



# City of San Juan Bautista

*The "City of History"*

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

**PLANNING COMMISSION  
TUESDAY, APRIL 11, 2023, 6:00 P.M.**

## **HYBRID MEETING**

**City Hall, Council Chambers**  
311 Second Street, San Juan Bautista, California

## **AGENDA**

### **ZOOM WEBINAR PARTICIPATION**

*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 TO PARTICIPATE LIVE**

<https://us02web.zoom.us/j/86357637623>

To participate telephonically:

**call 1 (669) 900-6833**

**Webinar ID: 863 5763 7623**

### **1. CALL TO ORDER**

- A. Pledge of Allegiance
- B. Roll Call

### **2. GENERAL PUBLIC COMMENT**

*Public comments generally are limited to three minutes per speaker on items that are not on the agenda and are under the City's subject matter jurisdiction. The Chair may further limit the time for public comments depending on the agenda schedule.*

### **SUBMISSION OF PUBLIC COMMENTS PROCEDURES**

If you wish to make a general public comment and are attending in person, please fill out a speaker card. If you are attending via Zoom, join the Zoom Webinar, and use the "Raise Hand" or if joining by telephone, press \*9 on your telephone keypad icon.

Written comments may be submitted via mail 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) no later than 4:00 p.m. on the day of the meeting. Written comments will be read into the record provided that the reading does not exceed three (3) minutes.

### **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*

#### 4. CONSENT

*All matters listed under the Consent Agenda may be enacted by one motion unless a member of the Planning Commission or the public requests discussion or a separate vote.*

- A. Approve the Affidavit of Posting Agenda.
- B. Approve the Minutes of March 7, 2023.

#### 5. ACTION ITEMS

##### A. General Plan Amendment and Rezoning of 705 Fourth Street

Recommendation: Approve a **RESOLUTION** accepting the General Plan Amendment and Rezoning of 705 Fourth Street (Luis M. Valdez and Lupe Valdez; APN 002-330-011) from Medium Density Residential General Plan designation and Residential Zoning District R-2 to Commercial with HD Overlay District (City Designated Historic District) to allow ongoing operation and maintenance of a theater and related activities and appurtenances.

#### 6. INFORMATIONAL AND DISCUSSION ITEMS

- A. Municipal Codes and Studies Pertaining to Annexation
- B. Business Conducted Outdoors/Outdoor Dining
- C. Downtown Parking Plan

#### 7. COMMENTS

- A. Planning Commissioners
- B. Community Development Director

#### 8. ADJOURNMENT

### AGENDA MATERIAL / ADDENDUM

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings, unless otherwise allowed under the Brown Act. City Council reports may be viewed at the City of San Juan Bautista City Hall at 311 Second Street San Juan Bautista, and are posted 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.

In compliance with the Americans with Disabilities Act, and Govt. Code 54953(e)(1)(A), 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.

### PUBLIC NOTIFICATION

This agenda was posted on Friday, April 7, 2023, on the bulletin board at City Hall, 311 Second Street, the bulletin board at the City Library, 801 Second Street, the bulletin board at the entrance to the United States Post Office, 301 The Alameda, and the City's website.

Meetings are streamed live at <https://www.facebook.com/cityofsanjuanbautista/> and televised live on local Channel 17 on the date of the regularly scheduled meeting.

## **AFFIDAVIT OF POSTING**

I, Elizabeth Soto, Do Now Declare, Under the Penalties of Perjury That I Am the Deputy City Clerk / Administrative Services Manager 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 7th day of April 2023, and 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 7th day of April 2023.

  
\_\_\_\_\_  
Elizabeth Soto  
Deputy City Clerk / Administrative Services Manager

**CITY OF SAN JUAN BAUTISTA  
PLANNING COMMISSION  
UNOFFICIAL MEETING MINUTES  
MARCH 7, 2023**

- 1. CALL TO ORDER** –Chair Aranda called the meeting to order at 8:14 p.m., in the Council Chambers.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present:

Commissioner Jose Aranda  
Commissioner Tony Correia  
Commissioner Dan DeVries  
Commissioner David Medeiros

Absent:

Commissioner Mishele Newkirk-Smith

Staff Present:

Brian Foucht, Assistant CM/Community Development Director  
Robert Rathie, City Attorney  
Elizabeth Soto, CMC, Deputy City Clerk

- 2. PUBLIC COMMENT**

No public comment received.

- 3. INFORMAL PROJECT REVIEW**

No items to report.

- 4. CONSENT**

- Affidavit of Posting Agenda.
- Approve the Minutes of November 1, 2022.
- Approve the Minutes of December 6, 2022.
- Approve the Minutes of February 7, 2023.

Commissioner Medeiros pointed out that the minutes of December 6, 2022, show him as being absent but in fact he was late.

No public comment received.

**MOTION:**

Upon motion by Commissioner Medeiros, second by Commissioner Correia, the Affidavit of posting, the minutes of November 1, 2022, and the minutes of December 6, 2022, as amended, and the minutes of February 7, 2023, was approved.

AYES: Commissioners: Correia, DeVries, Medeiros, and Chair Aranda. NOES: None; ABSTAIN: None; ABSENT: Commissioner Newkirk-Smith. Motion Carried.

## **5. ACTION ITEMS**

### **A. Major Site and Design Review Permit.**

Community Development Director Brian Foucht stated that the Historic Review Board considered the applicant's proposal and the referenced evaluation and recommends the Planning Commission approve the Site Plan and Design Permit based on findings and subject to conditions.

Commissioner DeVries recused himself due to a conflict of interest.

Commissioner DeVries left the meeting at 8:23 p.m. and rejoined the meeting at 8:30 p.m.

Received public comment from the following member of the public:  
Chris Martorana

### **MOTION:**

Upon motion by Commissioner Medeiros, second by Commissioner Correia, the Planning Commission accept the recommendation of the Historic Resources Board and approve **RESOLUTION NO. 2023-01** approving the Site and Design Review Permit for Historic Resources to allow new and replacement second floor windows as depicted in plans and attached to the staff report dated March 7, 2023, subject to conditions contained therein and based on the findings and evidence, for the property located at 302 Third Street (APN 002-160-011).

AYES: Commissioners: Correia, Medeiros, and Chair Aranda. NOES: None; ABSTAIN: Commissioner DeVries; ABSENT: Commissioner Newkirk-Smith. Motion Carried.

## **6. COMMENTS**

### **A. Planning Commissioners**

Commissioner Medeiros thanked the public for attending the meeting.

Chair Aranda asked about the processing of adding items to the agenda. In response, Community Development Director Foucht, stated that individual Commissioners can send an email to him and those items will be placed on the agenda for a vote by the Commissioners as to what will be placed on the agenda. Chair Aranda requested a report be brought forth on issues that are brought up by the public during the Commission meeting. Chair Aranda requested Update of the Municipal Code relating to Housing be added on the list of future agenda items.

Commissioner DeVries asked about the application status to the Urban Growth Boundary Subcommittee. In response, Mr. Foucht stated that there was two applications submitted.

**B. Community Development Director**

No comments.

**7. ADJOURNMENT**

Motion to adjourn the meeting by Commissioner Correia, second by Commissioner Medeiros. All in favor. There being no further business, Chair Aranda adjourned the meeting at 8:38 p.m.

**APPROVED:**

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Jose Aranda, Chair

**ATTEST:**

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Elizabeth Soto, Deputy City Clerk



## CITY OF SAN JUAN BAUTISTA PLANNING COMMISSION STAFF REPORT

**AGENDA TITLE:** General Plan Amendment and Rezoning of 705 Fourth Street (APN 002-330-011) from Medium Density Residential General Plan designation and Residential Zoning District R-2 to Commercial General Plan and Zoning District with HD Overlay District (City Designated Historic District) to allow ongoing operation and maintenance of a theater and related activities and appurtenances. Applicant: City of San Juan Bautista.

**MEETING DATE:** April 11, 2023

**SUBMITTED BY:** Brian Foucht, Community Development Director

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### **RECOMMENDED ACTION(S):**

Staff recommends the Planning Commission adopt the resolution next in order recommending that the City Council Approve the General Plan Amendment and Approve the Zoning Map Amendment of the subject site from Medium Density Residential to Commercial General Plan Designation and Land Use.

### **BACKGROUND INFORMATION:**

The owners of the subject property have requested that the City correct the General Plan and Zoning Map to reflect the historical and ongoing use of the structure at that location. The current General Plan and Zoning Map designates the property as Medium Density Residential. The site has been developed as a theater with a long-standing tradition of live performances. Previous to the current use, the structure was used as a packing shed (see attached Historic Resources Inventory DPR sheet). The 2015 General Plan identifies the site for Mixed Use, a predominantly commercial land use.

Commercial land use in the area to adjacent and West of the subject site is represented by a Mixed Use General Plan Land Use Designation and Mixed Use (MU) Zoning District. The overall scenario anticipates that Mixed Use development would predominate the Muckelemei corridor frontage, and that Fourth Street would accommodate primarily residential development. ( Relevant portions of the 2016 General Plan Preferred Growth Scenario Conceptual Land Use are attached, in particular discussion regarding Housing, Commercial Land Use and the Muckelemei Corridor. )

In this scenario, the subject site became the lone commercial land use along Fourth Street between Muckelemei. Luis Valdez founded El Teatro Campesino in 1965 as the cultural outreach arm of the United Farm Workers of America. El Teatro toured the Country raising funds for

striking farm workers. El Teatro Campesino moved its headquarters to San Juan Bautista in 1971. At that time, the subject site, a former packing shed, was designated “Light Manufacturing (M-1)”. The M-1 District incorporated all uses allowed in the Commercial (C-1 and C-2) Districts. The C-2 District allowed “Theaters” as a permitted use. Therefore, the El Teatro Campesino was a Permitted Use (allowed by right) at the time it was established in 1971. The Teatro is therefore a “Non Conforming” land use. This particular land use category protects uses that were legally established, yet limits expansion or reconstruction of uses should they become damaged. Non Conforming Uses are required to be terminated if they cease operation a year.

## **ANALYSIS**

The General Plan and Zoning Designation for the site envision that Fourth Street will become residential to capture infill residential development potential as a means of achieving housing goals. Properties fronting Muckelemi Street from Monterey to Fourth Street are designated as a Mixed Use, wherein commercial uses will be the predominant land use. These uses will be adjacent and West of the subject site, while residential land uses will be adjacent to the North, South and East. The Mixed Use (MU) District does not allow theaters, and the Commercial District, much like the former M-1 and C-2 Districts allows theaters as a principle permitted use.

The subject use will be the only “Commercial” land use designation and Zoning District designation in the area north of Muckelemi. Nonetheless, the proposal will avoid Non-Conforming Use restrictions that make financing for improvements, sufficient to maintain and improve this iconic cultural resource and historical structure, difficult to obtain. Under the current circumstance, if the El Teatro Campesino ceases operations for a year, termination of the subject use is a potential outcome. Should that occur, the deterioration of this historical of the historical structure through neglect is a likely outcome.

Therefore, while the overall character of the Fourth Street frontage is planned for infill residential land use, staff believes that the proposal will protect and further the fundamental historical character of the community consistent with General Plan Historic Preservation and Community Design goals, policies and objectives as follows:

Goal HPCD 3 Celebrated art resources.

Objective HPCD 3.1 Create a community that is supportive of the arts.

Policy HPCD 3.1.1 Promote Cultural Heritage and Arts tourism.

- Program HPCD 3.1.1.1 Support Art Walks and ‘Alive after Five’ events
- Program HPCD 3.1.1.2 Encourage galleries and artisan businesses in the Main Street corridor.
- Program HPCD 3.1.1.3 Coordinate live performances, music, and theatre in restaurants, centers, and outdoor parks, and provide storage and electricity for these endeavors.
- Program HPCD 3.1.1.4 Change land use in warehouses area for artist/performer studio space



Recognizing the historical importance of the existing building and the current use, staff recommends adding a Historic District (HD) overlay to the proposed Commercial District to ensure the historical and cultural integrity of the site are recognized in any future land use or site improvement decision.

**CEQA:**

The proposed land use change and rezoning activity is exempt from CEQA under in accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines, known as the “Common Sense” exemption.

Section 15061(b)(3) states a project is exempt from CEQA if:

*The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA*

The proposed change will simply correspond to existing uses on the site which are not proposed to be altered.

**RECOMMENDATION**

Staff recommends that the City Council approval of the proposed land use designation and zoning change to allow the 0.73-acre Well 6 property, currently owned by the Coke’s to be changed from “Public Facilities” to “Industrial”.

**ATTACHMENTS:**

1. Resolution recommending City Council approve the General Plan Amendment and Rezoning (Map attached)
2. General Plan Land Use Concept
3. Zoning District
4. Non-conforming use ordinance
5. Historic Resources Inventory DPR sheet

## **RESOLUTION 2023-XXX**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN AMENDMENT AND REZONING FROM MEDIUM DENSITY RESIDENTIAL GENERAL PLAN AND RESIDENTIAL R2 ZONING DISTRICT TO COMMERCIAL WITH SAN JUAN BAUTISTA CITY HISTORICAL DISTRICT (HD) OVERLAY FOR A PROPERTY LOCATED AT 705 Fourth Street (APN 002-330-011)**

**WHEREAS**, the subject site is designated by the General Plan as Medium Density Residential and the Zoning Map as Residential R-2;

**WHEREAS**, The subject use was established on the site in 1971, at that time occupying a former packing shed. The subject site was at that time designated as "Light Manufacturing (M-1)". Commercial (C-2) uses, including theaters, were incorporated as permitted uses by reference with the M-1 District. Therefore, the subject use was a legal use on this site at the time that it was established;

**WHEREAS**, The 2016 General Plan and Zoning Ordinance designate and classify the subject site as Medium Density Residential, thereupon establishing the use as a Non-Conforming Use, thereby restricting the extent of improvements, including provisions causing the theater use to be terminated by operation of the Non-Conforming Use Ordinance;

**WHEREAS**, the Historic Preservation and Community Design Element of the General Plan Objective HPCD 1.1 requires that the City enhance, maintain, and preserve the integrity of local historic resources; and

**WHEREAS**, City Inventory of Historic Resources evaluates the site, previous and existing uses and designates the site as a significant local historical resource with character defining features that are unique to this building. The building evokes and preserves the current use as well as the use of the building in 1935 for light industrial use as a packing shed;

**WHEREAS** Non-Conforming Use regulations restrict actions necessary to fully protect and maintain the historical/cultural integrity of the building and potentially resulting in deferred maintenance and deterioration of the resource;

**WHEREAS**

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Juan Bautista hereby recommends that the City Council 1) determine that the subject amendment is Exempt from CEQA based on CEQA Guideline Section 15061; and 2) approve a General Plan Amendment and Rezoning of 705 Fourth Street (APN 002-330-011) from Medium Density Residential and Residential R-2 Zoning District to Commercial with City Historic District (HD) Overlay.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of April 2023 at a regular meeting of the San Juan Bautista Planning Commission, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Jose Aranda, Chair

**ATTEST:**

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Elizabeth Soto, Deputy City Clerk





## **6 PREFERRED GROWTH SCENARIO**

### **6.1 Introduction**

The Preferred Growth Scenario for 2035 is a combination of the community-preferred concepts from the proposed growth alternatives discussed in Chapter 5, Development Alternatives. This chapter discusses the concepts and growth assumptions that support the Preferred Growth Scenario and reflect the community's vision for the City. The Preferred Growth Scenario directly influences future land use allocation and circulation improvements, and has specifically been designed to meet future community needs and growth expectations. The Preferred Growth Scenario has implications for each element of the General Plan, including circulation, housing, conservation, open space, noise, public safety, economic development, public facilities and services, historic preservation and community design, and health, each of which is discussed individually in this chapter.

