

RESOLUTION No. 2006-04

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA TO
ADOPT THE DRAFT 2001-2009 HOUSING ELEMENT**

Whereas, the City of San Juan Bautista has initiated proceedings to and completed preparation of an update to the General Plan Housing Element; and

Whereas, State law allows a City to amend its General Plan no more than four times during a calendar year; and

Whereas, the City of San Juan Bautista has adopted one General Plan amendment in the year 2005; and

Whereas, the proposed Draft 2001-2009 Housing Element is consistent with General Plan objectives, policies and programs; and

Whereas, upon conducting an environmental analysis of the project, Staff determined that given the scope of the project, adoption of the proposed Draft 2001-2009 Housing Element policies and programs would not result in significant impacts to the environment and a negative declaration has been adopted; and

Whereas, the Planning Commission, at a properly noticed public hearing on November 1, 2005, considered the draft Housing Element and made a recommendation that the City Council adopt the Housing Element; and

Whereas, a properly noticed public hearing was held before the City Council on January 17, 2006; and

Whereas, the City Council carefully considered all of the information presented to it, including the staff report, Planning Commission recommendation and information submitted at the public hearing by interested persons.

NOW THEREFORE, BE IT RESOLVED that the City Council hereby approves the proposed Draft 2001-2009 Housing Element, attached hereto as Exhibit A, based on the following findings:

The proposed Draft 2001-2009 Housing Element is consistent with the objectives, policies, general land uses and programs specified in the General Plan.

Support: Staff prepared a consistency analysis and concluded that the proposed Draft 2001-2009 Housing Element is consistent with General Plan objectives, policies and programs.

The proposed Draft 2001-2009 Housing Element will not be detrimental to public health, safety, and general welfare.

Support: Any future development resulting from the proposed Draft 2001-2009 Housing Element would be subject to all existing City ordinances and regulations.


PASSED AND ADOPTED this 17th day of January, 2006 by the following vote:

AYES: Reed, Medina, Geiger, Dias

NOES: None

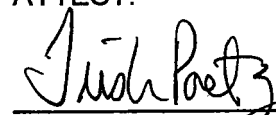
ABSENT: Hill

ABSTAIN: None



Mayor G. Dan Reed

ATTEST:



Trish Paetz, Deputy City Clerk

RESOLUTION No. 2006-21

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA
DIRECTING STAFF TO PREPARE AN AMENDMENT TO THE 2001-2009 HOUSING
ELEMENT FOR CITY COUNCIL CONSIDERATION**

Whereas, at the regular meeting of January 17, 2006, the San Juan Bautista City Council adopted the 2001-2009 Housing Element; and

Whereas, the adopted housing element was submitted to the State Department of Housing and Community Development for certification; and

Whereas, the State Department of Housing and Community Development submitted a letter to the City requiring additional changes to the housing element in order to comply with State housing element law and provide certification; and

Whereas, required changes include an amendment to Program H-24 to require the City to amend its Growth Control Ordinance to allow exemptions to special needs housing and infill projects and further clarify when a project would require voter approval; and

Whereas, the City may not pursue state funding through Community Development Block Grants until the State Department of Housing and Community Development certifies the housing element.

NOW THEREFORE, BE IT RESOLVED that the City Council hereby directs staff to proceed with preparing the necessary changes to the housing element for consideration by City Council in order to receive necessary certification from the State Department of Housing and Community Development.

PASSED AND ADOPTED this 16th day of May, 2006 by the following vote:

AYES: Reed, Hill, Medina, Geiger, Dias


NOES: None

ABSENT: None

ABSTAIN: None



Mayor Dan Reed

ATTEST: 

Trish Paetz, Deputy City Clerk

RESOLUTION No. 2006-32

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA
DIRECTING STAFF TO PREPARE AN AMENDMENT TO THE 2001-2009 HOUSING
ELEMENT FOR CITY COUNCIL CONSIDERATION**

Whereas, at the regular meeting of January 17, 2006, the San Juan Bautista City Council adopted the 2001-2009 Housing Element; and

Whereas, the adopted housing element was submitted to the State Department of Housing and Community Development for certification; and

Whereas, the State Department of Housing and Community Development submitted a letter to the City requiring additional changes to the housing element in order to comply with State housing element law and provide certification; and

Whereas, required changes include an amendment to Program H-24 to require the City to amend its Growth Control Ordinance to allow exemptions to special needs housing and infill projects and further clarify when a project would require voter approval; and

Whereas, the City may not pursue state funding through Community Development Block Grants until the State Department of Housing and Community Development certifies the housing element.

NOW THEREFORE, BE IT RESOLVED that the City Council hereby directs staff to proceed with preparing the necessary changes to the housing element for consideration by City Council in order to receive necessary certification from the State Department of Housing and Community Development.

