

City of San Juan Bautista
Planning Commission Meeting
Minutes
April 1, 2008

1. **Call to Order** at 7:32 p.m. by Chairperson Reuben Garza
 - A. **Roll Call**
Members Present: Reuben Garza, Jeff Bagley, Erika Spencer and Wanda Guibert.
Members Absent: Dan McMath.
Staff Present: Jan McClintock, City Manager; Matthew Sundt, City Planner; and Trish Paetz, City Clerk.

2. **Public Comment (limited to items on the agenda)**
None.

3. **Consent Items**
 - A. **Approval of Affidavit of Posting Agenda**
 - B. **Approval of Minutes of March 4, 2008 Planning Commission Meeting**
A motion was made by Commissioner Bagley and seconded by Commissioner Guibert to approve all consent items. The motion passed unanimously.

4. **Public Hearing Items**
 - A. **Davidson Sphere of Influence Amendment**
City Planner Sundt presented a staff report stating the City has a Sphere of Influence (SOI) boundary that was established by the County before 1982. No records are reported to exist at County or City offices regarding the development of this SOI boundary. This has been verified with the LAFCO Executive Officer, as well as County and City Staff.

The SOI boundary and Planning Area Boundary do not follow any property boundary or geographic feature or roads. Consequently, the SOI boundary line bifurcates a number of properties including the Charles Davidson properties; specifically, APN 023-160-008 and APN 023-160-004. With the parcels bifurcated there results an unnecessary constraint to the potential development of all the Davidson parcels. This proposed SOI amendment will result in a new SOI boundary that respects property boundaries resulting in a practical SOI boundary.

The applicant is requesting that the two parcels currently bifurcated by the Planning Area Boundary line and the SOI line be redrawn so as to provide clear title to the property such that the two parcels are not hindered or constrained by a political jurisdiction boundary line. The project would not change current conditions as they relate to police and fire services. Amending the SOI would create an opportunity to annex the property to the City at a future date (uncertain).

The proposed SOI amendment also includes amending the General Plan so as to change the Planning Area Boundary. Approval of the proposed SOI amendment will not cause changes to existing public services operations, nor would there be any fiscal impact associated with this proposed amendment. If the property is annexed to the City at a future date, and depending on what project may be proposed by the property owner, there may be the need to amend the General Plan so as to allow expansion to the Urban Growth Boundary.

Staff recommends that the Planning Commission:

1. Recommend that the City Council approve the Initial Study and Negative Declaration and associated Response to Comments; and
2. Recommend that the City Council approve the amendment to the General Plan so as to include the entirety of APN 023-160-008 and APN 023-160-004 within the Sphere of Influence and the Planning Area Boundary (total of 357 acres to be added to the existing Sphere).
3. Recommend that the City Council proceed to LAFCO with an application to amend the San Juan Bautista Sphere of Influence.

During public comment Tony Boch expressed his concerned with errors in the negative declaration.

City Manager McClintock stated City storm drain repair would begin the first week of May; and rain water does not go into the water treatment plant but, rather, it flows into the river. In regards to potential development of the property, an EIR would need to be done after a specific plan is submitted. She pointed out that given the proximity of the property to the City, ideally, the City should decide the use of the property, not others in the County.

Kelly Blanchard asked where payment for the City Planner's services was coming from, and the City Manager responded, Mr. Davidson.

Commissioner Spencer asked if a sphere of influence amendment could be done at the same time as an annexation, and the City Planner responded, yes. He then explained the process.

City Manager McClintock stated if the proposed changes to the sphere of influence are not passed, Mr. Davidson will not develop because of previous difficulties with the County.

Commissioner Spencer commented that she felt the sphere of influence should be cleaned up.

City manager McClintock stated Mr. Davidson wants to know whose rules he needs to follow, but he could not be present today because of a broken hip.

There was discussion about the quarry and the DeAnza trail:

City Manager McClintock stated that staff could bring the application forward without the recommendation of the Planning Commission.

A motion was made by Commissioner Spencer to recommend just Parcel 2316008, but the motion died for lack of a second.

No action was taken on this item.

5. Discussion Items

A. Notice of Upcoming Abbe Park Maintenance and Improvements

City Manger McClintock stated that the exterior fence around Abbe Park would be removed soon.

6. Comments

A. Planning Commissioners

Chairman Garza commented that he had heard that many people were pleased with the renovation of the Community Center.

B. City Manager

City Manager McClintock responded that Pat Garratt did a fabulous job. She also said the next project would be the restrooms behind the Fire House.

C. City Planner – CLG Third Street Historic Register Update

No comments.

7. Adjournment

A motion to adjourn the meeting at 8:42 p.m. passed unanimously.