### **6.2 Concept & Proposal**

The Preferred Growth Scenario is directly based on public input from community meetings, including the Alternatives Community Meeting #3 on February 12, 2014. The concept focuses infill development in the downtown and along key corridors connecting the main entry gateways of the City to the downtown. Growth in these areas can help San Juan Bautista meet its future commercial and residential needs. These corridors include 3rd Street, 4th Street, Muckelemy Street, and The Alameda. The Preferred Growth Scenario prioritizes a 'complete streets' circulation system that recognizes automobile, pedestrian, and bicycle traffic equally. It also provides a linear park that runs north/south underneath State Route (SR) 156 at Breen Rd, unifying both sides of the City for pedestrians. The Preferred Growth Scenario seeks to provide a variety of residential densities, a mixed-use retail core, a diverse economic base, and improved connections throughout the City. This vision is reflected throughout the General Plan, and can be achieved through the adoption of the General Plan goals, objectives, policies, and programs.

#### **6.2.1 Growth Assumptions**

The Preferred Growth Scenario is based on a set of growth assumptions for the City of San Juan Bautista through the year 2035. The City's anticipated population growth necessitates the allocation of adequate amounts of land to house and employ a growing population. A more detailed discussion of population, housing, and employment projections can be found in Chapter 3, Conditions and Factors of Growth.

## Housing

A mix of low-density, medium-density, and high-density housing is proposed for the Preferred Growth Scenario. By focusing development of these different housing types in several key areas of San Juan Bautista, the small town feel of the area will be maintained while still allowing for growth. Medium-density mixed-use development on Muckelemi Street, medium-density to high-density mixed-use development along The Alameda, and low-density and medium-density residential use along 1st Street will accomplish these goals. Vacant infill sites within the City will be prioritized for infill development, and are also expected to accommodate job and housing growth. In this scenario, we assume development can accommodate 560 State-mandated housing units by the year 2035.

## Employment

Community feedback emphasized the importance of commercial growth that would support residential service needs, as well as broader economic development to support job creation. The combination of diverse housing and job densities can draw the growth needed to provide these amenities to the community. The Preferred Scenario assumes a total of 790 jobs, which is an increase of 390 jobs. As a result of community preferences, service and light industrial sector job growth are prioritized.

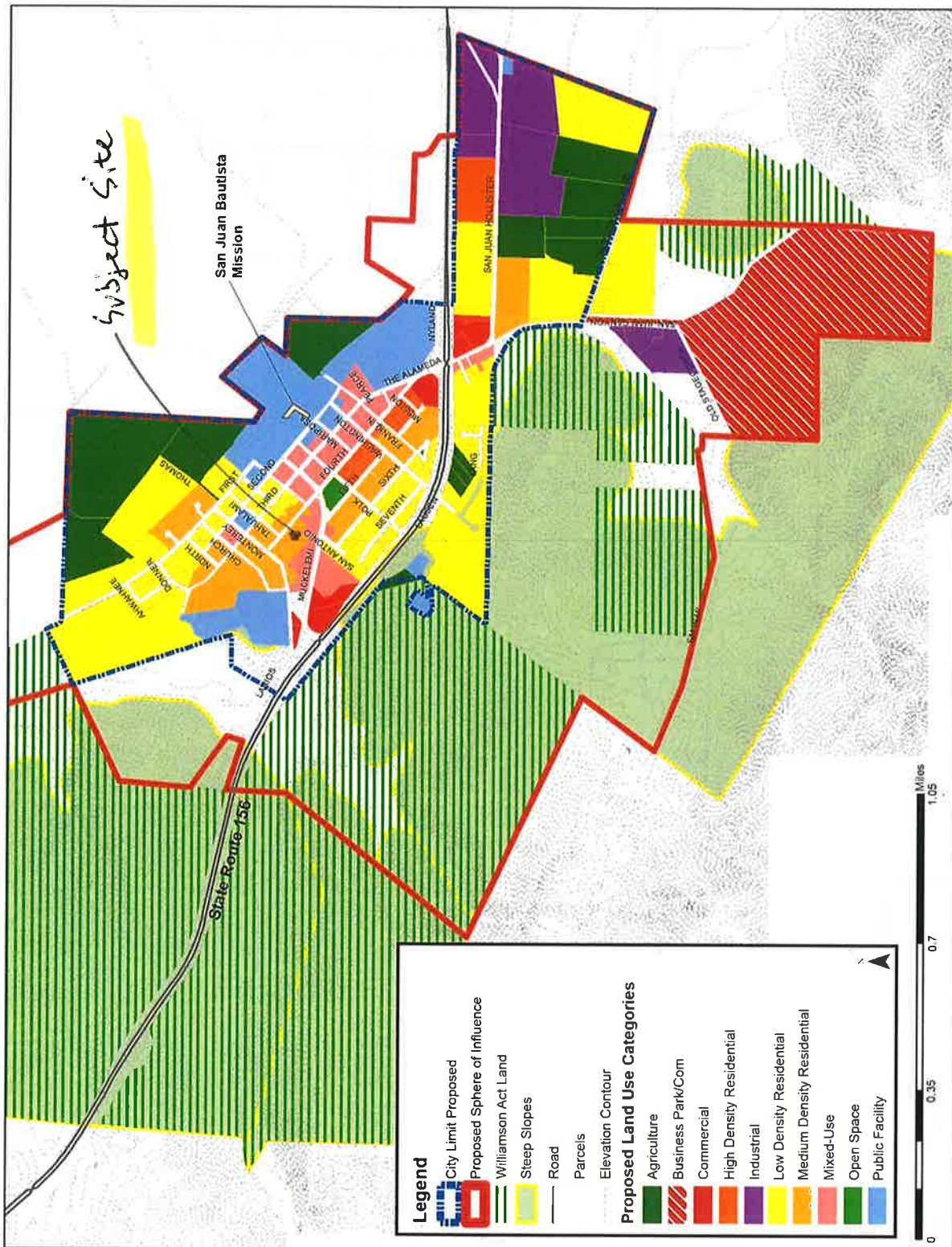
### 6.2.2 Conceptual Land Uses

The Preferred Scenario emphasizes infill development along key corridors connecting the main entry gateways of the City to the downtown. Growth in these specific areas can help San Juan Bautista meet its future commercial and residential needs more efficiently. The four areas selected to accommodate future growth needs are:

- North 3rd Street Extension
- Muckelemi Street at Monterey Street
- Historic Downtown
- South of State Route 156

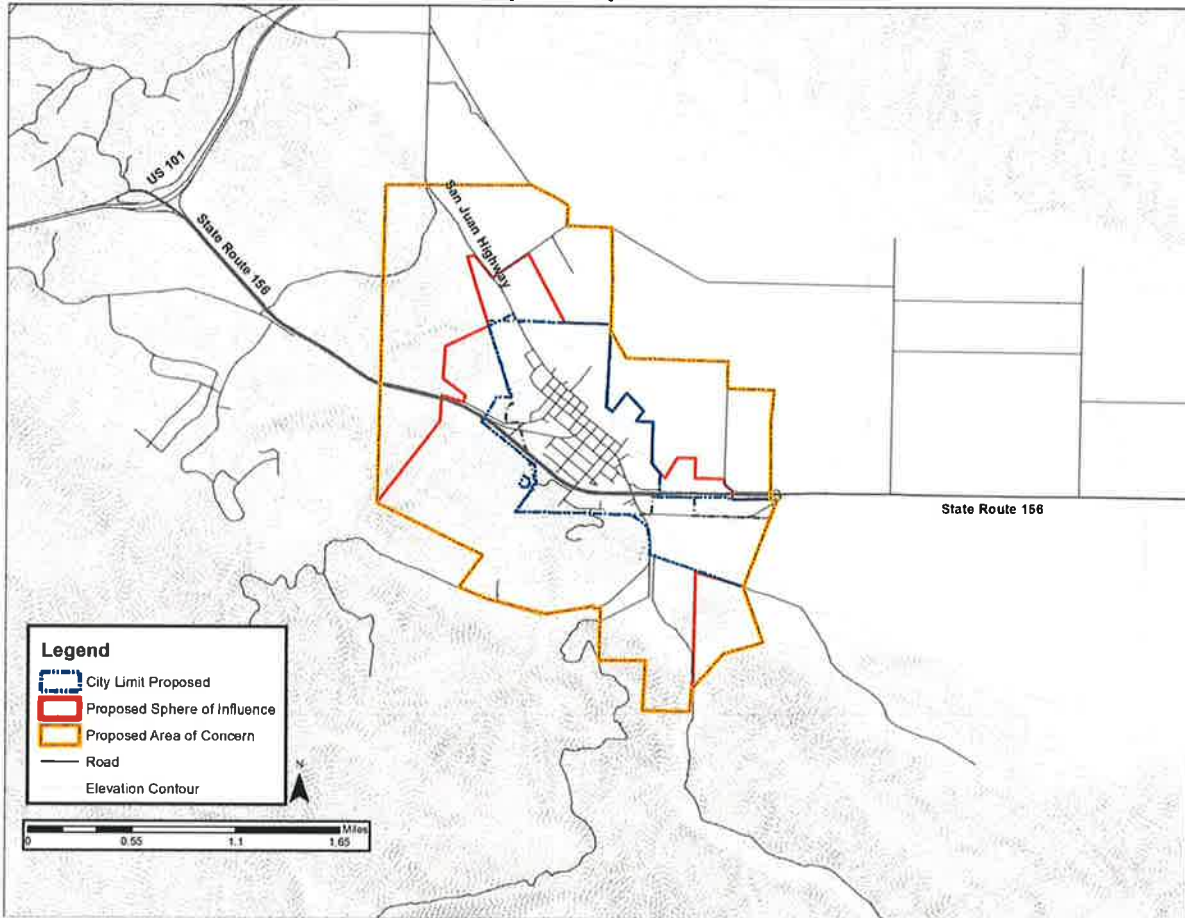
Map 6.1 shows the conceptual land uses proposed under the Preferred Scenario. Map 6.2 depicts new proposed City boundaries where land use is controlled by the City, including an expansion in the southeast portion of the city and a slight expansion to the north. Map 6.3 depicts a proposed expanded sphere of influence (SOI), which defines the city's ultimate service area and lands for potential future annexations. Map 6.3 also shows the proposed area of concern, which is larger than the SOI and is also related to future planning for the City.

Map 6.1 Preferred Growth Scenario Conceptual Land Use Map



Rene Anchieta, San Benito County GIS, 2015



**Map 6.3 Preferred Growth Scenario Proposed Sphere of Influence**

*Rene Anchieta, San Benito County GIS, 2015*

## Housing

The Preferred Growth Scenario concentrates residential growth in selected areas of the City. This growth takes place in the following four key areas:

- Area 1: North 3rd Street Extension
- Area 2: Muckelemi Street at Monterey Street
- Area 3: Historic Downtown
- Area 4: South of State Route 156

The relocation of the wastewater treatment plant from Area 1 will allow for opportunities to create open space. Area 2, along Muckelemi Street, is identified as a strategic location for mixed-use housing with diverse densities continuing through the downtown corridor. These additional residential options in a vibrant downtown area will attract year-round residents, tourists, and investment. South of SR 156 and west of The Alameda, limited single-family



residential infill development will tie together existing low-density housing areas. East of The Alameda, the existing mobile home park can be converted to full-time residential use. Table 6.1 shows the existing and proposed residential densities.

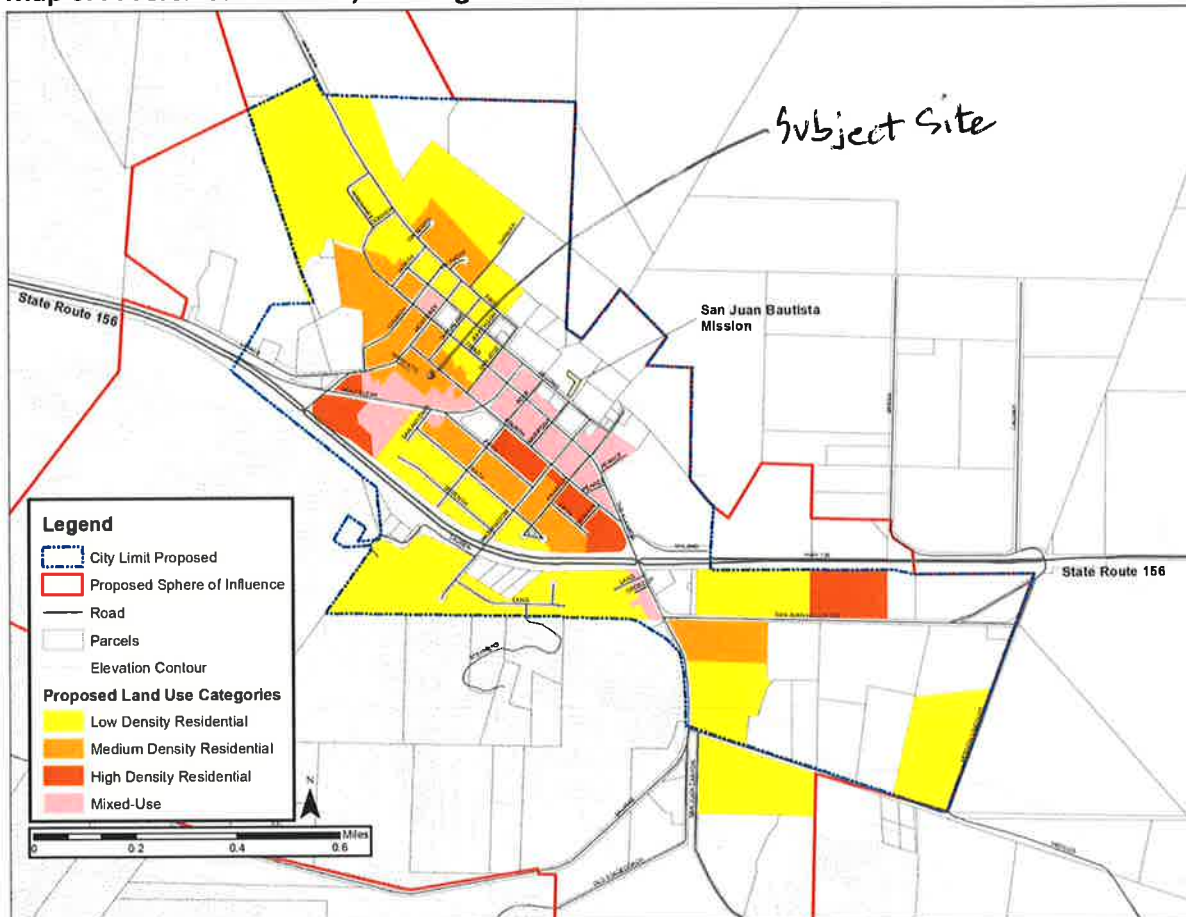
Table 6.1 Proposed Densities Under Preferred Scenario			
Preferred Scenario (maximum densities)		Existing Standards	
Low	6 DU/ Acre	Low	0.5-5 DU/ Acre
Medium	12 DU/ Acre	Medium	6-10 DU/ Acre
High	20 DU/ Acre	High	11-21 DU/Acre
Mixed-use	16 DU/ Acre	Mixed-use	15 DU/ Acre

*Cal Poly Planning Team, 2014*

The strategy of concentrating future growth by prioritizing infill within the City boundaries was developed as a result of community feedback. The community expressed the need for: a vibrant downtown area, more robust retail amenities, preservation of agricultural land, and retaining the walkable characteristics of San Juan Bautista. Table 6.2 shows the proposed housing allocation for each density under the Preferred Scenario. Map 6.4 shows the extent of the proposed residential land uses.

