



# City of San Juan Bautista

*The “City of History”*

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

**PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, OCTOBER 3, 2023, 6:00 P.M.**

**HYBRID MEETING**

**City Hall, Council Chambers  
311 Second Street, San Juan Bautista, California**

## **AGENDA**

### **ZOOM WEBINAR PARTICIPATION**

The meeting can also be accessed by the public in the following methods: Through Zoom (<https://zoom.us/join>) per the instruction stated below, and on Facebook.

*Please note: if all Council Members are present in person, public participation by Zoom or viewing on Facebook is for convenience only and is not required by law. If the Zoom or Facebook feed is lost for any reason the meeting may be paused while a fix is attempted but the meeting may continue at the discretion of the presiding officer.*

### **JOIN ZOOM WEBINAR TO PARTICIPATE LIVE**

<https://us02web.zoom.us/j/86357637623>

To participate telephonically:  
**call 1 (669) 900-6833**  
**Webinar ID: 863 5763 7623**

#### **1. CALL TO ORDER**

- A. Pledge of Allegiance
- B. Roll Call

#### **2. GENERAL PUBLIC COMMENT**

*Public comments generally are limited to three minutes per speaker on items that are not on the agenda and are under the City’s subject matter jurisdiction. The Chair may further limit the time for public comments depending on the agenda schedule.*

#### **3. CONSENT**

*All matters listed under the Consent Agenda may be enacted by one motion unless a member of the Planning Commission or the public requests discussion or a separate vote.*

- A. Approve the Affidavit of Posting Agenda.
- B. Approve the Regular Meeting Minutes of August 1, 2023.
- C. Approve the Special Meeting Minutes of September 12, 2023.

#### 4. PUBLIC HEARING

- A. Consider Amendment to Site and Design Review Permit NO. DR 2014-11 and CUP 2014-11 (fuel station, convenience store and quick serve restaurant) located at 404-408 San Juan Hollister Rd in the City of San Juan Bautista (APN 002-52-012) in the City of San Juan Bautista filed by Fred R Avila on behalf of SJB Alameda Enterprises.**
- B. Consider the recommendation of the Historic Resources Board and consider a Site and Design Review Permit to Demolish an existing duplex and accessory structures and thereafter construct new two new multiple family dwellings on property known as 45 Washington St. (APN 002-410-240) as follows:**
- a. 2 - story, duplex each unit 1584 sq. ft. with 4 bedrooms and
  - b. 2 - story duplex Accessory Dwelling Units each unit with 3 bedrooms and 1,195 sq. ft,

**The Applicant is Jim Vocolka representing Tyron Todd.**

*CEQA: The project is exempt from CEQA per CEQA Guideline Sections 15301(l) and 15303 demolition and new construction of small structures*

#### 5. ACTION ITEMS

- A. Review, Discuss and accept Ad Hoc Committee recommendations regarding Amendments to Zoning Code regulations affecting the conduct of business outside an enclosed building**

Recommendation: Review and accept recommendations and direct staff to evaluate and report to the Planning Commission regarding changes necessary to accomplish ad hoc committee recommendations and to further advise the Planning Commission regarding any necessary and related Zoning Ordinance amendments.

#### 6. COMMENTS

- A. Planning Commissioners
- B. Community Development Director

#### 7. ADJOURNMENT

#### AGENDA MATERIAL / ADDENDUM

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings, unless otherwise allowed under the Brown Act. City Council reports may be viewed at the City of San Juan Bautista City Hall at 311 Second Street San Juan Bautista, and are posted on the City website at [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 Deputy Clerk, Elizabeth Soto, at (831) 623-4661 during normal business hours.

In compliance with the Americans with Disabilities Act, and Govt. Code 54953(e)(1)(A), 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.

#### PUBLIC COMMENTS PROCEDURES

If you wish to make a general public comment and are attending in person, please fill out a speaker card. If you are attending via

Zoom, join the Zoom Webinar, and use the "Raise Hand" or if joining by telephone, press \*9 on your telephone keypad icon.

### **SUBMISSION OF PUBLIC COMMENTS**

Written comments may be submitted via mail 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) no later than 3:00 p.m. on the day of the meeting. Written comments will be read into the record provided that the reading does not exceed three (3) minutes.

### **PUBLIC NOTIFICATION**

This agenda was posted on Friday, September 29, 2023, on the bulletin board at City Hall, 311 Second Street, the bulletin board at the City Library, 801 Second Street, the bulletin board at the entrance to the United States Post Office, 301 The Alameda, and the City's website.

Meetings are streamed live at <https://www.facebook.com/cityofsanjuanbautista/> and televised live on local Channel 17 on the date of the regularly scheduled meeting.

### **DISCLOSURE**

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.

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.