

**ORDINANCE 2015-07**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE REZONING OF A 27.27 ACRE PARCEL OF LAND SITUATED AT 1149 SAN JUAN HIGHWAY (APN 002-220-006) FROM AGRICULTURE TO R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT**

**WHEREAS**, the City Council has received a recommendation from the Planning Commission to rezone a 27.27 acre parcel of land to R-1 Low Density Residential District within the City of San Juan Bautista, and

**WHEREAS**, the City Council reviewed and received the staff report describing the land and the public services available to the property necessary for the parcel to be rezoned in the City of San Juan Bautista, and

**WHEREAS**, the City Council finds that the property is within the existing city boundary and public utility services are available to serve the property, and

**WHEREAS**, the City Council approved Resolution 2014-50, approving an Initial Study and Mitigated Negative Declaration for amendment of the 1998 General Plan and Land Use on December 16, 2014 for the parcel to be included within the urban growth boundary and the land use designation as low density residential, and

**WHEREAS**, the City Council determined that the rezoning of the parcel to the zoning classification of R-1 Low Density Residential Zoning District is consistent with the proposed uses, and the parcel will be consistent with the amended 1998 General Plan and Land Use Designation.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of San Juan Bautista hereby rezones the 27.27 acre parcel of land from Agriculture to Low Density Residential District (R-1) the following property described as follows:

All that real property situated in the State of California, County of San Benito and being a portion of Section 29, 32 and 33 of Township 12 South, Range 4 East , Mount Diablo Base and Meridian bounded and more particularly described as follows;

Being all that certain 28.35 acre parcel of land designated as Parcel 1 as shown on that Parcel Map filed for record in Book 11 of Parcel Maps at Page 28, San Benito County Records.

Excepting thereof that portion of land lying northerly of the City boundary line and being more particularly described as follows;

Beginning at the intersection of the northerly line of the existing boundary of the City of San Juan Bautista with the westerly right of way line of the 50 feet wide dedication of San Juan Highway as shown on that certain Parcel Map filed for record in Book 4 of Parcel Map, Page 59, San Benito County Records; thence from said point of beginning

and running northwesterly along the existing boundary line of the City of San Juan Bautista, North 90° 00' 00" West, 461.43 feet; thence leaving existing boundary line of the City of San Juan Bautista, North 59° 34' 45" East, 401.52 feet to a point on the westerly right of way line of San Juan Highway as dedicated on said Parcel Map in Book 4 page 59; thence South 29° 31' 28" East, 233.67 feet to the point of beginning. Containing 1.08 acres more or less.

**THE FOREGOING ORDINANCE** was first read at a regular meeting of the San Juan Bautista City Council on the 17<sup>th</sup> day of February, 2015, and was adopted at a regular meeting of the San Juan Bautista City Council on the 17th day of March, 2015 by the following vote:

**AYES:**        **Boch, West, Martorana, Edge**

**NOES:**        **None**

**ABSENT:**    **Lund**

**ABSTAIN:**   **None**

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Robert L. Lund, Mayor

**ATTEST:**

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Connie Schobert, City Clerk