



# City of San Juan Bautista

*The "City of History"*

[www.san-juan-bautista.ca.us](http://www.san-juan-bautista.ca.us)

## AGENDA

### SPECIAL PLANNING COMMISSION MEETING

THURSDAY ~ JUNE 9, 2022 ~ 6:00 P.M.

### ~ PUBLIC PARTICIPATION BY ZOOM ONLY ~

Join Zoom Meeting <https://zoom.us/j/82463670948>

or call 1 (669) 900-6833

Meeting ID: 82463670948

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.

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 Chairperson 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 Chairperson 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 you MUST log in to Zoom.

Written comments may be mailed to the Deputy City Clerk at City Hall (P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to [deputycityclerk@san-juan-bautista.ca.us](mailto:deputycityclerk@san-juan-bautista.ca.us) not later than 5:00 p.m., June 9, 2022, and will be read into the record during public comment on the item.

In compliance with the Americans with Disabilities Act, 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 City Council 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](http://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](mailto: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 only on Items on the Agenda**
- 3. Informal Project Review**

Any potential and/or future project applicant may present their project to the Commission during Informal Project Review for the purpose of gaining information as preliminary feedback only. No formal application is required and no action will be taken by the Commission on any item at this time.


  - A. No projects to present.**
- 4. Action Items**
  - A. Approve Affidavit of Posting the Agenda**
  - B. Approve Minutes of the March 1, 2022 Meeting**
- 5. Discussion Items**
  - A. Joint Meeting with the City Council on the Community Plan Scheduled for June 13**
  - B. Open Letter to the Planning Commission from the City Council**
  - C. Planning Commissioners Attendance**
  - D. Short Term Rental Update**
  - E. Accessory Dwelling Unit Update**
  - F. Parklet Inspection**
  - G. Planning Commissioners Materials Binder**
- 6. Comments**
  - A. Planning Commissioners**
  - B. Community Development Director Report**
- 7. 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 6<sup>th</sup> DAY OF JUNE 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 7<sup>TH</sup> DAY OF JUNE 2022.

  
\_\_\_\_\_  
VERONICA MUNOZ NORIEGA  
OFFICE ASSISTANT

**CITY OF SAN JUAN BAUTISTA  
PLANNING COMMISSION REGULAR MEETING  
MARCH 1, 2022  
DRAFT MINUTES**

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

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

**B. ROLL CALL**      **Present:**      Commissioners Delgado, Matchain, Bains,  
Morris-Lopez, and Medeiros

**Staff Present:**      Community Development Director Brian Foucht  
and Deputy City Clerk Paetz

**2. PUBLIC COMMENT**

No public comment was received.

**3. CONSENT ITEMS**

**A. Approve Affidavit of Posting Agenda**

**B. Approve Minutes of the February 2, 2022 Meeting**

A motion was made by Commissioner Bains and seconded by Commissioner Medeiros to approve all items on the consent agenda. The motion passed unanimously, 5-0.

**4. INFORMAL PROJECT REVIEW**

There were no projects for informal review.

**5. ACTION ITEMS**

**A. Adopt a Resolution of the Planning Commission of the City of San Juan Bautista Approving a Conditional Use Permit to Allow the Establishment of a Bar at 205 The Alameda (Corner of The Alameda and Pearce Street), APN: 002-460-001 and 002-460-002. The project is determined to be Exempt from CEQA per 15303 and 15305. The applicants are Jesus and Katherine Zavala.**

Community Development Director Foucht provided a report using slides, where he clarified requirements for Alcoholic Beverage Control (ABC) permits. The applicants have agreed to limiting bar hours 4 pm to 9:30 pm. Community Development Director Foucht clarified that this is for a restaurant and bar even though the agenda did not mention restaurant. Luis Vargas, representing the applicants, reviewed what was approved at past Planning Commission meetings and what the applicants are requesting today. During public comment Rachel Ponce spoke against the project. Commissioners Morris Lopez and Delgado did not support the project and did not support a Type 47 ABC License for this location and project.

Whereupon, Commissioner Bains stated she would be leaving the meeting.

Commissioner Morris Lopez motioned to deny the application as presented. The motion died for lack of a second.

A motion was made by Chairperson Delgado and seconded by Commissioner Matchain to adopt Resolution 2022-02 approving a use permit to allow the establishment of a restaurant with bar on the main floor and related on-site alcohol sales and consumption; for the property located at 205 the Alameda, at the intersection of the Alameda and Pearce Street, APN 002-460-001 and 002-460-002, and remove all reference to ABC License Type 47 in the body of the resolution and the conditions of approval. This is a ABC permit Type 41 premise to premise transfer for a restaurant with a bar component. The motion passed 3-1-0-1 with Commissioner Morris Lopez voting against and Commissioner Bains absent.

## **6. COMMENTS**

### **A. Planning Commissioners**

Commissioner Medeiros thanked staff for the work they put into this project.

Commissioner Morris Lopez thanked Rachel Ponce for being present at the meeting.

### **B. Community Development Director**

No comments received.

## **7. ADJOURNMENT**

The meeting was adjourned at 7:42 pm.



