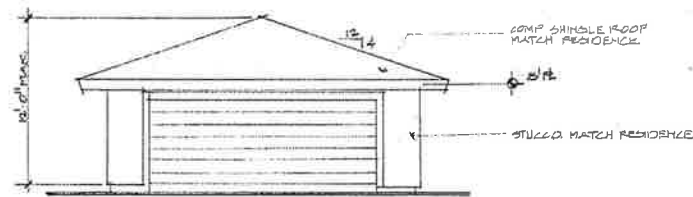
NEW GARAGE
1113 THIRD STREET
SAN JUAN BAUTISTA, CA 95045
APN 002-268-047

WESLEY JAY BEEBE - ARCHITECT
PO BOX 1743
KING CITY, CA 95050
95050 - 1743 FAX (408) 385-0488

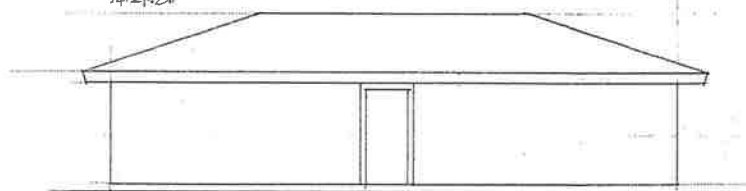
DRAWN
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DATE
SCALE
JOB NO.
PROJECT
BY
IN CHARGE



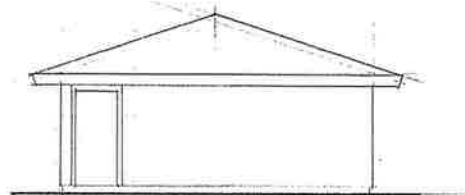
FLOOR PLAN



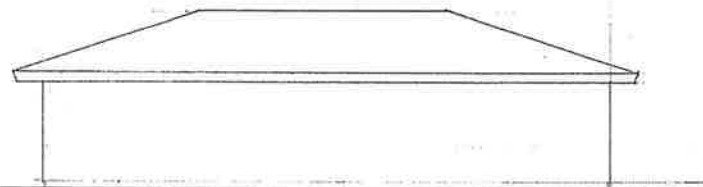
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

WESLEY JAY BEEBE - ARCHITECT
P.O. BOX 1743
KING CITY, CA. (831) 385-0810
93930 • 1743 FAX (831) 385-0466

DRAWN
ENCASED
DATE
SCALE
JOB NO.
SHEET







CITY OF SAN JUAN BAUTISTA

STAFF REPORT

Date: June 4, 2019

To: Planning Commission

From: City Staff

Subject: Allowed and Conditional Uses Matrix Update for Cannabis

This report is being prepared as an update to the Cannabis Facilities regulations adopted by City Council per Ordinance 2018-05.

Title 5 of the Municipal Code has been updated as part of the Ordinance 2018-05, but there are some additional updates and amendments that need to be adopted before the City can accept applications. One of the provisions includes that Cannabis Facilities are only allowed in the Industrial Zoning Districts by Conditional Use Permit and a complete application accepted by Staff. Staff has made a proposed Amendment that reflects the changes set forth in the Ordinance. (See Attached).

This Planning Commission review of the changes of the zoning code is the next step to implement the cannabis process.

The review and approval of this proposed text amendment is not subject to the California Environmental Quality Act (CEQA) because pursuant to CEQA guidelines Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment); and 15060 (c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly. Alternatively, the approval of this ordinance is not a "Project" under CEQA Regulation Section 15061(b)(3) because it has no potential for causing a significant effect on the environment. Further projects subject to the ordinance will require a discretionary permit and CEQA review and will be analyzed at that time in accordance with CEQA.

Action Required: Staff would like the Planning Commission to review and discuss the proposed changes to Section 11-02-050 of the SJBMC and make a recommendation to the City Council.

Attached:

Draft Zoning Ordinance Use Table with proposed changes

Chapter 11-02 ZONING DISTRICTS

Sections:

Article 1. District Regulations

[11-02-010](#) Zoning districts established.

[11-02-020](#) Intent.

[11-02-030](#) Overlay districts.

[11-02-040](#) Zoning map and district locations and boundaries.

[11-02-050](#) Permitted and conditional uses by zoning district.

Article 1. District Regulations

11-02-010 Zoning districts established.

The City is divided into the following zoning districts:

R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
C	Commercial
MU	Mixed Use
I	Industrial
P	Park
PF	Public Facilities
A	Agricultural

11-02-020 Intent.



