

## **RESOLUTION 2016-19**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING A SITE PLAN AND DESIGN REVIEW (SDR-2016-302) FOR A SINGLE FAMILY RESIDENTIAL UNIT ON SEVENTH STREET (APN 002-380-020)**

**WHEREAS**, the Planning Commission conducted a public hearing on April 5th, 2016 for the site plans and design review of the single family residential unit (APN 002-380-020) on Seventh Street, and

**WHEREAS**, on April 5<sup>th</sup>, 2016 the Planning Commission made a preliminary determination that the project is exempt from the California Environmental Quality Act pursuant to Section 15303 (a) and Section 15322 (a) (b) of the California Code of Regulation (CEQA Guidelines) and the project is exempt pursuant to a categorical exemption, and

**WHEREAS**, the Planning Commission hereby makes the following findings:

1. The proposed project is consistent with the General Plan and Zoning District of the City of San Juan Bautista.
2. The proposed project will be designed to the site and design standards of the zoning district and be compatible with the uses of the surrounding area.
3. The proposed project is consistent with the standards and requirements of the San Juan Bautista Municipal Code, Chapter 10-2.
4. The proposed project will mitigate the impacts to a less than significant level with conditions of approval and mitigation measures.
5. The proposed project will not adversely affect the surrounding neighborhood and will not be detrimental to the health and welfare of the residents living and working in the area.
6. The project meets the goals, objectives and policies of the 2035 General Plan. The construction of one single family dwelling is consistent with the General Plan and the zoning of the area R-1 Low Density Residential
7. This project is Categorically Exempt pursuant to CEQA Guidelines §15303 New Construction or Conversion of Small Structures (a) and §15332 Infill Development Projects (a) (b).

**WHEREAS**, the public hearing was conducted in accordance with Chapter 11-18 of the San Juan Bautista Municipal Code, and

**WHEREAS**, the Planning Commission received oral and written comments, public testimony on the site plans and design review of the lot considered for single family residential structure (APN 002-380-020) at Seventh Street, and

**WHEREAS**, the Planning Commission, based upon the public hearing testimony and the whole record before them, makes the following findings.

1. The proposed single family residential structure is in a manner that respects the physical and environmental characteristics of the site.

2. The proposed single family residential structure is consistent with the standards and requirements of the San Juan Bautista Municipal Code.
3. The proposed single family residential structure is consistent with the goals and policies of the General Plan and any applicable specific or community plans.
4. The proposed single family residential structure is compatible with the surrounding character of the area in terms of architecture design, materials and colors.
5. The proposed single family residential structure is located and configured on the site so as to be consistent and harmonious with the surrounding area.
6. The proposed single family residential structure incorporated with the landscaping design that meets the provisions and guidelines of drought tolerance plants, trees and shrubbery and the City's mandatory drought regulations.
7. The proposed single family residential structure will not interfere with the use and enjoyment of neighboring homes and will promote health, safety and welfare of the area.
8. The existing and proposed public facilities to accommodate the proposed single family residential structure, including sidewalk, street lights, fire hydrants, street and vehicular access, sanitary sewer facilities, will be available to the site.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of San Juan Bautista hereby approves the site plans and design review of the residential unit and secondary unit at APN 002-380-020 on Seventh Street, subject to the following conditions:

#### **CONDITIONS OF APPROVAL**

1. The applicant shall extend sanitary sewer to the property.
2. The applicant shall extend and install storm drainage improvement improvements meeting the SWPP standards.
3. The applicant shall enter into a hold harmless agreement with the City of San Juan Bautista.
4. The applicant shall submit street improvement and grading plans for all work required for the project. Grading plan shall conform to the SWPP guidelines.
5. The applicant shall install one tree in the front yard of the development. The tree shall be the type listed on the City of San Juan Bautista street tree list.
6. The applicant shall submit to the City a soils and geotechnical report for the development on the parcel.
7. The applicant shall submit to the City and Historic Resources Board an archaeological report for the project.
8. The applicant shall submit a drainage report to the City on the project.
9. The applicant shall submit a landscaping plan for each parcel that minimizes the lawn and turf area to 25%, shows all shrubs and plants to be drought resistant type, and drip irrigation system.
10. The applicant shall provide fire sprinkler services and fire sprinkler plans for the single family residential building structure.
11. The applicant shall underground electrical, telephone communication and cable TV services to unit.

12. The applicant shall submit to the City a copy of the PG&E underground plans for the development.
13. The applicant shall restrict loud noises, vibratory equipment, truck backup devices, and gas powered compaction tools to hours between 8:30 A.M. to 5:00 P.M. Monday through Saturday. No construction shall be allowed on Sunday or holidays, unless it is within a confined building where all noises are contained inside the building.
14. The applicant shall place a note on the improvement and construction drawing of the project. "If prehistoric or historic archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted within 50 meters (160 feet more or less) of the find until it can be evaluated by a qualified professional archaeologist."
15. The applicant shall submit to the City and San Benito County Health Department a hazardous waste management plan together with emergency contact information.
16. The applicant shall place a note on the improvement and construction plans that all grading activities at the project site shall cease during high wind periods.
17. The applicant shall pay all planning, building permit, plan checking, inspection, utility connections, impact, capacity impact and development review fees prior to issuance of permit.
18. The applicant shall submit a Site and Design application for the new single family home on the parcel to the Planning Commission prior to commencing construction.
19. The applicant shall obtain an encroachment permit for work performed within the public right of way.
20. The applicant shall obtain a building permit for each home and pay all fees due to the City and school district.
21. The applicant shall install sidewalk, curb and gutter per City Standards.
22. The applicant shall build the home solar ready.

**PASSED AND ADOPTED** by the Planning Commission of the City of San Juan Bautista on this 5<sup>th</sup> day of April, 2016 by the following vote.

**AYES:** Guibert, Medeiros, Gredassoff, Coke, Franco

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

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Ernest J. Franco, Chairperson

**ATTEST:**

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Trish Paetz, Deputy City Clerk

