

**CITY OF SAN JUAN BAUTISTA  
PLANNING COMMISSION REGULAR MEETING  
DECEMBER 1, 2020  
MINUTES**

**(Meeting held via Zoom Internet Video/Audio Conference Service)**

**1. CALL TO ORDER** – Chairman Freels called the meeting to order at 6:00 p.m.

**B. ROLL CALL**

<b>Present:</b>	Commissioners Freels, Medeiros, Brewer and Delgado
<b>Absent:</b>	Commissioner Matchain
<b>Staff Present:</b>	Sr. Planner David Mack, City Manager Reynolds and Administrative Services Manager Paetz

**2. PUBLIC COMMENT**

There was no public comment.

**3. INFORMAL PROJECT REVIEW**

Nothing was presented.

**4. CONSENT ITEMS**

**A. Approve Affidavit of Posting Agenda**

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

A motion was made by Commissioner Medeiros and seconded by Commissioner Brewer to approve all items on the Consent Agenda. The motion passed unanimously, 4-0-0-1 with Commissioner Matchain absent.

**5. PUBLIC HEARING ITEMS**

**A. Consider a General Plan Amendment to change the land use designation from “Industrial” to “Public Facilities” and Zoning Map Amendment to change the land use zoning from “Industrial” to “Public Facilities” of the City Well 6 and underlying 0.73 acre parcel, located at the corner of 485 San Juan-Hollister Road (APN 002-550-009).**

Senior Planner David Mack provided an update of the agreement and transaction between the City and Dale Coke on August 30, 2018, whereupon the City purchased .73 acres from Coke and Well 6 in exchange for .73 acres of City land and Well 3 for Coke to use or abandon.

Upon execution of the agreement, and upon finalization of all terms, the “Well 6” property was never rezoned from “Industrial” to “Public Facilities” to replace the land

use and zoning of the Well 3 property which was exchanged. The result of the lack of rezoning/land use change, left the new City property with a zoning and designation that is not useable in the manner that is most beneficial to the City or similar to the land that was previously held by the City (Well 3). The purpose of this project is to remedy the land use/zoning situation and allow the Well 6 property to be utilized in the same manner as the Well 3 property was used.

Chairperson Freels opened the public hearing. No public comment was received. Chairperson Freels closed the public hearing.

A motion was made by Commissioner Medeiros and seconded by Commissioner Brewer to approve Resolution 2020-09 recommending to the City Council approval of a General Plan Land Use Map Amendment to reclassify the property land use designation from "Industrial" to "Public Facilities" for the property located at 485 San Juan Hollister Road (APN 002-550-009). The motion passed unanimously, 4-0-0-1 with Commissioner Matchain absent.

A motion was made by Commissioner Brewer and seconded by Commissioner Delgado to approve Resolution 2020-10 recommending to the City Council adopting an ordinance amending the San Juan Bautista Zoning Map rezoning the "Well 6" property located at 485 San Juan Hollister Road (APN 002-550-009) from "Industrial" to "Public Facilities." The motion passed unanimously, 4-0-0-1 with Commissioner Matchain absent.

## **6. ACTION ITEMS**

### **A. Approve the Franklin Park Design**

City Manager Reynolds introduced City Lead Library Technician Rochelle Eagen who explained the project. She stated that residents of the property adjacent to the undeveloped parcel on Franklin Circle desire to develop a park. Through a title search the land was determined to belong to the City, a contractor prepared plans and specs for the park based on an original concept drawn by Jimmie Martin, a resident of Franklin Circle. The land was surveyed and Mr. Martin's design was modified to meet City building standards. Franklin Circle residents provided feedback and have chosen a design. The residents are fully behind the development and are ready to help in any way they are able to during the construction process. Discussion ensued about solar lighting, and fixing the fire hydrant, and find a location to post a park sign.

During public comment, EJ Sabathia spoke in support.

A motion was made by Chairperson Freels and seconded by Commissioner Medeiros to approve Resolution 2020-11 approving a minor site and design review for the construction of a park on Franklin Circle, and adding development of a lighting design, improve the fire hydrant to make it functional, an install a sign with the park name. The motion passed unanimously, 3-0-1-1 with Commissioner Delgado abstaining and Commissioner Matchain absent.

**7. DISCUSSION ITEMS**

**A. Planning Commissioner Selection Process Update**

City Manager Reynolds provided an update stating two seats will become vacant on the Planning Commission in January. The process is outlined in the City’s Municipal Code Section 2-3-110.

When City Planner Mack asked whether it would be possible to hold the regular meeting on January 5<sup>th</sup> with only three commissioners seated, City Manager Reynolds responded yes, but anything presented will require a 3-0 vote to approve.

**8. COMMENTS & REPORTS**

**A. Planning Commissioners**

Commissioner Brewer stated she is honored to be on the Planning Commission.

**B. Senior Planner**

Planning David Mack commented that for those interested in what goes on in other parts of our county, Ridgemark is planning to expand with the addition of a 300 new home development.

**C. City Manager**

No comments were received.

**8. ADJOURNMENT**

The meeting adjourned at 6:55 p.m.

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Scott Freels, Chairman

ATTEST:

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Trish Paetz, Deputy City Clerk