

## RESOLUTION 2016-13

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE INITIAL STUDY AND NEGATIVE DECLARATION FOR THE PRE-ZONING OF 13.3 ACRES OF LAND SITUATED ON THE NORTH SIDE OF SAN JUAN-HOLLISTER ROAD (002-130-012,021,023 & 031)**

**WHEREAS**, the City Council has received a recommendation from the Planning Commission to pre-zone a 13.3 acre parcel of land consisting of four parcels, situated on the north side of San Juan-Hollister Road, to R-1 low density residential zoning district and annex the property into the City boundary, and

**WHEREAS**, the City Council conducted a public hearing on March 15<sup>th</sup>, 2016 to receive and hear all public comments, written correspondence, electronic communication and oral input on the pre-zoning and annexation request for Assessor Parcel Numbers 012-130-012, 021, 023, and 031), and

**WHEREAS**, an initial study and negative declaration has been prepared for the Planning Commission to review, discuss and consider approval to pre-zone the 13.3 acres of land to R-1 low density residential zoning district and authorize an application for annexation be filed with the Local Agency Formation Commission (LAFCO), and

**WHEREAS**, the City Council upon receiving the staff report dated March 15, 2016, copy of the initial study and negative declaration, copy of the annexation petition site map, all public testimony, all written comments, any and all electronic communication and in light of the whole record before them, there is no evidence that the pre-zoning and annexation could have a significant effect on the environment of the immediate area. The following findings are hereby made to substantiate the approval of the initial study and negative declaration for the pre-zoning and annexation.

1. That the pre-zoning and annexation of the 13.3 acres of land to R-1 low density residential district conforms to the preferred scenario, Housing land use designations as shown on Map 6.4 of the 2035 General Plan.
2. That the pre-zoning and annexation is consistent with the goals, policies, objectives and programs of the 2035 General Plan.
3. That the annexation of the 13.3 acres of land will be an infill project that will provide continuity of city boundaries for efficient municipal utility services and be consistent to the proposed growth area and land uses as identified on Map 6.12 of the 2035 General Plan.

4. That the pre-zoning and annexation will strengthen the economic and sustainability of the City to provide future housing opportunities to its residents.
5. That the pre-zoning and annexation of the 13.3 acres of land will allow uses that will be properly related to other uses, transportations facilities and other public facilities in the area, and will not cause undue environmental impacts that will be properly mitigated upon future development.
6. That the pre-zoning and annexation is a planning tool to promote orderly growth and expansion of the City and guide the land uses to have consistency with the goals, policies, objectives and programs of the 2035 General Plan.
7. That the pre-zoning and annexation is consistent with Objective LU 2.5 of the 2035 General Plan; Diversify housing stock to accommodate all San Juan Bautista residents.
8. That the pre-zoning and annexation is consistent with Policy LU 2.5.2.1 of the 2035 General Plan; Expand the range of allowable housing types and areas in which they may be built without compromising local design standards, property values, or quality of life by allowing variable density and lot size in residential districts.
9. That the pre-zoning and annexation is consistent with Program LU 2.5.2.2 of the 2035 General Plan; Remove regulatory obstacles that have the effect of rendering various housing types uneconomical.
10. That the pre-zoning and annexation is consistent with Policy HO 4.1.3 of the 2035 General Plan; Prioritize infill housing development.
11. That the pre-zoning and annexation is consistent with Objective HO 3.3 of the 2035 General Plan; Provide a variety of housing types that reflect the character of the City.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of San Juan Bautista does hereby approve the initial study and negative declaration for the pre-zoning of 13.3 acres of land, consisting of four parcels identified as APN 012-130-012, 021, 023 and 031, to R-1 Low density residential zoning district.

**PASSED AND ADOPTED** by the City Council of the City of San Juan Bautista on this 15<sup>th</sup> day of March, 2016 by the following vote:

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

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Mayor Rick Edge

**ATTEST:**

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Trish Paetz, Deputy City Clerk