

RESOLUTION 2016-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING A SITE AND DESIGN REVIEW PERMIT FOR TWO RESIDENTIAL HOMES AT 43 AND 44 CHURCH STREET (SD 2016-31) AL VALLES (APN 002-290-039 AND 039A)

WHEREAS, the Planning Commission conducted a public hearing on March 1st, 2016 to consider approval of a Site and Design Review Permit for two residential houses at 43 and 44 Church Street, and

WHEREAS, the Planning Commission reviewed the application, received oral testimony, public input and a staff report for the project to construct two residential homes at 43 and 44 Church Street, and

WHEREAS, upon reviewing the proposed building plans, site layout of the structures, setbacks, exterior elevations, site drainage, conceptual landscaping plan, architectural style, diversity of the homes in relationship to the surrounding area and the current 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 2016-31 for the two residential structures at 43 and 44 Church Street, subject to the following mitigation measures and monitoring report.

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 and other code compliances required.
2. The applicant shall obtain an encroachment permit for all work performed in the public right of way on Church Street.
3. The applicant shall enter into a hold harmless agreement with the City of San Juan Bautista.
4. The applicant shall extend water services to each home in the project, conforming to City of San Juan Bautista Standards B 3-3.
5. The applicant shall extend sanitary sewer services to each lot.
6. The applicant shall submit driveway improvements plans showing the slope and profile of each driveway to the garage, together with drainage provisions for surface runoff water at the lowest part of the driveway.
7. The applicant shall install a standard driveway to each home conforming to City of San Juan Bautista Standards A-7.
8. The applicant shall install a standard "Clow 865" fire hydrant at the curb line between the two lots on Church 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 Church 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 fire sprinkler systems in both residential structures.
14. The applicant shall submit a copy of the cross easement for storm water discharge.
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 through 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 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.
18. The applicant may submit a tree removal permit to remove the eucalyptus trees on the west side of the lots along Church Street. The applicant shall install one tree in the front yard of each lot. The trees shall be the type from the approved tree list and planted in a location to avoid conflict with utility systems.
19. The applicant will design each structure to be solar installation ready.

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 will be install to meet the SWPPP requirements and to prevent storm runoff water from draining onto the property adjacent to and south of the project. The storm drain system shall direct all runoff water to drain to the nearest drainage facilities.

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 should 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
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 regular meeting held on the 1st day of March, 2016 by the following vote:

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

NOES: **None**

ABSENT: **None**

ABSTAIN: **None**

Chairperson Ernest J. Franco

ATTEST:

Deputy City Clerk Trish Paetz