

RESOLUTION 2016-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN
BAUTISTA APPROVING A LOT LINE ADJUSTMENT FOR JOHN NYLAND
PROJECT NO. LLA 2015-1201 ON LASUEN DRIVE
(APN 002-350-009 & 010; 002-540-007)**

WHEREAS, the Planning Commission of the City of San Juan Bautista held a public hearing on December 1st, 2015 and January 5th, 2016 to consider a lot line adjustment application of John Nyland and Barbara Khozam for Assessor Parcels. 002-350-009 & 010 and 002-540-007 on Lasuen Drive, and

WHEREAS, the Planning Commission received oral testimony and public input on the Lot Line Adjustment No. 2015-1201, and

WHEREAS, the Planning Commission reviewed the staff report, the policies within the General Plan and setback regulations of the zoning district for the LLA 2015-1201, 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 and consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Juan Bautista hereby approves Lot Line Adjustment No. 2015-1201, subject to the following conditions.

1. That the applicant record the legal descriptions of each parcel of Lot Line Adjustment No. 2015-1201 with the San Benito County Recorder's Office, pay the recording fee and prepayment of property taxes.
2. That the applicant record a deed restriction on the property with the County Recorder's Office for Parcel 3, a 1.81 acre parcel consisting of that portion of Out Lot 9 and Out Lot 20 within the City Limits of the City of San Juan Bautista and southerly of State Highway 156, to be a nonconforming and a non-buildable parcel until a thirty-foot wide ingress, egress and public utility easement is recorded for the parcel.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on the 5th day of January, 2016 by the following vote;

AYES: Franco, Gredassoff, Guibert, Medeiros, Garratt

NOES: None

ABSENT: None

ABSTAIN: None

Chairperson Ernest J. Franco

ATTEST:

Deputy City Clerk Trish Paetz