

**CITY OF SAN JUAN BAUTISTA
CITY COUNCIL REGULAR MEETING
OCTOBER 15, 2019
MINUTES**

1. CALL TO ORDER – Vice Mayor Edge called the meeting to order at 6:00 P.M.

A. PLEDGE OF ALLEGIANCE – Council Member Jordan led the Pledge of Allegiance.

B. ROLL CALL **Present:** Vice Mayor Edge, Council Members Freeman and Jordan.

Absent: Mayor Flores and Council Member DeVries

Staff Present: City Manager Reynolds, City Attorney Mall, City Clerk Cent, Deputy City Clerk Paetz, Associate City Planner Kennedy, Sheriff Captain Taylor, Project Manager Bjarke

2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

There was no public comment.

3. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Affidavit of Posting and Mailing Public Hearing Notice

C. Approve Minutes of the June 18, 2019 Regular Meeting

D. Approve Minutes of the June 18, 2019 Special Meeting

E. Approve Minutes of the June 3, 2019 Special Meeting

F. Approve Resolution 2019-48 for Street Closures for Dia de los Muertos Procession and Christmas Parade

G. Approve by Consensus a Job Description for Code Enforcement Officer

H. Waive Reading of Ordinances and Resolutions on Tonight's Agenda Beyond Title

Council Member Jordan made a motion to approve all items in 3. Consent Items. Second by Council Member Freeman. Motion passed 3-0 with Council Member DeVries and Mayor Flores absent.

At this point in the meeting, City Manager Reynolds introduced Rich Brown, the new part-time Code Enforcement Officer.

4. PRESENTATIONS, INFORMATIONAL ITEMS AND REPORTS

A. Proclamation for National Philanthropy Day

Vice Mayor Edge read the proclamation and presented it to Bev Meamber, the Chair for National Philanthropy Day.

B. Sheriff's Office Report – Capt. Eric Taylor

Captain Taylor handed out the Third Quarter report, July through September 2019, and reviewed his report. Council members gave comments. There was no public comment.

C. Monthly Financial Statements

City Manager Reynolds reviewed the statements. There was no public comment.

D. City Manager's Report

City Manager Reynolds presented his report. There was no public comment.

E. Reports from City Council Appointees to Regional Organizations and Committees

Council Member Freeman reported on AMBAG and MBCP. Council Member Jordan reported on the San Benito County Water District. There was no public comment.

F. Strategic Plan Committee Report

Strategic Plan Committee Secretary Kennedy provided a report on the Committee's October 6, 2019 meeting, including the Strategic Plan Committee voted to recommend to Council the addition of a website Welcome Package. The Committee asked for a letter and message from the City Council as well as directions to staff, and have the item as an action item on a future Council agenda. There were no public comments.

5. PUBLIC HEARING ITEMS

A. Adopt the Draft 2015-2019 Housing Element

City Manager Reynolds gave an introduction to the Public Hearing and introduced Martin Carver of EMC Planning Group. Mr. Carver had a slide presentation and went over the last-minute changes to the packet to clean up typos, including additions of new footnotes to Item 5. A. ii.

i. Approve Resolution 2019-49 Adopting an Addendum to the "San Juan Bautista 2015-2019 Housing Element Mitigated Negative Declaration"

Martin Carver reported that the addition of a fourth site required a California Environmental Quality Act (CEQA) addendum.

ii. Introduction and Waiving of First Reading of an Ordinance Amending the San Juan Bautista Zoning Ordinance (Section 11-03-101, Development Standards Matrix, of Chapter 11-03, Zoning District Development Standards, of Title 11, Zoning, of the San Juan Bautista Municipal Code) to Add Special MU Mixed-Use Development Conditions that Apply Only to APN 002-350-002 For the Purpose of Implementing the San Juan Bautista General Plan Housing Element

Martin Carver went over the two options available for rezoning APN 002-350-002: 1. Rezone the site to R-3 which would require additional CEQA work; 2. Keep the site mixed use with conditions which would require a CEQA addendum. Council Member Freeman asked about designating workplace housing. Mr. Carver responded a development agreement could do that.

iii. Introduction and Waiving of First Reading of an Ordinance Revising Chapter 2-5 (Reserved), of Title 2 (Government Organization and Administration), of the San Juan Bautista Municipal Code to Address Reasonable Accommodations

Martin Carver presented the staff report and continued with his slide presentation.

