

**RESOLUTION 2013-09**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING LOT LINE ADJUSTMENT NO. 2013-1101 (APN 002-48-003, 004 & 005)**

WHEREAS, an application has been submitted for a lot line adjustment of parcels situated within the City of San Juan Bautista, County of San Benito, State of California, and

WHEREAS, the Planning Commission has reviewed the lot line adjustment for compliance with the zoning district regulations that each parcel is designated in, and

WHEREAS, the Planning Commission adopted a categorical exemption for lot line adjustment No. LLA 2013-1101 under Article 19, Section 15305, Class 5, (a) of the California Environmental Quality Act, and

WHEREAS, the Planning Commission reviewed and made conditions to the lot line adjustment No. LLA 2013-1101 as follows.

1. That the applicants record and prefect the legal descriptions of each parcel of the lot line adjustment No. LLA 2013-1101 with the County Recorders Office.
2. That Almaden Development Group LLC record a grant of easement to Hipolito Cerda for a strip of land 22.5 feet in width for ingress, egress and public utilities over and across the first 150 feet of the 22.5 feet wide access known as Pearce Lane.
3. That the applicants develop and record a joint maintenance agreement for the repair, maintenance and reconstruction of the 22.5 feet wide by 150 feet in length section of Pearce Lane.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Juan Bautista, hereby approves the lot line adjustment No. LLA 2013-1101 by the following vote:

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista at a regular meeting held on December 3, 2013 by the following vote:

AYES: Gularte, Guibert, Medeiros

NOES: None

ABSENT: Franco, Garrett

ABSTAIN: None

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Vice Chairman David Medeiros

ATTEST: \_\_\_\_\_  
Trish Paetz Deputy City Clerk