

**NOTICE OF PUBLIC HEARING
CITY OF SAN JUAN BAUTISTA**

Pursuant to Government Code Section 65090, the **Planning Commission** of the City of San Juan Bautista gives notice of a public hearing on **December 7, 2021** at 6:00 p.m.

In order to protect public health, the meeting will be held via teleconference and accessible electronically. There will be NO physical location of the meeting for members of the public or the Commission. Members of the public and the Commission may participate virtually. Members of the public are instructed to be on mute during the proceedings and to speak only when public comment is allowed, after requesting and receiving recognition from the Planning Commission Chairperson.

During the public hearing, the following items will be discussed:

Consider a Resolution for a Combined Development Permit 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.

- 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 – 2 bed/1 bath (920 SF) and 1 – 1 bed/1 bath (707 SF)] totaling 1,627 SF, and a 1,367 SF ground floor restaurant.

CEQA: The project is exempt from CEQA per Sections 15303 and 15305.

Staff reports and the full text of all items to be discussed will be available for public review at City Hall and on the City website on **December 3, 2021**. All members of the public are encouraged to attend the meeting **remotely via Zoom** at <https://us02web.zoom.us/j/89071582077> and may address the Planning Commission on the issue during the public hearing. Written comments may be hand delivered or mailed to City Hall (311 Second Street, P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to acm-cddirector@san-juan-bautista.ca.us, not later than **5:00 p.m., December 7, 2021**.

If a challenge is made on the action of the proposed project, pursuant to Government Code Section 65009 court testimony may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing.