

RESOLUTION 2016-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING SITE AND DESIGN REVIEW PERMIT FOR THE FRONT ELEVATIONS OF PARCEL 1 & 2 ON SEVENTH STREET AT 415 SEVENTH STREET (APN 002-380-027, 002-380-029)

WHEREAS, the Planning Commission conducted a public hearing to consider approval of the Site and Design Review for elevations, one with wood siding and a gabled roof and one with smooth stucco finish with a hip roof, for Parcel 1 & 2 of Al Valles at 415 Seventh Street, and

WHEREAS, the Planning Commission reviewed the application, received oral testimony, public input and staff report for the project to construct four residential homes at 415 Seventh Street, and

WHEREAS, upon reviewing the revised building plans, site layout of the structures setbacks and the proposed conditions of approval to mitigate the impacts to the surrounding area, the Planning Commission finds that the project will have a less than significant effect on the environment and a mitigated negative declaration is approved for the project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Bautista approves the Site and Design Review for project SD 2015-81 for the elevations of Parcel 1 & 2 (APN 002-380-027 & 029 at 415 Seventh Street subject to the previously set mitigation measures, monitoring report and conditions of approval.

CONDITIONS OF APPROVAL

1. The applicant shall submit final building plans to the building department, conforming to the City of San Juan Bautista building code, other code compliances required and prior to issuance of a building permit for the two building fronting on Seventh Street, shall submit to the Planning Commission for approval the exterior front elevation designed to diversity of architectural style.
2. The applicant shall obtain an encroachment permit for all work performed in the public right of way on Seventh Street.
3. The applicant shall enter into a hold harmless agreement with the City of San Juan Bautista.
4. The applicant shall extend water & sewer services conforming to City of San Juan Bautista Standards to each home in the project.
5. The applicant shall submit plans for utilities and driveway surface improvements within the 15' wide common driveway to Parcel 8 & 9 (two rear lots) including but not limited to 6" diameter sewer line, 6" diameter water main (C-900 standard), manholes, fire department connection with valves and pedestal, aggregate subbase, asphalt or concrete surfacing and concrete curbing. .
6. The applicant shall install a standard driveway improvements plans showing the slope and profile of each driveway to the garage, together with drainage provision for surface runoff water at the lowest part of the driveway.
7. The applicant shall install a standard driveway to the front two homes conforming to City standards A-7 of the City of San Juan Standards.
8. The applicant shall install a standard "Clow 860" fire hydrant at the curb line between the two lots of Seventh Street, together with gate valve, wet barrel bury and thrust block.
9. The applicant shall underground electrical and communication services to each home within the project development.

10. The applicant shall construct and install sidewalks and driveway approaches, and replace damaged curb and gutter along the frontage of Seventh Street.
11. The applicant shall install a storm drainage system that meets the Storm Water Pollution Prevention Plan Regulations and Guidelines, and discharge the storm runoff water to the nearest storm water facility.
12. The applicant shall submit a landscaping plan for each home as part of the building permit process, reflecting a reduced lawn area, drip irrigation system for all planted areas and semi-arid drought resistant plants, trees and shrubs.
13. The applicant shall install a fire sprinkler system in all residential structures.
14. The applicant shall submit a copy of the cross easement for storm water discharge, ingress, egress, sanitary sewer service, water service & maintenance of driveway to Parcel 8 & 9 (two rear lots). APN 002-380-026 & 028
15. The applicant shall restrict loud noises, vibratory equipment, truck backup devices and gas powered compaction tools utilized on the project site. Hours of construction shall be limited from 7:30 A.M. to 5:00 P.M. Monday thru Saturday. No construction work shall be allowed on Sunday and holidays unless it is within a confined building where all noises are contained inside the building.
16. The applicant shall pay the school impact fees prior to receiving a building permit from the City of San Juan Bautista.
17. The applicant shall provide sound reduction-type windows at the rear of Parcel 8 & 9 (APN 002-380-026 & 028) adjacent to State Highway 156.
18. The applicant shall pay the City development impact, building, electrical, plumbing, mechanical, green, and Strong Motion fees prior to receiving building permits for each building within the project. In addition, the previous developer has an unpaid balance for Planning Department review and processing. The applicant shall address the unpaid balance and cure the matter with the City prior to obtaining a building permit on any lot within the project.
19. The applicant may submit a tree removal permit to remove the two redwood trees along Seventh Street. The applicant shall install one tree in the front yard of the two lots fronting on Seventh Street. The trees shall be the type on the approved tree list and planted in a location to avoid conflict with utility systems.
20. The applicant shall construct a sound wall along the rear property lines of Parcel 8 & 9 (APN 002-380-026 & 028)
21. The applicant shall submit to the City a copy of the PG&E underground plans for the project including electrical, communication and gas services.
22. The applicant shall cause the residential structure to be solar ready & adaptable for future solar conversion.

MITIGATION MEASURES

MM-1 Landscaping Plan for front yards of each lot to use drought resistant plants, drip irrigation system, minimum one tree along street frontage or within front yard and maximum of 25% of front yard as turf or lawn area.

MM-2 Wood burning fireplace shall be prohibited on all lots within the project boundaries.

MM-3 Erosion control for project shall be implemented to prevent soil erosion during grading operation between the months of October through April

MM-4 Unidentified Cultural Resources: During the grading and earth moving operation, a note shall be placed on all construction documents and all personnel operating equipment shall be informed of the responsibility to halt all work if pre- historic evidence is discovered.

MM-5 Seismic Hazards: All structures within the project shall be designed to the latest seismic standard of the California Building Codes.

MM-6 A foundation report shall be submitted for the project with recommendation for compaction , expansive soils and foundation designs of the two residential structures within the project.

MM-7 Construction Noise and Vibration: Hours shall be restricted for all construction activities that produce noise and vibrations conforming to condition 15 of the conditions of approval.

MM-8 A storm drain system shall be install to meet the SWPPP requirements and to prevent storm runoff water from draining onto adjacent properties. The storm drain system shall direct all runoff water to drain to the nearest drainage facilities in public right of ways.

MM-9 All grading and earth moving work shall halt during high wind periods. Contractor shall apply water to all areas subject to dust or air borne disturbance. Reclaimed water may be used if available at the San Juan Bautista Waste Water Treatment facility.

MITIGATION MONITORING AND REPORTING

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility
MM-1	Project Site Developer	City Planning and Building Department Personnel (831) 623-4661 Ext. 14
MM-2	Home Builder or Contractor	City Building Inspection Department
MM-3	Project Site Developer	City Planning and Building Department Personnel (831) 623-4661 Ext. 14
MM-4	City Plan Checker and Site Building Inspector	City Planning and Building Department Personnel
MM-5	City Plan Checker and Building Inspector	Building Inspector City Engineer
MM-6	Project Site Developer	City Building Inspector
MM-7	Project Site Developer and City Plan Checker	City Building Inspector City Engineer.
MM-8	Project Site Developer	Project Private Engineer and City Engineer
MM-9	Project Site Contractor	City Building Inspector and Project Site Contractor

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista at a special meeting held on the 8th day of June, 2016 by the following vote:

AYES: **Guibert, Coke, Gredassoff**

NOES: **None**

ABSENT: **Franco, Medeiros**

ABSTAIN: **None**

Chairperson Ernest J. Franco

ATTEST:

Trish Paetz, Deputy City Clerk