



# City of San Juan Bautista

*The "City of History"*

[www.san-juan-bautista.ca.us](http://www.san-juan-bautista.ca.us)

## **AGENDA**

### **REGULAR PLANNING COMMISSION MEETING**

**TUESDAY ~ FEBRUARY 1, 2022 ~ 6:00 P.M.**

### **~ PUBLIC PARTICIPATION BY ZOOM ONLY ~**

**Join Zoom Meeting** <https://zoom.us/j/85236481045>

**or call 1 (669) 900-6833**

**Meeting ID: 852 3648 1045**

**THIS MEETING WILL BE CONDUCTED PURSUANT TO GOVT. CODE §54953(e)(1)(A).**

In order to minimize the spread of the COVID 19 virus the Planning Commission is conducting this meeting by Zoom webinar and will be offering alternative options for public participation. You are encouraged to watch the meeting live on Zoom or Facebook.

**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. Comments from other platforms will not be considered during the meeting. If you would like to participate you MUST log in to Zoom.

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](mailto:deputycityclerk@san-juan-bautista.ca.us) not later than 5:00 p.m., February 1, 2022, and will be read into the record during public comment on the item.

In compliance with the Americans with Disabilities Act, 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](http://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](mailto:deputycityclerk@san-juan-bautista.ca.us) or calling the Deputy Clerk (831) 623-4661 during normal business hours.

**1. Call to Order**

**Roll Call**  
**Pledge of Allegiance**

**2. Ceremonial Items**

**A. Select Chairperson**  
**B. Select Vice Chairperson**

**3. 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.

**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 the Agenda**  
**B. Approve Affidavit of Posting the Public Hearing Notice**  
**C. Approve Minutes of the November 2, 2021 Planning Commission Meeting**  
**D. Approve Minutes of the December 7, 2021 Planning Commission Meeting**

**5. 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. No projects to present.**

**6. Public Hearing Items**

**A. Review recommendation of the Historic Resources Board; Adopt a Resolution of the Planning Commission of the City of San Juan Bautista Approving 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 sf) 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 Two Multi-Family Dwelling Units [1 – 2 bed/1 bath (920 sf) and 1 – 1 bed/1 bath (707 Sf)] Totaling 1,627 sf for the Property Located at the Intersection of The Alameda and Pearce Street, APN: 002-460-002 and 002-460-001. The Applicants are Jesus and Katherine Zavala.**

**7. Action Items**

**A. Review the Recommendation of the Urban Growth Boundary (UGB) Committee and Recommend to the City Council Approval of a Sphere of Influence Study Program**

**8. Comments**

**A. Planning Commissioners**  
**B. Community Development Director (Report attached – Informational Only)**

**9. Adjournment**