



City of San Juan Bautista

The "City of History"

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AGENDA

CITY COUNCIL REGULAR MEETING

CITY HALL COUNCIL CHAMBERS

311 Second Street

San Juan Bautista, California

(Revised 9/15/16)

SEPTEMBER 20, 2016

In compliance with the American with Disabilities Act, if you need special assistance to attend or participate in the meeting, please call the City Clerk's Office at (831) 623-4661, extension 13 at least 48 hours prior to the meeting.

Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 311 Second Street, San Juan Bautista, California during normal business hours.

1. Call to Order

**Pledge of Allegiance
Roll Call**

6:00 PM

2. Public Comment on Items Not on the Agenda

The public may address the City Council on items not on the agenda during the "Public Comment" portion of the meeting. Persons wishing to address the City Council will be limited to three (3) minutes. Because the item is not on the agenda, the City Council can take no action on the matter in this meeting. The City Council will hear all public comments and then, if they so desire, they will make comments, ask for clarifications from staff, or request the item be placed on a future agenda for further discussion and/or action.

3. Consent Items

All matters listed under the Consent Agenda may be enacted by one motion authorizing actions indicated for those items so designated. There will be no separate discussion of these items unless requested by a member of the City Council, a staff member, or a citizen.

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavit of Posting Public Hearing Notice**
- C. Approve Minutes for the June 21, 2016 Meeting**
- D. Approve Minutes for the August 16, 2016 Meeting**
- E. Approve Resolution 2016-XX for Halloween Event Street Closure**
- F. Waive Reading of Ordinances and Resolutions on Tonight's Agenda Beyond Title**
- G. Approve Minutes for the July 19, 2016 Meeting**

4. Presentations, Informational Items and Reports

- A. Presentation: Green Power by the Romero Institute, Anthony Deluca**
- B. Monthly Financial Statements and Treasurer's Report**
- C. Sheriff's Report: Monthly Activity**
- D. Fire Chief's Report**
- E. Library Report**
- F. Administrative Report**
- G. City Council Committee Reports**
- H. Report by Neighborhood Watch**

5. Public Hearing Items

- A. **(CONTINUE)** Consider Approval and Adoption of the Revised Mitigated Negative Declaration for the Fuel Station, Convenience Store, and Quick Serve Restaurant at 404-408 The Alameda.
 - i. Consider Approving Resolution 2016-XX for the approval and adoption of the revised Mitigated Negative Declaration for the Service Station, Convenience Store, and Quick Serve Restaurant at 404-408 The Alameda.
 - ii. Consider Approving Resolution 2016-XX Approving the “Project,” set forth above
- B. Consider Approval of Ordinance 2016-XX, Regulating Home Occupations and Permits for Home Occupations (Second Reading)
 - i. Consider Approval of Ordinance 2016-XX Amending the SJBMC Adding Chapter 11-07; Home Occupation Regulations and Guidelines.

**THE FOLLOWING PUBLIC HEARING ITEMS ARE CONTINUED AND
WILL NOT BE ADDRESSED TONIGHT.**

- C. **(CONTINUE)** -- Consider Approval of Resolution 2016-XX Revoking the Site & Design Review Permit for the Brewery at 104 The Alameda
- D. **(CONTINUE)** -- Consider Amending SJBMC Chapter 11-03-010, Zoning District Development Standards
- E. **(CONTINUE)** -- Approving Final Map for Rancho Vista Phase 1 & 2 and Approve Subdivision Agreement and Accept Offer of Dedication
- F. **(CONTINUE)** -- The City Council shall review and make a decision on an appeal of action taken by the Planning Commission at a meeting held on September 6, 2016. This appeal pertains to a Tentative Map for the Copperleaf Subdivision project located between SR 156 and San Juan-Hollister Rd. (APN #012-130-012, 012-130-021, 012-130-023, 012-130-031). The project applicant is Edenbridge Homes. The appellant is Edenbridge Homes.

6. Action Items

- A. Approve Resolution 2016-XX Approving a Stop Sign at Franklin Street
- B. Approve Resolution 2016-XX Adjusting the Development Impact Fees
- C. Approve Resolution 2016-XX Supporting Formation of a Fire Protection District
- D. Consider Adoption of Contract with Level One Private Security **(Continue)**

7. Discussion Items

- A. Selection of Volunteer to Honor on Philanthropy Day (November 15, 5:30 p.m.)

8. Closed Session

- A. Evaluation of Public Employee: City Manager

9. Comments

- A. City Council
- B. City Manager
- C. City Attorney



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10. Adjournment