Table 6.2 Proposed Housing Allocation by Density		
Housing Density	Acres	Percent of Future Housing Allocation
High	34.4	12.14%
Medium	85.1	30.04%
Low	163.7	57.82%
<b>All Residential</b>	<b>283.1</b>	<b>100.00%</b>

*Cal Poly Planning Team, 2014*

**Map 6.4 Preferred Scenario, Housing Land Use**

*Rene Anchieta, San Benito County GIS, 2015*

### Commercial

The Preferred Growth Scenario concentrates commercial growth in select areas of the City. This growth takes place at:

- Area 2: Muckelemy Street at Monterey Street
- Area 3: Historic Downtown
- Area 4: South of State Route 156

Service jobs would be accommodated through the development of a mixed-use corridor extending along Muckelemy Street and through the historic downtown. Mixed-use zoning would allow for both commercial and residential land uses within the same building, reducing the distance between housing, workplaces, retail businesses, and other destinations. This type of development has the potential to create more efficient, compact, and safe neighborhoods for automobiles, pedestrians, and bicyclists. Increased pedestrian activity also encourages social

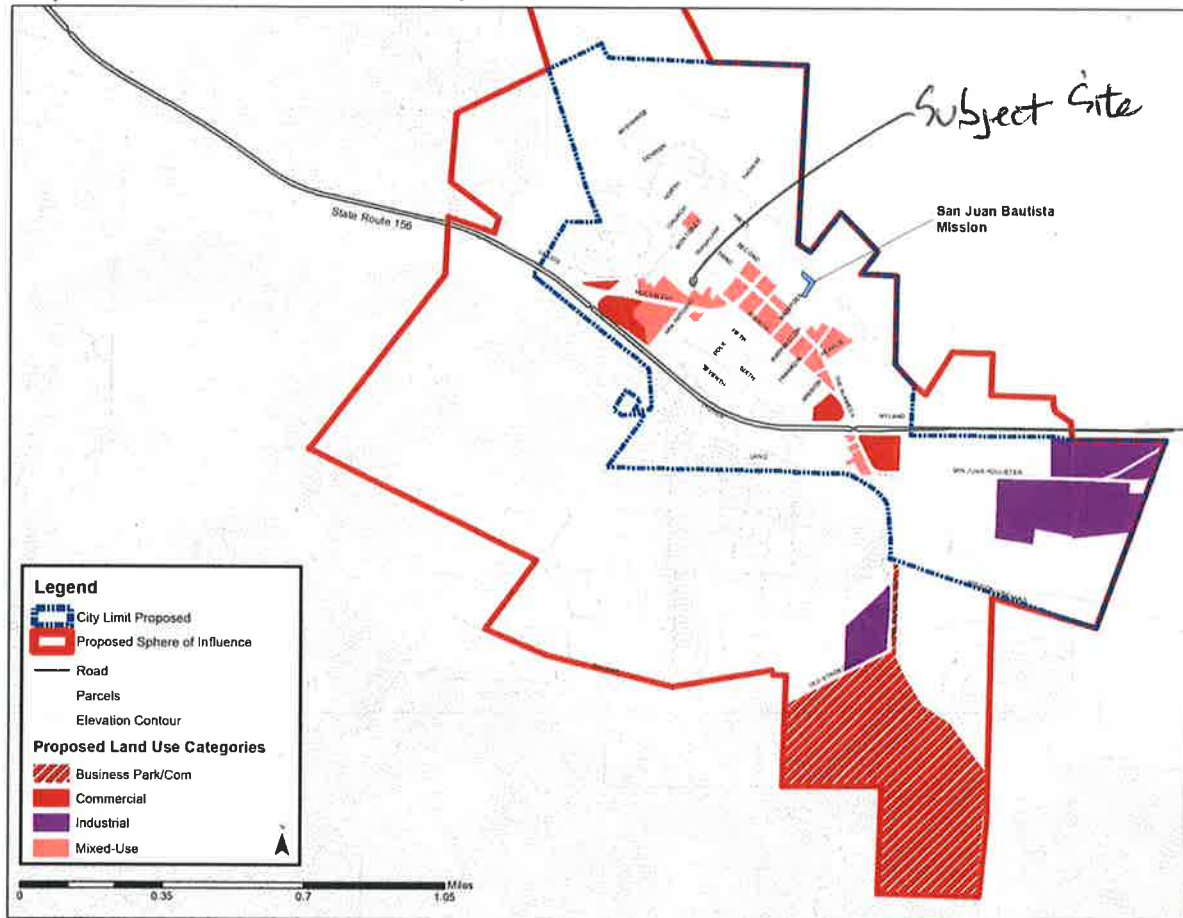
interaction, which contributes to strong neighborhood character. Greater housing variety and density give potential residents flexible housing options.

Light industrial jobs will be located south of SR 156. It is expected that much of the light industrial development will be dedicated to agriculture related industries such as canning and packaging. Providing space for these commercial land uses outside of the downtown area, but on easily accessible roadways, will allow the city to grow its economic base without altering the small-town feel of its core. This scenario also proposes limited development of vacant parcels within the historic downtown. Developments will need to adhere to the City's design guidelines, which mandate architectural styles consistent with existing historic structures.

This scenario can provide enough foot traffic to support a vibrant downtown area with robust retail amenities for residents and visitors, as well as space to expand agricultural and light industrial activities. The job growth target for this alternative is 790 jobs. This target was derived from the highest ratio of jobs to labor force, which occurred in 2005. Map 6.5 shows the extent of the proposed commercial land uses. Table 6.3 shows the overall land use allocations proposed under the Preferred Scenario. Major allocations may be summarized approximately as follows:

- 283 acres for housing of all types
- 97 acres in retail and industrial use
- 115 acres for a business park
- 111 acres in agricultural use

Map 6.5 Preferred Growth Scenario, Commercial Land Use



Rene Anchieta, San Benito County GIS, 2015

Table 6.3 Proposed Land Use Allocations						
Land Use Type	Within City Limits		Outside City Limits		Sphere of Influence	
Land Use Type	Acreage	% of Acreage	Acreage	% of Acreage	Acreage	% of Acreage
Agriculture	72.6	20%	38.4	12%	111.0	16%
Business Park/Commercial	0.0	0%	114.9	36%	114.9	17%
Commercial	7.9	2%	11.0	3%	18.9	3%
High Density Residential	15.5	4%	18.9	6%	34.4	5%
Industrial	30.0	3%	40.0	13%	51.9	8%
Low Density Residential	113.9	31%	49.8	16%	163.7	24%
Medium Density Residential	39.6	11%	18.9	6%	58.4	9%
Mixed-Use	31.0	9%	22.2	7%	53.3	8%
Open Space	10.9	3%	0.0	0%	10.9	2%
Public Facility	60.1	17%	5.4	2%	65.5	10%
<b>Total Allocation</b>	<b>363.3</b>	<b>100%</b>	<b>319.5</b>	<b>100%</b>	<b>682.8</b>	<b>100%</b>
<i>Other Lands</i>	227.7		539.5		767.2	
<b>Total Proposed Area</b>	<b>591</b>		<b>859</b>		<b>1450</b>	

*Cal Poly Planning Team, 2014*

### 6.2.3 Key Growth Areas

#### North 3<sup>rd</sup> Street Extension

A focal area for development is located north of 3rd Street. This area contains undeveloped land along with the City's wastewater treatment facility. The wastewater treatment facility constrains growth in nearby areas due to odors. The Preferred Growth Scenario envisions the relocation of the wastewater treatment facility outside City limits, within the proposed expanded sphere of influence, shown in Map 6.3. During community meetings, residents were responsive to the relocation of the facility and utilization of the land for a different use, most notably open space. Map 6.6 shows the conceptual land use map of the North 3rd Street Extension area.

An emphasis on mixed density housing is a key part of this growth area. This growth area will allow low density housing to the north, create new open space on the former location of the wastewater treatment plant and emphasize medium density east of the former treatment plant. Adequate housing opportunities were a priority for residents during community meetings. Medium-density housing is typically more affordable than low-density housing due to lower land acquisition costs and greater construction efficiency. This type of housing can help to meet the City's long-term housing needs.

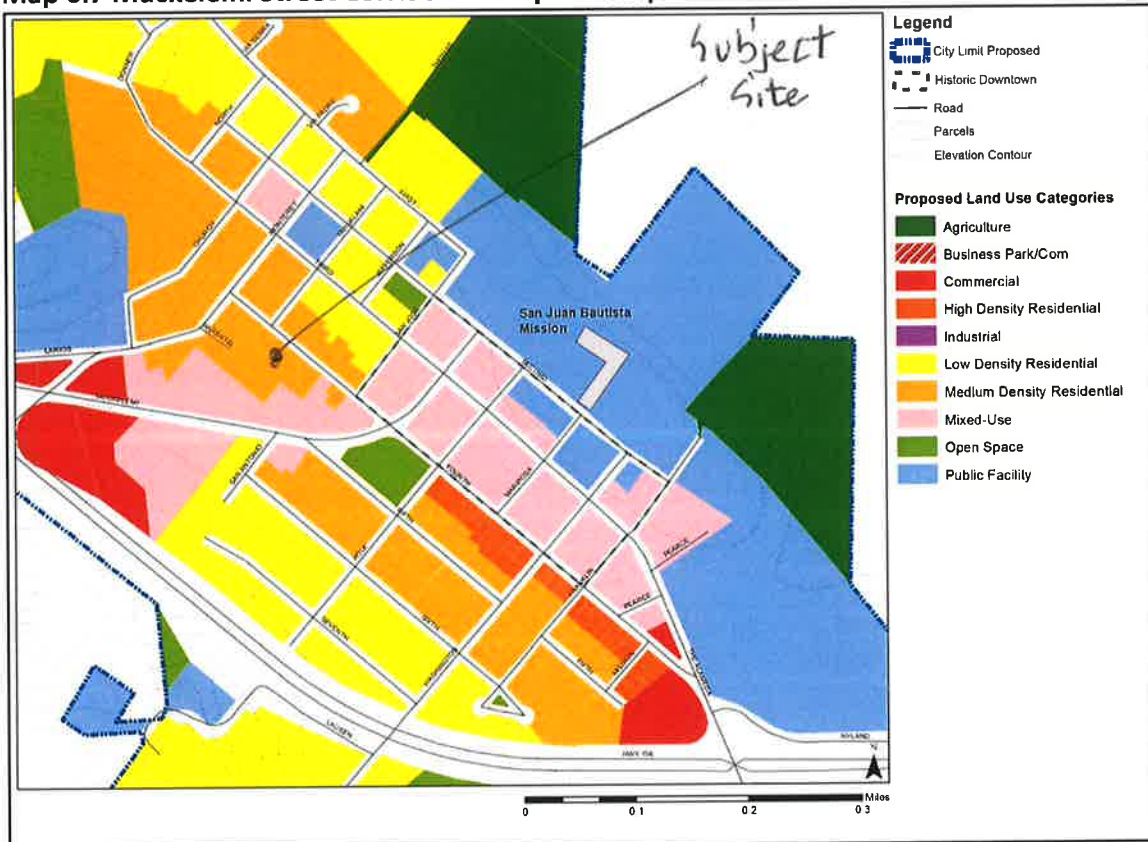


### Muckelemi Street Corridor

The Preferred Growth Scenario identifies the area along Muckelemi Street as a potential location for mixed-use development. Community members were responsive to the development of mixed-use in the vacant and underutilized parcels, and noted that structures should be limited in size to a maximum of two stories. Mixed-use development could incorporate commercial, office, and service sector jobs on the first floor with multi-family units on the second floor.

A mixed-use corridor could begin at the Muckelemi Street and Monterey Street intersection and continue on Muckelemi Street to the Historic Downtown on 3rd Street. Map 6.7 shows the conceptual land use map of the Muckelemi Street focal area. Areas identified for development are mainly undeveloped and underutilized lands, and are detailed in Figure 6.5 and Figure 6.6. Mixed-use development provides much needed space for service, commercial, and office sector jobs while offering an increase in housing supply. Community members often spoke of the need to increase commercial opportunities in the area and increase housing. The development of a mixed-use area is a key component of this strategy by fulfilling both of these needs concurrently.

