

RESOLUTION 2015-38

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE SITE AND DESIGN (S&D 2015-1101) OF AN ACCESSORY RESTROOM BUILDING AT 111 THIRD STREET (002-210-01, 02 & 03) FOR JARDINES DE SAN JUAN

WHEREAS, the applicant has submitted an application for Site and Design Review to construct a detached accessory restroom building at the southwest corner of the property, and

WHEREAS, the detached accessory restroom building is designed to provide additional sanitary facilities to the customers of Jardines de San Juan Restaurant, and

WHEREAS, the detached accessory restroom building is located at the southwest corner of Assessor Parcel No. 002-210-002 and is surrounded by existing landscaping consisting of shrubs, trees and plants, and

WHEREAS, the project consisting of a detached accessory restroom building with brick pavers is considered a minor project within the San Juan Bautista Historic District, and

WHEREAS, the project is Categorically Exempt under Article 19 Section 15301 (e), Class 1, "Existing Facilities" and Section 15303 (c), Class 3, "New Construction of Small Structures" of the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista, with a recommendation from the San Juan Bautista Historic Resources Board, approves the Site and Design Review application (S&D 2015-1101) subject to the following conditions.

- a. That the applicant submit detailed building plans to the Building Department conforming to the California Building Code and other required code compliances and obtain a building permit for the construction of said building.
- b. That the applicant connect the detached restroom building to the City of San Juan Bautista sanitary sewer collection system on Franklin Street.
- c. That the applicant pay to the City the sanitary sewer connection impact fee for the new restrooms.

- d. That the applicant install concrete curb, gutter and sidewalk, including a 12' wide driveway along Franklin Street approximately 74 feet to the existing return on Fourth Street.
- e. That the applicant install 4' wide concrete sidewalk along Washington Street from Fourth Street to a distance of 88 feet to the existing sidewalk.
- f. That the applicant extend and connect electrical power to the detached accessory restroom building from existing electrical supply facilities within the restaurant property.
- g. The applicant shall enter into a hold harmless agreement with the City of San Juan Bautista.

PASSED AND ADOPTED, by the Planning Commission of the City of San Juan Bautista on the 1st day of December, 2015 by the following vote;

AYES: Guibert, Gredassoff, Garratt, Franco

NOES: None

ABSENT: Medeiros

ABSTAIN: None

Chairperson Ernest J. Franco

ATTEST:

Deputy City Clerk Trish Paetz