

RESOLUTION 2015-13

A RESOLUTION OF THE PLANNING COMMISSION 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 AND RECOMMEND TO THE CITY COUNCIL

WHEREAS, the Planning Commission has received a request 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 Planning Commission 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 Planning Commission finds that the property is within the existing city boundary, and public utility services are available to serve the property, and

WHEREAS, the Planning Commission approved the Initial Study and Mitigated Negative Declaration to amend the 1998 General Plan and Land Use on December 4, 2014 for the parcel to be included within the urban growth boundary and the land use designation as low density residential, and

WHEREAS, the Planning Commission determined that the rezoning of the parcel to the zoning classification to 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 Planning Commission of the City of San Juan Bautista hereby rezones the 27.27 acre parcel of land to (R-1) Low Density Residential District and recommends to the City Council the following property.

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.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 3rd day of February 2015 by the following vote:

AYES: **Gularte, Garratt, Franco**

NOES: **None**

ABSENT: **Medeiros, Guibert**

ABSTAIN: **None**

Chairperson Ernest J. Franco

ATTEST:

Connie Schobert, City Clerk