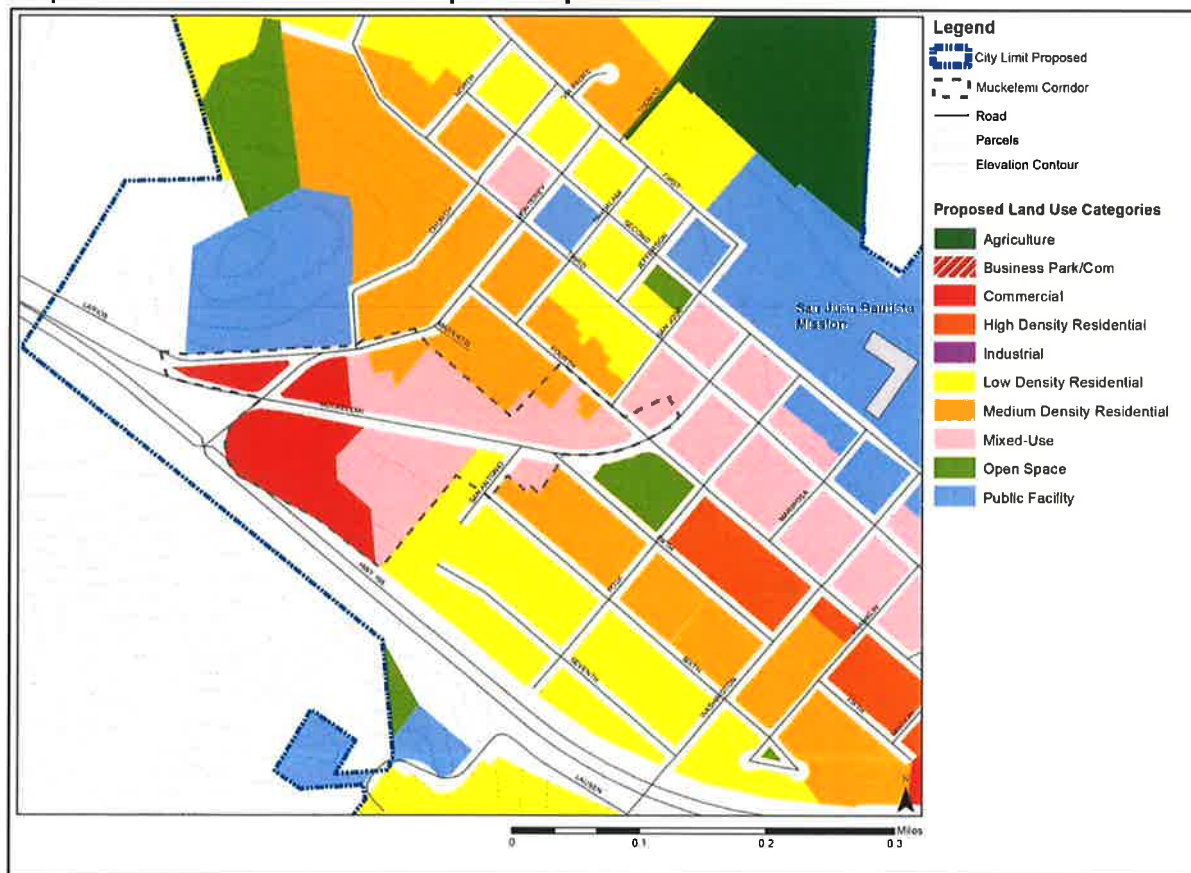
**Map 6.7 Muckelemi Street Corridor Conceptual Map**



Rene Anchieta, San Benito County GIS, 2015

Mixed-use and retail development is the desired land use for this area. By utilizing mixed-use development, the area will promote connectivity to other mixed-use areas such as the Muckelemi Street mixed-use corridor. Infill development in this area allows for the location of services in the Historic Downtown, as well as additional housing for residents, while minimizing impacts to surrounding businesses. Map 6.8 shows the conceptual land use map of the Historic Downtown focal area. Figure 6.9 shows the existing development pattern in the Historic Downtown, and Figure 6.10 shows what infill development in the Historic Downtown could look like. Figure 6.11 is a landscape image of the Historic Downtown. Figure 6.12 shows what the Historic Downtown could look like with the addition of infill development.

**Map 6.8 Historic Downtown Conceptual Map**



*Rene Anchieta, San Benito County GIS, 2015*

Utilizing vacant and underutilized parcels along 3rd Street in the Historic Downtown is a key strategy in the Preferred Growth Scenario. New development in the Historic Downtown should be designed to emulate the surrounding building forms and maintain the historic character of the area.

## **Chapter 11-02 ZONING DISTRICTS**

### **Sections:**

#### **Article 1. District Regulations**

- 11-02-010** Zoning districts established.
- 11-02-020** Intent.
- 11-02-030** Overlay districts.
- 11-02-040** Zoning map and district locations and boundaries.
- 11-02-050** Permitted and conditional uses by zoning district, use matrix.

#### **Article 1. District Regulations**

##### **11-02-010 Zoning districts established.**

The City is divided into the following zoning districts:

R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
C	Commercial
MU	Mixed Use
I	Industrial
P	Park
PF	Public Facilities
A	Agricultural

##### **11-02-020 Intent.**

(A) The intent of the residential (R) zoning districts is to:

- (1) Provide appropriately located areas for single-family and multifamily dwelling units consistent with the General Plan and with standards of public health and safety established by this Code;
- (2) Provide adequate light, air, privacy, and open space for each dwelling unit and protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse land use and environmental impacts;
- (3) Achieve design compatibility through the use of property development regulations;
- (4) Protect residential properties from the hazards, noise, and congestion created by commercial and industrial traffic;



(5) Protect adjoining lower density residential districts from excessive noise or loss of sun, light, quiet, and privacy resulting from proximity to multiple-family dwellings;

(6) Provide sites for public and quasi-public land uses needed to complement residential development or requiring a residential setting; and

(7) Ensure the provision of public services and facilities needed to accommodate planned population densities.

(B) The intent of the commercial (C) district is to provide small-scale commercial centers in which certain convenience goods and related services typically used on a daily basis are made available within walking distance of residential neighborhoods, while not competing with services unique to the downtown. Development standards are intended to prevent significant adverse effects on residential uses adjoining a C district.

(C) The intent of the mixed use (MU) district is to locate a mixing of commercial and residential uses at intensities that support a pedestrian presence. The intent is to continue the established development pattern and pedestrian-oriented shopping environment characteristic of downtown in San Juan Bautista and expand them to other areas of the City, especially at the Highway 156 Gateways. Within the MU district, development can be either "vertical," meaning commercial use is on the first floor and residential is on the second, or "horizontal," meaning that two (2) uses exist side by side or front to back, with residential located to the rear, on the same lot. Vertical development is preferred in this district with retail and service uses on the ground floor in the front of the lot.

(D) The intent of the industrial (I) district is to designate areas suitable for industrial uses. The emphasis is on agricultural services and industries. Only uses which do not generate excessive environmental impacts—uses commonly referred to as "light" industry—should be considered appropriate.

(E) The intent of the park (P) district is to designate City parks for active and passive recreation and to designate open space areas along streams intended for conservation, future trails, or linear parks.

(F) The intent of the public facilities (PF) district is to accommodate a variety of public, nonprofit, and institutional uses that meet health, safety, education, and welfare needs.

(G) The intent of the agriculture (A) district is to promote the long-term conservation of land in agricultural use around San Juan Bautista.

#### **11-02-030 Overlay districts.**

The following overlay districts are hereby established:

(A) HD – City-Designated Historic District;

(B) NRHD – National Register Third Street Historic District.

#### **11-02-040 Zoning map and district locations and boundaries.**

The districts established in SJBMC [11-02-010](#) and [11-02-030](#) and locations and boundaries thereof shall be shown on the San Juan Bautista zoning map. This map and all notations, references, data, and other information shown thereon are made a part of this Title. Any amendment to the zoning map shall constitute an amendment to this Title. Wherever any uncertainty exists as to the boundary of any district shown on the zoning map, the following rules shall apply:

(A) Where boundary lines are indicated as following streets and alleys, they shall be construed as following centerlines thereof.

(B) Where boundary lines approximately follow lot lines, the lot lines shall be construed to be such boundaries.

(C) Where a boundary line divides a lot or crosses unsubdivided property, the location of the boundary shall be determined on the zoning map using the scale appearing on the zoning map.

(D) Where further uncertainty exists, the City Council, upon written application by the property owner and recommendation from the Planning Commission, or upon its own motion, shall by resolution determine the location of a disputed boundary, giving due consideration to the apparent indicated location thereof and the scale of the zoning map and the expressed intent of this Title.

**11-02-050 Permitted and conditional uses by zoning district, use matrix.**

Use (Residential)	R-1	R-2	R-3	C	MU	I	P	PF	A
Accessory buildings	P, S	P, S	P, S						P, S
Co-housing/shared housing			C		C				
Day care facilities, large		P, S	P, S	C	C			C	
Day care facilities, small	P, S	P, S	P, S	C	C			C	P, S
Duplexes/duets		P, S	P, S						
Emergency shelters, homeless shelters	C	C	C		C			P	
Farmworker housing		P, S	P, S						P, S
Home occupations	P	P	P		C				P
Hostels			C	C	P				
Manufactured homes	P, S	P, S							P, S
Mobile home parks			P, S						
Multiple-family dwellings		P, S	P, S		P, S				
Residential care facilities – Small 1 – 6	P, S	P, S	P, S						
Residential care facilities – Large 7+			P, S						
Residential located above commercial			C	P					
Rooming and boarding		C	C						
Accessory dwelling units	P, S	P, S	P, S		C				P, S
Single-family dwellings	P, S	P, S							P, S
Transitional housing, supportive housing	P	P	P	P	P			P	P, S

P – Permitted Use; C – Conditional Use; S – Site Review

Use (Commercial)	R-1	R-2	R-3	C	MU	I	P	PF	A
Manufacturing, assembly, packaging, processing, and other industrial operation where all emissions are effectively confined						P, S			
Medical clinics and laboratories				P		P			
Motels and hotels				C	C				
Offices (business, professional, administrative, and executive)				P	P	P			
Outdoor dining as an accessory use to a principal on-site restaurant				C	C				
Pawn shops				C	C				
Personal services				P	P				
Pet stores, including grooming as long as no kenneling services are provided				P	C, S				
Plant nurseries – Indoor				C	C				P
Plant nurseries – Outdoor				C	C				P
Pool and billiards establishments				C	C				
Printing, publishing, and blueprint services						P			
Public storage						C			
Public utilities facilities	C	C	C	C		C	C	C	C
Recreation facilities, commercial				C		P	C	C	C
Recycling drop-off				C		P			
Recycling facilities						C			
Research and development						C			C
Restaurants			C	P	P				
Retail shops				P	P				
Secondhand or consignment shops				C	C	C			
Shopping centers				P	C				
Special events				C	C	C	C	C	
Theater				C		P			
Tow yards/impound						C			
Warehousing						C			P
Wineries and wine tasting						C			C
Wine tasting				P	P	C			

## **Chapter 11-15 NONCONFORMING USES**

Sections:

### **Article 1. Nonconforming Uses**

- 11-15-010 Intent.**
- 11-15-020 Continuation of existing uses.**
- 11-15-030 Conditional uses.**
- 11-15-040 Repairs, alterations and maintenance.**
- 11-15-050 Change of use.**
- 11-15-060 Cessation of use.**
- 11-15-070 Restoration of damaged structures.**
- 11-15-080 Restoration of damaged multifamily structures.**
- 11-15-090 Expansion of nonconforming uses and buildings or structures.**

### **Article 1. Nonconforming Uses**

#### **11-15-010 Intent.**

Where buildings or uses legally existing on the effective date of the ordinance codified in this Title are not in conformity with the provisions of this Title, it is the intent and purpose of this Chapter to declare such buildings and uses to be nonconforming and inconsistent with the orderly development of the City and to not encourage such nonconforming uses and buildings to continue to exist.

#### **11-15-020 Continuation of existing uses.**

Any use, building or structure existing on the effective date of the ordinance codified in this Title which does not conform with the provisions of this Title for the zone in which it is located shall be deemed to be a nonconforming use, building or structure and may be continued except as hereinafter specified; provided, however, that this Section does not apply to any use, building or structure established in violation of the zoning ordinance previously in effect.

#### **11-15-030 Conditional uses.**

Any use legally existing on the effective date of the ordinance codified in this Title which was a permitted use in the zoning district in which it is located and which is now classified as a conditional use shall be considered a nonconforming use until a conditional use permit is obtained pursuant to Chapter [11-20](#) SJBMC.

#### **11-15-040 Repairs, alterations and maintenance.**

(A) Ordinary nonstructural repairs, alterations, or maintenance that do not require a building permit may be made to a nonconforming building or structure as required to keep it in sound condition. Alterations or repairs of a structural nature to a nonconforming building or structure shall not be permitted except such as are required by law or ordinance or authorized by the Planning Commission upon obtaining a conditional use permit pursuant to Chapter [11-20](#) SJBMC; provided, however, that structural alterations or repairs may be made to a nonconforming residential building or structure which is used for residential uses in a zone in which residential uses are allowed.

(B) Nothing in this Chapter shall prevent the making of structural repairs or alterations or otherwise strengthening or restoring to a safe condition any part of any building or structure which had been determined by the City Manager or designee unsafe or substandard under any of the Uniform Building Codes specified in SJBMC Title 10.

**11-15-050 Change of use.**

(A) A nonconforming use which is determined by the Planning Commission to be of the same or a more desirable nature may be substituted for another nonconforming use; provided, that in each case a conditional use permit is first secured in accordance with the provisions of Chapter 11-20 SJBMC.

(B) Whenever a nonconforming use has been changed to a conforming use, such use shall not thereafter be changed to a nonconforming use, unless allowed by Chapter 11-08 SJBMC, Historic Resources Preservation.

**11-15-060 Cessation of use.**

(A) Where the nonconforming use of a building or structure has ceased for one (1) continuous year or more, such building or structure shall not again be put to a nonconforming use.

(B) When a nonconforming use of land not involving any building or structures, except minor structures such as fences, signs and buildings less than four hundred (400) square feet in area, has ceased for six (6) continuous months or more, such land shall not again be put to a nonconforming use.

**11-15-070 Restoration of damaged structures.**

With the exception of a multifamily residence, if seventy-five percent (75%) or less of the value of a nonconforming building above its foundation is damaged by fire, flood, explosion, wind, earthquake, war, riot or other calamity or act of God, it may be restored, reconstructed or used as before; provided, that such reconstruction shall be started within six (6) months of such happening and prosecuted to completion within one (1) year of such happening. If more than seventy-five percent (75%) is damaged, by any means, it shall be restored or reconstructed and used, subject to and in conformance with all the regulations specified by this Title, including but not limited to the regulations of the zoning district in which the building is located. The value of a building shall be determined by the County Tax Assessor records.

**11-15-080 Restoration of damaged multifamily structures.**

Pursuant to Government Code Section 65852.25, a multifamily dwelling that is involuntarily damaged or destroyed by fire, other catastrophic event, or the public enemy shall be allowed to be reconstructed, restored, or rebuilt according to standards set forth in Government Code Section 65852.25, unless the City determines that:

(A) The reconstruction, restoration, or rebuilding will be detrimental or injurious to the health, safety, or general welfare of persons residing or working in the neighborhood, or will be detrimental or injurious to property and improvements in the neighborhood; and

(B) The existing nonconforming use of the building or structure would be more appropriately moved to a zone in which the use is permitted, or that there no longer exists a zone in which the existing nonconforming use is permitted.

**11-15-090 Expansion of nonconforming uses and buildings or structures.**

(A) Nonconforming Use. A nonconforming use may only be expanded by securing a conditional use permit pursuant to Chapter 11-20 SJBMC.

(B) Nonconforming Buildings or Structures. A nonconforming building or structure may not be expanded unless the additional area to be added to a nonconforming structure is in compliance with all established zoning requirements, as determined by the City Manager or designee. If a structure is nonconforming due to insufficient on-site parking, the City Manager or designee will evaluate the potential for the addition to increase the parking demand for the structure or building and may refer the permit to the Planning Commission for action. The City Manager or designee may attach such conditions to approval of an application as the City Manager or designee deems appropriate, in the exercise of reasonable discretion, to secure compliance with the purpose and intent of the provisions of this Section.

Legislative History: Ord. 2007-03 (2/20/07).

