



City of San Juan Bautista

The "City of History"

www.san-juan-bautista.ca.us

**PLANNING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 6, 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.

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.

SUBMISSION OF 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.

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 no later than 4:00 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.

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

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 Minutes of May 9, 2023

5. ACTION ITEMS

- A. Consider the recommendation of the Historic Resources Board and consider a Site and Design Review Permit to connect an existing 747 sq. ft. residence to an existing 504 sq. ft. Accessory Dwelling Unit with a 47 sq. ft. connection on property known as 701 Third Street (APN 002-330-009). The Applicant is Isaiah Jimenez.

Recommendation: Approve a Site Plan and Design Review Permit subject to conditions, and based on findings contained in the Resolution attached to the staff report dated June 6, 2023.

- B. Consider a Site and Design Review Permit for development of a two-story Duplex, each unit 1584 sq.ft. and two attached Accessory Dwelling Units (ADUs) on a 10,534 sq.ft. property known as 45 Washington Street (APN 002-410-024). The project has been determined to be Exempt from CEQA per Guideline Sections 15303; New construction of small structures. The Applicant is James Vocelka on behalf of Tyrone Todd;

Recommendation: Open the Public Hearing and Continue the Hearing Open at the request of the Applicant

- C. Consider the Recommendation of the Historic Resources Board to approve a Site and Design Review Permit for a 36”W x 16” high hanging sign in front of property known as 302 Third Street, (APN 002-160-013) The Applicant is Patricia Bains

Recommendation: Approve a Site and Design Review Permit to allow installation of a 36”W x 16”H hanging sign in front of 302 Third Street.

6. INFORMATIONAL AND DISCUSSION ITEMS

- A. Zoning Ordinance Review: workshop schedule and organization (material to be distributed prior to the meeting);
- B. Discussion of alternatives for outdoor uses in commercial and industrial districts: workshop schedule and organization (material to be distributed prior to the meeting);
- C. Comprehensive Economic Development Strategy; Economic Development Citizen Advisory Committee (EDCAC) report; Strategic Plan update and discussion. (material to be distributed prior to the meeting)

7. COMMENTS

- A. Planning Commissioners
- B. Community Development Director

8. 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 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.

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 NOTIFICATION

This agenda was posted on Friday, June 2, 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.