

**CITY OF SAN JUAN BAUTISTA  
CITY COUNCIL REGULAR MEETING  
NOVEMBER 19, 2019  
MINUTES**

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

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

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

**Staff Present:** City Manager Reynolds, City Attorney Mall, City Clerk Cent, Deputy City Clerk Paetz, Associate City Planner Kennedy, Lead Library Technician Eagen

**2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

Ken Halla thanked City staff for moving a speed limit sign on Lang Street. Mirijana Tomas presented Mama's Morsels jams and jellies for sale at the Windmill Market for the holidays, stating the proceeds would go towards maintaining the Marentis House.

**3. CONSENT ITEMS**

**A. Approve Affidavit of Posting Agenda**

**B. Approve Affidavit of Posting Public Hearing Notice**

**C. Adopt Ordinance 2019-06 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 Reading)**

**D. Adopt Ordinance 2019-07 Revising Chapter 2-5 (Reserved), of Title 2 (Government Organization and Administration), of the San Juan Bautista Municipal Code to Address Reasonable Accommodations (Second Reading)**

**E. Adopt Ordinance 2019-08 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 (Second Reading)**

**F. Adopt Ordinance 2019-09 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 Reading)**

**G. Adopt Ordinance 2019-10 Adding a New Chapter 3.9 to the Municipal Code Establishing a Permitting Process and Standards for Short-Term Rentals (Second Reading)**

- H. Approve Minutes of the Regular Meeting of October 15, 2019**
- I. Approve Minutes of the Special Meeting of October 8, 2019**
- J. Approve Minutes of the Regular Meeting of September 17, 2019**
- K. Approve Minutes of the Regular Meeting of August 20, 2019**
- L. Approve Minutes of the Regular Meeting of July 16, 2019**
- M. Approve Minutes of the Special Meeting of June 26, 2018**
- N. Approve Resolution 2019-52 for Street Closure for Our Lady of Guadalupe Procession**
- O. Approve Resolution 2019-53 Authorizing Donation of Fire Engine to Guatemala Non-Profit**
- P. Approve Appointment of Youth Commissioners**
- Q. Waive Reading of Ordinances and Resolutions on Tonight's Agenda Beyond Title**

Council Member Freeman made a motion to approve all the Consent Items. Second by Council Member DeVries. Motion passed 5-0.

#### **4. PRESENTATIONS, INFORMATIONAL ITEMS AND REPORTS**

**A. Presentation on Resiliency and the Microgrid by Leslie Austin of Greenpower**  
 Leslie Austin gave a slide presentation about Greenpower's work with public agencies. Robert Hymes of MYNT gave a slide presentation of the services MYNT's services regarding microgrids. A question and answer period followed.

**B. Presentation on Cannabis Rules and Regulations by Victor Gomez**

Victor Gomez of Pinnacle Strategy gave a slide presentation and review of the City's cannabis program, Rules and Regulations. He anticipates the application review period would begin in February. A question and answer period followed. City Manger Reynolds and Mr. Gomez presented an overview of the approval process, fees and costs involved. Mr. Gomez described the application review being consistent rather than competitive. Mr. Gomez also advised removing the reference to medical cannabis from the proposed rules and regulations as the ordinance is for recreational cannabis. Mr. Gomez then provided corrections to the Resolution for cannabis rules and regulations, specifically; 1) Delete "medical" from Section 3. B. i. 2) Delete "medical" from Section 4. A. 1. ii. in two places.

Council Member DeVries made a motion to continue to Item 5.A. Adopt Resolution 2019-54 Setting Cannabis Rules and Regulations, and Application for Cannabis Facilities.

#### **5. ACTION ITEMS**

**A. Adopt Resolution 2019-54 Setting Cannabis Rules and Regulations, and Application for Cannabis Facilities**

Staff had no additional information to add to the report during Item 4. B. Presentation on Cannabis Rules and Regulations. Public comment was received from Rachel Ponce with questions and clarification regarding lifting the ban. She asked if cannabis would be allowed in the same locations. Staff responded yes. There was no other public comment. Council Member Jordan made a motion to adopt Resolution 2019-54 Setting Cannabis Rules and Regulations, and Application for Cannabis Facilities. Second by Council Member DeVries. Motion passed 5-0.

