

**CITY OF SAN JUAN BAUTISTA  
PLANNING COMMISSION SPECIAL MEETING  
NOVEMBER 10, 2020  
MINUTES**

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

**1. CALL TO ORDER** – Chairman Freels called the meeting to order at 7:52 p.m.

**B. ROLL CALL**      **Present:**            Commissioners Freels, Medeiros, Brewer,  
Matchain and Delgado

**Staff Present:**    Sr. Planner David Mack, City Manager  
Reynolds and Deputy City Clerk Paetz

**2. PUBLIC COMMENT**

There was no public comment.

**3. CONSENT ITEMS**

**A. Approve Affidavit of Posting Agenda**

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

**C. Approve Minutes for the August 4, 2020 Meeting**

A motion was made by Commissioner Delgado and seconded by Commissioner Matchain to approve all items on the Consent Agenda. The motion passed unanimously, 5-0.

**4. PUBLIC HEARING ITEMS**

**A. Consider an Amendment to the SJB General Plan to change the land use designation from “Public Facilities” to “Industrial” and Zoning Map Amendment to change the land use zoning from “Public Facilities” to “Industrial” of former City well site located at the corner of Mission Vineyard Road and San Juan Hollister Road (APN: 002-550-007).**

City Contract Senior Planner David Mack provided a report stating in August 2018 the City Council approved a land swap/purchase agreement with Dale Coke to come into compliance with the EPA compliance order. Not in the agreement was consideration of the underlying land use designations/zoning of the parcel. Therefore, upon execution of the agreement and upon finalization of all terms, the Well 3 property was never rezoned from public facilities to industrial to replace the land use and zoning of the Well 6 property which was exchanged. The result has left the new Coke property with a zoning and designation that is not useable in the manner as the prior Coke owned land (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. There was discussion among Commissioners and staff. Chairperson Freels opened the public hearing. Dan DeVries stated this was a very bad deal for the City, and a good deal for Coke. Chairperson Freels closed the public hearing.

A motion was made by Commissioner Medeiros and seconded by Commissioner Brewer to Approve Resolution 2020-06 recommending approval of a general plan land use map amendment to reclassify the property land use designation from “public facility” to “industrial” for the property located at the corner of Mission Vineyard Road and Old San Juan Hollister Road (APN 002-550-007). The motion passed unanimously, 5-0.

A motion was made by Commissioner Medeiros and seconded by Commissioner Brewer to approve Resolution 2020-07 recommending to the city Council adoption of an ordinance amending the City of San Juan Bautista zoning map rezoning the property located at the corner of Mission Vineyard Road and Old San Juan Hollister Road (APN 002-550-007) from “Public Facilities” to “Industrial”. The motion passed unanimously, 5-0.

## 5. ACTION ITEMS

### A. Approve Resolution 2020-08 Recommending to the City Council Extending the Term of the Temporary Parklets on Thirds Street Ninety Days

The Planning Commission accepted the recommendation of the Historic Resources Board. There was no further discussion on the item by the Commission and there was no public comment received. A motion was made by Commissioner Delgado and seconded by Commissioner Matchain to approve Resolution 2020-08 recommending that the City Council extend the term of the temporary parklets on Third Street ninety days or until March 30<sup>th</sup>, 2021. The motion passed unanimously, 5-0.

## 6. DISCUSSION ITEMS

### A. Update by Urban Growth Boundary – Sphere of Influence Ad Hoc Committee

The Planning Commission received an update by members of the UGB-SOI Ad Hoc Committee. During public comment, Cara Vonk spoke in support of the ad hoc committee’s work.

## 7. COMMENTS

### A. Planning Commissioners

Outgoing Commissioner and newly elected City Council Member Scott Freels thanked everyone and stated he enjoyed being on the Planning Commission, and announced an event to be held at the VFW Hall.

### B. Senior Planner

No comments were received.

### C. City Manager

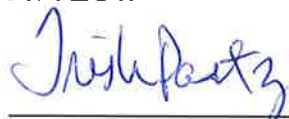
No comments were received.

## 8. ADJOURNMENT

The meeting adjourned at 9:25 p.m.

  
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Chairman Scott Freels

ATTEST:



Trish Paetz, Deputy City Clerk