

**CITY OF SAN JUAN BAUTISTA  
CITY COUNCIL REGULAR MEETING  
FEBRUARY 17, 2015  
MINUTES**

**1. CALL TO ORDER** – Mayor Lund called the meeting to order at 6:00 p.m.

**A. PLEDGE OF ALLEGIANCE** – Mayor Lund led the pledge of allegiance.

**B. ROLL CALL**           **Present:** Mayor Lund, Vice Mayor Edge, Council Members Boch, West and Martorana

**Absent:** Captain Taylor

**Staff Present:** City Manager Grimsley, City Clerk Schobert, City Attorney Mall, Asst. City Planner Orbach

**2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

No comments were received.

**3. CONSENT ITEMS**

**A. Approve Affidavit of Posting Agenda**

**B. Approve Affidavit of Posting and Mailing Public Hearing Notice**

**C. Waive Reading of Ordinances and Resolutions on Tonight's Agenda Beyond Title**

**D. Adopt Ordinance 2015-XX for a Youth Commission**

**E. Approve Resolution 2015-XX Nominating Paul E. Dorey to the Executive Committee of the ACWA**

**F. Approve Resolution 2015-XX Authorizing Street Closures**

**G. Approve Minutes for the December 16, 2014 Regular Meeting**

**H. Approve Minutes for the January 20, 2015 Regular Meeting**

A motion was made by Council Member Boch and seconded by Council Member West to approve all items on the consent agenda. The motion passed unanimously, 5-0.

**4. PRESENTATIONS, INFORMATIONAL ITEMS AND REPORTS**

**A. Monthly Financial Statements and Treasurer's Report**

City Treasurer Geiger presented his report. A question and answer period followed. Council Member Boch requested a spread sheet showing the amounts in each fund. Council Member Edge asked why there is \$700,000 in reserve for the COP payment when only \$400,000 is needed to make the next payment. Mayor Lund opened for public comment. No comments were received.

**B. Sheriff's Report: Monthly Activity**

No one was available to provide a report and no written report was available.

### **C. Fire Chief's Report**

Volunteer Fire Chief John Fox reported he has been notified Natividad Hospital has received certification and injured will be transported there instead of to San Jose Valley Medical Center, and CERT (Community Emergency Response Training) will be available through County OES.

### **D. Library Report**

A report was provided; no comments were received.

### **E. Administrative Report – City Manager Grimsley**

Council members received the City Manager's report in their packet. Assistant Planner Orbach updated the Council on progress being made on the General Plan and the General Plan EIR, and reminded Council and the public that an EIR scoping meeting is scheduled for 6:00 p.m. at the VFW tomorrow night (February 18). Staff is looking forward to a first draft of the EIR in March. A question and answer period followed. Council Member Martorana expressed a desire to have a planning meeting where Council Members can develop goals and objectives. Mayor Lund opened for public comment. No comments were received.

### **F. Public Meetings and City Council Committee Reports**

Council Member Martorana reported from the AMBAG meeting he attended that ortho imagery, a method of image correction for the purposes of planning and engineering, is a valuable tool. Council Member West commented there will be a hospital district rezoning meeting this week in the San Juan Bautista City Hall on February 19, Highway 156 alignment was discussed at COG, and cities and counties will be required to pay the costs to widen their highways. Mayor Lund reported from the Fire Protection Committee meeting that contracts for Fire Station 3 are still under negotiation, the hiring process is underway for a new fire chief under the City's contract with Hollister and the County to fill the vacancy since Chief Mike O'Conner's retirement on January 30, and the San Juan Bautista committee asked to review the resumes of the candidates. Neighborhood Watch Chairman Eric Gredassoff reported the meeting was cancelled as the speaker was not able to attend, and he is getting inquiries on the web page which he will forward to Captain Taylor. Gredassoff then asked about policing in the City. Discussion followed. Council Member Martorana asked whether First Alarm is still an option. City Manager Grimsley responded he has not had time to review the three options provided by First Alarm. Mayor Lund opened for public comment. Jolene Cosio (SJB Resident) asked whether there was a Council committee already established that could attend to this issue.

## **5. PUBLIC HEARING ITEMS**

### **A. Consider Appeal of Planning Commission Approval of Vested Tentative Map, Rancho Vista Subdivision**

City Manager Grimsley reported Appellant Bob Fulton withdrew the appeal. Mayor Lund opened the public hearing. No comments were received. Mayor Lund closed the public hearing. A question and answer period followed. No action was taken.