(A) The intent of the residential (R) zoning districts is to:

- (1) Provide appropriately located areas for single-family and multifamily dwelling units consistent with the General Plan and with standards of public health and safety established by this Code;

(2) Provide adequate light, air, privacy, and open space for each dwelling unit and protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse land use and environmental impacts;

(3) Achieve design compatibility through the use of property development regulations;

(4) Protect residential properties from the hazards, noise, and congestion created by commercial and industrial traffic;

(5) Protect adjoining lower density residential districts from excessive noise or loss of sun, light, quiet, and privacy resulting from proximity to multiple-family dwellings;

(6) Provide sites for public and quasi-public land uses needed to complement residential development or requiring a residential setting; and

(7) Ensure the provision of public services and facilities needed to accommodate planned population densities.

(B) The intent of the commercial (C) district is to provide small-scale commercial centers in which certain convenience goods and related services typically used on a daily basis are made available within walking distance of residential neighborhoods. Development standards are intended to prevent significant adverse effects on residential uses adjoining a C district.

(C) The intent of the mixed use (MU) district is to locate a mixing of commercial and residential uses at intensities that support a pedestrian presence. The intent is to continue the established development pattern and pedestrian-oriented shopping environment characteristic of downtown in San Juan Bautista and expand them to other areas of the City, especially at the Highway 156 Gateways. Within the MU district, development can be both “vertical,” meaning commercial use is on the first floor and residential is on the second, or “horizontal,” meaning that two (2) uses exist side by side or front to back, with residential located to the rear, on the same lot. Vertical development is preferred in this district with retail and service uses on the ground floor in the front of the lot.

(D) The intent of the industrial (I) district is to designate areas suitable for industrial uses. The emphasis is on agricultural services and industries. Only uses which do not generate excessive environmental impacts—uses commonly referred to as “light” industry—should be considered appropriate.

(E) The intent of the park (P) district is to designate City parks for active and passive recreation and to designate open space areas along streams intended for conservation, future trails, or linear parks.

(F) The intent of the public facilities (PF) district is to accommodate a variety of public, nonprofit, and institutional uses that meet health, safety, education, and welfare needs.

(G) The intent of the agriculture (A) district is to promote the long-term conservation of land in agricultural use around San Juan Bautista.

11-02-030 Overlay districts.

The following overlay districts are hereby established:

(A) HD – City-Designated Historic District;

(B) NRHD – National Register Third Street Historic District.

11-02-040 Zoning map and district locations and boundaries.

The districts established in SJBMC [11-02-010](#) and [11-02-030](#) and locations and boundaries thereof shall be shown on the San Juan Bautista zoning map. This map and all notations, references, data, and other information shown thereon are made a part of this Title. Any amendment to the zoning map shall constitute an amendment to this Title. Wherever any uncertainty exists as to the boundary of any district shown on the zoning map, the following rules shall apply:

(A) Where boundary lines are indicated as following streets and alleys, they shall be construed as following centerlines thereof.

(B) Where boundary lines approximately follow lot lines, the lot lines shall be construed to be such boundaries.

(C) Where a boundary line divides a lot or crosses unsubdivided property, the location of the boundary shall be determined on the zoning map using the scale appearing on the zoning map.

(D) Where further uncertainty exists, the City Council, upon written application by the property owner and recommendation from the Planning Commission, or upon its own motion, shall by resolution determine the location of a disputed boundary, giving due consideration to the apparent indicated location thereof and the scale of the zoning map and the expressed intent of this Title.

11-02-050 Permitted and conditional uses by zoning district.

Use (Residential)	R-1	R-2	R-3	C	MU	I	P	PF	A
Accessory buildings	P, S	P, S	P, S						P, S
Co-housing/shared housing			C		C				
Day care facilities, large	P,S	P, S	P, S	C				C	
Day care facilities, small	P, S	P, S	P, S	C	C			C	P, S
Emergency shelter	C	C	C		P			C	
Farmworker housing		P,S	P,S						P, S
Home occupations	P	P	P		C				P
Hostel			C	C	P				
Manufactured homes	P, S	P, S	P, S						P, S
Mobile home parks	P, S	P, S	P, S						
Multiple-family dwellings		P, S	P, S		P, S				
Rooming and boarding		C, S	C		C, S				
Residential care facilities – Small 1 – 6	P, S	P, S	P, S		C, S				
Residential care facilities – Large 7+	P, S	P, S	P, S		C, S				
Residential located above commercial				C	P				
Secondary units	P, S	P, S	P, S		C				P, S
Single-family dwellings	P	P							P, S
Transitional housing, homeless shelter	P, S	P, S	P, S		C			C	P, S
Two-family dwellings		P, S	P, S						