**EMC PLANNING GROUP INC.  
A LAND USE PLANNING & DESIGN FIRM**

601 Abrego Street, Monterey, CA 93940  
Tel: 831-649-1799 / Fax: 831-649-8399  
www.emcplanning.com

**CITY OF SAN JUAN BAUTISTA COMMUNITY PLAN  
COMMUNITY ENGAGEMENT PROGRAM**

**PLANNING COMMISSION AND CITY COUNCIL JOINT MEETING  
June 13, 2022**

**I. Existing Boundaries and Urban Growth Boundary Committee**

**Recommendations**

It is recognized that LAFCO has adopted a Sphere of Influence (SOI) for the City of San Bautista and the 2016 General Plan also proposes a Sphere of Influence, each of which are represented in **Exhibit 1**.

The City Council appointed the ad hoc Urban Growth Boundary (UGB) Committee (Scott Freels, Mary Edge, E.J. Sabathia, Luis Matchain, Jackie Morris - Lopez) to reach consensus on a preliminary SOI. This preliminary SOI is shown on **Exhibit 2**.

The Planning Commission and City Council reviewed this information and established the preliminary map as a concept and a starting point for evaluation as part of a Community Plan, as follows:

- The first of the two tiers (orange) are parcels generally adjacent to the existing City Boundary and represent logical areas for planned residential and commercial/industrial employment-generating land uses, including areas that are currently configured for a residential Specific

Plan. Some of these areas are subject to Williamson Act contracts. Note that these areas establish important concepts of contiguity, concentric growth around the City's commercial core, land use compatibility, circulation and open space objectives.

- The second tier (yellow) are areas wherein land uses would likely affect the viability of planning within the first tier and where resource conservation (e.g., agriculture, watershed, natural resource protection, and recreation) is key to the character of the City or to the protection of resources relied upon by the City. The City may wish to pre-designate open space or other existing land uses and limit the expansion of existing development until tier urban development potential is exhausted. The City may wish to include parcels that contain uses that are served by the City (e.g., True Leaf and Coke Farms).
- Purple areas are those not considered within the proposed SOI. The map includes reference to typical land use constraints (Williamson Act, FEMA flood zone, fault rupture zone). The bright green line delineates separate APNs owned by the same person or entity.

## **2. Community Plan Public Engagement**

The Community Plan process, including community stakeholder meetings, charette and joint Planning Commission/City Council meeting, is expected to use the concept of the tiers to configure the SOI, and if desired planning area and growth boundaries.

The first step in the community conversation was publication of a page on the City's website and a series of series of stakeholder meetings. The following are comments received during the stakeholder conversations:

### **➤ Economic Development in San Juan Bautista**

- Continue to attract visitors and retain workers
- Attempt to hire local workers
- Promote consistent, regular Downtown visitors versus occasional Mission visitors

- Address housing costs (~\$800k for new SFR)
- Need affordable housing to support worker population
- Promote Mission and Pinnacles National Park as visitor destinations
- Promote unique culinary and boutique shops experience
- Need local population to regularly shop and patronize Downtown businesses
- Discussed pros and cons of Franchise Business restrictions
- Need a Chamber of Commerce

➤ The Future of Growth in San Juan Bautista

- SOI is an area to be aware of, and not a growth plan
- Use current Community Plan process to establish official SOI
- Establish an urban services boundary
- Establishing an Urban Growth Boundary is an option (City does not currently have one)
- Community Plan will include SOI land use designations
- Needed housing numbers are based on General Plan projected 1.9% growth annually
- Five-year RHNA numbers established by HCD for SJB are 80-145
- Option F selected for 88 additional housing units over the next 5 years
- 88 new units can be within City limits or within SOI/UGB

➤ Living Working and Playing in San Juan Bautista

- De Anza Historic Trail improvements including a visitor building/center
- Promote Pinnacles National Park, Mission, and De Anza Trail
- Sidewalks and streets need funding/maintenance
- Need more bicycle trails and bicycle activities
- Post Office provides social hub
- Hwy 156 at The Alameda intersection is an important connection that needs to be more attractive and pedestrian/bicycle friendly
- Copperleaf development did not contribute adequate ped/bicycle amenities/improvements
- Alternative Transportation Plan (ATP) addresses walking, biking and public transportation
- WiFi infrastructure in SJB needs to be upgraded, need cable internet
- Consider better utilization of after-school facilities
- Relocate Downtown City corp yard to less prominent location in order to have this property available
- Need skatepark for youth
- Promote Downtown block parties
- Noted San Juan Bautista Days this August 18 with food and retail booths
- Need high quality bakery
- More housing across Hwy 156 increases ped/bicycle intersection safety concerns



➤ Open Space Preservation in San Juan Bautista

- Prime farmland located outside SJB SOI to the east
- Flood Plain areas located to the south-east of SJB
- Important Native American archeological sites around the Mission in south lack of SJB
- Noted abandoned Old Cement Plant to the south
- Need stronger heritage tree protection
- Protect creeks and riparian corridors via conservation easements
- Preserve old, abandoned train tracks
- Map sensitive environmental and archaeological areas for no-build zones
- Maintain strong Native American group ties
- Sewer and Water drive SOI expansion

Stakeholder meetings were followed by an evening community charrette held at the Elementary School Gym. Charette conversations focused largely on land areas to be designated for preservation and preservation of community character, as well as growth boundaries and the land use types within those growth boundaries. During the Community Design Charrette, six groups identified land areas they wanted preserved for various uses. This included agriculture and open space, city growth boundaries, land use types within these growth boundaries, and discussions on historic preservation and maintaining the Communities Character reflected in its history, current design character, and in the City's adopted General Plan and Design Guidelines.

