



City of San Juan Bautista

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AGENDA

REGULAR PLANNING COMMISSION MEETING

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

TUESDAY ~ AUGUST 1, 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.

A. Proposed Development on Lausen Drive - Applicant: Mark & Jeanette Graybill

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 Affidavit of Posting Public Hearing Notice

5. Public Hearing

A. Consider a Conditional Use Permit (CUP 2017-82) for a Medical Clinic in the Historic District at 301 Third Street (APN 002-170-005). Applicant: Mandisa Snodey

i. Consider Resolution 2017-XX Making a Determination for a Categorical Exemption for a Conditional Use Permit for a Medical Clinic Under Section 15332 of CEQA

ii. Consider Resolution 2017-XX Approving a Conditional Use Permit (CUP 2017-82) for a Medical Clinic at 301 Third Street

B. Consider Conditional Use Permit (CUP 2017-81) for On-Site Alcohol Sales at 106 Third Street, Applicant: Sean Fitzharris

i. Consider Resolution 2017-XX Making a Determination for a Categorical Exemption for a Conditional Use Permit (CUP 2017-81) for On-Site Alcohol Sales at 106 Third Street Under Section 15332 of CEQA

ii. Consider Resolution 2017-XX Approving a Conditional Use Permit (CUP 2017-81) for On-Site Alcohol Sales at 106 Third Street

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 (**CONTINUED TO 09/05/17**)

i. Consider Resolution 2017-XX Making a Determination for a Categorical Exemption for a Site and Design Review Permit for a Monument Sign Under Section 15332 of CEQA

ii. Consider Resolution 2017-XX Approving a Site and Design Review Permit (SDR 2017-81) for On-Site Alcohol Sales at 106 Third Street

6. Discussion Items

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

B. Mobile Food Vending Regulation

C. Proposed Motor & Technology Center of Excellence

7. Comments and Reports

A. Planning Commissioners

B. Community Development Director

C. City Manager

8. Adjournment