



City of San Juan Bautista

The "City of History"

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AGENDA

REGULAR PLANNING COMMISSION MEETING

TUESDAY ~ SEPTEMBER 6, 2022 ~ 6:00 P.M.

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

**~ HYBRID MEETING ~
PUBLIC PARTICIPATION BY ZOOM AND IN PERSON**

THIS MEETING WILL BE CONDUCTED PURSUANT TO GOVT. CODE §54953(e)(1)(A).

In order to minimize the spread of the COVID 19 virus the Planning Commission is conducting this meeting by Zoom webinar and will be offering alternative options for public participation. You are encouraged to watch the meeting live on Zoom or Facebook.

THIS MEETING WILL BE OPEN TO THE PUBLIC UNDER THE FOLLOWING CONDITIONS:

All Attendees must comply and wear a face covering if not fully vaccinated and show proof. If providing proof attendees will not need to wear a face covering. If you are exempt from the state face covering guidance or not fully vaccinated, you will be required to wear a mask to attend the meeting; All attendees must comply with any other rules of procedures/instructions announced by the Chair and/or City Staff. Any violations of the above may result in the Chair closing the meeting, effective immediately, or clearing the room, as well as other enforcement actions. The meeting will be available through Zoom for those who wish to join or require accommodations with the instructions below:

The meeting can also be accessed by the public in the following methods: Through Zoom (<https://zoom.us/join>) per the instruction stated below, and on Facebook.

Join Zoom Webinar <https://zoom.us/j/82970485248>
or call 1 (669) 900-6833
Webinar ID: 829 7048 5248

PUBLIC COMMENTS WILL BE TAKEN ON AGENDA ITEMS BEFORE ACTION IS TAKEN BY THE PLANNING COMMISSION. DURING THE MEETING: TO PROVIDE VERBAL PUBLIC COMMENTS ON AN AGENDA ITEM DURING THIS MEETING CALL THE PHONE NUMBER LISTED ABOVE OR LOG INTO ZOOM AND ENTER THE MEETING ID NUMBER AS LISTED ABOVE.

When the Chair announces public comment is open for the item which you wish to speak, press *9 on your telephone keypad or if joining by Zoom, use the raise your hand icon. When called to speak, please limit your comments to three (3) minutes, or such other time as the Chair may decide, consistent with the time limit for all other speakers for the particular agenda item. Comments from other platforms will not be considered during the meeting. If you would like to participate during the meeting you MUST use Zoom.

If you are unable to join the meeting, written comments may be mailed to the Community Development Director at City Hall (P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to ACM-CDDirector@San-Juan-Bautista.ca.us not later than 5:00 p.m. on September 6, 2022 and will be read into the record during public comment on the item.

In compliance with the Americans with Disabilities Act, the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Deputy City Clerk a minimum of 48 hours prior to the meeting at (831) 623-4661.

If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure.

Materials related to all items on this agenda are available in the agenda packet on the City website www.san-juan-bautista.ca.us subject to Staff's ability to post the documents before the meeting, or by emailing deputycityclerk@san-juan-bautista.ca.us or calling the Deputy Clerk (831) 623-4661 during normal business hours. □

1. Call to Order

Roll Call

Pledge of Allegiance

2. Public Comment on Items Not on the Agenda but Within the Subject Matter

Jurisdiction of the Planning Commission

This portion of the meeting is reserved for persons desiring to address the Commission on matters not on this agenda. The law does not permit Commission action or extended discussion of any item not on the agenda except under special circumstances. If Commission action is requested, the Commission may place the matter on a future agenda.

3. Action Items

A. Approve Affidavit of Posting Agenda

B. Consider Measures to Evaluate Accessory Dwelling Units (ADUs) for Safety and Security

4. Informational Items

A. Community Plan Guiding Principles

B. Active Transportation Plan

C. Rosas House

5. Comments

A. Planning Commissioners

B. Community Development Director Report

6. Adjournment

AFFIDAVIT OF POSTING

I, VERONICA MUNOZ NORIEGA, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE OFFICE ASSISTANT IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 1ST DAY OF SEPTEMBER 2022, 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 1ST DAY OF SEPTEMBER 2022.



