



City of San Juan Bautista

The "City of History"

AGENDA TITLE: Sphere of Influence Ad-Hoc Committee Meeting (#3) Agenda

DATE: September 21, 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

Mayor Edge called the meeting to order at 6:01pm.

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

Members present were Mayor Edge, Scott Freels, Jackie Morris Lopez. Dan Devries joined the meeting late 6:04pm. Don Reynolds joined the meeting at 6:06pm.

Luis Matchain was absent for the duration of the meeting.

3. Consider Minutes from Prior Meeting(s)

- a. August 31, 2020

Prior minutes were considered and accepted. No further action was taken.

4. Sphere of Influence Development Ideas/Considerations

- a. Presentation/Discussion
 - i. Marti Brown
 - ii. David J. R. Mack
- b. Items of Interest – Mayor Mary Edge
 - i. Green Belt Strategies
 - ii. Farmland/Ag Land Protection
 - iii. Wildlife Protection/Corridors
 - iv. Light Recreational Opportunitites
- c. Comments from Ad Hoc Committee
- d. Received Direction from Ad Hoc Committee for further action(s).

Marti Brown and David Mack gave a brief presentation on greenbelt strategies, farmland/ag protection policies. Member Morris-Lopez asked questions regarding work done by the City of Newman relative to SOI and preservation policies. Dan Devries stated that the SOI and UGB could be the same line; he is not in favor of a DTC (development transfer credit) idea to preserve land, since it never worked w/ San Benito County; does not agree with LAFCO that if a SOI is adopted that the City doesn't need a UGB and contents that SJB needs both.

The committee overall held a discussion on how much would be needed to allow controlled future growth but not indicate to the developers that SJB "was open for business". The committee wanted to know the RHNA allotment for SJB; and discussed that a draft map should be developed for consideration showing a SOI line.

5. Other Tasks/Suggestions/Comments from Committee

Staff was directed to look into the most recent Housing Element updates to determine the potential amount of developable space needed moving forward and to attempt to estimate the amount of housing that SJB would need to comply with state guidelines moving forward.

6. Adjournment

Meeting was adjourned at 7:35pm.