Mobile Version

State of California - The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary #:

HRI #:

Trinomial:

NRHP Status Code: 553

Other Listings:

Review Code:

Reviewer:

Date: -/-/-

Survey #:

DOE #:

\*Resource Name or #: 705 Fourth Street; San Juan Bautista, CA  
95045

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☒ not for publication ☐ unrestricted

a. County: San Benito and

b. USGS 7.5' Quad: \_\_\_\_\_ YEAR: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address: 705 Fourth Street City: San Juan Bautista State: CA Zip Code: 95045

d. UTM: Zone: \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: \_\_\_\_\_

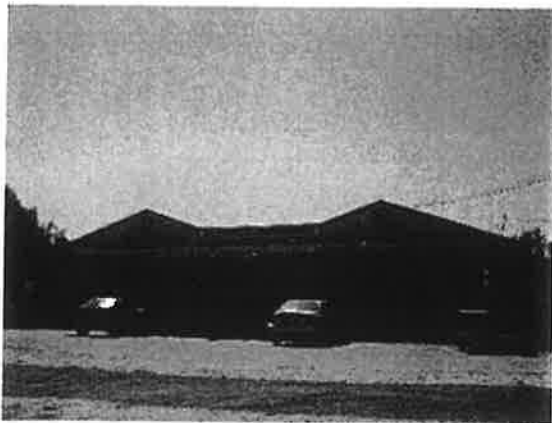
\*P3a. Description:

This building is a one-story industrial building which was converted from a packing shed to El Teatro Campesino (theater). It has a wood-frame structural system with a concrete foundation. The north... *Continued below...*

\*P3b. Resource Attributes: HP08

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of a District ☐ Other

P5a. Photograph or Drawing



P5b. Description of Photo:

north facing facade

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ PreHistoric ☐ Both ☐ Neither

Year Built: 1935 - Estimated

\*P7. Owner and Address:

Name: Unknown

Address: \_\_\_\_\_

\*P8. Recorded By:

Katie Horak

Architectural Historian II

Galvin Preservation Assoc. Inc.

1611 S. Pacific Coast Hwy #104

Redondo Beach, CA 90277

\*P9. Date Recorded: 08/08/2006

\*P10. Survey Type: Survey - Reconnaissance

Survey Title: 2005 San Juan Bautista Survey

\*P11. Report Citation:

"Updated Historic Context and Citywide Inventory of Architectural Resources Within the City of San Juan Bautista," Galvin Preservation Associates Inc., September, 2006.

\*Attachments:

☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other: \_\_\_\_\_

\*Resource Name or #: 705 Fourth Street; San Juan Bautista, CA 95045

\*Recorded by: Katie Horak

\*Date: 08/08/2006

☒ Continuation ☐ Update

**P3a.Description (continued):**

facing façade is asymmetrical. The exterior is clad with bevel horizontal siding. The building is covered by a moderately pitched, front gabled roof clad with composition shingles. The eaves are open, with a slight overhang. There are vents under the façade gable.

There is a full width porch located at the façade which is sheltered by a dropped secondary roof. The porch is supported by simple rectangular wood posts; the balustrade is wood as are the stairs and stair rails. The landing is concrete. There appears to be one vinyl sash, single hung window on the facade. It has wide wood casing and sill. The windows on the other elevations are wood sash, double hung windows with lambs tongues. The majority of the windows on the west elevation have been boarded up. The main entry is located on north facing facade and consists of a double wood/glass door. The other entries are located on the west elevation and accessed by a concrete wheelchair ramp.

The driveway is gravel and the parking area is asphalt; there is a concrete pedestrian walkway. There is a shed located at the rear of the property. There is a metal fence at the east elevation and a wood fence at the west elevation. Landscaping elements include mature yucca and cacti.

Alterations include the conversion of the structure from a packing shed to a theater, the replacement of windows and front door, and the addition of the entry roof. The condition of the building is good.

The character defining features of this packing shed include:

- Long rectangular plan
- Double front gabled roof
- Horizontal wood board cladding
- Raised full width porch with simple rectangular wood post supports
- Regular rows of windows at the side elevations



State of California - The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_

\*Resource Name or #: 705 Fourth Street, San Juan Bautista, CA 95045

\*Recorded by: Katie Horak

\*Date: 08/08/2006



Description: west elevation  
Photo Date: 11/10/2005



Description: rear shed  
Photo Date: 11/10/2005



## MEMORANDUM

Date: November 23, 2021

To: Urban Growth Boundary Committee

From: Brian Foucht, Community Development Director

Subject: Sphere of Influence and MSR: Overall Process and Content Summary

During our previous meeting the Committee requested that Don and I return with maps, an explanation of the SOI and Municipal Services Review process, a list of projects in areas near San Juan Bautista and any information regarding the cement plant.

The following information is the requested SOI and MSR summary. During our meeting on December 23, 5 PM at the Library, Don and I will bring, in addition to this information, a preliminary map for consideration in addition to other information requested by the Committee.

### 1. LAFCO Training Video:

The full video of the October 27th LAFCO Workshop is available on the LAFCO website [LAFCO | San Benito County, CA \(cosb.us\)](https://www.lafco.org/). When you click on the link from the County's host website, scroll down and select "LAFCO Meetings" and you will be able to access both the Video and PowerPoint (October 27, 2021) at the top of the list.

### 2. Sphere of Influence

A sphere of influence is a planning boundary outside of an agency's legal boundary (such as the city limit line) that designates the agency's probable future boundary and service area. Factors considered in a sphere of influence review focus on the current and future land use, the current and future need and capacity for service, and any relevant communities of interest. With the passage of the CKH Act, spheres for all cities and special districts are reviewed every five years.

The purpose of the sphere of influence is to ensure the provision of efficient services while discouraging urban sprawl and the premature conversion of agricultural and open space lands by preventing overlapping jurisdictions and duplication of services. On a regional level, LAFCOs coordinate the orderly development of a community through reconciling differences between agency plans so that the most efficient urban service arrangements are created for the benefit of area residents and property owners.

Factors that LAFCO must consider in determining the sphere of influence of each governmental agency are:

- a) The maximum possible service area of the agency is based upon present and possible service capabilities of the agency.
- b) The range of services the agency is providing or could provide.
- c) The projected future population growth of the area.
- d) The type of development occurring or planned for the area, including, but not limited to, residential, commercial, and industrial development.
- e) The present and probable future service needs of the area.
- f) Local governmental agencies presently providing services to such area and the present level, range and adequacy of services provided by such existing local governmental agencies.
- g) The existence of social and economic interdependence and interaction between the areas within the boundaries of a local governmental agency and the area which surrounds it and which could be considered within the agency's sphere of influence.
- h) The existence of agricultural preserves in the area which could be considered within the agency's sphere of influence and the effect on maintaining the physical and economic integrity of such preserves in the event that such preserves are within a sphere of influence of a local governmental agency.

To begin the interagency coordination necessary to establish a SOI, the City is required to meet with the County prior to submitting an application to LAFCO under GC section 56425(b). If the two parties reach agreement, then the City submits the SOI update to LAFCO and the Commission is to place "great weight" on this agreement to the extent it is consistent with Commission policies. If the Commission's final action is consistent with the agreement, the City and County shall adopt their agreement at a noticed public hearing, and future decisions within the sphere shall be consistent with the agreement. The City will need to conduct a planning exercise at the General Plan level to conclude this overall process.

In recent discussions with the Commission about San Juan Bautista's MSR/SOI, the following steps have been identified:

- 1) City finish work on identifying the proposed SOI and urban growth boundaries:
  - a. Discuss with San Benito County a prospective boundary with text, figures and acreages for various land use designations. The City would prepare a map representing the initial consensus of the Urban Growth Boundary Committee.

The map would be accompanied by prospective land use designations, calibrated for 1.9% population growth over the life of the General Plan (2035), basic employment and services assumptions;

- b. The City would pre-adopt GP designations and pre-zone the map to include new text, figures and acreages for the various land use designations;
  - c. City will adopt a related CEQA document to address these changes. As for CEQA, the General Plan has a fairly recent EIR, so it may be a good basis for preparing a supplemental or subsequent EIR; however, newer CEQA requirements that address VMT requirements and various housing policies that may not have been addressed earlier will need to be addressed.
- 2) Once adopted by the City Council, the City will request that LAFCO process a SOI update and accompanying MSR update with corresponding processing fees. If the City goes after additional planning grant funding, it may be advisable to include these processing costs in the application.
  - 3) The Commission will decide the final SOI boundary and contents of the MSR which may or may not match what was requested by the City. For this reason, it is good to keep LAFCO informed during the process so important issues can be addressed before final City Council action, if possible.

### **3. Municipal Service Review (MSR)**

Government Code section 56430(a) states that the Commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the Commission in order to update a sphere of influence under Government Code section 56425. An updated MSR is required prior to adoption of a revised Sphere of Influence. The only MSR for San Juan Bautista was completed in 2007.

The MSR update relationship to the proposed SOI is to evaluate 7 factors (identified in the Government Code section) that have to do with:

- growth and population projections relying on General Plan growth projections and any related COG information;
- the location of any disadvantaged communities around the agency (and this would also include the agency "City" itself);
- the present and planned capacity of public facilities and related needs and deficiencies;
- the financial ability of the agency to provide those services;
- status and opportunity for shared facilities - such as the proposed sewer and water system connections and opportunities for shared fire and police services;

- accountability for community service needs including government structure (which has more to do with special districts); and
- any other matter related to effective and efficient service the Commission identifies by their own policy.

#### **4. Tax Sharing Agreement**

Regarding the tax sharing agreement, this is not a requirement at the SOI stage. It is required for future annexations under Revenue and Taxation Code section 99. But typically a city and county would want to know how revenues are split as they discuss SOI agreements. Revenue-generating development becomes attractive to both a city and county and good land use planning and efficient service delivery often becomes secondary to going after the tax revenues.

In San Juan Bautista's case there is a tax sharing agreement in place, but the terms probably lead to the need for a Mello-Roos District or other special funding measure to adequately cover City service costs for a typical project. For comparison, the City of Hollister reached a new revenue sharing agreement for residential projects which splits County's share of property taxes 50/50 with the City. Commercial and Industrial projects are negotiated on a project by project basis (a very painful process). LAFCO does not play a direct role, but can be a valuable resource in understanding implications of LAFCO annexation boundary and service issues that may impact assumptions built into an agreement.

**From:** [Brian Foucht](#)  
**To:** [Leslie Jordan](#); [Vice Mayor Flores](#); [Mary Edge \(Shared\)](#); [Mayor Pro Tem Freeman](#); [Council Member Freels](#); [Planning Commissioner Delgado](#); [Planning Commissioner David Medeiros](#); [Council Member Jackie Morris-Lopez](#); [Planning Commissioner Tony Correia](#)  
**Cc:** [Rich Brown](#); [Don Reynolds](#)  
**Subject:** Please Do Not REPLY ALL: Food trucks and trailers  
**Date:** Monday, November 7, 2022 2:01:00 PM  
**Attachments:** [image001.png](#)

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Hi All - In as much as there is some current feedback that we are getting about food trucks and trailers, I would like to briefly cover current regulations affecting these uses, as follows:

1. SJB MC Section 7-4-140 (A) prohibits any vehicle or wagon on any City street or property, except that such a vehicle may park or stand at the request of a customer for no longer than 10 minutes in any one place.
2. SJB MC Section 7-4-140 (B) requires pushcarts on public property to obtain a permit from the City Manager and is written to require such carts to have an established location. This Section has been superseded by Govt. Code Part 1, Division 1 of Title 5, Section 51036 i.e. no longer applicable. (SB 947; 2018)
3. 11-04-030 (B) (Commercial and industrial districts), with one exception, prohibits the food trucks and trailers as follows: *(B) All uses shall be conducted entirely within an enclosed building with the exception of outdoor dining as an accessory to a restaurant use ...* . The underlined portion is presently interpreted by staff such that “outdoor dining” is conducted as an accessory use by the particular restaurant on the same site. i.e. a food truck or trailer that is not associated with a particular restaurant would not be permitted/allowed. In any case, a Use Permit is required for Outdoor Dining in accordance with SJB MC 11-02-050 (Permitted and conditional uses by zoning district, use matrix).

Please let me know if you have questions regarding these regulations or enforcement.

Thank you, Brian

Brian Foucht, AICP  
Asst. City Manager / CD Director  
311 Second St. – PO Box 1420  
San Juan Bautista, CA 95045  
831-623-4661 x 20 (office)  
831-207-5430 (cell)



# CITY OF SAN JUAN BAUTISTA PLANNING COMMISSION STAFF REPORT

**AGENDA TITLE:** INTRODUCTION TO DOWNTOWN PARKING  
STRATGEIES

**DATE:** January 2, 2020

**DEPARTMENT HEAD:** Don Reynolds, City Manager

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**RECOMMENDED ACTION:** Receive a Downtown Parking report for discussion purposes only.

**BACKGROUND INFORMATION:** The City of San Juan Bautista's historic downtown attracts thousands of visitors every year, from 4<sup>th</sup> graders coming to the Mission during the school year, to the many weddings and celebrations that occur every weekend, and the many festivals that occur every year. Weekends and evenings are certainly the busiest times to be downtown and it is not unusual to park three for four blocks from 3<sup>rd</sup> Street on a Saturday afternoon.

Whether or not the City has a downtown parking problem is really a matter of perspective. And generally speaking, it is a good thing to have a parking problem downtown. It means the town is vibrant and has established itself as a destination. Parking is one of the most emotional issues for citizens in a community to consider. This makes changing parking policies a challenge. If there is no formal parking system, an informal system will fill the void, and unintentional systems can create unintentional results. I have spent much of my time over the past 30-years working with downtowns, analyzing parking "systems" both on street and off-street, parking enforcement, paid parking, time limited parking, and of course "free parking." In this report, I will share some of the lessons learned, and introduce a study San Juan Bautista's Downtown conducted last June that provides a few parking options, and their cost.

***The High Cost of Free Parking*** is a non-fiction urban planning book by UCLA professor Donald Shoup. It deals with the costs of free parking policies on society. It is structured as a criticism of how parking is planned and regulated, especially the use of parking minimums and off-street parking requirements. It was published in 2005, the same year the new parking garage opened in downtown Salinas. By 2007, I relied on Shoup's expertise and completed a thorough analysis of downtown Salinas parking, created pro-formas and business plans, and proposed a paid parking program where half the revenue would be used by the downtown business association to maintain its historic and beautiful heritage. That plan was flatly rejected by the business community and I was nearly kicked out of town. It turns out that many stakeholders in Salinas still remember the celebration that occurred when parking meters were removed back in the 1970's.



Shoup's concept is simple. Identify every component of a parking system, assign values, depreciation and maintenance costs, and consider parking rates to off-set the costs. A key component often overlooked is enforcement. Sometimes the correct or desired parking habits require enforcement. Parking prices are based on a supply and demand system, based on convenience and proximity to popular destinations (in Salinas that would be Main Street's 100, 200 and 300 blocks). Revenues come from daily and hourly parking fees (short-term parking), long-term or monthly parking passes for employees and residents, and enforcement. As the need for enforcement declines the enforcement revenues decline as well. In downtown San Luis Obispo, parking four blocks from the destination is free, but as you move closer to the center of town, the cost and time restrictions are applied, and the closer to downtown it is, the higher the price.

