



# City of San Juan Bautista

*The "City of History"*

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**REVISED**  
**3/1/17**

## **AGENDA**

### **PLANNING COMMISSION MEETING**

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

**TUESDAY - MARCH 7, 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 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. Discussion Items**

- A. Staff Report on Site and Design Review Regulations, Guidelines, and Procedures**

**6. 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 with 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 Review Permit for three (3) base floor plans and one floor plan for reserved secondary rental unit with variations of exterior elevations for 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 Categorical Exemption "In-Fill project."**
  - ii. Approve Resolution 2017-XX Approving Site and Design Review Permit**
- D. Consider Approval of Site and Design Review Permit (SDR 2017-301) for 107 Third Street (formerly Casa Rosa) and Accept the Recommendation from the Historic Resources Board. Applicant: Greg and Christin Burda.**
  - i. Approve Resolution 2017-XX Adopting a Categorical Exemption Section 15331.**
  - ii. Approve Resolution 2017-XX Approving Site and Design Review Permit SDR 2017-301**
- E. Adopt Resolution 2017-XX Recommending to the City Council amendment to San Juan Bautista Municipal Code Section 10-02-540 Appeals**

**7. Comments & Reports**

- A. Planning Commissioner's Conference Report**
- B. Community Development Director**
- C. City Manager**

**8. Adjournment**