P – Permitted Use; C – Conditional Use; S – Site Review

[illegible]

Use (Commercial)	R-1	R-2	R-3	C	MU	I	P	PF	A
Agricultural uses that are soil-dependent, including crop and tree farming, dry land farming, livestock farming, greenhouses, and vineyards									P
Agriculture – wholesale animal-raising facilities									C
Alcoholic beverage, off-site sales				P	P	P			
Alcoholic beverage, on-site sales				P	P	C			
Ambulance services				C		P		C	
Animal boarding and services						C			C
Animal Hospital/Veterinary Office						C			
Antennas and telecommunications facilities				C	C	C		C	C
Antique and Collectible Shops				P	P	C			
Assembly use		C	C	C	P			C	
Auction House									
Automated Teller Machines (ATMs)				C	C				
Automobile sales and service						P			
Automobile service stations				C		C			
Automobile parts				P	C	P			
Automobile storage						C			C
Automobile washing				C		C			
Bakeries, retail				P	P				
Bakeries, wholesale						P			
Bank				P	P				
Bed and Breakfast Inns		P	P	P	C				
Bicycle sales, rentals and repair				P	P	P			
Boat sales						P			
Bowling Alley				C		P			

[illegible]

Use (Commercial)	R-1	R-2	R-3	C	MU	I	P	PF	A
Financial businesses/services				P	P				
Fitness/health facility				C	C	P			
Food and beverage sales, wholesale						P			
Fortunetelling				C	C				
Fuel and Ice Dealers				C		C			
Funeral and interment services				C		C			
Galleries, Arts and Crafts, and Artist's Studios					P				
Garages, public and storage						C			
Golf course								C	
Grocery stores and Delis				P	P				
Health and Fitness Clubs				C	C	C			
Ice cream shops				P	P				
Inn			C	C	C				C
Laboratories				C		P			
Laundromats, dry cleaning				P	C				
see above building									
Live-Work Units – One or Two									
Live-Work Units – Two or More									
Maintenance and repair services (nonautomotive)				C	C	P			
Manufacturing, assembly, packaging, processing, and other industrial operation where all emissions are effectively confined						P			
Medical clinics and laboratories				P		P			
Motels and hotels				C	C				
Bars and Nightclubs, with entertainment				C	C				
Offices (business, professional, administrative, and executive)				P	P	P			

Use (Commercial)	R-1	R-2	R-3	C	MU	I	P	PF	A
Outdoor dining, as an accessory use to a principal on-site restaurant				C	C				
Pawn Shops				C	C				
Personal services (barber, beauty salon, nails, skin care)				P	P				
Pet store, including grooming as long as no kenneling services are provided					P				
Plant nursery - Indoor						P			P
Plant nursery - Outdoor				C	C	C			
Bed and Breakfast		C	C	C	C				C
Pool and Billiards Establishment				C	C				
Printing, publishing services						P			
Public utilities facilities	C	C	C	C		C	C	C	C
Recreation facilities				C		P	C	C	C
Recreational Vehicle Parks			P						
Recycling facility,						P			
Recycling drop-off				C	C	P			
Research and Development						C			
Restaurant			C	P	P			C	
Restaurant, limited to six (6) seats			C	P	P			C	
Retail shops				P	P				
Secondhand or Consignment Shops				C		C			
Shopping Centers				P	C				
Studio (art, dance, music, photography)				P	P			C	
Special event				C	C	C	C	C	
Swap meets						P			
Tattoo or Body Piercing Parlors				C	C	C			

Use (Commercial)	R-1	R-2	R-3	C	MU	I	P	PF	A
Theater				C	C				
Tow Yard						C			
Warehousing					C	P			
Wineries						C			C
Wine tasting				P	P	C			

P – Permitted Use; C – Conditional Use

[illegible]

P – Permitted Use; C – Conditional Use S - Site and design review (staff and Planning Commission)

Legislative History: Ords. 2007-03 (2/20/07), 2012-05 (8/21/12).