iv. Introduction and Waiving of First Reading of an Ordinance Revising Section 5-9-310 (Application for Sewer Permits), of Chapter 5-9 (Uniform Wastewater Regulation), of Title 5 (Public Health, Safety and Welfare) of the San Juan Bautista Municipal Code; and Revising Section 6-4-105 (Extension of Water Mains), of Chapter 6-4 (Water Service), of Title 6 (Public Services), of the San Juan Bautista Municipal Code, Both to Address Priority Utility Services for Affordable Housing

Martin Carver presented the staff report and continued with the slide presentation.

v. Introduction and Waiving of First Reading of an Ordinance Revising Various Sections of Title 11 (Zoning) of the San Juan Bautista Municipal Code, Including: Section 11-02-050 (Permitted and Conditional Uses by Zoning District, Use Matrix); Section 11-18-030 (Site Plan and Design Review Procedures); and

Section 11-29-010 (Definitions); All for the Purpose of Implementing the San Juan Bautista General Plan Housing Element

Martin Carver reviewed the staff report and continued with the slide presentation. City Manager Reynolds reported that the Governor recently signed 18 bills regarding housing so staff was waiting to do work on the Accessory Dwelling Units items. Mr. Carver reported that work had started on the second four-year update and it has been sent to the State Department of Housing and Community Development for review. This update will come back to Council in December 2019. If successfully completed, the City will be back to an eight-year housing element cycle.

Vice Mayor Edge opened the Public Hearing on Item 5. A. i. Approve Resolution 2019-49 Adopting an Addendum to the "San Juan Bautista 2015-2019 Housing Element Mitigated Negative Declaration." No public comments were received. Vice Mayor Edge closed the Public Hearing. Council Member Jordan made a motion to Approve Resolution 2019-49 Adopting an Addendum to the Mitigated Negative Declaration Prepared for the Adoption of the San Juan Bautista General Plan Housing Element (2015-2019 Cycle) and Various Implementing Actions. Second by Council Member Freeman. Motion passed 3-0 with Council Member DeVries and Mayor Flores absent.

Vice Mayor Edge opened the Public Hearing on Item 5. A. ii. Introduction and Waiving of First Reading of an Ordinance Amending the San Juan Bautista Zoning Ordinance (Section 11-03-101, Development Standards Matrix, of Chapter 11-03, Zoning District Development Standards, of Title 11, Zoning, of the San Juan Bautista Municipal Code) to Add Special MU Mixed-Use Development Conditions that Apply Only to APN 002-350-002 for the Purpose of Implementing the San Juan Bautista General Plan Housing Element. There was no public comment. Vice Mayor Edge closed the Public Hearing. Council Member Freeman asked staff to bring revisions to the Building Code to include electric vehicle chargers residentially and in the community. Council Member Freeman made a motion to Introduce an Ordinance Revising Section 11-18-030 (Site Plan and Design Review Procedures) of Title 11 (Zoning) of the San Juan Bautista Municipal Code, for the Purpose of Implementing the San Juan Bautista General Plan Housing Element. Second by Council Member Jordan. Motion passed 3-0 with Council Member DeVries and Mayor Flores absent.

Vice Mayor Edge opened the Public Hearing on Item 5. A. iii. Introduction and Waiving of First Reading of an Ordinance Revising Chapter 2-5 (Reserved), of Title 2 (Government Organization and Administration), of the San Juan Bautista Municipal Code to Address Reasonable Accommodations. There was no public comment. Vice Mayor Edge closed the Public Hearing. Council Member Freeman made a motion to Introduce an Ordinance Revising Chapter 2-5 (Reserved) of Title 2 (Government Organization and Administration) of the San Juan Bautista Municipal Code to Address Reasonable Accommodation. Second by Council Member Jordan. Motion passed 3-0 with Council Member DeVries and Mayor Flores absent.

Vice Mayor Edge opened the Public Hearing on Item 5. A. iv. Introduction and Waiving of first Reading of an Ordinance Revising Section 5-9-310 (Application for Sewer Permits), of Chapter 5-9 (Uniform Wastewater Regulation), of Title 5 (Public Health, Safety and Welfare) of the San Juan Bautista Municipal Code; and Revising Section 6-4-105

(Extension of Water Mains), of Chapter 6-4 (Water Service), of Title 6 (Public Services), of the San Juan Bautista Municipal Code, Both to Address Priority Utility Services for Affordable Housing. Rosa Vivian Fernandez supported restricting affordable housing to those who currently live and work in San Benito County. Vice Mayor Edge closed the Public Hearing. Council Member Jordan made a motion to Introduce an Ordinance Revising Section 5-9-310 (Application For Sewer Permits) of Chapter 5-9 (Uniform Wastewater Regulation) of Title 5 (Public Health, Safety And Welfare) and Section 6-4-105 (Extension of Water Mains) of Chapter 6-4 (Water Service) of Title 6 (Public Services) of the San Juan Bautista Municipal Code, to Address Priority Utility Services for Affordable Housing. Second by Council Member Freeman. Motion passed 3-0 with Council Member DeVries and Mayor Flores absent.