But it doesn't always work that way. At the same time the new parking garage was opened in Salinas, the parking lot across from the new cinema (now the corporate headquarters for Taylor Farms), established "pay-by-space" parking system using kiosks and numbered parking spaces. The garage opened at .50 cents per day, and the surface parking lot opened at \$1 per day. The lot would always fill up before the garage, and only on a few occasions has the garage actually filled to capacity. The City was earning close to \$10,000 a month from the parking lot, and only \$3,500 a month from the garage. The issue was safety; many perceived the garage to be less safe than the parking lot.

This is what I have learned about parking policies in San Juan Bautista. The 2016 General Plan has an Objective CI 2.3 "Provide Adequate Parking." The first objective is to develop a "Parking Plan." The City will identify available properties for parking, develop a partnership with the State Park and Diocese to provide adequate parking for these destinations, explore technology, using parking meters, and develop parking systems for large events. There are also two objectives related to bike parking. The first attachment includes this page of the General Plan for the Commission's consideration. Chapter 11-11 of the Zoning Code is dedicated to parking. Many of these development related requirements were considered with the recent approval of the Casa Rosa project. They include FAR in mixed use districts, joint use parking, and parking in-lieu fees. They specify the number of parking spaces required in a table 11-11.110 and 11-11.160 describing various different land uses and the number of parking spaces required. Shoup's criticism is that an over-prescriptive zoning code that specifically ties the use of a property to its parking requirement, often results in far more parking than is needed, and does not allow for or encourage shared parking. This policy is provided to the Commission in the second attachment.

## DISCUSSION

In June 2019, Harris and Associates completed the report provided in the third attachment: "Preliminary Downtown Parking Strategy." As a preliminary study, it focuses on the downtown historic district, does not make reference to the General Plan, and merely suggests various methods that the City may consider if it decides to move forward with a plan like this. There are three alternative lay-outs described. In summary, the report suggests that with an investment of between \$1.1 and \$1.4 million, the City could establish between 73 and 94 off-street parking spaces in its downtown, without considering the Mission parking lot, or the School District's Soccer field



parking lot. That's assuming the property is purchased at an estimated cost of \$9,000 per parking space. Below is a table summarizing the three alternatives.

	TOTAL COST	# OF SPACES	Cost/space
Alternative 1	\$ 1,435,748.00	94	\$ 15,273.91
Alternative 2	\$ 1,408,326.00	89	\$ 15,823.89
Alternative 3	\$ 1,178,252.00	73	\$ 16,140.44

If the cost of land is taken out of the costs, the cost per space equals this:

	TOTAL COST	# OF SPACES	Land value	Adjusted Cost	Cost/space
Alternative 1	\$ 1,435,748.00	94	\$ 846,000.00	\$ 589,748.00	\$ 6,273.91
Alternative 2	\$ 1,408,326.00	89	\$ 801,000.00	\$ 607,326.00	\$ 6,823.89
Alternative 3	\$ 1,178,252.00	73	\$ 657,000.00	\$ 521,252.00	\$ 7,140.44

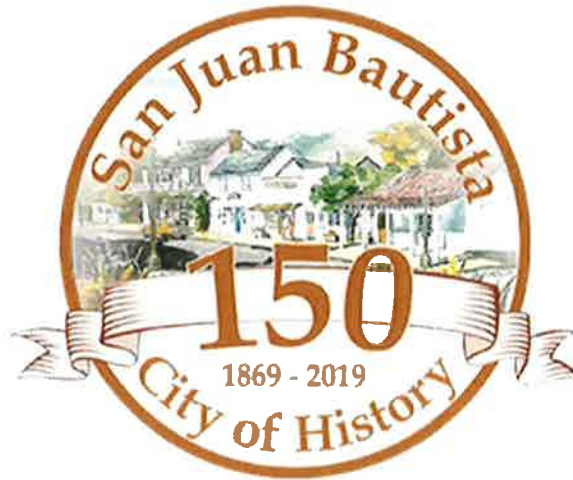
The City's in-leu parking fee is \$7,520 per space, and is closer to the cost of a surface parking space without having to buy the property. A parking space in a parking garage is estimated to cost closer to \$35,000 per space without having to buy the property. The in-lieu parking fee should be set to include the cost of the property. And a Parking Plan will consider options that include leasing properties not just acquiring them.

The study does not include the cost estimates related to parking enforcement. Without enforcement the "plan" will have limited success, and this enforcement has to be available at peak hours and include weekends and evenings.

The study does not include the Mission parking lot or the School District lot. If these two options are explored, it may have a positive impact on the costs due to the fact that the partners already control the real-estate. Lastly, the study does not take into consideration Objective CI2.3.1.4- on street paid parking. When paid parking is implemented, there is more staff overhead involved in collecting payments, and maintaining equipment.

On pages 4-11 the parking study considers different funding mechanisms. Three different property assessment systems are described suggesting that the stake holders will be willing to pay for the cost of the off-street parking lots. In Salinas, the business district is very involved in these decisions, and if or when paid parking in that town "breaks even," the profit would be shared equally between the business district and the parking district. This is the system modeled in the High Cost of Free Parking, using historic downtown Pasadena as an example. Parking revenues are returned the district to maintain its safe and charming environment. The fourth attachment describes this process.

Staff appreciates the Commission's feedback on this analysis, and consideration of the next steps identified on page 11 of the report. I added enforcement, but clearly there is a greater need identified: conversations with stakeholders. Several months of stakeholder meetings are recommended to implement a transformational change such as the one described in this report. This is a big project that needs to get started, but move slowly until a "plan" evolves that everyone can embrace. In the mean-time, the City may be able to start a small pilot program and test the waters. More to follow.



# **CITY OF SAN JUAN BAUTISTA**

## **PRELIMINARY DOWNTOWN PARKING STUDY**

**JUNE 2019**

**PREPARED BY**



**Harris & Associates**



## TABLE OF CONTENTS

Overview.....	1
Downtown Parking Study Area .....	1
Downtown Parking Improvements .....	1
Downtown Parking Alternative #1 .....	2
Downtown Parking Alternative #2 .....	2
Downtown Parking Alternative #3 .....	2
Estimate of Costs .....	3
Downtown Parking Alternative #1 .....	3
Estimated Capital Improvement and Land Costs .....	3
Estimated Annual Costs .....	3
Downtown Parking Alternative #2 .....	4
Estimated Capital Improvement and Land Costs .....	4
Estimated Annual Costs .....	4
Downtown Parking Alternative #3 .....	5
Estimated Capital Improvement and Land Costs .....	5
Estimated Annual Costs .....	5
Project Funding.....	6
Downtown Parking District .....	6
Estimated Cost to Parcels .....	6
Downtown Parking Alternative #1 .....	7
Downtown Parking Alternative #2 .....	8
Downtown Parking Alternative #3 .....	9
Parking and Public Restroom Revenue .....	10
Development Impact Parking-In-Lieu Fee Revenue.....	10
Covered Solar Parking Revenue .....	10
Pay for Parking Revenue .....	11
Next Steps .....	11

## **EXHIBITS**

Exhibit A - Downtown Parking Alternative #1

Exhibit B - Downtown Parking Alternative #2

Exhibit C - Downtown Parking Alternative #3

Exhibit D - Downtown Parking District

## **LIST OF FIGURES**

Figure 1: Downtown Parking Study Area

Figure 2: Artist rendering of downtown parking area in Lafayette, California

Figure 3: Image of refuse containment area

Figure 4: Image of covered solar parking

Figure 5: Signs for pay by phone parking in Temecula, California

## **LIST OF TABLES**

Table 1: Estimated Capital Improvement and Land Costs, Alternative #1

Table 2: Estimated Annual Costs, Alternative #1

Table 3: Estimated Capital Improvement and Land Costs, Alternative #2

Table 4: Estimated Annual Costs, Alternative #2

Table 5: Estimated Capital Improvement and Land Costs, Alternative #3

Table 6: Estimated Annual Costs, Alternative #3

Table 7: Downtown Parking District Benefit Units

Table 8: Estimated Capital Improvement and Land Cost per Parcel/Acre, Alternative #1

Table 9: Estimated Annual Assessment for Capital Improvement and Land Costs, Alternative #1

Table 10: Estimated Annual Maintenance, Operations and Capital Reserve Replacement Costs, Alternative #1

Table 11: Estimated Capital Improvement and Land Cost per Parcel/Acre, Alternative #2

Table 12: Estimated Annual Assessment for Capital Improvement and Land Costs, Alternative #2

Table 13: Estimated Annual Maintenance, Operations and Capital Reserve Replacement Costs, Alternative #2

Table 14: Estimated Capital Improvement and Land Cost per Parcel/Acre, Alternative #3

Table 15: Estimated Annual Assessment for Capital Improvement and Land Costs, Alternative #3

Table 16: Estimated Annual Maintenance, Operations and Capital Reserve Replacement Costs, Alternative #3

## OVERVIEW

### Downtown Parking Study Area

For the purposes of this study, the Downtown Parking Study Area is generally the area in San Juan Bautista with a northerly border near 2<sup>nd</sup> Street, an easterly border near Franklin Street, a southerly border near 4<sup>th</sup> Street, and a westerly border near San Jose Street. Figure 1 shows the boundaries of the study area.

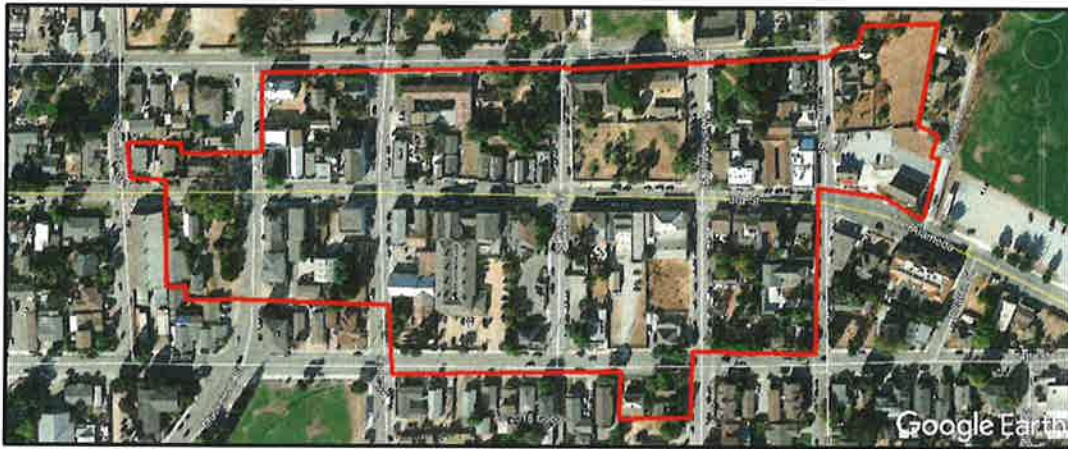


Figure 1: Downtown Parking Study Area

### Downtown Parking Improvements

The Downtown Parking Improvements are proposed to include the addition of up to five (5) public parking lots to add up to 94 parking spaces including landscaping in the downtown area. Figure 2 provides an artist rendering of what a downtown parking lot might look like in the City of San Juan Bautista.



Figure 2: Artist rendering of downtown parking area in Lafayette, California



Additional proposed improvements include BMP treatment areas and refuse containment area. Figure 3 provides an artist rendering of what a refuse containment areas might look like in the City of San Juan Bautista.



Figure 3: Image of refuse containment area

This study looks at three (3) different Downtown Parking Alternatives, as follows:

### Downtown Parking Alternative #1

Exhibit A of this study shows an image of Downtown Parking Alternative #1, which includes the following:

- Five (5) public parking lots adding 94 parking spaces to the downtown area
- 1,980 square feet of landscape area
- 1,520 square feet of bmp treatment area
- Five (5) refuse containment areas

### Downtown Parking Alternative #2

Exhibit B of this study shows an image of Downtown Parking Alternative #2, which includes the following:

- Five (5) public parking lots adding 89 parking spaces to the downtown area
- One parking lot connector area between Lots 3 and 4
- 2,520 square feet of landscape area
- 1,520 square feet of bmp treatment area
- Five (5) refuse containment areas

### Downtown Parking Alternative #3

Exhibit C of this study shows an image of Downtown Parking Alternative #3, which includes the following:

- Four (4) public parking lots adding 73 parking spaces to the downtown area
- 3,100 square feet of landscape area
- 1,690 of bmp treatment area
- Four (4) refuse containment areas

## ESTIMATE OF COSTS

### DOWNTOWN PARKING ALTERNATIVE #1

#### Estimated Capital Improvement and Land Costs

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
<b>MOBILIZATION, DEMOLITION &amp; GRADING</b>					
1.	Contractor Profit and Overhead (12.5% of All Other Items)	1	LS	\$31,925.17	\$31,925
2.	Mobilization (10% of All Other Items)	1	LS	\$25,540.14	\$25,540
3.	Traffic Control	1	LS	\$10,000.00	\$10,000
4.	Removal and Disposal of Existing Trees	4	EA	\$1,000.00	\$4,000
5.	Excavation and Placement	1,277	CY	\$15.00	\$19,148
<b>PAVING, CONCRETE, BMP TREATMENT, LANDSCAPE, STRIPING &amp; REFUSE</b>					
6.	AC Pavement (4")	646	TON	\$130.00	\$84,013
7.	Class 2 Aggregate Base (12")	957	CY	\$100.00	\$95,741
8.	Slurry Seal (Lots 2 & 3)	1,300	SY	\$4.50	\$5,850
9.	Concrete Curb (6")	1,460	LF	\$25.00	\$36,500
10.	BMP Treatment	1,520	SF	\$18.00	\$27,360
11.	Landscape	1,980	SF	\$5.00	\$9,900
12.	Signing and Striping	1	LS	\$10,000.00	\$10,000
13.	Refuse Containment Area	5	EA	\$8,500.00	\$42,500
<b>LAND ACQUISITION/LEASING COST</b>					
14.	Land Cost per Parking Space	94	EA	\$9,000.00	\$846,000
<b>Subtotal =</b>					<b>\$1,248,477</b>
<b>Contingency (15%) =</b>					<b>\$187,272</b>
<b>Project Total =</b>					<b>\$1,435,748</b>

Table 1: Estimated Capital Improvement and Land Costs, Alternative #1

#### Estimated Annual Costs

Item	Unit	Quantity	Cost/Unit	Cycle	Cost/Yr
<b>Annual Operations and Maintenance Cost</b>					
Landscape Area	SF	1,980	\$1.25	1	\$2,475
BMP Treatment Area Maintenance	SF	1,520	\$5.00	1	\$7,600
Annual Administrative Costs	LS	1	\$5,000	1	<u>\$5,000</u>
<b>Subtotal Operations and Administrative Cost</b>					\$15,075
<b>Annual Capital Replacement Cost</b>					
AC Pavement (4")	TON	646	\$130	20	\$4,199
Slurry Seal (Lots 2 and 3)	SY	1,300	\$4.50	7	\$836
Concrete Curb (6")	LF	1,460	\$25.00	50	\$730
Signing and Striping	LS	1	\$10,000	7	\$1,429
Refuse Containment Area	EA	5	\$9,000	20	<u>\$2,250</u>
<b>Subtotal Annual Capital Replacement Cost</b>					\$9,443
<b>Total Estimated Annual Cost</b>					<b>\$24,518</b>

