

**RESOLUTION 2015-25**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN  
BAUTISTA RECOMMENDING TO THE CITY COUNCIL AMENDMENT OF  
THE SAN JUAN BAUTISTA MUNICIPAL CODE,  
CHAPTER 11-03-010 ZONING DISTRICTS**

**WHEREAS**, the Planning Commission of the City of San Juan Bautista conducted public discussion on the proposed amendment of San Juan Bautista Municipal Code, Chapter 11-03-010 and 11-04-010 on May 5<sup>th</sup>, June 2<sup>nd</sup>, and July 7<sup>th</sup> 2015, and

**WHEREAS**, the Planning Commission received oral comments, written comments, electronic communication and public input on the proposed amendment to Chapter 11-03-010 and 11-04-010, and

**WHEREAS**, the Planning Commission considered goals, objectives, policies, programs of the 1998 General Plan, goals and objectives of the San Juan Bautista Housing Element, and provisions of Chapter 11-09 of the San Juan Bautista Municipal Code in evaluating the housing needs, opportunities, affordability, income accessibility and the current economic market conditions of housing within San Juan Bautista, and

**WHEREAS**, the Planning Commission recognizes that market rate housing has a direct correlation to the size of the lot and the square footage of the house situated on the property, and

**WHEREAS**, the City's current minimum gross area for a single family residential lot is 7,000 square feet and has an indirect effect on the market rate of single family housing constructed within the City, and

**WHEREAS**, to encourage diversity and affordability of housing, the City Planning Commission initiated policies and programs to eliminate housing constraints that reduced development impact fees, stream lined planning review, approval procedures, building permit processes, and instituted a no application fees informal site and design review procedure, and

**WHEREAS**, the Planning Commission has recognized the need to have an available inventory of variable sized single family residential lots that will provide building design diversity and encourage construction of efficient, smaller and more cost effective housing within the City.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of San Juan Bautista hereby approves the amendment of Article 1, Development

Standards Section 11-03-010, added amended to Section 11-04-010 and recommends to the City Council of the City of San Juan Bautista the following changes and amendments to the San Juan Bautista Municipal Code.

### Article 1. Development Standards

#### 11-03-010 Development Standards Established

District	Minimum Lot Area	Minimum Lot Width	Density Du/Ac	Floor Area Ratio	Building Coverage	Maximum Height	Minimum Setback F/S/R
R-1-7 Note 13	7,000 s.f. <sup>2</sup>	50'	0.50-5.0	0.45	0.40	2/30'	20' Front <sup>5</sup> 6' Side 20' Rear
R-1-6	6,000 s.f.	45'	0.50-5.0	0.45	0.50	2/30'	20' Front 5' Side 20' rear
R-1-5	5,000 s.f.	35'	0.50-7.0	0.48	0.50	2/30'	20' Front 5' Side 15' Rear
R-2	8,000 s.f. <sup>3,4</sup>	60'	6-10	0.60 <del>2</del>	0.40	2/35'	20' Front <sup>5</sup> 5' Side <sup>6</sup> 10' Rear
R-3	10,000s.f.	80'	11-21	0.70	0.50	2/35'	20' Front 5' Side 10' Rear per story
C	5,000 s.f.	50'	NA	0.75	0.85	3/50'	Note 8
MU	Note 9	25'	8-15	Note 9	0.85	3/50'	Note 10
I	10,000 s.f.	100'	NA	0.50	0.90	NA/50'	30' Front 10' Side 20' Rear <sup>10</sup>
P	0.50 ac.	100'	NA	0.10	0.10	1/25'	20'/10'/20'
PF	NA	NA	NA	0.70	NA	2/35'	Note 11
A	5 Acres	NA	NA	NA	0.10	2/35'	Note 12

#### NOTES:

1. A calculation that results in a fraction of 0.50 and above shall be counted as a whole unit.
2. May be reduced by the Planning Commission based upon individual site topography and building design layout of the parcel, property or project and the standards as defined in Section 11-04-050 SJBMC.
3. May be reduced to four thousand five hundred (4,500 s.f.) with 0.45 FAR in a planned unit development.
4. May be reduced to four thousand (4,000 s.f.) with a planned unit development permit.
5. Twenty five feet (25") for detached garage.
6. Ten feet (10') for side facing street at a corner lot parcel.
7. Five feet (5') for detached garages and carports not exceeding fifteen feet (15') in height.
8. Setbacks in the C district shall be consistent but not absolute with the boarding residential district. Deviations to setbacks may be allowed by the Planning Commission on an individual basis.

