

RESOLUTION 2015-30

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE SITE PLANS AND DESIGN REVIEW FOR THE RESIDENTIAL LOTS AT 1113 #C (LOT 24, APN 002-260-024) AND 1113 #D (LOT 23, APN 002-260-023) FIRST STREET

WHEREAS, the Planning Commission conducted a public hearing on October 6, 2015 for the site plans and design review of the residential lots at 1113 #C (Lot 24) and 1113 #D (Lot 23) First Street, and

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, and public testimony on the site plans and design review of the lots considered for residential construction at 1113 #C (Lot 24) and 1113 #D (Lot 23) First Street as part of a Minor Subdivision.

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

1. The proposed residential structures are in a manner that respects the physical and environmental characteristics of the each site.
2. The proposed residential structures are consistent with the standards and requirements of the San Juan Bautista Municipal Code.
3. The proposed residential structures are consistent with the goals and policies of the General Plan and any applicable specific or community plans.
4. The proposed residential structures are compatible with the surrounding character of the area in terms of architecture design, materials and colors.
5. The proposed residential structures are located and configured on each site so as to be consistent and harmonious with the surrounding area.
6. The proposed residential structures incorporate a 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 residential structures 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 residential structures, including sidewalks, street lights, fire hydrants, street and vehicular access, and sanitary sewer facilities, will be available to the sites.

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 structures at 1113 #C (Lot 24) and 1113 #D (Lot 23) First Street, subject to the following conditions:

CONDITIONS OF APPROVAL

1. The applicant shall install a 6” diameter water line from First Street to the cul de sac with a fire hydrant, gate valve, and appurtenance necessary to meet fire standards.
2. The applicant shall widen the access driveway to a width of 16’ of concrete or asphalt pavement from First Street to the cul de sac.
3. The applicant shall extend sanitary sewer to the property.
4. The applicant shall extend and install storm drainage improvement improvements meeting the SWPP standards.
5. The applicant shall enter into a hold harmless agreement with the City of San Juan Bautista.
6. The applicant shall submit street improvement and grading plans for all work required for the project. Grading plan shall conform to the SWPP guidelines.
7. The applicant shall install two trees in the front yard of each lot of the development. Trees shall be the type listed on the City of San Juan Bautista street tree list.
8. The applicant shall submit to the City a soils and geotechnical report for the subdivision with recommendations for development on all parcels.
9. The applicant shall submit to the City and Historic Resources Board an archaeological report for the project.
10. The applicant shall submit a drainage report to the City on the project.
11. The applicant shall submit a landscaping plan for each parcel that minimizes the lawn and turf area, shows all shrubs and plants to be drought resistant type, and drip irrigation system.
12. The applicant shall provide fire sprinkler services and fire sprinkler plans for each residential building structure.
13. The applicant shall underground electrical, telephone communication and cable TV services to each parcel of the Minor Subdivision.
14. The applicant shall install a standard street light within the minor subdivision. Location to be determined at plan check.
15. The applicant shall submit to the City a copy of the PG&E underground plans for the development.
16. 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 unless it is within a confined building where all noises are contained inside the building.
17. 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.”

18. The applicant shall submit to the City and San Benito County Health Department a hazardous waste management plan together with emergency contact information.
19. 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.
20. The applicant shall pay all planning, building permit, plan checking, inspection, utility connections, impact, capacity impact and development review fees.
21. The applicant shall submit a Site and Design application for the new homes on the four parcels to the Planning Commission prior to commencing construction.
22. The applicant shall construct a six foot high fence along the south property line of lot 23 and west and north fence along the property line of lot 24.
23. The applicant shall obtain an encroachment permit for work performed within the public right of way.
24. The applicant shall obtain a building permit for each home and pay all fees due to the City and school district.

Planning Commission Resolution 2015-30

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 6th day of October, 2015 by the following vote.

AYES: Franco, Guibert, Garratt

NOES: None

ABSENT: Gredassoff, Medeiros

ABSTAIN: None

Ernest J. Franco, Chairperson

ATTEST:

Connie Schobert, City Clerk