PASSED AND ADOPTED this 15th day of August, 2006 by the following vote:

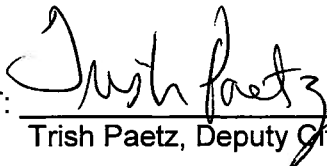
AYES: Reed, Hill, Dias

NOES: Geiger, Medina

ABSENT: None

ABSTAIN: None

ATTEST:


Trish Paetz, Deputy City Clerk


Mayor Dan Reed

RESOLUTION No. 2007-40

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA
AMENDING THE 2001-2009 HOUSING ELEMENT**

Whereas, for purposes of accepting the City's Community Development Block Grant Application submitted in July 2007, the Department of Housing and Community Development conditionally approved the City's housing element upon adoption of amendment to the housing element to include Program H-27; and

Whereas, State law limits the number of General Plan amendments to four per year; and

Whereas, the proposed Program H-27 amendment to the Housing Element qualifies as the second General Plan amendment in 2007; and

Whereas, the City Council conducted a duly noticed public hearing on the proposed Housing Element amendment, attached hereto as Exhibit A, considered all public testimony, written and oral, presented at the public hearing, and received and considered the written information and recommendation of the staff report related to the proposals; and

Whereas, the proposed amendment includes a new Policy (H-33) and Program (H-27) to require amending the Growth Management Ordinance to allow exemptions to special needs housing and infill projects; and

Whereas, the City Council finds that the proposed Housing Element amendment is consistent with State Law and all other portions of the City of San Juan Bautista General Plan, in that the proposed land use changes are within the public interest and would not affect any state protected area or area otherwise under the jurisdiction of the State; and

Whereas, the City Council finds that the proposed Housing Element amendment serves the public necessity and convenience and the general welfare, in that the amendment is intended to facilitate the creation of special needs housing, including housing for lower income residents, farmworkers, senior citizens, and disabled peoples; and

Whereas, that the proposed General Plan map and text amendments do not create problems inimical to the public health, safety and general welfare of the city, in that the proposed Housing Element amendment is consistent with the Negative Declaration that was prepared for the Housing Element and adopted by the City Council in November 2005 in conformance with the California Environmental Quality Act (CEQA) and any future proposed uses would be analyzed and mitigated for any similar impacts identified; and

Whereas, because the proposed Housing Element amendment is consistent with the Negative Declaration that was prepared for the Housing Element and adopted by the City Council in November 2005 in conformance with the California Environmental Quality Act (CEQA), no additional environmental review is required.

NOW THEREFORE, BE IT RESOLVED that the City Council hereby amends the 2001-2009 Housing Element as shown in Exhibit "A".

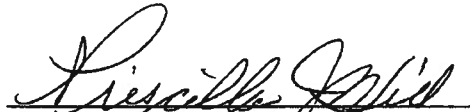
PASSED AND ADOPTED this 16th day of October, 2007 by the following vote:

AYES: Hill, Dias, Edge, Paradise

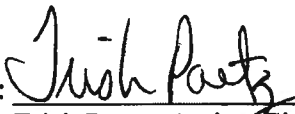
NOES: None

ABSENT: Laverone

ABSTAIN: None



Mayor Priscilla J. Hill

ATTEST: 

Trish Paetz, Acting City Clerk

EXHIBIT A

POLICY H-33:

Amend the Growth Management Ordinance (GMO) so as to provide development opportunities for a variety of housing types, of at least 4 or more units, for all income groups.

PROGRAM H-27:

The City will hold an election to accommodate a ballot measure for consideration by the voters to amend the City's Growth Management Ordinance (GMO). The amended GMO will exempt the following from the City's residential allocation requirements: (1) all housing affordable to lower income households, (2) second units, (3) senior housing, (4) housing for persons with disabilities, (5) inclusionary housing units, and (6) all infill development, as defined in Section 10-4-105(C) of the City's GMO. If the 2007 ballot measure is defeated by the voters, the City will no longer have a mechanism to address the "adequate sites" requirement of housing element law resulting in the immediate rescission of the Department of Housing and Community Development's (HCD's) finding of compliance.

This ballot measure will also increase the current one percent per year cap on new market rate development within City limits (not subject to the exemption provisions set forth in Section 10-4-115 of the GMO) to 3% whereby the economy of scale can be implemented to increase opportunities for new residential development City-wide. The immediate benefit of this measure would be to allow up to 45 residential units on the McAlpine property and approximately 35 residential units to be developed as part of a mixed-use development located within the Muckelemi Street gateway area as identified in the housing element's adequate sites inventory.

Responsible Agency: City Manager (lead), City Council
Timing: November 2007
Funding: The election and ballot measure shall be funded by a State Community Development Block Grant Technical Assistance (PTA) grant