### **3. Community Design Alternatives**

The map in **Exhibit 3** reflects depicts an overall SOI and Planning Area configuration, shown in relation to other City boundary lines previously discussed. The configuration of the overall boundary is derived from stakeholder meetings and the evening community charrette.

Three additional maps are also presented as **Exhibits 4 (a), (b), and (c)** with proposed land use type illustrations based on input received during the Community Design Charrette. The maps show very similar land use locations and types, as the Community engaged so far seems to be

unified in their vision for the City's future. The maps do have some differences based on the various charrette groupings and the emerging vision of land use types.

These maps and related charts reflect three possible scenarios:

- Maximum Preservation (Exhibit 4A)
- Maximum Residential (Exhibit 4B)
- Maximum Commercial & Industrial (Exhibit 4C)

Land use types and acreages are illustrated in the following table below:

## SAN JUAN BAUTISTA PROPOSED LAND USE COVERAGE

Proposed Land Use	Maximum Preservation	Maximum Residential	Maximum Commercial & Industrial
Preservation	1,603 acres	1,504 acres	1,545 acres
Residential	249 acres	360 acres	272 acres
Commercial & Mixed Use	195 acres	183 acres	223 acres
Industrial	86 acres	86 acres	93 acres

SOURCE: City of San Juan Bautista and EMC Planning Group

The City's consultants request that the Planning Commission and City Council comment and provide input on the types and location of land use types within the Planning Area and the location and configuration of Planning Area and Growth Boundaries depicted on the charrette derived map.

### 4. Public, Planning Commission and City Council Review and Comment

Some basic questions that attendees, Planning Commission, City Council should address regarding maps in **Exhibits 3 and 4 (a) – (c)** are:

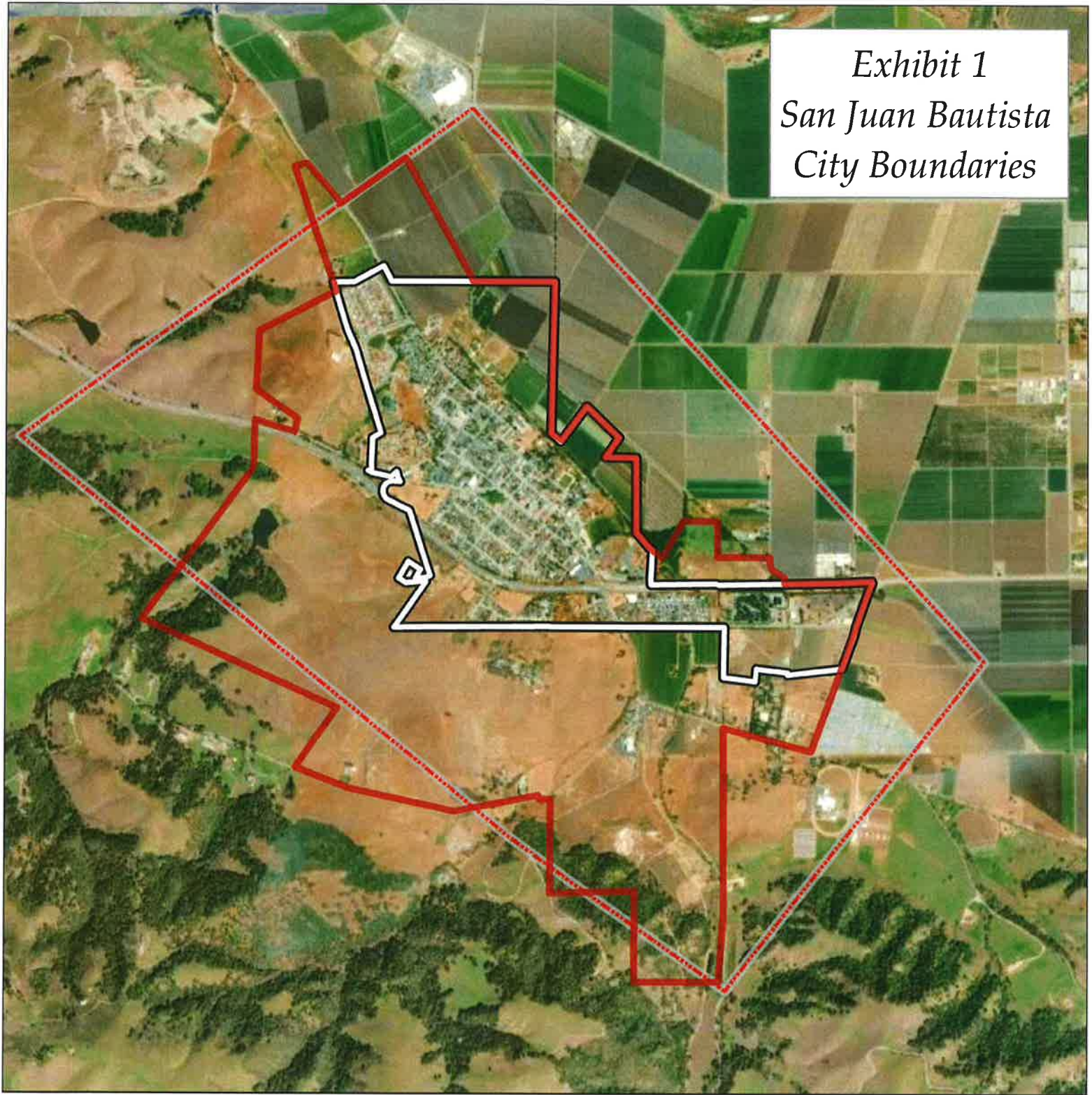
- 1) Do you agree with the Planning Area Boundary based on feedback from the Design Charrette? If no, what would you change?