Table 2: Estimated Annual Costs, Alternative #1

## DOWNTOWN PARKING ALTERNATIVE #2

### Estimated Capital Improvement and Land Costs

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
<b>MOBILIZATION, DEMOLITION &amp; GRADING</b>					
1.	Contractor Profit and Overhead (12.5% of All Other Items)	1	LS	\$28,872.57	\$28,873
2.	Mobilization (10% of All Other Items)	1	LS	\$23,098.06	\$23,098
3.	Traffic Control	1	LS	\$10,000.00	\$10,000
4.	Removal and Disposal of Existing Trees	4	EA	\$1,000.00	\$4,000
5.	Excavation and Placement	1,328	CY	\$15.00	\$19,926
<b>PAVING, CONCRETE, BMP TREATMENT, LANDSCAPE, STRIPING &amp; REFUSE</b>					
6.	AC Pavement (4")	673	TON	\$130.00	\$87,425
7.	Class 2 Aggregate Base (12")	996	CY	\$100.00	\$99,630
8.	Slurry Seal (Lots 2 & 3)	1,271	SY	\$4.50	\$5,720
9.	Concrete Curb (6")	2,100	LF	\$25.00	\$52,500
10.	BMP Treatment	1,520	SF	\$18.00	\$27,360
11.	Landscape	2,520	SF	\$5.00	\$12,600
12.	Signing and Striping	1	LS	\$10,000.00	\$10,000
13.	Refuse Containment Area	5	EA	\$8,500.00	\$42,500
<b>LAND ACQUISITION/LEASING COST</b>					
14.	Land Cost per Parking Space	89	EA	\$9,000.00	\$801,000
<b>Subtotal =</b>					<b>\$1,224,631</b>
<b>Contingency (15%) =</b>					<b>\$183,695</b>
<b>Project Total =</b>					<b>\$1,408,326</b>

Table 3: Estimated Capital Improvement and Land Costs, Alternative #2

### Estimated Annual Costs

Item	Unit	Quantity	Cost/Unit	Cycle	Cost/Yr
<b>Annual Operations and Maintenance Cost</b>					
Landscape Area	SF	2,520	\$1.25	1	\$3,150
BMP Treatment Area Maintenance	SF	1,520	\$5.00	1	\$7,600
Annual Administrative Costs	LS	1	\$5,000	1	\$5,000
<b>Subtotal Operations and Administrative Cost</b>					<b>\$15,750</b>
<b>Annual Capital Replacement Cost</b>					
AC Pavement (4")	TON	673	\$130	20	\$4,375
Slurry Seal (Lots 2 and 3)	SY	1,271	\$4.50	7	\$817
Concrete Curb (6")	LF	2,100	\$25.00	50	\$1,050
Signing and Striping	LS	1	\$10,000	7	\$1,429
Refuse Containment Area	EA	5	\$9,000	20	\$2,250
<b>Subtotal Annual Capital Replacement Cost</b>					<b>\$9,920</b>
<b>Total Estimated Annual Cost</b>					<b>\$25,670</b>

Table 4: Estimated Annual Costs, Alternative #2



## DOWNTOWN PARKING ALTERNATIVE #3

### Estimated Capital Improvement and Land Costs

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
<b>MOBILIZATION, DEMOLITION &amp; GRADING</b>					
1.	Contractor Profit and Overhead (12.5% of All Other Items)	1	LS	\$25,265.97	\$25,266
2.	Mobilization (10% of All Other Items)	1	LS	\$20,212.78	\$20,213
3.	Traffic Control	1	LS	\$8,000.00	\$8,000
4.	Removal and Disposal of Existing Trees	4	EA	\$1,000.00	\$4,000
5.	Excavation and Placement	1,175	CY	\$15.00	\$17,630
<b>PAVING, CONCRETE, BMP TREATMENT, LANDSCAPE, STRIPING &amp; REFUSE</b>					
6.	AC Pavement (4")	595	TON	\$130.00	\$77,350
7.	Class 2 Aggregate Base (12")	881	CY	\$100.00	\$88,148
8.	Slurry Seal (Lot 2)	787	SY	\$4.50	\$3,540
9.	Concrete Curb (6")	1,460	LF	\$25.00	\$36,500
10.	BMP Treatment	1,690	SF	\$18.00	\$30,420
11.	Landscape	3,100	SF	\$5.00	\$15,500
12.	Signing and Striping	1	LS	\$7,000.00	\$7,000
13.	Refuse Containment Area	4	EA	\$8,500.00	\$34,000
<b>LAND ACQUISITION/LEASING COST</b>					
14.	Land Cost per Parking Space	73	EA	\$9,000.00	\$657,000
<b>Subtotal =</b>					<b>\$1,024,567</b>
<b>Contingency (15%) =</b>					<b>\$153,685</b>
<b>Project Total =</b>					<b>\$1,178,252</b>

Table 5: Estimated Capital Improvement and Land Costs, Alternative #3

### Estimated Annual Costs

Item	Unit	Quantity	Cost/Unit	Cycle	Cost/Yr
<b>Annual Operations and Maintenance Cost</b>					
Landscape Area	SF	3,100	\$1.25	1	\$3,875
BMP Treatment Area Maintenance	SF	1,690	\$5.00	1	\$8,450
Annual Administrative Costs	LS	1	\$5,000	1	<u>\$5,000</u>
<b>Subtotal Operations and Administrative Cost</b>					<b>\$17,325</b>
<b>Annual Capital Replacement Cost</b>					
AC Pavement (4")	TON	595	\$130	20	\$3,868
Slurry Seal (Lot 2)	SY	787	\$4.50	7	\$506
Concrete Curb (6")	LF	1,460	\$25.00	50	\$730
Signing and Striping	LS	1	\$10,000	7	\$1,429
Refuse Containment Area	EA	5	\$9,000	20	<u>\$2,250</u>
<b>Subtotal Annual Capital Replacement Cost</b>					<b>\$8,782</b>
<b>Total Estimated Annual Cost</b>					<b>\$26,107</b>

Table 6: Estimated Annual Costs, Alternative #3

## PROJECT FUNDING

Four (4) possible funding sources have been identified to pay for capital improvements, land acquisition and annual costs:

- Downtown Parking District
- Development Impact Parking-in-Lieu Fee Revenue
- Covered Solar Parking Revenue
- Pay Parking Revenue

### Downtown Parking District

The primary funding source will be some type of Downtown Parking District whereby property owners will be assessed annually to pay back the initial capital improvements and land costs and to pay for annual maintenance and operations, including capital replacement reserves. There are a number of types of special districts that might be used for such purposes, for example, a Property-Based Business Improvement District (PBID), a 1915 Act Assessment District, or a Mello-Roos Community Facilities District (CFD). Further study is necessary to determine the optimum type of special district to use for downtown parking in San Juan Bautista.

In any case, a special district will utilize a methodology to spread costs based on land use to the parcels within the proposed Downtown Parking Area Assessment District. Initial proposed boundaries of such a district are provided in Exhibit D.

### Estimated Costs to Parcels

A typical assessment spread methodology that might be used for a Downtown Parking District would be based on benefit units. For purposes of this preliminary study, in order to determine estimated costs to parcels, a methodology is used whereby all residential parcels located within the boundaries of the proposed assessment district area are assigned one (1) benefit unit per dwelling unit. All non-residential parcels are assigned 36 benefit units per acre, with a minimum assignment of six (6) benefit units per parcel for parcels less than 0.167 acres in size. This is based upon a requirement of one (1) parking space per 150-250 square feet of floor area depending on use for non-residential parcels. The parking lot parcels are not assessed. Table 7 provides a breakdown of the number of benefit units (BU) assigned using this methodology.

Land Use Category	Parcel Count	BU Assignment	Acreage	Total BU
Residential Parcels	14	1.0 BU per dwelling unit		14.0
Non- Residential Parcels < 0.167 acres	29	6.0 BU per parcel		174.0
Non- Residential Parcels ≥ 0.167 acres	14	36.0 BU per acre	6.1	219.6
<b>Total Benefit Units</b>				<b>407.6</b>

Table 7: Downtown Parking District Benefit Units

Dividing estimated capital improvement and land costs and estimated annual costs for each of the downtown parking alternatives by the total number of benefit units determines the cost per benefit unit for each scenario.

### Downtown Parking Alternative #1

Tables 8 shows the estimated cost per parcel/acre for downtown parking area parcels for estimated capital improvement and land costs for Downtown Parking Alternative #1.

Capital Improvement and Land Cost	Divided by	Total Benefit Units	Cost Per Benefit Unit
\$1,435,748	÷	407.6	\$3,522
Land Use Category	Parcels/Acres	BU Assignment	Capital Improvement and Land Cost
Residential Parcels	14	1.0 BU per dwelling unit	\$3,522 per dwelling unit
Non- Residential Parcels < 0.167 acres	29	6.0 BU per parcel	\$21,135 per parcel
Non- Residential Parcels ≥ 0.167 acres	6.1	36.0 BU per acre	\$126,808 per acre

Table 8: Estimated Capital Improvement and Land Cost per Parcel/Acre, Alternative #1

With a Downtown Parking District, upfront costs for capital improvements and land could be financed whereby property owners would pay the assessment over a period of 20-25 years. Depending on the term, the annual assessments would be equal to approximately 7.5%-10% of the total amount financed. Table 9 provides the estimated annual assessment range for parcels within the downtown parking area for Downtown Parking Alternative #1.

Land Use Category	Parcels/Acres	BU Assignment	Annual Assessment
Residential Parcels	14	1.0 BU per dwelling unit	\$265 - \$350 per dwelling unit
Non- Residential Parcels < 0.167 acres	29	6.0 BU per parcel	\$1,590 - \$2,100 per parcel
Non- Residential Parcels ≥ 0.167 acres	6.1	36.0 BU per acre	\$9,540 - \$12,600 per acre

Table 9: Estimated Annual Assessment for Capital Improvement and Land Costs, Alternative #1

Tables 10 shows the estimated cost per parcel/acre for downtown parking area parcels for estimated annual maintenance, operations and capital replacement reserve costs for Downtown Parking Alternative #1.

Annual Maintenance Cost	Divided by	Total Benefit Units	Cost Per Benefit Unit
\$24,518	÷	407.6	\$60
Land Use Category	Parcels/Acres	BU Assignment	Annual Maintenance Cost
Residential Parcels	14	1.0 BU per dwelling unit	\$60 per dwelling unit
Non- Residential Parcels < 0.167 acres	29	6.0 BU per parcel	\$361 per parcel
Non- Residential Parcels ≥ 0.167 acres	6.1	36.0 BU per acre	\$2,166 per acre

Table 10: Estimated Annual Maintenance, Operations and Capital Reserve Replacement Costs, Alternative #1

## **Downtown Parking Alternative #2**

Tables 11 shows the estimated cost per parcel/acre for downtown parking area parcels for estimated capital improvement and land costs for Downtown Parking Alternative #2.

Capital Improvement and Land Cost	Divided by	Total Benefit Units	Cost Per Benefit Unit
\$1,408,326	÷	407.6	\$3,455
Land Use Category	Parcels/Acres	BU Assignment	Capital Improvement and Land Cost
Residential Parcels	14	1.0 BU per dwelling unit	\$3,455 per dwelling unit
Non- Residential Parcels < 0.167 acres	29	6.0 BU per parcel	\$20,731 per parcel
Non- Residential Parcels ≥ 0.167 acres	6.1	36.0 BU per acre	\$124,386 per acre

Table 11: Estimated Capital Improvement and Land Cost per Parcel/Acre, Alternative #2

With a Downtown Parking District, upfront costs for capital improvements and land could be financed whereby property owners would pay the assessment over a period of 20-25 years. Depending on the term, the annual assessments would be equal to approximately 7.5%-10% of the total amount financed. Table 12 provides the estimated annual assessment range for parcels within the downtown parking area for Downtown Parking Alternative #2.

Land Use Category	Parcels/Acres	BU Assignment	Annual Assessment
Residential Parcels	14	1.0 BU per dwelling unit	\$260 - \$345 per dwelling unit
Non- Residential Parcels < 0.167 acres	29	6.0 BU per parcel	\$1,560 - \$2,070 per parcel
Non- Residential Parcels ≥ 0.167 acres	6.1	36.0 BU per acre	\$9,360 - \$12,420 per acre

Table 12: Estimated Annual Assessment for Capital Improvement and Land Costs, Alternative #2

Tables 13 shows the estimated cost per parcel/acre for downtown parking area parcels for estimated annual maintenance, operations and capital replacement reserve costs for Downtown Parking Alternative #2.

Annual Maintenance Costs	Divided by	Total Benefit Units	Cost Per Benefit Unit
\$25,670	÷	407.6	\$63
Land Use Category	Parcels/Acres	BU Assignment	Annual Maintenance Cost
Residential Parcels	14	1.0 BU per dwelling unit	\$63 per dwelling unit
Non- Residential Parcels < 0.167 acres	29	6.0 BU per parcel	\$378 per parcel
Non- Residential Parcels ≥ 0.167 acres	6.1	36.0 BU per acre	\$2,267 per acre

Table 13: Estimated Annual Maintenance, Operations and Capital Reserve Replacement Costs, Alternative #2

### **Downtown Parking Alternative #3**

Tables 14 shows the estimated cost per parcel/acre for downtown parking area parcels for estimated capital improvement and land costs for Downtown Parking Alternative #3.

Capital Improvement and Land Cost	Divided by	Total Benefit Units	Cost Per Benefit Unit
\$1,178,252	÷	407.6	\$2,891
Land Use Category	Parcels/Acres	BU Assignment	Capital Improvement and Land Cost
Residential Parcels	14	1.0 BU per dwelling unit	\$2,891 per dwelling unit
Non- Residential Parcels < 0.167 acres	29	6.0 BU per parcel	\$17,344 per parcel
Non- Residential Parcels ≥ 0.167 acres	6.1	36.0 BU per acre	\$104,065 per acre

Table 14: Estimated Capital Improvement and Land Cost per Parcel/Acre, Alternative #3

With a Downtown Parking District, upfront costs for capital improvements and land could be financed whereby property owners would pay the assessment over a period of 20-25 years. Depending on the term, the annual assessments would be equal to approximately 7.5%-10% of the total amount financed. Table 15 provides the estimated annual assessment range for parcels within the downtown parking area for Downtown Parking Alternative #3.

Land Use Category	Parcels/Acres	BU Assignment	Annual Assessment
Residential Parcels	14	1.0 BU per dwelling unit	\$215 - \$290 per dwelling unit
Non- Residential Parcels < 0.167 acres	29	6.0 BU per parcel	\$1,290 - \$1,740 per parcel
Non- Residential Parcels ≥ 0.167 acres	6.1	36.0 BU per acre	\$7,740 - \$10,440 per acre

Table 15: Estimated Annual Assessment for Capital Improvement and Land Costs, Alternative #3

Tables 16 shows the estimated cost per parcel/acre for downtown parking area parcels for estimated annual maintenance, operations and capital replacement reserve costs for Downtown Parking Alternative #3.

