

## **RESOLUTION 2014-08**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING PLANNED UNIT DEVELOPMENT PERMIT NO. 2014-601 AND RECOMMENDS TO THE CITY COUNCIL**

**WHEREAS**, the Planning Commission of the City of San Juan Bautista conducted a public hearing on May 6, 2014 and a continued public hearing on June 10, 2014 to review an application for a Planned Unit Development Permit to divide a 9,116 square foot parcel of land into two parcels at 37 Monterey Street, and

**WHEREAS**, the Planning Commission received oral testimony, written comments and public input on the application of the Planned Unit Development Permit No. 2014-601, and

**WHEREAS**, the Planning Commission, upon receiving and reviewing the planning staff report, information on Planning Commission's discretion to issue exemptions of the California Environmental Quality Act, San Juan Bautista Municipal Code information of Chapter 11-05 and testimony presented during the public hearing and continued public hearing and, in light of the whole record before the Planning Commission, determined that the PUD Permit No, 2014-601 can be classified as a categorical exemption under Article 19, Section 15315 "Minor Land Divisions" of the California Environmental Quality Act (CEQA), and

**WHEREAS**, the Planning Commission has made the following findings that, in light of the whole record before the Planning Commission, that the project will have a less than significant effect on the environment.

1. The project meets the goals and objectives of the Housing Element of the General Plan.
2. The project meets the intent and density of Chapter 11-05 Planned Unit Development PUD.
3. The project will not adversely impact the immediate and surrounding area to which the project is located.
4. 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 FAR.
5. The parcel sizes will properly relate to other parcel sizes and uses in the surrounding area and will not cause undue environmental impacts relating to noise, odor, pollution and traffic.
6. The project will further the goals for developing incentives for affordable housing, such as reduction in parcel sizes and reduced building floor areas.
7. The project will promote housing that fits into the surrounding neighborhood for scale, style and architecture.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission of the City of San Juan Bautista hereby approves Planned Unit Development Permit No. 2014-601 with the following conditions, and recommends to the City Council the same.

1. That the applicant shall record a parcel map with the San Benito County Recorder's Office.
2. That 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. That the applicant remove and replace all deteriorated and substandard sidewalks with a standard 4' wide P.C.C. sidewalk along the lot frontage of Monterey Street.
4. That the applicant shall install a new standard domestic water and fire sprinkler service to Parcel 2 including water meters, water utility box and a shut off ball valve with valve box conforming to the City's standards B 3-3.
5. That 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 B 3-3 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 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 home on each parcel that will conform substantially to the neighborhood in architecture, size, scale and massing.

**PASSED AND ADOPTED BY** the Planning Commission of the City of San Juan Bautista on June 10, 2014 by the following vote.

**AYES:** Franco, Gularte, Garratt, Medeiros

**NOES:** None

**ABSENT:** Guibert

**ABSTAIN:** None

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Chairperson Ernest J. Franco

**ATTEST:**

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Trish Paetz Deputy City Clerk