

RESOLUTION 2014-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA, CALIFORNIA, APPROVING A PLANNED UNIT DEVELOPMENT PERMIT FOR ASSESSOR PARCEL NUMBER 002-029-022

WHEREAS, the City Council has received a recommendation from the Planning Commission for the issuance of a Planned Unit Development (“PUD”) Permit No. 2014-601 for Assessor Parcel Number 002-029-022 (“Project”) at 37 Monterey Street in the City of San Juan Bautista, California, and

WHEREAS, the Project is more particularly described in the Planned Unit Development permit application dated February 21, 2014 and as approved following public hearings at the Planning Commission and this City Council, and

WHEREAS, pursuant to San Juan Bautista Municipal Code, Chapter 11-05, this Council has the authority to approve or deny PUD permits in any zoning district of the City of San Juan Bautista, provide approval with the required findings is obtained as provided herein by the City Council upon recommendation by the Planning Commission, and

WHEREAS, this Council has received and considered the recommendation of the Planning Commission, all materials, findings, conditions of approval, staff reports, comments and testimony by the general public of the Planning Commission meetings on May 6th, 2014 and June 10th, 2014 and any written comments, public testimony at the public hearing of July 15th 2014 on this matter concerning the Planned Unit Development permit No. 2014-601, and

WHEREAS, this Council hereby incorporates by reference herein the whole record of the Planning Commission’s recommendations with their findings, conditions of approval and the City Council’s

WHEREAS, that the City Council determines that the PUD Permit No. 2104-601 is categorically exempt under Article 19, Section 15315, “Minor Land Division” of the California Environmental Quality Act (CEQA).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA HEREBY RESOLVES AS FOLLOWS:

SECTION 1. Having considered the entire matter of the Application for a PUD Permit No. 2014-601, recommendations from the Planning Commission, testimony at the public hearing, and in light of the whole record before the Planning Commission and City Council the following findings are hereby made for the approval of the PUD Permit No. 2104-601.

- A. The project meets the goals and objectives of the Housing Elements of the General Plan and the use is necessary or desirable in relation to the purposes and intent of

the San Juan Bautista General Plan, this Title, and the economic, social and environmental status of the City.

- B. The project is consistent with the required density for the zoning district.
- C. The use will not adversely affect the health or safety of persons living or working in the vicinity, or be material detrimental to the public welfare of the City and its residents.
- D. The project will further the goals and objectives for affordable housing within the City of San Juan Bautista due to the size of the parcels and the required allowable Floor Area Ratio.
- E. The use will be properly related to other uses, transportation facilities, and other public facilities in the area, and will not cause undue environmental impacts relating to noise, odor, pollution, etc.
- F. The project will further the goals for developing incentives for affordable housing, such as reduced parcel sizes and building floor areas.
- G. The project will promote housing that fits into the surrounding neighborhood in scale, style and architecture.

SECTION 2. Based on the findings set out immediately above in Section 1, and on the whole of the record of the Planning Commission and the Council, this Council hereby approves PUD Permit No. 2014-601, as presented in the recommendations from the Planning Commission and subject to “CONDITION OF APPROVAL” attached hereto, marked Exhibit A, and incorporated herein by this reference.

PASSED AND ADOPTED this 15th, day of July 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor Andy Moore

ATTEST:

Linda G. McIntyre

EXHIBIT A

Conditions of approval for Planned Unit Development Permit No. 2104-601

1. The applicant shall record a parcel map with the San Benito County recorder's Office.
2. The applicant shall install a standard City of San Juan Bautista residential driveway approach to each parcel conforming to the City's standards A-7.
3. The applicant shall remove and replace all deteriorated and substandard sidewalk with a standard 4' wide P.C.C. sidewalk along the frontage of Monterey Street
4. The applicant shall install a new standard domestic water and fire sprinkle service to Parcel 2 including water meter, water utility box, and shut off ball valve with valve box conforming to the City's standards B-3.
5. The applicant shall install a standard fire service to Parcel 1 including a water meter, utility box and shut off ball valve conforming to the City's standards B3-3 or B-8.
6. The applicant shall install public utility services to each lot including but not limited to underground electrical, telephone, cable TV and gas.
7. The applicant to obtain an encroachment permit from the City of San Juan Bautista for all work within the public right of way of Monterey Street.
8. The applicant shall obtain a demolition permit for the removal of the existing masonry block structure and wood garage.
9. The applicant shall pay all fees required by the City and San Juan Aromas School district, including CEQA compliance fees.
10. The applicant shall install water efficient plumbing fixtures, lighting fixtures, irrigation facilities and drought resistant landscaping on each parcel upon issuance of a building permit.
11. The applicant shall construct a new single family residential homes on each parcel that will conform substantially to the neighborhood in architecture, size, scale and massing.