

**RESOLUTION 2014-06**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APROVING A LOT LINE ADJUSTMENT APPLICATION FOR PHILIP CHAN AT 300 FIFTH STREET, PROJECT NO. 2014-201**

WHEREAS, the Planning Commission of the City of San Juan Bautista held a regular meeting on February 4, 2014 to consider a lot line adjustment application of Mr. Philip Chan at 300 Fifth Street, and

WHEREAS, the Planning Commission received oral testimony and public input on the Lot Line Adjustment No. 2014-201, and

WHEREAS, the Planning Commission reviewed the staff report, the policies within the General Plan and setback regulations of the zoning district for low density residential, and

WHEREAS, the Planning Commission determined that the lot line adjustment will be harmonious with the surrounding area and not detrimental to the health, safety and general welfare of the public.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista hereby approves Lot Line Adjustment No. 2014-201, subject to the following conditions.

1. That the applicant record and perfect the legal descriptions of each parcel of Lot Line Adjustment No. 2014-201 with the San Benito County Recorder's Office.
2. That the applicant designate a strip of land 12 feet in width as a non-building and open space area between Parcels 1 and 2.
3. That the applicant provide a new access driveway approach on the Fifth Street frontage to Parcel 1 (Lot 8 Ramona Heights).
4. That the applicant provide new utilities to Parcel 2 (Lot 9 Ramona Heights) including but not limited to domestic water service lateral, sanitary sewer service lateral, fire sprinkler service lateral, underground electrical service and natural gas service.
5. That the applicant meet the parking requirements of the zoning district to which Parcel 1 (Lot 8 Ramona Heights) is located.

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: Garrett, Gularte, Franco, Guibert

NOES: None

ABSENT: Medeiros

ABSTAIN: None

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Chairperson Ernest J. Franco

ATTEST:

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Deputy City Clerk Trish Paetz