- 2) If you were to consolidate the three land use maps into one (1) preferred map, what would that look like? Or what changes would need to be made to create one (1) preferred map?
- 3) Do you agree with the locations and types of land uses shown, based on input from the Design Charrette? If no, what would you change? Specifically:
  - a. Looking at the **north area**, do you agree with the land use mix shown? What considerations should be addressed regarding community character in this area? What considerations should be addressed at the edge(s) of the area?
  - b. Looking at the **south area**, do you agree with the land use mix shown? What considerations should be addressed regarding community character in this area? What considerations should be addressed at the edge(s) of the area?
- 4) Do you agree with the Sphere of Influence Boundary based on feedback from the Design Charrette? If no, what would you change?

## 5. **Next Steps**

Answers gathered from the joint Planning Commission and City Council meeting to the questions above will be used to prepare a preferred Sphere of Influence and other preferred City boundaries, such as Planning Area and Urban Growth boundaries. Following that EMC and Blue Zones will prepare the written Draft Community Plan document and a draft version of the final Sphere of Influence and Planning Boundary Map for the City to review in August.

*Exhibit 1*  
*San Juan Bautista*  
*City Boundaries*



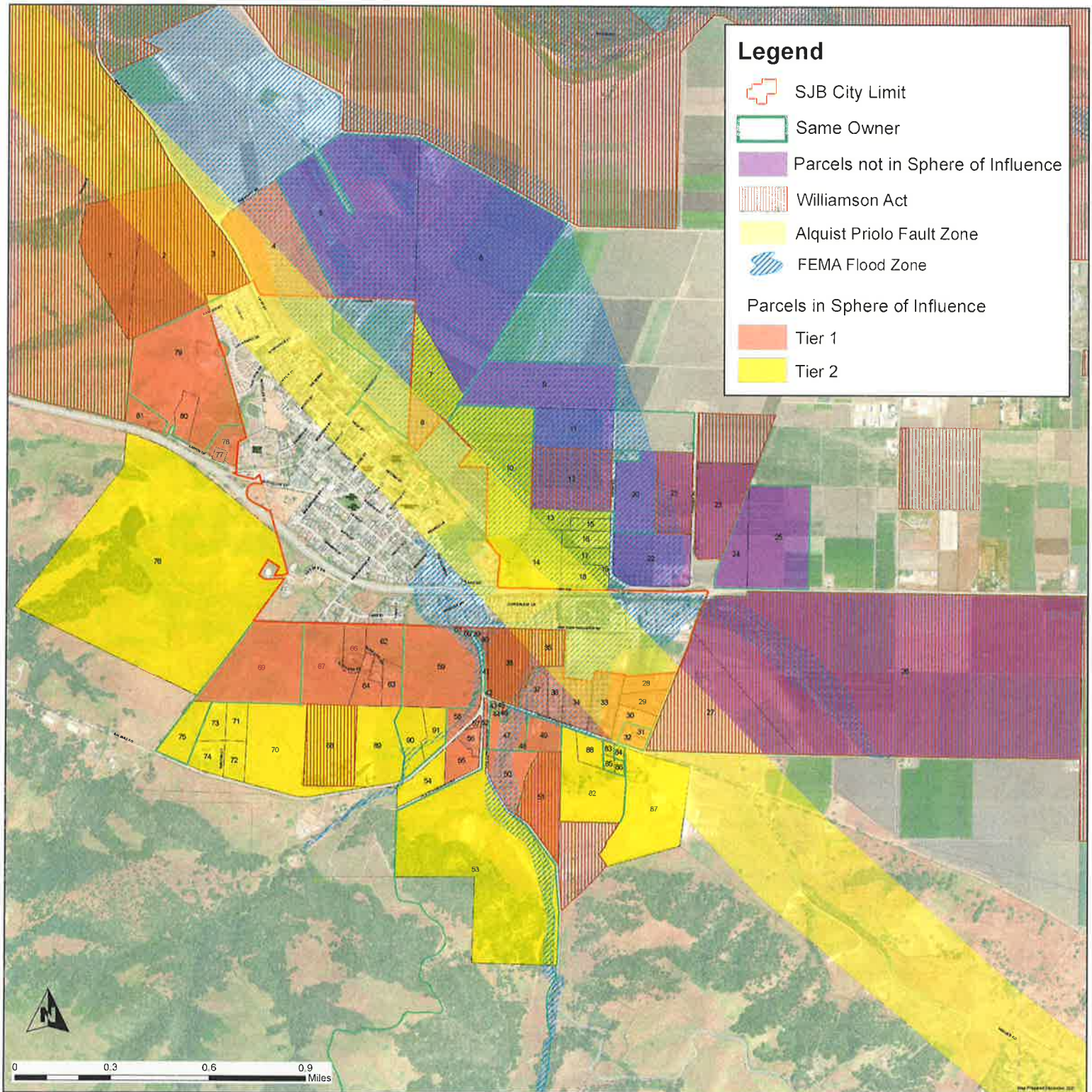
-  *City Limits*
-  *LAFCO Adopted Sphere of Influence*
-  *General Plan Proposed Sphere of Influence*