VERONICA MUNOZ NORIEGA
OFFICE ASSISTANT



CITY OF SAN JUAN BAUTISTA CITY COUNCIL STAFF REPORT

AGENDA TITLE: Community Plan – Sphere of Influence Study
Guiding Principles

MEETING DATE: August 16, 2022

SUBMITTED BY: Brian Foucht, Community Development Director

RECOMMENDED ACTION:

Staff recommends that the City Council approve the resolution establishing Guiding Principles to be used to inform preparation of the Community Plan authorized by the City Council via Resolution 2022-13.

BACKGROUND INFORMATION:

The City Council approved a two-tiered concept for Sphere of Influence/ Urban Growth Boundary as the starting point for a community conversation and eventual adoption of a Community Plan (City Council Resolution 2022-13).

A public engagement program was conducted in accordance with the adopted Community plan Scope of Work involving subject-oriented groups, a community meeting in a charrette format, and a joint City Council - Planning Commission meeting on June 13, 2022. The overarching concern expressed during these sessions was the effect of new development on community character.

Staff published a memo to the City Council (July 22, 2022) recommending that the City Council consider Guiding Principles for the Community Plan that would affirmatively address these concerns. Such Guidelines would be based on community engagement, the City of San Juan Bautista Design Guidelines, the Historic San Juan Bautista Plan, and the General Plan Elements Framework. Resulting Draft Guiding Principles for City Council consideration are contained in Exhibit A of the attached resolution.

Attachments:

1. Resolution

RESOLUTION 2022-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA ESTABLISHING GUIDING PRINCIPLES FOR THE COMMUNITY PLAN AUTHORIZED BY CITY COUNCIL RESOLUTION 2022-13

WHEREAS, following adoption of the 2035 General Plan in 2016 a Sphere of Influence coordinated with General Plan growth assumptions was not established. Accordingly, the City Council established the Urban Growth Boundary Committee (UGBC) to recommend a preferred Urban Growth Boundary/Sphere of Influence configuration as a means of initiating the Sphere of Influence discussion with San Benito County and LAFCO; and

WHEREAS, On February 15, 2022 the City Council approved Resolution 2022-13 authorizing preparation of a Community Plan program to amend the General Plan as necessary to prepare a specific plan for South San Juan Bautista and to adopt a Sphere of Influence/potential Urban Growth Boundary for presentation to the County of San Benito and approval by LAFCO; and

WHEREAS the Community Plan program has conducted a community engagement effort May 3 – 5, 2022 and a joint City Council / Planning Commission meeting on June 13, 2022; and

WHEREAS, the City Council is aware that there are concerns in the community regarding the effect of the Community Plan on community character extending from implementation of goals, policies and standards developed through the Community Plan program; and

WHEREAS the City Council desires to set forth a definitive basis, or principles, upon which the Plan will be prepared that are derived from the General Plan, Historic San Juan Bautista Plan, Design Guidelines and public input; and

WHEREAS, the City Council intends that these principles will be adhered to by staff and consultants authorized to prepare the Community Plan; and

WHEREAS, the City Council acknowledges that the Planning Commission will consider and recommend adoption of a Community Plan based on these guiding principles and, in so doing, will evaluate and interpret the application of guidelines for the purpose of preparing the Commission's recommendation to the City Council;

THEREFORE, BE IT RESOLVED: that the City Council direct that the principles contained in the attached Exhibit A shall be Community Plan Guiding Principles upon which the Community Plan will be prepared, reviewed, recommended for adoption and adopted;

BE IT FUTHER RESOLVED that the City Council directs the Planning Commission to review and consider Guiding Principles contained in Exhibit A as the Commission undertakes

review of alternatives, preferred and preliminary plans, diagrams, and narrative for recommendation to the City Council for adoption.

