



City of San Juan Bautista

The "City of History"

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AGENDA

CITY COUNCIL SPECIAL MEETING

CITY HALL COUNCIL CHAMBERS
311 Second Street
San Juan Bautista, California

TUESDAY, JUNE 23, 2020

~ PUBLIC PARTICIPATION BY ZOOM ONLY ~

DO NOT ATTEND THIS MEETING IN PERSON*

Join Zoom Meeting at <https://us02web.zoom.us/j/86848578735>

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ZOOM TUTORIAL - <https://www.youtube.com/watch?v=fMUxzrgZvZQ>

MEETING LIVE STREAMED AT CMAPTV.ORG, CHANNEL 17

**All residents to follow the Governor's Shelter in Place Order and the CDC Guidelines regarding preventative measures. We can all do our part to flatten the curve and prevent further spread of COVID-19.*

Written comments may be mailed to City Hall (P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to deputycityclerk@san-juan-bautista.ca.us not later than 5:00 p.m., June 9, 2020, and will be read into the record during public comment on the item.

1. Call to Order 6:00 PM
Pledge of Allegiance
Roll Call
2. Public Comment (Only on items on the Agenda)
3. Action Items
 - A. Approve Resolution 2020-XX Authorizing a LEAP Grant Application to Update the Zoning Ordinance for Accessory Dwelling Units and to Update the Inclusionary Housing Element
 - B. Affidavit of Posting Agenda

4. Discussion Items

- A. COVID-19 Update and Third Street Transformation**
- B. Strategy for Delinquent Utility Payors**

5. Adjournment

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 electronically.



CITY OF SAN JUAN BAUTISTA CITY COUNCIL STAFF REPORT

AGENDA TITLE: APPLICATION FOR AND RECEIPT OF LOCAL EARLY ACTION PLANNING GRANT

DATE: June 23, 2020

DEPARTMENT HEAD: Don Reynolds, City Manager

RECOMMENDATION

It is recommended that the City adopt the attached Resolution and authorizing application for, and receipt of, local government planning support grant program (Local Early Action Planning Grants- LEAP) funds.

BACKGROUND

The State approved numerous new housing laws in 2018/19 and has made an effort to help pay for these changes through simple non-competitive grants. Many of these come from Senate Bill 2, and \$123 million was approved in the 19/18 State Budget.

The first opportunity for San Juan Bautista to access these grant funds, was part of the SB 2 Planning Grant program. On September 19, 2019, the City Council approved Resolution 2019-44 authorizing the application for and receipt of \$160,000 to complete a Specific Plan of The Alameda between the old concrete plant and Highway 156. This contract was recently executed and this project is ready to begin.

Also last fall, the City took the work from the Strategic Planning Committee's Parks Master Plan, and turned it into a competitive grant application to develop an Active Transportation Plan. This award was made to the City Thursday, June 18, 2020 in the amount of \$230,000. It will plan a cultural trail for bikes and pedestrians that connects all of the City's public assets extending out to the De Anza Trail. With this plan, the City will be eligible for "ATP" funds to build the trail and bike path.

There are two more programs that will aide the City to keep its housing laws current and up to date; the Local Early Action Planning Grants (LEAP) and the Regional program, or REAP. The local program is administered directly through the State, and the regional program is part of the "Super COG and the City is represented by Councilmember John Freeman to develop an allocation plan for these funds.

DISCUSSION

Last year, while adopting two Housing Elements, the City recognized that there was work to do on a few other important community development policies. These include the Accessory Dwelling Units and the Inclusionary Housing Ordinance. The State changed the ADU laws recently making them easier to permit for low income housing purposes. This is good tool for adding affordable housing to in-fill and downtown areas. But design standards have to be adopted through community outreach. He Inclusionary Housing Ordinance needs to be updated so that current Affordable Housing In lieu fees are established and updated annually, and to make certain it adheres to recent court decisions that have changed the method by which these laws operate.

In consideration of the need to update these two critical community development policies, staff is requesting the City Council to approve the application for and receipt of funds from the State to help promote affordable housing on San Juan Bautista. The RWAP funds may be applied to the next Housing Element project after AMBAG completes its Regional Housing Needs Assessment.

FISCAL IMPACT

This grant will hire a consultant in an amount to exceed \$65,000.

ATTACHMENTS:

- Resolution

RESOLUTION NO. 2020 - __

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN
BAUTISTA AUTHORIZING APPLICATION FOR, AND RECEIPT OF, LOCAL
GOVERNMENT PLANNING SUPPORT GRANT PROGRAM FUNDS**

WHEREAS, pursuant to Health and Safety Code 50515 et. Seq, the Department of Housing and Community Development (Department) is authorized to issue a Notice of Funding Availability (NOFA) as part of the Local Government Planning Support Grants Program (hereinafter referred to by the Department as the Local Early Action Planning Grants program or LEAP); and

WHEREAS, the City Council of the City of San Juan Bautista desires to submit a LEAP grant application package (“Application”), on the forms provided by the Department, for approval of grant funding for projects that assist in the preparation and adoption of planning documents and process improvements that accelerate housing production and facilitate compliance to implement the sixth cycle of the regional housing need assessment; and

WHEREAS, the Department has issued a NOFA and Application on January 27, 2020 in the amount of \$119,040,000 for assistance to all California Jurisdictions;

NOW, THEREFORE, THE CITY COUNCIL (“APPLICANT”) RESOLVES AS FOLLOWS:

SECTION 1. The City Manager is hereby authorized and directed to apply for and submit to the Department the Application package;

SECTION 2. In connection with the LEAP grant, if the Application is approved by the Department, David Mack, the City’s Contract Planner, is authorized to submit the Application, enter into, execute, and deliver on behalf of the Applicant, a State of California Agreement (Standard Agreement) for the amount of \$65,000, and any and all other documents required or deemed necessary or appropriate to evidence and secure the LEAP grant, the Applicant’s obligations related thereto, and all amendments thereto; and

SECTION 3. The Applicant shall be subject to the terms and conditions as specified in the NOFA, and the Standard Agreement provided by the Department after approval. The Application and any and all accompanying documents are incorporated in full as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the Application will be enforceable through the fully executed Standard Agreement. Pursuant to the NOFA and in conjunction with the terms of the Standard Agreement, the Applicant hereby agrees to use the funds for eligible uses and allowable expenditures in the manner presented and specifically identified in the approved Application.

PASSED and ADOPTED at a special meeting of the San Juan Bautista City Council on the 23rd of June, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Mary Vazquez Edge, Mayor

Laura Cent, City Clerk

AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK FOR THE CITY OF SAN JUAN BAUTISTA, AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED CITY COUNCIL MEETING AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 19th DAY OF JUNE 2020, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
2. ON THE BULLETIN BOARD AT THE CITY LIBRARY, 801 SECOND STREET.
3. ON THE BULLETIN BOARD AT THE ENTRANCE TO THE UNITED STATES POST OFFICE, 301 THE ALAMEDA

SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA,
ON THE 19th DAY OF JUNE 2020.



TRISH PAETZ, DEPUTY CITY CLERK