

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
MARCH 10, 2020
MINUTES**

1. CALL TO ORDER – Chairman Freels called the meeting to order at 7:08 p.m.

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

Staff Present: Associate Planner Kennedy, City Manager
Reynolds and Administrative Services
Manager Paetz

2. PUBLIC COMMENT

Cara Vonk asks for a report on projects.

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, 5-0.

5. ACTION ITEMS

A. Appoint New Chair and Vice Chair of the Planning Commission

Commissioner Brewer motioned to nominate Commissioner Freels to continue on as the Chairperson of the Planning Commission. The motion was seconded by Commissioner Medeiros. The motion passed unanimously, 5-0.

Commissioner Medeiros motioned to nominate Commissioner Brewer as Vice Chairperson of the Planning Commission. Commissioner Brewer opposed the nomination. Motion died for lack of second.

Whereupon, Commissioner Delgado motioned to nominate Commissioner Medeiros as Vice Chairperson of the Planning Commission. The motion was seconded by Commissioner Brewer. The motion passed unanimously, 5-0.

B. Consideration of a Recommendation from the Historic Resources Board of the San Juan Bautista Certified Local Government (CLG) Annual Report

Associate Planner Kennedy reviewed the CLG report, stating this is the first report submitted to the SHPO since 2014, in order to maintain our status, report needs to be submitted. Recommended approval of the report. No public comment was received. A motion was made by Commissioner Medeiros and seconded by Commissioner Delgado to approve Resolution 2020-01, approving the 2018-2019 CLG Annual Report. The motion passed unanimously, 5-0.

6. PUBLIC HEARING ITEMS

A. Consider and Recommend to City Council a Model Water Efficient Landscape Ordinance

Associate Planner reviewed his report on the proposed Model Water Efficient Landscape ordinance. Since 2015 the City has used the State's MWEL. The proposed 40 page ordinance provided was modeled after the City of Hollister's ordinance, which mirrors the State's ordinance. Commissioner Matchain was concerned with whether fake lawns are included in the computations in the ordinance. Commission Medeiros was concerned with what the rural community is using to save water. City Manager Reynolds replied the City has no jurisdiction over the rural community, but other groups are stepping up to address their situation. Chairperson Freels opened the public hearing. There was no public comment. Chairperson Freels closed the public hearing.

A motion was made by Commissioner Delgado and seconded by Commissioner Brewer to recommend to the City Council approval of an amendment to the municipal code to include a water efficient landscape ordinance. The motion passed unanimously, 5-0.

7. DISCUSSION ITEMS

A. Re-Establishment of an Urban Growth Boundary

Contract Senior Planner David Mack provided a Powerpoint presentation and reported that currently the city does not have an urban growth boundary in place; that it was dropped off during the adoption and implementation of the 2035 General Plan. Additionally, it is not clear that the "Sphere of Influence" shown in the 2035 General Plan is correct and/or valid, as it was never adopted or approved by LAFCo during the 2035 General Plan adoption. A question and answer period followed. Planning Commissioners supported implementation of an urban growth boundary.

B. Mobile Food Vendors Ordinance

Associate Planner Kennedy asked the Commissioners to consider allowing mobile food vendors in the City, and determine what if any conditions would be imposed on the vendors. City Manager Reynolds commented that maybe it has not been the desire of the city to have mobile vendors as the current ordinance specifies ten minute duration to park. During public comment Tami Castaneda Huaracha of Dona Esther's Restaurant, Margot Tankersley of Margot's Ice Cream Parlor and Rachel Ponce spoke against mobile food vendors citing lack of code enforcement and the need to support local restaurants. Cara Vonk pointed out that City food and art fairs have food trucks.

Commissioners were not in support stating mobile food vendors do not fit with the city, already have a parking problem, ability of the city to collect tax revenue. City Manager Reynolds stated it is left up to the promoter to have mobile food trucks during events.

C. Report by Commissioners Delgado and Matchain on the League of California Cities Planning Commissioners Academy

Commissioner Delgado provided an overview of the academy. Commissioner Matchain was not able to attend.

7. COMMENTS & REPORTS

A. Planning Commissioners

No comments were received.

B. Associate Planner

No comments were received.

C. City Manager

City Manager Reynolds provided an overview of city projects.

8. ADJOURNMENT

The meeting adjourned at 8:37 p.m.



Scott Freels, Chairman

ATTEST:



Trish Paetz, Deputy City Clerk