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION
STAFF REPORT

DATE: June 4, 2019

SUBJECT: Minor Lot Subdivision/Parcel Map PM 2019 - 101

APPLICANT: Rosa and Eddie Loayza

APN: 002-230-001

LOCATION: 957 First Street

LOT SIZE: 16.36 ACRES

GENERAL PLAN: Low Density Residential (R-1) and Agricultural (A)

ZONING: Low Density Residential (R-1) and Agricultural (A)

DETAILS: The property owner is requesting a parcel map approval for a four-parcel minor subdivision with a remainder parcel from the existing 16.36-acre parcel. The proposed minor subdivision would extend along First Street directly across the street from the Rancho Vista Subdivision. The current zoning classification and General Plan Designation are both Low Density Residential (R-1) and Agricultural (A). The existing land use is residential with an existing house and an existing accessory building onsite. The area of the parcel where the Minor Subdivision will be taking place is within the Low Density Residential Zoned area. The Agriculturally zoned area will not be affected. The resulting parcels would comply with the current Residential Zoning standards with at least 50-foot widths and at least 7,000 square feet in size.

There are no plans to develop the parcels beyond the current use at this time. The property owner intends to further develop the site with a mix of uses, including residential, but there are no plans or submittals at this time.

Furthermore, as part of this subdivision process, Right-of-Way will be dedicated to the City in order to accommodate a Roundabout located at the intersection of First Street and Lavagnino Drive, which enters the Rancho Vista Subdivision.

City Staff including Engineering has been involved with the review of this proposal. The proposed parcel map as shown has been reviewed by

Engineering Staff and comments have been submitted to the applicant. Necessary changes are required before finalizing of the map can be done.

CEQA: Every project is required to be analyzed to determine potential environmental effects on the surrounding area and environment. Staff reviewed the project and cross checked it with the guidelines from the California Environmental Quality Act (CEQA). It was concluded from the review that the project can be categorically exempt from CEQA review. The project meets the guidelines for exemption under CEQA, Article 19, Sections 15300.2, 15301, and 15315.

Findings:

1. The proposed project would create four standard lots and a remainder parcel, with no change in the current zoning; thus, it is consistent with the General Plan and Zoning District of the City of San Juan Bautista.
2. The proposed project is consistent with the standards and requirements of the San Juan Bautista Municipal Code.
3. The proposed project would not adversely affect the surrounding neighborhood and would not be detrimental to the health and welfare of the residents living and working in the area, because no new development is proposed with this project.

Action:

1. Chairman open the Public Hearing
2. Receive oral comments, written communications, electronic communications and public input and testimony.
3. Close the Public Hearing
4. Planning Commission discuss the project
5. Planning Commission deliberate and make the determination to deny, modify, approve or continue the application to a date certain.
6. Consider adoption of Resolution 2019-xx, a resolution of the Planning Commission of the City of San Juan Bautista approving the parcel map for PM 2019-101 with conditions of approval.

Attachments:

Draft Resolution
Subdivision/Parcel Map
Legal Description
County Parcel Map

RESOLUTION 2019 - xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE PARCEL MAP AT 957 FIRST STREET (APN 002-230-001)

WHEREAS, the Planning Commission conducted a public hearing on June 4, 2019 for a minor subdivision and parcel map, and

WHEREAS, the Planning Commission received oral comments, written correspondence, electronic communication and public testimony at the public hearing, and

WHEREAS, the Planning Commission acknowledges that notices were sent to property owners within 300 feet of the project boundaries as listed on the latest equalized assessment roll, and

WHEREAS, the Planning Commission reviewed the staff report for the project together with findings that the proposed parcel map is categorically exempt from CEQA (California Environmental Quality Act) review, and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista hereby approves findings for a Categorical Exemption from CEQA Review per Sections 15300.2, 15301, and 15315 and a Parcel Map attached herewith and made a part hereof.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista at a regular meeting held on June 4, 2019 by the following vote:

AYES:

NOES:

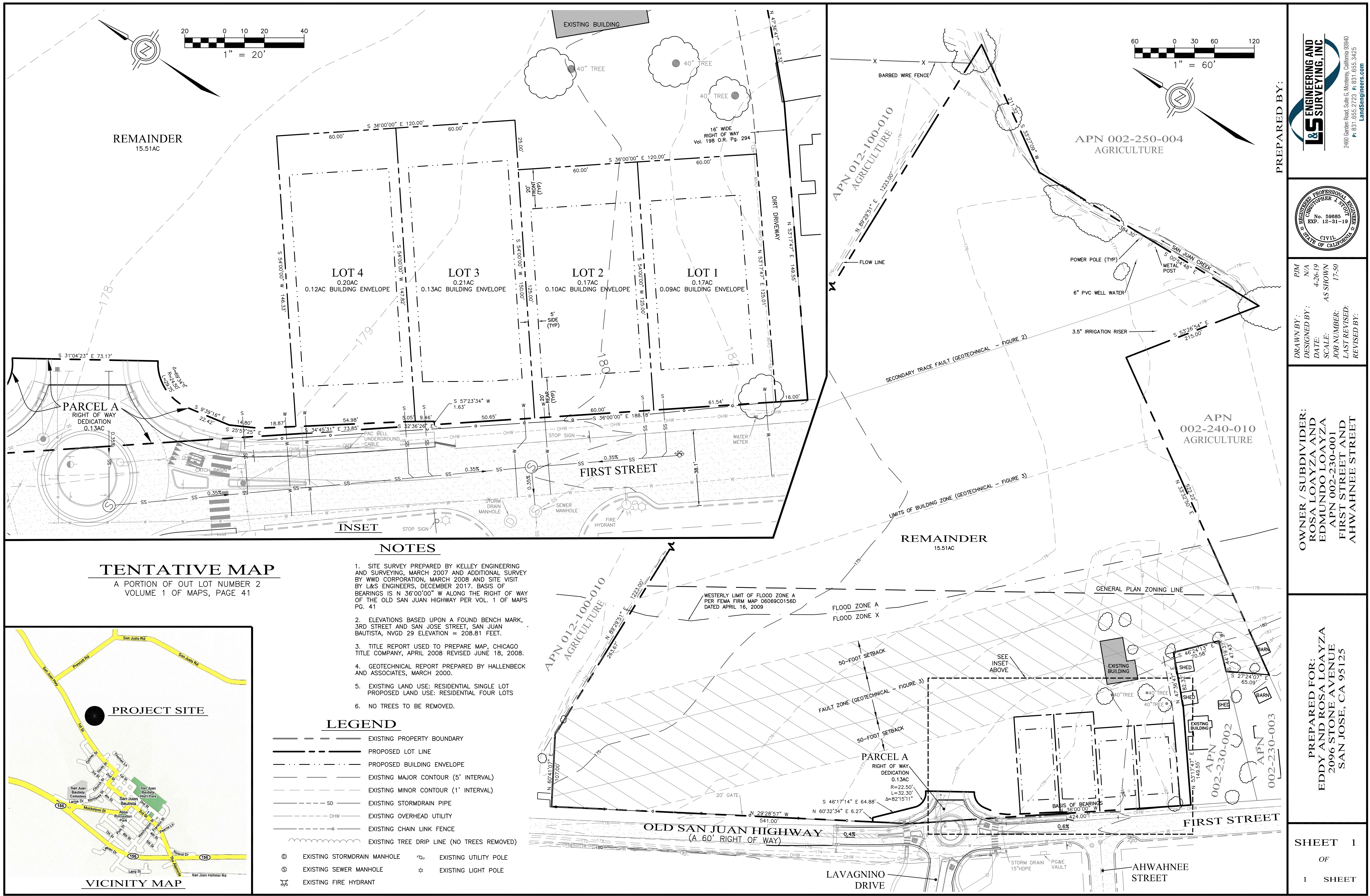
ABSENT:

ABSTAIN:

Scott Freels, Chairperson

ATTEST:

Trish Paetz, Deputy City Clerk



ORDER NO. : 0625012376

EXHIBIT A

The land referred to is situated in the County of San Benito, City of San Juan Bautista, State of California, and is described as follows:

A portion of Out Lot No. 2 as per Smith's Map of the Town of San Juan of record on November 24, 1879 in Book 1 of Maps, at Page 41, and particularly described as follows:

Beginning at a point in the Northeastern line of the State Highway and at the most Southern corner of said Out Lot No. 2, running thence along the said Northeastern line of said State Highway North 36° West 626.38 feet to a 3/4 inch iron pipe and North 29° 25' West 541 feet to a 3/4 inch iron pipe from which a 7" x 7" concrete post marked "C" bears North 29° 26' West 60 feet distant, thence leaving said State Highway North 61° 55' East 107 feet to a 3/4 inch iron pipe in the line between Sections 28 and 33, Township 12 South, Range 4 East, M.D.M., said point being also in the North line of said Out Lot 2, thence along the line between said Sections 28 and 33 and also along the North line of said Out Lot No. 2, North 89° 28' East 1223 feet to a 3/4 inch iron pipe at the Northeast corner of said Out Lot No. 2, thence along the Eastern line of said Out Lot No. 2, the five following courses and distances, to-wit; South 33° 05' West 211.32 feet to a 3/4 inch iron pipe, South 0° 27' East 384.3 feet to a 3/4 inch iron pipe, North 54° 14' West 215 feet to a 3/4 inch iron pipe, South 33° 16' West 561.95 feet to a 3/4 inch iron pipe, South 33° 04' West 160.27 feet to the place of beginning.