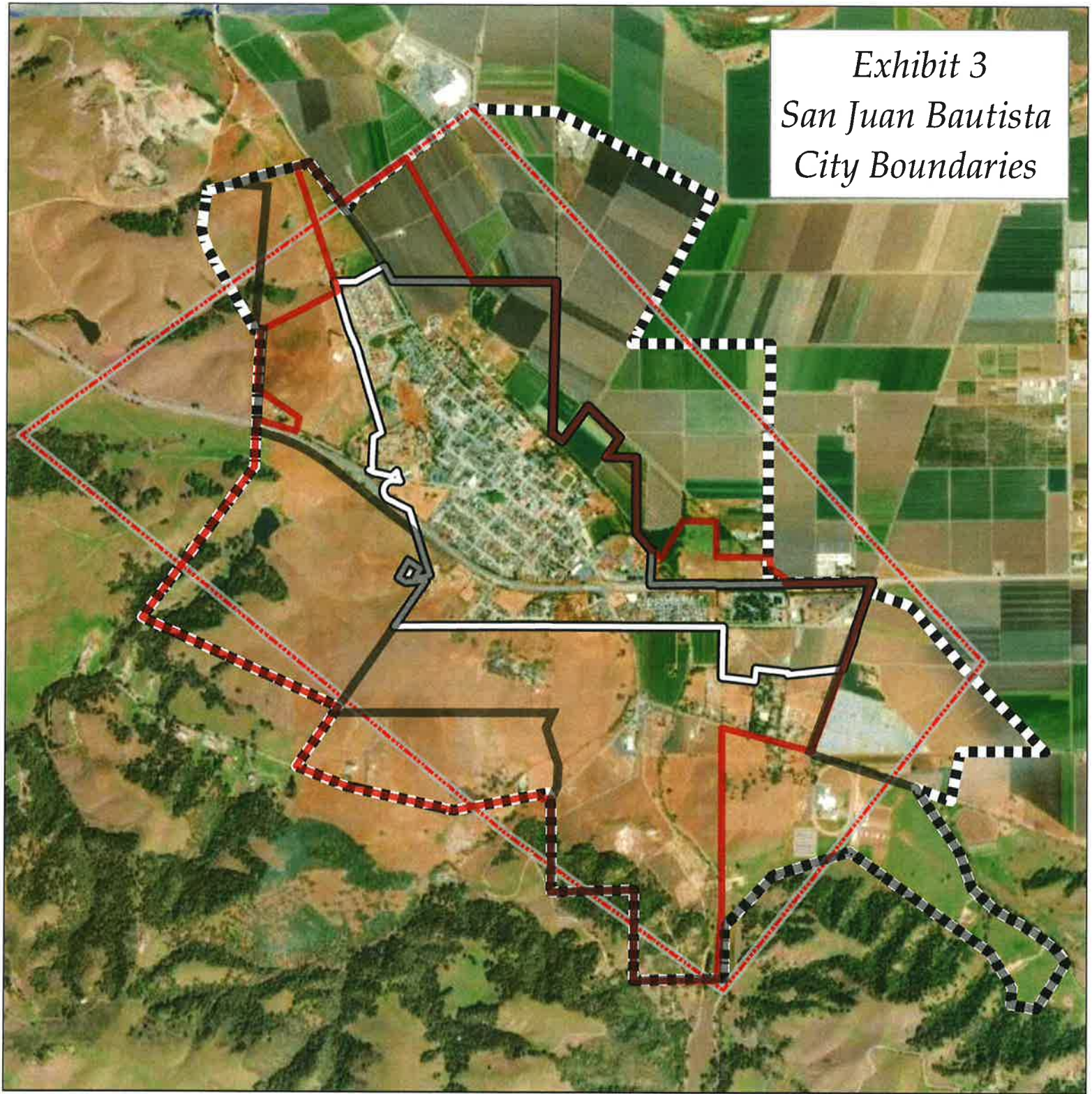
## Exhibit 2






### Urban Growth Boundary Preliminary SOI Map

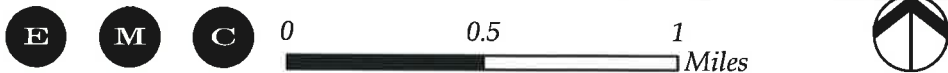




*Exhibit 3  
San Juan Bautista  
City Boundaries*



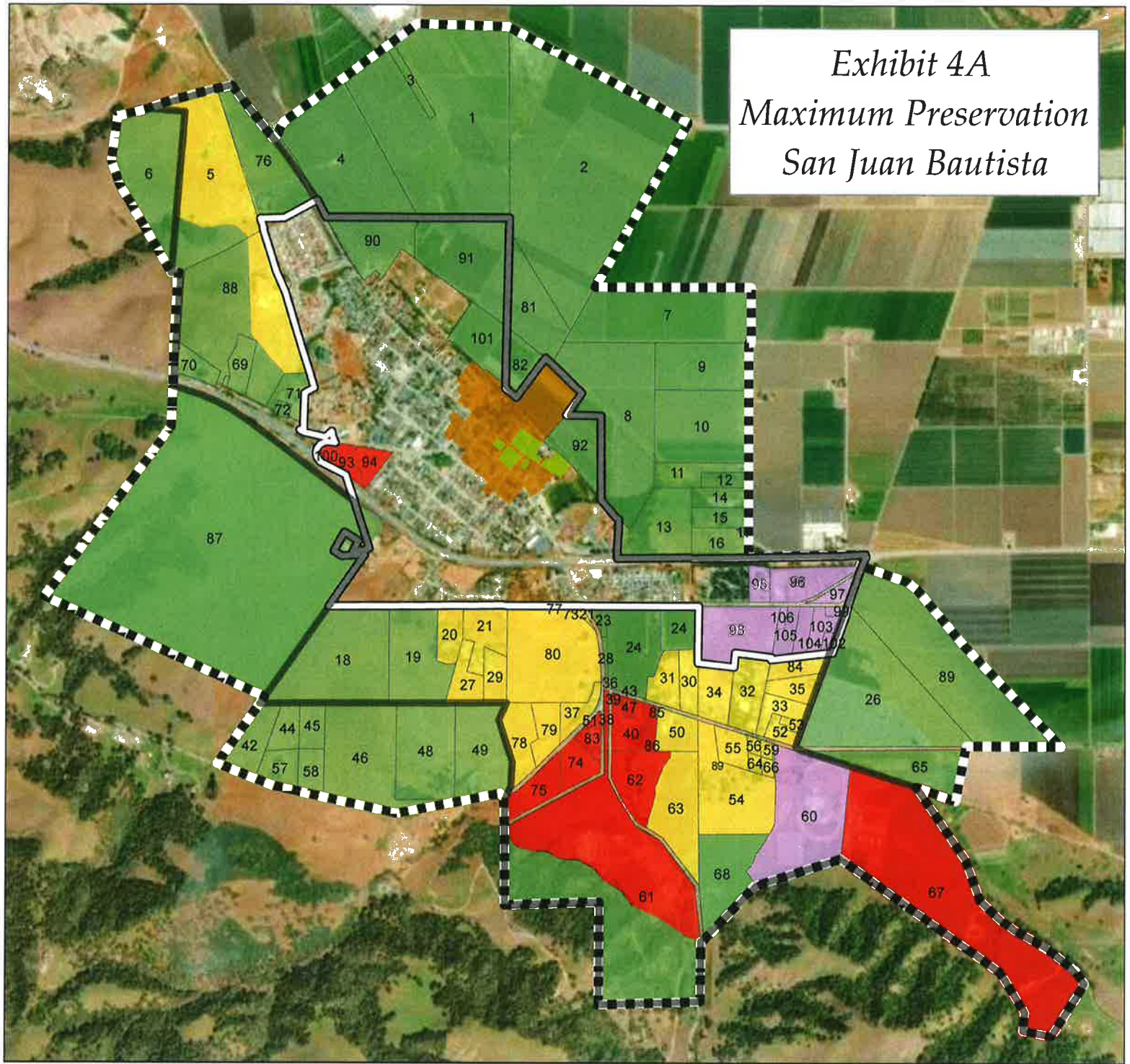
-  *City Limits*
-  *LAFCO Adopted Sphere of Influence*
-  *General Plan Proposed Sphere of Influence*
-  *Design Charrette Derived Sphere of Influence*
-  *Design Charrette Derived Planning Area*



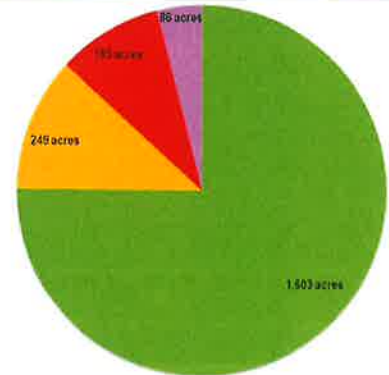
Source: City of San Juan Bautista, Google Earth 2018