Annual Maintenance Costs	Divided by	Total Benefit Units	Cost Per Benefit Unit
\$26,107	÷	407.6	\$64
Land Use Category	Parcels/Acres	BU Assignment	Annual Maintenance Cost
Residential Parcels	14	1.0 BU per dwelling unit	\$64 per dwelling unit
Non- Residential Parcels < 0.167 acres	29	6.0 BU per parcel	\$384 per parcel
Non- Residential Parcels ≥ 0.167 acres	6.1	36.0 BU per acre	\$2,306 per acre

Table 16: Estimated Annual Maintenance, Operations and Capital Reserve Replacement Costs, Alternative #3

Cost for each of these scenarios may be offset by other funding sources as discussed below.



## Parking and Public Restrooms Revenue

A portion of the City's Transient Occupancy Tax ("TOT") revenue is deposited in the Parking and Public Restrooms Fund to pay for public parking improvements and restrooms for visitors. The amount collected is equal to 22.2% of the TOT, or 2 of the 9% rate applied to hotels, motels, and transient RV parks.

Estimated Parking and Public Restrooms Revenue for fiscal year 2019/20 is \$32,200 with projected expenditures equal to \$15,000. The projected balance in the Parking and Public Restrooms Fund on June 30, 2019, is approximately \$178,000. This fund balance along with along with future parking and public restrooms revenue may be utilized to offset costs associated with a downtown parking program, if implemented.

Utilization of the current fund balance along with revenue from a new Downtown Parking District as described above would result in a reduction of approximately 12% in the rates shown in Tables 8-9 or Tables 11-12 for Alternatives #1 and #2 respectively, or a reduction of approximately 15% in the rates shown in Tables 14-15 for Alternatives #3.

## Development Impact Parking-in-Lieu Fee Revenue

The City receives Development Impact Parking-in-Lieu Fee Revenue for new development as it occurs. The current Development Impact Parking-in-Lieu Fee is \$7,532.20 per parking space require, but not provided.

The current balance in the Development Impact Parking-in-Lieu Fee Fund is approximately \$11,000. This fund balance along with future Development Impact Parking-in-Lieu Fee Revenue may be utilized to offset costs associated with a downtown parking program, if implemented.

Utilization of the current fund balance along with revenue from a new Downtown Parking District as described above would result in minimal reduction in the rates shown in Tables 8-9, Tables 11-12 or Table 14-15 for Alternatives #1, #2 or #3 respectively.

## Covered Solar Parking Revenue

Another possible funding source is revenue from covered solar parking. This option requires further research.



Figure 4: Image of covered solar parking



### Pay Parking Revenue

Another possible funding source is revenue from pay parking. This option requires further research.

Figure 5: Signs for pay by phone parking in Temecula, California

### Next Steps

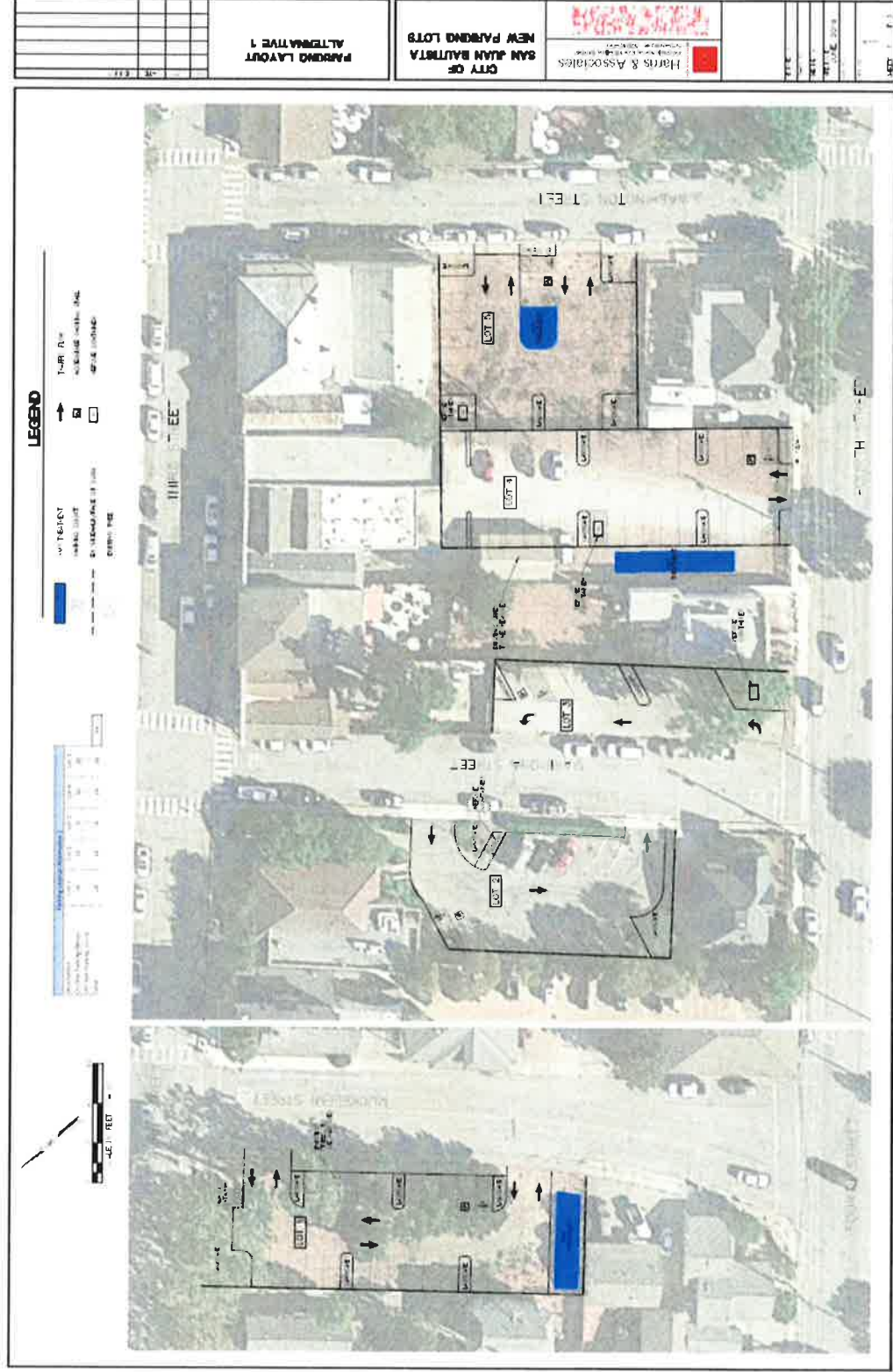
To move forward beyond this preliminary study, there are a number of next steps to be taken:

- Research on land acquisition/leasing options and refinement of related cost estimates
- Analysis to determine the best assessment district financing mechanism
- Refinement of the assessment spread methodology to allocate costs to parcels
- Research on the feasibility and benefits of covered solar parking
- Research on the feasibility and benefits of pay parking lots

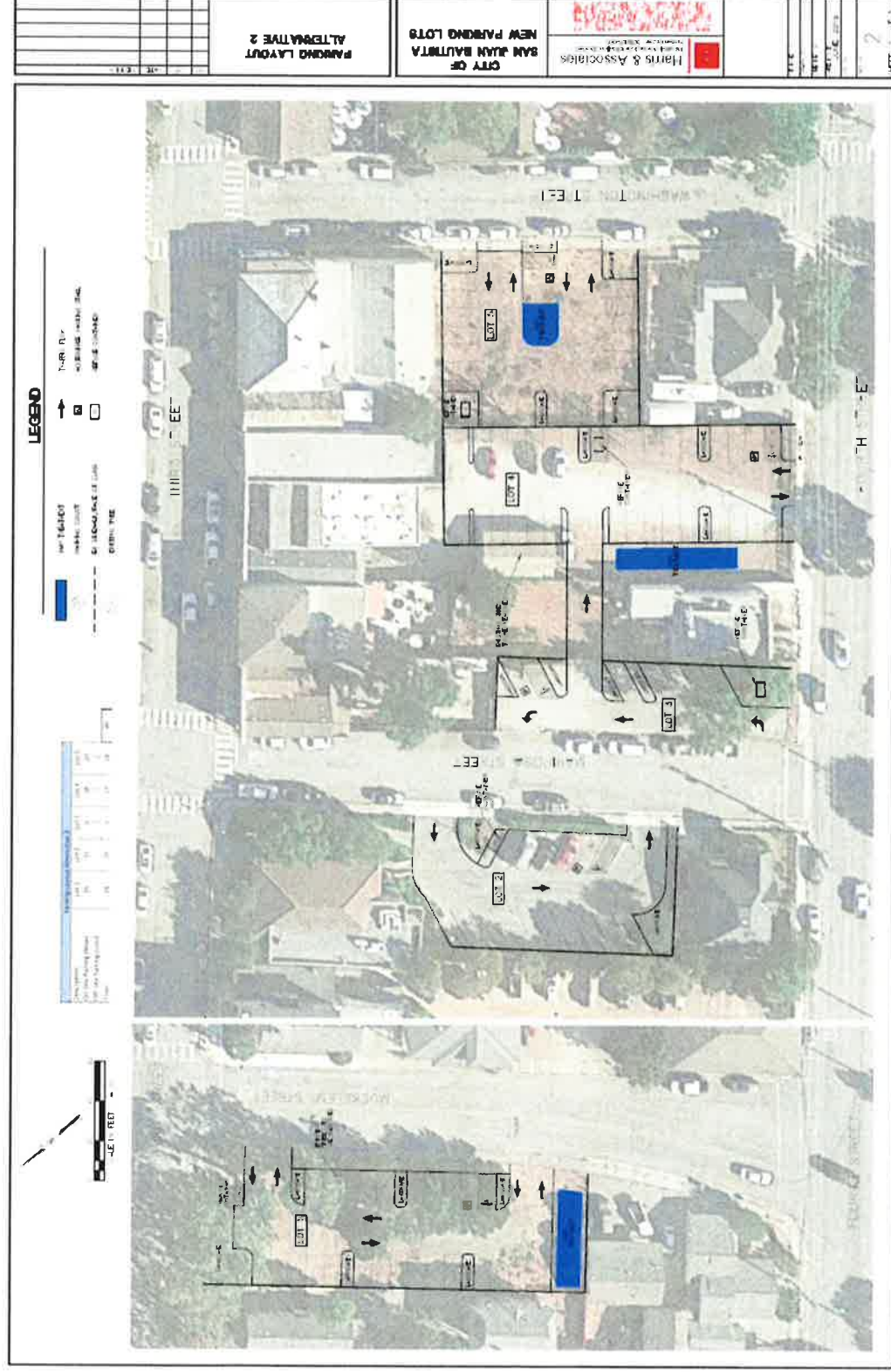




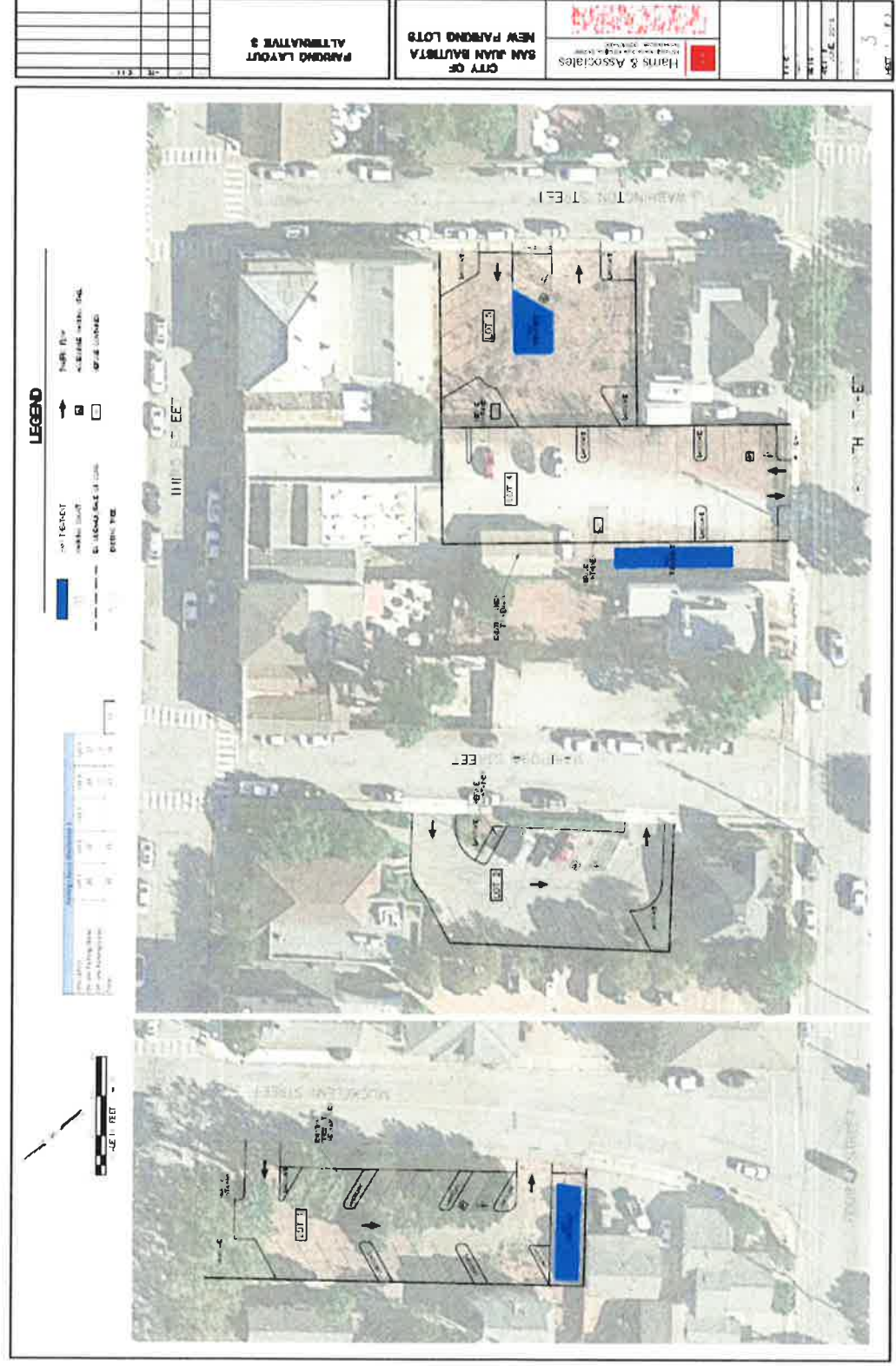
# EXHIBIT A – DOWNTOWN PARKING ALTERNATIVE #1



# EXHIBIT B – DOWNTOWN PARKING ALTERNATIVE #2







## EXHIBIT D – DOWNTOWN PARKING DISTRICT