"Except therefrom the mobilehome(s) located thereon."

Also excepting therefrom, that part of Out Lot 2 of the City of San Juan, according to the Map thereof filed November 24, 1879, in Vol. 1 of Maps at page 41, San Benito County Records, bounded and particularly described as follows:

Beginning at a 3/4 inch iron pipe in the Easterly line of the State Highway that is North 36° West 102.38 feet from a 3/4 inch iron pipe in the most Southerly corner of said Out Lot 2; thence along the easterly line of said State Highway North 36° West 100 feet to a 3/4 inch pipe; thence North 53° 24' East 149.55 feet to a 3/4 inch pipe; thence North 47° 43' East 82.32 feet to a 3/4 inch pipe; thence South 46° 18' East 70.58 feet to a 3/4 inch pipe; thence South 44° 26' West 247.48 feet to the point of beginning.

Also excepting therefrom, that part of Out Lot 2 of the City of San Juan, according to the Map thereof filed November 24, 1879 in Vol. 1 of Maps, at Page 41, San Benito County Records, bounded and particularly described as follows:

Beginning at an iron pipe in the Northeasterly line of the State Highway, First Street, said point of beginning being the most Southerly corner of said Out Lot 2; thence along the Northeasterly line of said State Highway, North 36° West 102.38 feet to an iron pipe; thence North 44° 26' East 200.00 feet; thence Southeasterly to a point in the Southeasterly line of said Out Lot 2 that is North 33° 16' East 39.73 feet from an iron pipe that is North 33° 04' East 160.27 feet from the point of beginning; thence South 33° 16' West 39.73 feet to an iron pipe; thence South 33° 04' West 160.27 feet to the point of beginning.

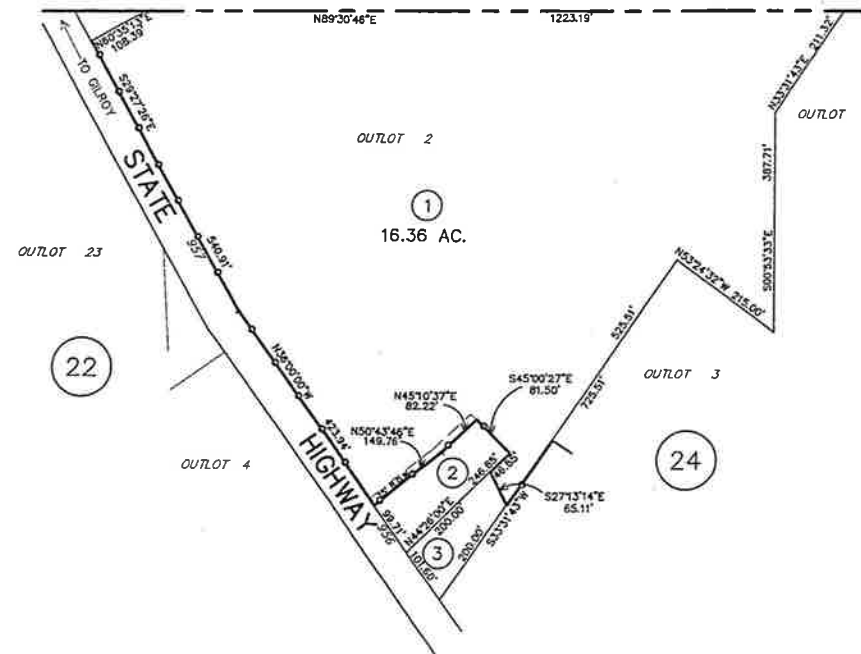
APN: 002-230-001-000

THIS MAP IS NOT AN OFFICIAL DOCUMENT AND
IS USED FOR ASSESSMENT PURPOSES ONLY.

BOOK	PAGE
002	23

T	R	A
02	000	
02	002	

DRAWN	BY
07-31-02	JC
REVISED	BY



SCALE: 1" = 200'

OUTLOT 2
SAN JUAN BAUTISTA

ASSESSOR'S OFFICE, COUNTY OF SAN BENITO, CA.