THE FOREGOING RESOLUTION was adopted by the City Council of the City of San Juan Bautista at its regular meeting held on the 16th day of August 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Mayor Leslie Jordan

Melissa Lee, Deputy City Clerk

EXHIBIT A
GUIDING PRINCIPLES FOR
PREPARATION OF THE CITY OF SAN JUAN BAUTISTA COMMUNITY PLAN
August 16, 2022

1. The Community Plan shall evolve concepts such Sphere of Influence, Urban Growth Boundary, Planning Area and Municipal Service Area and configure corresponding areas in a manner that preserves, protects and enhances San Juan Bautista's unique and special character in the region. The Community Plan shall contain provisions to extend, concentrate and further this unique character so that it can continue to serve as the City's strength.
2. The Community Plan shall accomplish overall preservation, conservation and development policies, guidelines, standards and implementation programs consistent with the General Plan.
3. The Community Plan shall develop guidelines and measures designed to accomplish protection, preservation and enhancement of the essential, historical character of San Juan Bautista. To achieve this, the Community Plan shall develop overall guidelines that will apply to all areas and also guidelines that will apply to four (4) discrete community design subareas surrounding the City on the North, South, East and West. Community plan overall and subarea provisions shall address:
 - agriculture preservation;
 - visual resource protection;
 - natural resource conservation;
 - a commitment to interconnectivity with the fabric of historic San Juan Bautista;
 - historical, institutional and cultural resource relationships;
 - interconnected mobility;
 - cultural and historical resource enhancement; and
 - balanced and integrated open space, cultural, recreational, entertainment, hospitality, industrial, recreational and residential development in the overall context of conservation, preservation and enhancement of the character of the community.
4. The Community Plan shall take into account and utilize natural and cultural features and resources including watersheds, habitats, faults, farmland, groves, outcroppings and topography to configure areas for preservation, conservation, and development within areas of the City's Sphere of Influence and Planning Area.
5. San Juan Bautista does not sprawl. Compatibility between existing and newly developing areas shall be fostered by requirements in the Community Plan that new development be logical and reasonably contiguous with existing developed areas.

6. Community Plan design principles and standards shall emphasize compatibility between existing patterns and forms of land use. The Community plan shall emphasize that compatible, contiguous development will not involve a repetition of neighborhood designs that are inconsistent with existing or proposed new guidelines.
7. The Community Plan shall build upon the Historic San Juan Bautista Plan, Design Guidelines and General Plan Elements framework to establish new design principles and guidelines, thereby ensuring consistency with existing design principles.
8. The Community Plan shall incorporate and refer to design principles, measures and methods to preserve, conserve, protect and enhance visual and physical access to iconic natural resource and open space areas at the landscape level.
9. The Community Plan shall incorporate concepts to guide preservation, conservation, and development in new growth areas, including:
 - a) Gateways
 - b) Edges
 - c) Neighborhood patterns and design
 - d) Complete neighborhoods and streets
 - e) Shared parking
 - f) Housing choice
 - g) Architecture that celebrates local history, climate, ecology, and building practice
10. The Community Plan shall reference required guidelines and standards that are not addressed, or not sufficiently emphasized, in existing guidelines to ensure the character of the community is enhanced and strengthened via newly developed areas. Such references shall include required standards and measures that will foster creative place-making and shared, common civic and community values and experiences.
11. The Community Plan shall reference policies, design guidelines and programs to reduce unnecessary automobile trips, ease the traffic flow, reduce household transportation costs, reduce greenhouse gas emissions, and free up parking supply to serve those coming to work, shop, worship and play in San Juan Bautista.
12. The Community Plan shall incorporate provisions for a healthy, varied balance of modes that emphasize active transportation (bicycling and walking) for trips within incorporated areas of San Juan Bautista. The Community Plan will evolve principles to ensure that every resident within the city, now and in the future, should be able to access the shops downtown comfortably by foot in less than fifteen minutes.