**B. Consider Adopting Ordinance 2015-XX for the Rezoning of a 27.27 acre parcel of land situated at 1147 San Juan Highway (APN 002-220-006) from Agriculture to Single Family Residence District (R-1)**

City Manager Grimsley reported that this 27.27 acre parcel of land is part of the 28.35 acre parcel for which an Initial Study and Mitigated Negative Declaration was prepared as part of the process for amending the 1998 General Plan's urban growth boundary and land use designation. Said IS/MND was approved by Council on December 15, 2014. The recommended action is to bring the parcel into compliance with the amended General Plan. Mayor Lund opened the public hearing. No comments were received. Mayor Lund closed the public hearing. A question and answer period followed.

A motion was made by Council Member West and seconded by Council Member Boch to introduce an ordinance for the rezoning of a 27.27 acre parcel of land situated at 1147 San Juan Highway from agriculture to single family residence district (R-1). The motion passed unanimously, 5-0.

**C. Consider Adopting Ordinance 2015-XX for the Pre-zoning of a 1.08 acre parcel at 1147 San Juan Highway (APN 012-100-012) to Single Family Residential District (R-1)**

City Manager Grimsley reported staff received a request for pre-zoning for annexation into the city limits. The parcel is situated at the northerly boundary of the City, adjacent to and contiguous to San Juan Highway. The 1.08 acre parcel is part of a larger parcel already within the city limits. The pre-zoning request is necessary to bring the 1.08 parcel into the city to become a part of the larger parcel and consistent with the zoning classification of the larger parcel. The pre-zoning request from agriculture to residential zoning district is consistent with the City's 1998 General Plan. Mayor Lund opened the public hearing. No comments were received. Mayor Lund closed the public hearing. A question and answer period followed.

A motion was made by Council Member West and seconded by Council Member Boch to introduce an ordinance for the rezoning of a 1.08 acre parcel at 1147 San Juan Highway to single family residential district (R-1) The motion passed unanimously, 5-0.

**D. Consider Adopted Ordinance 2015-XX Accepting a Development Agreement for Rancho Vista Subdivision**

City Manager Grimsley reported the development agreement is for the proposed Rancho Vista subdivision, situated on a 28.35 acres parcel of land which lies in the northerly part of the city and is within the current city limits boundary. Mayor Lund opened the public hearing. Jolene Cosio (SJB Resident) was concerned with phasing in of infrastructure. Cara Vonk (SJB Resident) shared the same concerns. Eric Gredassoff (SJB Resident) was concerned with when Third Street would be improved. Ken Houle (SJB Resident) was also concerned with Third Street, and with the City sewer system as this development would put it at 90% capacity. Marta Gorelik (SJB Resident) submitted written comments which Deputy City Clerk Paetz read into the record. Mayor Lund closed the public hearing. A question and answer period followed.

City Manager Grimsley responded to the concerns posed during the public hearing and already addressed in his staff report. Council Member West commented he would need more time to understand the impact fees. At City Manager's request, Deputy City Clerk Paetz explained that if the ordinance is introduced tonight, it would come back for adoption next month, and then would not go into effect for another 30 days. Council Member Boch commented that development impact fees were adjusted two years ago to make them more legitimate. Council Member Martorana commented he needed more time to decide. Mayor Lund commented he received clarification from the City Manager over the last several days and feel more confident with process and numbers. Applicant Bob Fulton explained that the development agreement would help with getting funding for the project and asked Council to approve because of fluctuations in the economy and the weather.

City Manager Grimsley asked that a new 2.10 (17) regarding Sewer Connection Fees be added, amending the Development Agreement, before Council votes on this item.

A motion was made by Council Member Boch and seconded by Vice Mayor Edge to introduce an ordinance approving a development agreement for the Rancho Vista subdivision. The motion passed 3-2-0-0 with Council Members West and Martorana voting against.

**E. Consider Resolution 2015-09 Approving the Initial Study and Negative Declaration for Amendment of the 1998 General Plan of the Urban Growth Boundary and Land Use Designation for 11.7 acres of Land from Agriculture to Low Density Residential**

City Manager Grimsley reported Council was provided with the Initial Study and Negative Declaration. Mayor Lund opened the public hearing. No comments were received. Mayor Lund closed the public hearing. A question and answer period followed.