CITY OF SAN JUAN BAUTISTA

PLANNING COMMISSION

STAFF MEMO

DATE: June 4, 2019

Item 5A: Update on the Housing Element to 5th Cycle Standards

Discussion: To provide an update on the status of the Housing Element Update

CURRENT STATUS:

This report is being prepared as an update to the Planning Commission from City Staff on the status of the 2015 – 2019 Cycle Housing Element.

At this time, the Housing Element update has been submitted to the California Department of Housing and Community Development Department (HCD) for their review before City Adoption. HCD review is not an official action, but a progress report to verify the City is on the right track. The draft Element was submitted to HCD on April 4, 2019 and the deadline for a response is June 7, 2019. Initial comments from HCD were submitted to EMC Planning Group on May 10, 2019 and they started working on them immediately. The comments were mostly general and did not require any substantial changes.

EMC has advised the Native American Tribes with which the City must consult and that the comment period expires on June 17, 2019.

At this time, the Housing Element Draft Document will be updated with the comments addressed and sent back to HCD in order to verify correctness so an official statement can be issued by the June 7th deadline. After the consultation deadline passes City Staff will put this on the next Planning Commission agenda for review and recommendation to the City Council. After adoption of the 2015 – 2019 Housing Element, the required 2019 – 2023 Housing element will be prepared for Planning Commission and City Council consideration.

ACTION:

No action necessary. Staff wanted to provide an update.

	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	Plans came in from the structural engineer to address the balcony. Staff has approved and new posts to support the balcony. (5/28/19)	Support posts have been installed for the balcony	Site Design and Review performed by HRB and Planning Commission approved in April of 2017. No building permits applied for or approved. Structural improvements for the balcony were submitted and approved for the balcony.	Building has been tagged as an unsafe structure. Violations of the Municipal Code include Section 5-8-110 and Section 5-8-190.	Structural Plans have been approved and posts have been installed making the balcony safe. (5/28/19)	Right of way has been reopened. The issue of Public Safety has been resolved by the temporary measures of the balcony reinforcement. (5/28/19)
2	Fault Line Restaurant	Permits have been issued for the reconstruction. (5/28/2019)	Zoning classification onsite is Mixed-Use.	Have been issued during the week of 5/14/19.	none	Permits have been issued. 5/28/19	Issued (5/28/19)
3	10 Franklin existing construction, alteration, and demolition	Approved per permit issuance by Permit Number 2017149 in 2015. Construction has been ongoing. Building Official reviewed the plans and permit material. Determined it as valid and may continue as approved. Property owner must apply for the zone change through application process and initiate the CEQA review. The property owner has been notified and will be in touch with city staff. No response of 5/28/19.	phase 1 for the multi-unit building construction is currently underway.	yes	none	It is anticipated to demolish at least one of the other buildings onsite. The property owner has given the ok to include his property in that change. Property owner must move forward with zone change by their application if they wish to change the zone from Public Facility to Mixed - Use. Further CEQA review is required as part of the process. Property owner will be in touch with city staff. No response of 5/28/19	Property owner has been notified of the City's position. Awaiting response on the next steps.
4	Harvey's Lockup	progress is being made on the frontage & right-of-way improvements. Interior sprinklers have been installed in one area of the building, but need to cover the entire building per Fire Code. Fire Alarm and smoke detectors have been installed. Agreement is being met. (5/28/19)	Frontage work is in progress. Fire sprinkler work and prevention system to be completed in all phases. Applicant is ahead of schedule.	No active building permits. Encroachment permit to be pulled as needed.	n/a	Requirements of conditions of approval are in progress. After checking in, the applicants are working towards inspections. A final inspection for the fire alarm system has been scheduled for 3/6/19. The inspection took place on March 6, 2019 and it passed per the Fire Marshall. Progress is being made to meet the entire agreement (5/28/19)	Owner is working with his contractor to install heat and smoke detection systems.
5	Rancho Vista Subdivision	42 homes have received Occupancy. 3 new permits have been applied for, approved, and issued. (5/9/19)	Under Construction	42 homes have received Occupancy. 3 new permits have been applied for, approved, and issued. (5/9/19)	none	Construction on new homes has begun with occupancy being granted. (5/9/19)	In Progress - Estimated Build out in 2021.

