



City of San Juan Bautista

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AGENDA

REGULAR PLANNING COMMISSION MEETING

TUESDAY ~ MAY 4, 2021 ~ 6:00 P.M.

~ PUBLIC PARTICIPATION BY ZOOM ONLY ~

Join Zoom Meeting <https://zoom.us/j/89746570500>

or call 1 (669) 900-6833

Meeting ID: 897 4657 0500

THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20

In order to minimize the spread of the COVID 19 virus the Planning Commission is conducting this meeting by Zoom conference and will be offering alternative options for public participation. *Please follow the Governor's Shelter in Place Order and the CDC Guidelines regarding preventative measures and do your part to help flatten the curve and prevent further spread of COVID-19.*

PUBLIC COMMENTS WILL BE TAKEN ON AGENDA ITEMS BEFORE ACTION IS TAKEN BY THE PLANNING COMMISSION. **DURING THE MEETING:** TO PROVIDE VERBAL PUBLIC COMMENTS ON AN AGENDA ITEM DURING THIS MEETING CALL THE PHONE NUMBER LISTED ABOVE OR LOG INTO ZOOM AND ENTER THE MEETING ID NUMBER AS LISTED ABOVE.

When the Chairperson announces public comment is open for the item which you wish to speak, press *9 on your telephone keypad or if joining by Zoom, use the raise your hand icon. When called to speak, please limit your comments to three (3) minutes, or such other time as the Chairperson may decide, consistent with the time limit for all other speakers for the particular agenda item.

Written comments may be mailed to the Deputy City Clerk at City Hall (P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to deputycityclerk@san-juan-bautista.ca.us not later than 5:00 p.m., May 4, 2021, and will be read into the record during public comment on the item.

In compliance with the Americans with Disabilities Act, and Governor's Order N-29-20, the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Deputy City Clerk a minimum of 48 hours prior to the meeting at (831) 623-4661.

If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure.

Materials related to all items on this agenda are available in the agenda packet on the City website www.san-juan-bautista.ca.us subject to Staff's ability to post the documents before the meeting, or by emailing deputycityclerk@san-juan-bautista.ca.us or calling the Deputy Clerk (831) 623-4661 during normal business hours.

**1. Call to Order
Roll Call**

**2. Public Comment on Items Not on the Agenda but Within the Subject Matter
Jurisdiction of the Planning Commission**

This portion of the meeting is reserved for persons desiring to address the Commission on matters not on this agenda. The law does not permit Commission action or extended discussion of any item not on the agenda except under special circumstances. If Commission action is requested, the Commission may place the matter on a future agenda.

3. 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 the Agenda

B. Approve Affidavit of Posting Public Hearing Notice

C. Approve Minutes of the April 6, 2021 Planning Commission Meeting

4. 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.

A. Combined Development Permit consisting of: 1) Lot Line Adjustment to adjust Parcel A (0.163 acres / 7,105 SF) and Parcel B (0.137 acres / 6005 SF) to Parcel 1 (0.15 Acres/ 6550 sq ft) and Parcel 2 (0.15 acres/6550 SF); 2) Conditional Use Permit to allow the establishment of a bar on the main floor; 3) Conditional Use Permit to allow on-site alcohol sales/consumption; 4) Site & Design Review Permit to allow the construction of a 3,525 SF mixed use building including two multi-family dwelling units [1-2bed/1bath (920 SF) and 1-1bed/1bath (707 SF)] totaling 1,627 SF, and a 1,367 SF ground floor restaurant. APN 002-460-002. The applicants are Katherine Cain Zavala and Jesus Zavala

5. Presentations

A. Luck Park Master Plan by RRM Design Group

6. Public Hearing Items

A. Consider a Resolution of the Planning Commission of the City of San Juan Bautista approving a Conditional Use Permit (CUP) to allow on-site sales and tasting of alcoholic beverages [Type 23 (duplicate)] for the property located at 507 Third Street, APN 002-130-001. The applicants are Sean and Fran Fitzharris.

B. Consider Approval of a Combined Development Permit. APN 002-460-002. The applicants are Katherine Cain Zavala and Jesus Zavala. (Continue this item to June 1, 2021 Meeting)

7. Action Items

A. Consider Recommending to the City Council Amendment of an Ordinance to Increase Fence Heights to Minimalize Highway and Nonresidential Use Impacts and Prohibit Location Closer Than Three Feet from a Fire Hydrant.

B. Accept the Recommendation from the Historic Resources Board and appoint Chair David Medeiros to represent the HRB, and that it appoints its Chair Delgado to represent the Planning Commission and serve on the City Council's Public Safety Subcommittee.

C. Accept the Recommendation from the Historic Resources Board and Approve a Resolution Accepting the Certified Local Government Report of October 1, 2019-September 30, 2020.

8. Discussion Items

- A. Accessory Dwelling Unit Ordinance (ADU)**
- B. Update by City Manager on Status of Parklets and the City Budget**

9. Comments

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

10. Adjournment