

RESOLUTION 2015-36

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE SITE PLANS AND DESIGN REVIEW OF THE RESIDENTIAL LOT 3 & REMAINDER PARCEL ON SAN ANTONIO STREET (MS 2015-51-APN 002-350-013)

WHEREAS, the Planning Commission conducted a public meeting on November 3rd, 2015 for the Site and Design Review of residential lot 3 and the Remainder parcel on San Antonio Street, and

WHEREAS, the Site and Design Review for lot 3 and the Remainder parcel is in accordance with Condition 27 of the Conditions of Approval for MS 2015-51, and

WHEREAS, the Planning Commission received oral and written comments, public testimony on the site plans and design review of the lots considered for residential construction on San Antonio Street as part of Minor Subdivision MS 2015-51, and

WHEREAS, the Planning Commission, based upon the public testimony and input and the whole record before the Commission, hereby makes the following findings.

- A. The proposed residential structure is in a manner that respects the physical and environmental characteristics of the site.
- B. The proposed residential structure is consistent with the standards and requirements of the San Juan Bautista Municipal Code.
- C. The proposed residential structure is consistent with the goals and policies of the General Plan and any applicable specific or community plans.
- D. The proposed residential structure is compatible with the surrounding character of the area in terms of architecture design, materials and colors.
- E. The proposed residential structure is located and configured on the site so as to be consistent and harmonious with the surrounding area.
- F. The proposed residential structure incorporates the landscaping design that meets the provisions and guidelines of drought tolerant plants, trees and shrubbery, and the City's mandatory drought regulations.
- G. The proposed residential structure will not interfere with the use and enjoyment of neighboring homes and will promote health, safety and welfare of the area.
- H. The existing and proposed public facilities to accommodate the proposed residential structure, 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 structure on San Antonio Street as part of the minor subdivision of MS 2015-51.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 3rd day of November, 2015 by the following vote.

AYES: **Garratt, Gredassoff, Medeiros,**

NOES: **None**

ABSTAIN; **Franco, Guibert**

ABSENT: **None**

Vice Chairperson David Medeiros

ATTEST:

Trish Paetz, Deputy City Clerk