	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)
6	Copperleaf Subdivision	31 permits issued as of 5/9/19. Copperleaf's stated Phase 2 has begun and some Homes from Phase 1 have been granted occupancy.	Under Construction	31 permits have been issued.	n/a	None at this time. (5/28/19)	In Progress - Estimate of Winter 2020
7	Building Department and code enfocement activity.	Work continues on both subdivisions while smaller projects take place inside the city. Notable Projects include Midnight Express Warehouse undergoing plan check and Hillside Vista (D'Ambrosia) Phase 2 is being discussed. Code Enforcement is making regular rounds of the city, looking for work taking place without permits, parking violations, and other nuisances. (5/28/19)	n/a	n/a	none	None at this time. (5/28/19)	n/a
8	70 Muckelemi	Applicant wishes to either demolish or alter the Chalmers House onsite that is in bad condition. He wishes to develop the site with a mix of uses and housing units. Discussion is underway with the property owner and interest on the neighboring parcel has been noted. Both parties met with city staff and met eachother for the first time. (5/28/19)	Staff has reviewed past documents onsite from 2006. It was determined the applicant should start with brand new documents because of the age and how the circumstances have changed.	no	No violations. There was a notice of nusiance because of the condition of the old chalmers house.	Property owner presented an informal project review to Planning Commission on 2/5/19. General response was positive and are looking forward to reviewing plans. Adjacent Parcel has interest. Parties met with city staff on 4/3/19 (5/28/19).	No-ETA yet, but discussion is continuing.
9	Brewery	Staff is working with the property owner. Met with the property owner on 12/5/18. Staff followed up, the applicants are creating the plans and preparing for submittal as of 4/19/19. (5/28/19)	no applications yet, working with owner for submittal.	No permits issued	none	Staff is working with the property owner. Met with the property owner on 12/5/18. Staff followed up, the applicants are creating the plans and preparing for submittal as of 4/19/19. (5/28/19)	no-ETA yet
10	General Plan Timeline	Draft Housing Element has been completed and was turned into the State HCD on 4/4/19. HCD responded with comments and EMC has incorporated them and will submit back to HCD. 60-day period ends on 6/7/19. Tribal consultation is under review. Expires on 6/17/19.	n/a	n/a	n/a	Staff is working on getting the Housing Element in compliance for the State. Housing element has been submitted to the State for 60-day review on 4/4/19. Comments have been issued and will be addressed by the end of the week of the 31st. Comment period ends on 6/7/19. Tribal Consultation ends on 6/17/19.	end of 2019
New Development							
1	Hillside Vistas	First Phase Approved for first 8 lots. Master set is under review for design. No construction has started. Phase 2 is anticipated. Higher density residential development may be done on phase 2. Awaiting further response (5/28/19)	Phase 1 completed and anticipated to be built out. Phase 2 to come.	No permits have been issued.	none	Staff has followed up with them and met with them on 2/7/19. Plan revisions are taking place. Phase 2 may be redone with a higher density residential development. (5/28/19)	The developer has met with staff. Eager to continue with the project
2	Loazza (957 First Street - 4 Parcel Minor Subdivision)	Review has started. Waiting for application payment. Staff met with the applicants and on 5/2/19, they submitted the minor subdivision application. Currently being processed. (5/28/19)	CEQA review completed. Staff is starting review.	No permits issued	none	Minor Subdivision is currently underway and being processed. (5/28/19)	June of 2019
3	Gas Station to be located along The Alameda and Hwy 156	Staff is working with the applicant to help move the project forward. Awaiting plan submittal. (5/28/19)	can move forward.	no permits have been issued	none	Applicant is revising plans. A decelartion lane would need to be installed along Hwy 156. Awaiting plan submittal. (5/28/19)	Court ruled in favor of the project

	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)
4	Midnight Express	Approved by Commission Resolution. Applicant reduced the size of their project and would like to do it in phases. A temporary Use Permit was approved by Staff in December of 2018. Expires in June 2019. (5/28/19)	Awaiting applicant response.	Temporary Use Permit has been issued.	n/a	Applicants would like to reduce the intensity of the project scope by reducing the size of the building from 15,000 sqare feet to 5,000 square feet and do the project in phases. They submitted a letter to City Staff making that formal request. City Staff signed that letter. A temporary project is taking place right now as part of that letter. Parking of trucks and trailers is taking place in two different locations onsite. Temporary use expires on 6/14/19. Reapplication is required to continue. (5/28/19)	staff has issued first round of comments after review.
Infrastructure							
1	Traffic Circle	Roundabout is under review. Street classifications for the First Street Segment has been determined as a Major Collector. Minor Subdivision is underway. (5/28/19)	under review	n/a	n/a	Street classification for First Street has been determined as a major collector. Minor subdivision for the ROW is underway (5/28/19).	progress is continuing