

ORDINANCE 2015-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA ADOPTING THE PREZONING OF A 1.04 PARCEL OF LAND (APN 012-140-017) SITUATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MONTEREY AND MUCKELEMI STREETS, TO COMMERCIAL DISTRICT

WHEREAS, the City Council has received a recommendation from the Planning Commission to pre-zone a 1.04 acre parcel of land for annexation into the City of San Juan Bautista, and

WHEREAS, the City Council reviewed the recommendation from the Planning Commission and received the staff report describing the land and the public services available to the property necessary for the annexation of the parcel into the City of San Juan Bautista, and

WHEREAS, the City Council finds that the property is contiguous to the existing city boundary and public utilities and services are available to serve the property, and

WHEREAS, the City Council has determined that the 1.04 acre parcel of land is within the urban growth boundary of the City and the land use designation as Commercial zoning is consistent and meets the intent, goals, polices and objectives of the 1998 General Plan; and a Categorical Exemption under the California Environmental Quality Act, Section 15319 Class 19 (b) and Section 15303 Class 3 (c) is hereby made for the pre-zoning and annexation, and

WHEREAS, the City Council has determined that the pre-zoning of the parcel to the zoning classification of Commercial District is consistent with the proposed uses and, upon annexation into the city limits, the parcel will be consistent with the 1998 General Plan and Land Use Designation.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Juan Bautista hereby approves pre-zoning of the 1.04 acre parcel of land herein designated as Commercial District (C) of the property being more particularly described as follows:

All that real property situated in the State of California, County of San Benito being a portion of Lot IX of the Rancho San Antonio according to the map filed for record in Book 1 of Maps at Page 6, San Benito County Records, bounded and more particularly described as follows:

Beginning at a point on the easterly line of said Lot IX, said point being at the intersection thereof with the southerly line of Muckelemi Street and the existing jurisdictional boundary of the City of San Juan Bautista; thence along the said jurisdictional boundary and along the easterly line of said Lot IX, South 19° 33' 46" East, 388.55 feet to a point in the northerly line of State Highway 156; thence leaving said jurisdictional boundary line and said easterly line of Lot IX and running along said northerly line of State Highway 156, North 48° 24' 03" West, 135.64 feet; thence North 56° 11' 55" West, 218.19 feet; thence along the arc of a non-tangent curve to the right with a radius point bearing of North 51° 50' 39" East, through a central angle of 95° 16' 04", having a radius of 65.00 feet, an arc length of 108.08 feet; thence North 48° 08' 06" East, 18.56 feet; thence along the arc of a non tangent curve to the right with a radius bearing of South

47° 27' 58" East, through a central angle of 49° 38' 00", having a radius of 150.00 feet, an arc length of 129.94 feet, more or less, to a point in the southerly line of Muckelemi Street; thence along the southerly line of Muckelemi Street, South 82° 13' 44" East, 6.86 feet to the point of beginning. Containing 1.04 acres more or less.

THE FOREGOING ORDINANCE was first read at a regular meeting of the San Juan Bautista City Council on the 17th 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

Robert Lund, Mayor

ATTEST:

Connie Schobert, City Clerk