9. For structure within the downtown historic district, the floor area ration may be 1.5. All other areas designated MU, the floor area ration shall be 0.75. FAR may be increased or decreased upon approval of a use or conditional use permit based upon individual projects to preserve the character of the area and/or as an incentive to encourage mixed use development projects.
10. Ten percent (10%) of the depth of the lot or ten feet (10'), whichever is less. Planning Commission may allow deviations of the setbacks based upon individual project site plan and building layout.
11. The minimum front, side, and rear yards in the PF district shall be equal to the front, side and rear yards required in the most restrictive abutting district; provided that no yard adjoining a street shall be less than twenty feet (20') and that no interior yard shall be less than ten feet (10').
12. Forty feet (40') if used in connection with or for the housing of livestock.
13. The Planning Commission may grant a designation of R-1-6 and R-1-5 on any lot within the R-1 single family zoning district that meet criteria of Section 11-04-010 on a case per case basis taking into consideration, topography, surrounding neighborhood, design diversity, economic conditions and housing needs.

**11-04-010 RESIDENTIAL DISTRICTS:**

The following development standards shall apply to residential districts, as specified herewith:

- (A) For single family residential lots, the maximum building coverage shall not exceed 40% of the lot size. The building area is calculated as the floor area of the house, garage and all areas within the walls of the structure. Roof overhang, eaves, cornices, architectural appendages and attached open spaced framing trellis are not included in the building area.
- (B) For single family residential lots, the maximum site coverage shall not exceed 53% of the lot size. Calculation for site coverage shall include all accessory and out building on the lot, impermeable concrete walkways, driveways and patio areas. Not included in the calculations is permeable ground cover materials.
- (C) Zoning District designated as single family residential district (R-1) shall consist of R-1-7(7000 square feet), R-1-6(6000 square feet) and R-1-5 (5000 square feet).
- (D) For any subdivision 20 lots or more for single family residential development, the size and standards of lots within the development for single family residential may be as follows.
  - a. Residential lots 7,000 square feet in size shall be 75% or greater of the total lots. The percentage of lots along the frontage of any streets , roads, drives, avenues, boulevards and cul de sacs within the development shall be 75% or greater of the total lots.
  - b. Residential lots 6,000 square feet in size may be allowed in the single family residential development up to a maximum of 20% of the total lots. The percentage of 6,000 square feet lots along the frontage of any streets within the development shall not exceed 20%.
  - c. Residential lots 5,000 square feet in size may be allowed in single family residential development up to a maximum of 10% of the total lots. The percentage of 5,000 square feet lots along the frontage of any streets within the development shall not exceed 10%.
  - d. In development of 20 lots or more, the front building setback shall vary in distance from 20 to 25 feet and the front setback of the garage shall be a minimum of 25 feet or more.
- (E) All areas zoned for single family residential district (R-1) may include lots of 7,000, 6,000 and 5,000 square feet in size conforming to the standards of Section 11-03-010 of Article 1, Chapter 11-03.

(F) Lots zoned single family residential (R-1) with lot sizes of 10,000 square feet or more may file an application for a lot division to create lots conforming to Section 11-04-010 (C). The Planning Commission shall review and consider each application for a division in subsection (F) on an individual basis and shall consider, topographical conditions, adjoining neighborhood lot sizes, types and square footage of houses in the surrounding area in granting the request. Two story houses on lot of 5,000 square feet in size shall be discouraged.

**PASSED AND ADOPTED** By the Planning Commission of the City of San Juan Bautista on this 4th day of August, 2015 by the following vote:

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

**NOES: None**

**ABSENT: None**

**ABSTAIN: None**

---

Ernest J. Franco, Chairperson

**ATTEST:**

---

Deputy City Clerk Trish Paetz