A motion was made by Council Member West and seconded by Council Member Boch to approve Resolution 2015-09 approving the Initial Study and Negative Declaration for amendment of the 1998 General Plan of the urban growth boundary and land use designation for 11.7 acres of land from agriculture to low density residential. The motion passed unanimously, 5-0.

**F. Consider Adopting Ordinance 2015-XX for the Pre-zoning of a 1.04 acre parcel of land situated at Monterey and Muckelemi Streets (APN 012-140-017) to Commercial District.**

City Manager Grimsley reported staff received a request for pre-zoning for annexation into the city limits. The parcel is situated at the southwesterly boundary of the City, adjacent to and contiguous with the jurisdictional boundary line at the intersection of Monterey and Muckelemi Streets. The 1.04 acre parcel is part of a larger parcel already within the city limits. The pre-zoning request is necessary to bring the 1.04 acre parcel into the city to become a part of the larger parcel and conform to the City's General Plan. The pre-zoning request to commercial zoning district is consistent with the City's

1998 General Plan. Utilities are available to the site and annexation and pre-zoning to commercial will promote commercial development along the Muckelemi corridor. Mayor Lund opened the public hearing. No comments were received. Mayor Lund closed the public hearing. A question and answer period followed.

A motion was made by Council Member Martorana and seconded by Vice Mayor Edge to introduce an ordinance for the pre-zoning of a 1.04 acre parcel of land situated at Monterey and Muckelemi Streets to Commercial District. The motion passed unanimously, 5-0.

**G. Consider Rezoning of Six Existing Residential home properties on First Street from Agriculture to Single Family Residential (R-1)**

City Manager Grimsley reported the six parcel of land are part of the 11.7 acre 1998 General Plan and Land Use amendment to correct an administrative oversight. Each of the six parcels has an existing single family dwelling situated on them, all are connected to the City water and sewer system, and each parcel has telephone, gas and electric services. The Planning Commission approved an Initial Study and Negative Declaration for an amendment to the 1998 General Plan to change the urban growth boundary and the land use designation of the 11.7 acres, consisting of six parcels, from agriculture to low density residential and recommends to the City Council rezoning of the parcels to low density residential.

**i. Consider Adopting Ordinance 2015-XX for the Rezoning of a residential property at 1022 First Street (APN 002-240-014) from Agriculture to Single Family Residential District (R-1)**

Mayor Lund opened the public hearing. No comments were received. Mayor Lund closed the public hearing. A question and answer period followed.

A motion was made by Council Member West and seconded by Vice Mayor Edge to introduce an ordinance for the rezoning of a residential property at 1022 First Street (APN 002-240-014) from Agriculture to Single Family Residential District (R-1). The motion passed unanimously, 5-0.

**ii. Consider Adopting Ordinance 2015-XX for the Rezoning of a residential property at 1024 First Street (APN 002-240-013) from Agriculture to Single Family Residential District (R-1)**

Mayor Lund opened the public hearing. No comments received. Mayor Lund closed the public hearing. A question and answer period followed.

A motion was made by Council Member West and seconded by Vice Mayor Edge to introduce an ordinance for the rezoning of a residential property at 1024 First Street (APN 002-240-013) from Agriculture to Single Family Residential District (R-1). The motion passed unanimously, 5-0.

**iii. Consider Adopting Ordinance 2015-XX for the Rezoning of a residential property at 1026 First Street (APN 002-240-012) from Agriculture to Single Family Residential District (R-1)**

Mayor Lund opened the public hearing. No comments received. Mayor Lund closed the public hearing. A question and answer period followed.

A motion was made by Council Member West and seconded by Vice Mayor Edge to introduce an ordinance for the rezoning of a residential property at 1026 First Street (APN 002-240-012) from Agriculture to Single Family Residential District (R-1). The motion passed unanimously, 5-0.

**iv. Consider Adopting Ordinance 2015-XX for the Rezoning of a residential property at 1036 First Street (APN 002-230-003) from Agriculture to Single Family Residential District (R-1)**

Mayor Lund opened the public hearing. No comments received. Mayor Lund closed the public hearing. A question and answer period followed.

A motion was made by Council Member West and seconded by Vice Mayor Edge to introduce an ordinance for the rezoning of a residential property at 1036 First Street (APN 002-230-003) from Agriculture to Single Family Residential District (R-1). The motion passed unanimously, 5-0.

**v. Consider Adopting Ordinance 2015-XX for the Rezoning of a residential property at 1046 First Street (APN 002-230-002) from Agriculture to Single Family Residential District (R-1)**

Mayor Lund opened the public hearing. No comments received. Mayor Lund closed the public hearing. A question and answer period followed.

A motion was made by Council Member West and seconded by Vice Mayor Edge to introduce an ordinance for the rezoning of a residential property at 1046 First Street (APN 002-230-002) from Agriculture to Single Family Residential District (R-1). The motion passed unanimously, 5-0.

**vi. Consider Adopting Ordinance 2015-XX for the Rezoning of a residential property at 1056 First Street (APN 002-230-001) from Agriculture to Single Family Residential District (R-1)**

Mayor Lund opened the public hearing. No comments received. Mayor Lund closed the public hearing. A question and answer period followed.

A motion was made by Council Member West and seconded by Vice Mayor Edge to introduce an ordinance for the rezoning of a residential property at 1056 First Street (APN 002-230-001) from Agriculture to Single Family Residential District (R-1). The motion passed unanimously, 5-0.

Whereupon, Council took a five minute break and the meeting resumed at 8:12 p.m.

#### **H. Consider Adopting Ordinance 2015-XX Modifying Section 11-04-010(A) of the SJBMC Relating to Residential Districts – Site Coverage**

City Manager Grimsley explained that this is presented as an effort to fix a conflict staff has encountered. This item comes to Council with the Planning Commission's recommendation of approval. Mayor Lund opened the public hearing. Cara Vonk (SJB Resident) spoke against any changes to this section of the municipal code. No other comments were received. Mayor Lund closed the public hearing. A question and answer period followed. Council Member Martorana reviewed the intent of the ordinance as he understood it, together with the change presented by staff, and stated he would not support any change to the ordinance at this time. It was the consensus of the Council to continue this item to the next Council meeting.

### **6. ACTION ITEMS**

#### **A. Adopt Ordinance 2015-06 to Pre-zone 12.5 acres of land situated at the southwest corner of San Juan-Hollister Road and Mission Vineyard Road to Industrial (I) APN 012-190-039**

City Manager Grimsley reported this is the second reading and adoption of Ordinance 2015-XX. Mayor Lund opened for public comment. No comments were received. Mayor Lund closed the public comment period. A question and answer period followed.

A motion was made by Council Member West and seconded by Council Member Martorana to adopt Ordinance 2015-06 to pre-zone 12.5 acres of land situated at the southwest corner of San Juan-Hollister Road and Mission Vineyard Road to Industrial. The motion passed unanimously, 5-0.

#### **B. Consider Selection of CMAP Representative**

CMAP Director Becca Reed spoke in favor of San Juan Area resident Arthur Testani as the City's representative to CMAP. Mr. Testani was present and expressed his desire to be on the CMAP board and stated his qualifications for the position.

It was the consensus of the Council to appoint Arthur Testani as the City of San Juan Bautista's representative to CMAP.

#### **C. Accept Resignation of Georgana Gularte from Planning Commission; Mayor to Appoint**

Mayor Lund stated he had received a letter of resignation from Georgana Gularte from the Planning Commission and asked staff to post the position and accept applications.

#### **D. Proposal to Surplus 2000 Ford Ranger**

City Manager Grimsley asked Council to declare the City's damaged 2000 Ford Ranger pickup surplus property and authorize him to sell the surplus property in accordance with Section 2-9-090 of the SJBMC.

It was the consensus of Council to declare the 2000 Ford Ranger pickup as surplus property and authorize sale of the vehicle.

## **7. DISCUSSION ITEMS**

### **A. Fiscal Year 2015-2016 Preliminary Budget Schedule**

City Manager Grimsley presented a meeting schedule for Council's review of the fiscal year 2015-2016 budget.

## **8. COMMENTS**

### **A. City Council**

Council Member Martorana thanked Georgana Gularte for her many years of service to the community. Council Member Boch commented that the city needs a bank. Mayor Lund commented that members of the public have suggested to him that Rotary Club put plaques for people who have made a donation to the community on the benches they installed at various spots around the city.

### **B. City Manager**

No comments were made.

### **C. City Attorney**

No comments were made.

## **9. ADJOURN**

The meeting adjourned at 8:58 p.m.