# Exhibit 4A Maximum Preservation San Juan Bautista



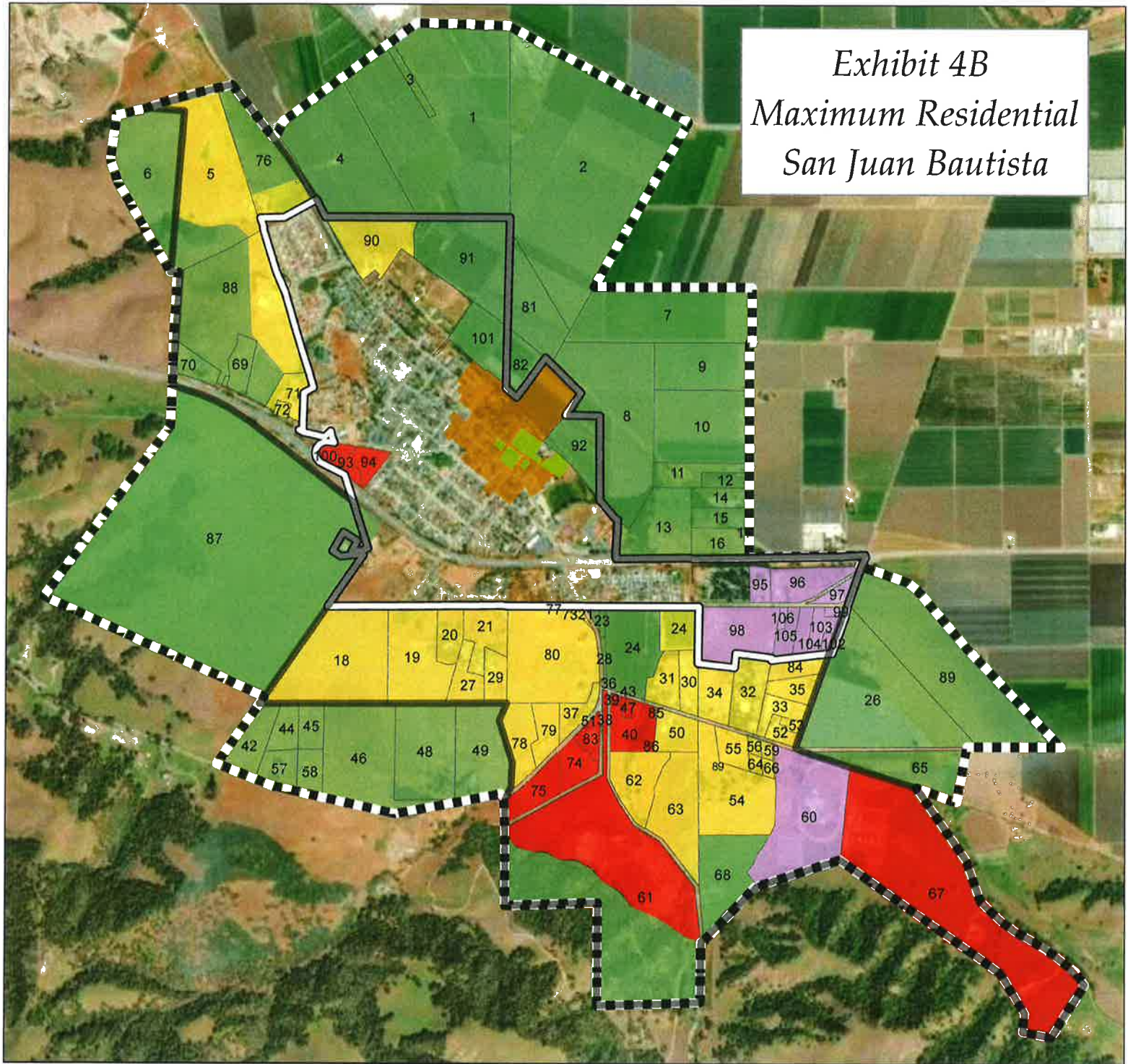
- City Limits
- Design Charrette Derived Sphere of Influence
- Design Charrette Derived Planning Area
- Proposed Preservation
- Proposed Residential
- Proposed Commercial & Mixed Used
- Proposed Industrial
- State Parks
- Historical District



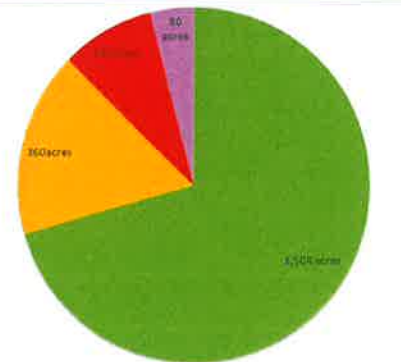
- Preservation
- Residential
- Commercial
- Industrial



# Exhibit 4B Maximum Residential San Juan Bautista



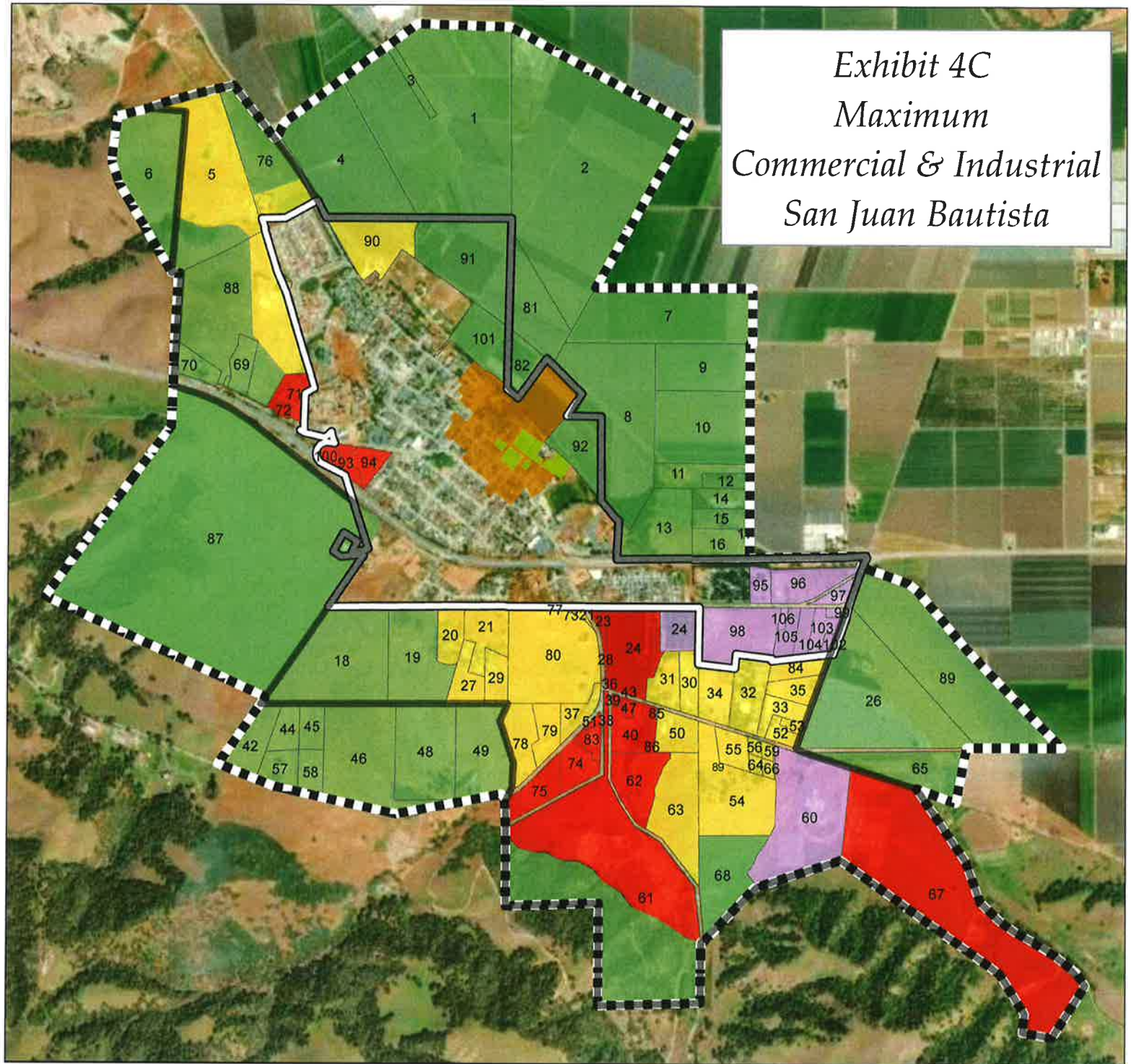
- City Limits
- Design Charrette Derived Sphere of Influence
- Design Charrette Derived Planning Area
- Proposed Preservation
- Proposed Residential
- Proposed Commercial & Mixed Used
- Proposed Industrial
- State Parks
- Historical District



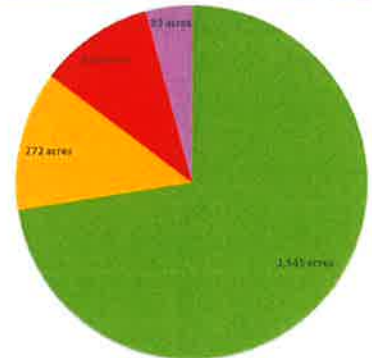
- Preservation
- Residential
- Commercial
- Industrial



*Exhibit 4C  
Maximum  
Commercial & Industrial  
San Juan Bautista*



- City Limits
- Design Charrette Derived Sphere of Influence
- Design Charrette Derived Planning Area
- Proposed Preservation
- Proposed Residential
- Proposed Commercial & Mixed Used
- Proposed Industrial
- State Parks
- Historical District



- Preservation
- Residential
- Commercial
- Industrial

**PLANNING COMMISSIONERS' ATTENDANCE  
AT REGULAR MEETINGS**

**2021-2022**

	11/21	12/21	1/22*	2/22	3/22	4/22*	5/22**	6/22	7/22	8/22	9/22
Delgado	X	X	-	X	X	-	X				
Medeiros	X	X	-	X	X	-	X				
Morris Lopez	X	X	-	X	X	-	X				
Bains	X	X	-	X	X	-	E				
Matchain	A	X	-	X	X	-	X				

\* Cancelled

\*\* Meeting cancelled because of technical difficulties. The meeting was not called to order and roll call was not taken.