



# 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 ~ SEPTEMBER 3, 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. Consent Agenda**

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 Commission, a staff member, or a citizen.

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavit of Posting Public Hearing Notice**
- C. Approve Affidavit of Mailing Public Hearing Notice**
- D. Approve Minutes for the March 12, 2019 Meeting**
- E. Approve Minutes for the April 2, 2019 Meeting**

**5. Action Items**

- A. Consider a recommendation from the Historic Resources Board for a Minor Alteration to a building at 205 Third Street (APN 002-19-001) in the Downtown Historic District, to include paint and signage.**

**6. Public Hearing Items**

- A. Recommend to the City Council Adoption of the City’s General Plan Housing Element that covers the State of California’s 5th Cycle requirements. This item is subject to California Environmental Quality Act (CEQA) requirements.**
  - (1) Recommend to the City Council Approval of a Mitigated Negative Declaration for the Housing Element Update.**

- (2) Recommend to the City Council an Amendment to the Municipal Code – Reasonable Accommodation**
- (3) Recommend to the City Council an Amendment to the Municipal Code – Sewer and Water Service Priority**
- (4) Recommend to the City Council an Amendment to the City Zoning Ordinance – Accessory Dwelling Units, Transitional and Supportive Housing, Emergency Shelters, and Special Development Standards for Rezoned Site**
- (5) Recommend to the City Council General Plan Amendments and Zone Changes for Adequate Sites for APN 002-320-007 and APN 002-350-030 on Muckelemi Street (currently zoned Commercial to be amended to High Density Residential) and APN 002-520-001 on Lang Street (currently zoned Low Density Residential to be amended to High Density Residential).**
- (6) Recommend Approval of the San Juan Bautista 2015-2019 Housing Element**

**6. Discussion Items**

- A. Transient Occupancy Tax on Short Term Rentals**

**7. Comments**

- A. Planning Commissioners**
- B. Associate City Planner**
- C. City Manager**

**9. Adjournment**