Whereupon, Mayor Flores returned to Item 4.C. Library Annual Report.

**C. Library Annual Report by City Lead Library Tech Rochelle Eagen**

Lead Library Technician Rochelle Eagen gave a slide presentation reviewing the accomplishments and changes at the San Juan Bautista City Library during FY19. The Council and Staff thanked Ms. Eagen for her work at the Library.

At 7:15 P.M. Mayor Flores called a 5 minute recess.

**D. Monthly Financial Statements**

City Manager Reynolds reviewed the Financial Statements and the upcoming schedule of Fiscal Department events.

**E. City Manager's Report**

City Manager Reynolds reviewed his report and distributed additional information on the City's donation of a fire engine to Guatemala Non-Profit, 4 the World.

**F. Reports from City Council Appointees to Regional Organizations and Committees**

Council Member Freeman reported on the AMBAG meeting and the Intergovernmental meeting. Council Member Jordan reported on the Water Resources Association of San Benito County meeting. Mayor Flores reported on a letter drafted with State Senator Caballero addressed to the San Benito County Board of Supervisors in opposition to the proposed roundabout at State Highways 25 and 156. He also reported on a presentation he made regarding municipal government to the students at San Andreas School.

**G. Strategic Plan Committee Report**

Strategic Plan Committee Secretary Kennedy gave a report on the Committee's November 7 meeting, including a proposed community art project at State Highway 156 and Washington Street.

**5. ACTION ITEMS**

**A. Adopt Resolution 2019-54 Setting Cannabis Rules and Regulations, and Application for Cannabis Facilities**

Action was taken on this item earlier in the meeting.

**B. Approve Resolution 2019-55 Allowing for Release of Monumentation Bond for the Copperleaf Subdivision (Edenbridge L.P.)**

City Manager Reynolds reviewed City Engineer Bezhad's report. There was no public comment. Council Member Freeman made a motion to Approve Resolution 2019-55 Allowing for Release of Monumentation Bond for the Copperleaf Subdivision (Edenbridge L.P.) Second by Vice Mayor Edge. Motion passed 5-0.

**C. Approve Resolution 2019-56 Approving a Second Amendment and Extension to the Agreement Between the City and Harris and Associates for Planning Services**

City Manager Reynolds reviewed his report and responded to questions from council members. No public comments were received. Vice Mayor Edge made a motion to

Approve Resolution 2019-56 Approving a Second Amendment and Extension to the Agreement Between the City and Harris and Associates for Planning Services. Second by Council Member Freeman. Motion passed 5-0.

## 6. DISCUSSION ITEMS

### A. Consider Changing Cannabis Ordinance

City Manager Reynolds presented his report and the concerns of potential business owners regarding the requirement for a permanent foundation. Council members discussed types of foundations. Victor Gomez of Pinnacle Strategy addressed the council members' questions and concerns. Public comment was received from Robert Hymes that MYNT could work with growers to provide green energy. Dan Fernandez suggested having water treatment on site. Ron Androdi commented that if the City of San Juan Bautista required "bells and whistles" then growers would look at other places to start cannabis businesses. Council Member DeVries suggested looking at other types of foundations. Council Member Jordan would like to see pre- and post-soil testing, and "green" energy and water requirements. Mayor Flores requested this item be brought back for Council consideration at a future meeting.

## 7. COMMENTS

### A. City Council

No comments were received.

### B. City Manager

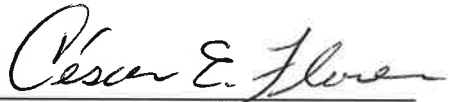
No comments were received.

### C. City Attorney

No comments were received.

## 8. ADJOURNMENT

Council Member Jordan made a motion to adjourn. Second by Vice Mayor Edge. Motion passed 5-0. The meeting was adjourned at 8:04 P.M.

  
César E. Flores, Mayor

ATTEST:

  
Laura Cent, City Clerk