



City of San Juan Bautista

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AGENDA

PLANNING COMMISSION MEETING

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

TUESDAY ~ FEBRUARY 7, 2017

**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

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavits of Posting and Public Hearing Notice**
- C. Approve Minutes of the July 5, 2016 Meeting**
- D. Approve Minutes of the August 2, 2016 Meeting**
- E. Approve Minutes of the September 6, 2016 Meeting**

5. Public Hearing Items

- A. Consider Approval of Site and Design Review Permit SDR 2016-1102 Rancho Vista Subdivision Tract No. 322 Applicant: Meritage Homes**
 - i. Adopt Resolution 2017-XX Approving Site and Design Review Permit for four (4) base floorplans and variation of exterior elevations of Rancho Vista Housing units.**
- B. Consider Approval of Site and Design Review Permit (SDR 2016-1101) Copperleaf Subdivision (APN 012-130-031) at 200-300 San Juan Bautista-Hollister Road Applicant: Edenbridge Homes Inc.**
 - i. Adopt Resolution 2017-XX Approving Site and Design Permit for the base floorplans with four variation of exterior elevations of Copperleaf Housing units.**

- C. Consider Approval of Site and Design Review Permit (SDR 2017-101) for a Multiple Family Residential Two Story Duplex Unit at 1114 Third Street (APN 002-260-046). Applicant: Manuel Lopez**
 - i. Approve Resolution 2017-XX Adopting a Statutory and Categorical Exemption**
 - ii. Approve Resolution 2017-XX Approving Site and Design Review**

- D. Consider Resolution 2017-XX Recommending to the City Council Changes to the Municipal Code dealing with allowable days for Appeals.**

6. Discussion Items

- A. Informational Background Material - Planning Commissioner's Handbook**
- C. Informational Background Material - Chapter 2-3 Boards and Commissions.**
- D. Informational Background Material - Chapter 10-2 Subdivisions.**
- E. Informational Background Material - General Plan.**

7. Comments & Reports

- A. Planning Commissioners**
- B. City Manager**
- C. Community Development Director**

8. Adjournment

CANCELLED