



City of San Juan Bautista

The "City of History"

AGENDA TITLE: Sphere of Influence Ad-Hoc Committee Meeting (#4) Minutes

DATE: October 5, 2020

DEPARTMENT HEAD: Don Reynolds, City Manager

DEPARTMENT STAFF: David J. R. Mack, AICP (Contract Senior Planner)
Marti Brown (Project Manager)

1. Call to Order – 6:00pm
2. Welcome/Comments
 - a. Luis Matchain – Chair of the Historic Resources Board
 - b. Scott Freels – Chair of the Planning Commission
 - c. Dan Devries – Council Member
 - d. Mary Edge – Mayor
 - e. Jacki Morris Lopez – Member At-Large

All members were present for the meeting. No committee members had comments/concerns to report at this time.

3. Consider Minutes from Prior Meeting(s)
 - a. September 21, 2020

Minutes were accepted as presented. No additions or deletions.

4. Sphere of Influence Development Ideas/Considerations
 - a. Presentation/Discussion – RHNA numbers / Housing Element Information
 - i. Marti Brown
 - ii. David J. R. Mack
 - b. Items of Interest – Committee Members
 - c. Comments from Ad Hoc Committee
 - d. Receive Direction from Ad Hoc Committee for further action(s).

David Mack presented information regarding floodplain areas, and submitted information that the 2015 General Plan Sphere of Influence Map may have been proposed and situated in the manner it is, due to the location of the floodplain and policies contained within the General Plan that discourage development within the floodplain.

Committee Members discussed their desire to not have large areas of development within the floodplain, and some committee members don't desire to have large areas of available "greenfield" land available for future expansion/annexation.

Staff (David and Marti) presented charts/tables from the General Plan (Table 6.4) which shows the available vacant land for all zoning densities and anticipated full build out of the city and maximum units which could be constructed (approximately 1200 new units total). Committee members continued to discuss the need for a balance of growth, in both a vertical and horizontal patterns, to limit sprawl.

After extensive discussion on how to best development a new SOI, Committee Member DeVries recommended that each committee member draw their own map. City Manager Don Reynold advised that the City would prepare and print maps for committee members to pick up and draft their desired SOI map.

5. Other Tasks/Suggestions/Comments from Committee

None.

6. Adjournment

Meeting was adjourned at 7:37pm.