Vice Mayor Edge opened the Public Hearing on Item 5. A. v. Introduction and Waiving of First Reading of an Ordinance Revising Various Sections of Title 11 (Zoning) of the San Juan Bautista Municipal Code, Including: Section 11-02-050 (Permitted and Conditional Uses by Zoning District, Use Matrix); Section 11-18-030 (Site Plan and Design Review Procedures); and Section 11-29-010 (Definitions); all for the Purpose of Implementing the San Juan Bautista General Plan Housing Element. There was no public comment. Vice Mayor Edge closed the Public Hearing. Council Member Jordan made a motion to Introduce an Ordinance Revising Various Sections of Title 11 (Zoning) of the San Juan Bautista Municipal Code, Including: • Section 11-02-050 (Permitted and Conditional Uses By Zoning District, Use Matrix); and • Section 11-29-010 (Definitions); Both for the Purpose of Implementing the San Juan Bautista General Plan Housing Element. Second by Council Member Freeman. Motion passed 3-0 with Council Member DeVries and Mayor Flores absent.

**B. Introduce an Ordinance Adding a New Chapter 3.9 to the Municipal Code
Establishing a Permitting Process and Standards for Short-Term Rentals**

City Attorney Mall reviewed her staff report. There was no public comment. Council Member Freeman made a motion to Introduce an Ordinance Adding a New Chapter 3.9 to the San Juan Bautista Municipal Code Establishing a Permitting Process and Standards for Short-Term Rentals. Second by Council Member Jordan. Motion passed 3-0 with Council Member DeVries and Mayor Flores absent.

6. ACTION ITEMS

A. Award Consulting Services Agreement to Akel Engineering Group for Preparation of Waste Water Master Plans and Evaluation, Not to Exceed \$235,410

City Manager Reynolds reviewed his staff report and introduced part-time City employee, Project Manager Karl Bjarke. Council members asked questions which staff responded to. There was no public comment. Council Member Freeman made a motion to adopt Resolution 2019-50 Approving an Agreement Between the City and Akel Engineering Group for Consulting Services with the caveat that there be studies of alternate water supplies and wastewater treatment. Second by Council Member Jordan. Motion passed 3-0 with Council Member DeVries and Mayor Flores absent.

B. Approve a Contract with CSUMB for a Sustainable City Year Program

City Manager Reynolds reviewed the staff report and then introduced Professor Fernandez, who spoke to the Council about the Sustainable City Year Program. There was no public comment. Council Member Jordan made a motion to adopt Resolution 2019-51 Authorizing the City Manager to Execute a Research Agreement With the University

Corporation at Monterey Bay For the 2019/2020 Sustainable Cities Year Program. Second by Council Member Freeman. Motion passed 3-0 with Council Member DeVries and Mayor Flores absent.

7. DISCUSSION ITEMS

A. Bond Reduction Request for Public Improvements at the Copperleaf Development

City Manager Reynolds introduced the staff report from City Engineer Behzad. Council members asked questions, which City Manager Reynolds answered. No public comments were received.

B. Update on Bird Bombs

City Manager Reynolds gave a staff report. Council members asked questions which City Manager Reynolds answered. Michael Cent spoke in support of an ordinance to give concrete guidelines for the use of propane cannons by farmers and gave examples of other methods to scare away birds.

C. Emergency Power for San Juan Bautista's Critical Systems

Council Member Freeman gave a report with slides and presented a video on microgrids. Leslie Austin of Greenpower spoke in support of Council Member Freeman's presentation and the City hiring a consultant to evaluate the City's situation. She asked the Council to have a formal presentation its November 19, 2019 meeting. Rosa Vivian Fernandez described the San Benito Health Foundation's experience with their emergency power system and encouraged the City to plan ahead. Council Member Jordan requested a presentation at the November City Council meeting.

8. COMMENTS

A. City Council

Council Member Jordan reiterated her request to have an emergency power for the City's critical systems at the November Council meeting. Vice Mayor Edge requested that the Council meeting minutes be done within one month of the meeting.

B. City Manager

No comments received.

C. City Attorney

No comments received.

9. ADJOURNMENT

Council Member Jordan made a motion to adjourn. There being no objection, the meeting was adjourned at 8:04 P.M.


César E. Flores, Mayor

ATTEST:


Laura Cent, City Clerk