

ORDINANCE 2015-16

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SAN JUAN BAUTISTA APPROVING THE REZONING OF A PARCEL
SITUATED AT 1156 FIRST STREET (APN 002-230-001) FROM AGRICULTURE TO
LOW DENSITY RESIDENTIAL DISTRICT**

WHEREAS, the City Council received a recommendation from the Planning Commission to rezone Assessor Parcel No. 002-230-001 within the City of San Juan Bautista, situated at 1156 First Street, and

WHEREAS, the City Council reviewed the recommendation and received the staff report describing the land and the public services available to the property necessary for the rezoning of the parcel, 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 Initial Study and Negative Declaration for a General Plan Amendments to amend the Urban Growth Boundary of the 1998 General Plan and Land Use designation of six properties adjacent and on the east side of First Street from agriculture to Low Density Residential was approved by the City Council on February 17, 2015, and

WHEREAS, the City Council determined that the classification of the parcel to R-1 Low Density Residential is consistent with the existing land use of the parcel and 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 Assessor Parcel No. 002-230-001 from agriculture to (R-1) Low Density Residential Zoning District, the following property being more particularly described as follows:

All that real property situated in the City of San Juan Bautista, County of San Benito, State of California, being a portion of Out Lot 2 according to the Map filed for record in Book 1 of Maps Page 41, San Benito County Records, bounded and more particularly described as follows;

Beginning at a point on the northeasterly line of San Juan Highway with the southwesterly corner of that certain 16.36 acre parcel of land as shown on that Record of Survey Map filed for record in Book 13 of Maps, at Page 50, San Benito County Record; thence from said point of beginning and along the northeasterly line of San Juan Highway (First Street), North 36° 00' 00" West, 423.94 feet to an angle point; thence North 29° 27' 26" West 540.91 feet; thence leaving said northeasterly line of San Juan Highway, North 60° 35' 13" East, 108.39 feet; thence North 89° 30' 46" East, 220.00 feet; Thence South 31° 48' 09" East. 919.95 feet to a point on the northerly line of Parcel 1 as shown on the Parcel Map filed for record in Book 5 of Parcel Maps, at Page 29, San Benito County Records; thence along the northerly line of Parcel 1, South 33° 31' 43" West, 100.00 feet; thence leaving said northerly line of Parcel 1, North 27° 13' 14" West, 65.11 feet; thence North 44° 35' 16" East, 46.85 feet; thence North 45° 00' 27" 81.50 feet; thence

South 45° 10' 37" West, 82.22 feet; thence South 50° 43' 46" West, 149.76 feet to the point of beginning.

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