

**RESOLUTION 2014-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA RECOMMENDING TO THE CITY COUNCIL AMENDMENTS TO CHAPTER 11.29 AND SECTION 11.04.110 OF THE SAN JUAN BAUTISTA MUNICIPAL CODE**

**WHEREAS**, the Planning Commission has reviewed Ordinance 2007-04 and its effects on the ability to attract new commercial establishments, restaurants, food centers, retail businesses and visitors accommodation facilities into the City, and

**WHEREAS**, new commercial establishments, restaurants, food centers, retail businesses and visitors accommodation facilities offer a wide variety of goods, services and merchandise to residents and visitors that are currently lacking in the City, and

**WHEREAS**, the inability to attract new commercial establishments, restaurants, food centers, retail businesses and visitors accommodation facilities into the City has caused evidence of financial and economic hardship to the City's revenues as a result of Ordinance 2007-04, and

**WHEREAS**, the citizens, residents and visitors of San Juan Bautista have suffered from the inability to purchase goods and merchandise, or receive services that currently do not exist within the City and from which new commercial establishments, restaurants, food centers, retail businesses and visitors accommodation facilities could provide, and

**WHEREAS**, the text contained within Ordinance 2007-04 portrays a negative tone for new businesses to invest in the City of San Juan Bautista and causes significant impediments to administer land use policies, goals, and objectives of the General Plan for the promotion and support of lands at the western and eastern "gateways", and

**WHEREAS**, the economic and financial viability of the City depends on encouraging new investments in commercial uses throughout the City to maintain a healthy property tax base and provide a dependable sales tax revenue source to meet the need of the residents, and

**WHEREAS**, new commercial development of business establishments, restaurants, retail food centers and visitors accommodation facilities will provide expanded employment opportunities and better job to housing balance throughout the City.

**NOW, THEREFORE BE IT RESOLVED**, by the Planning Commission of the City of San Juan Bautista that it recommends to the City Council the amendments to Chapter 11.29 and Section 11.04.110 set out in the draft ordinance sent herewith to the Council.

**PASSED AND ADOPTED**, by the Planning Commission of the City of San Juan Bautista on the 4<sup>th</sup> day of February 2014 by the following vote:

**AYES:** Franco, Gularte, Guibert, Garratt

**NOES:** None

ABSENT: Medeiros

ABSTAIN: None

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Chairperson Ernest J. Franco

ATTEST:

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Deputy City Clerk Trish Paetz