

## **RESOLUTION 2016-27**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE SITE PLANS AND DESIGN REVIEW FOR PHASE I OF THE D'AMBROSIO VISTA PROJECT (SDR-2016-401)**

**WHEREAS**, the Planning Commission conducted a public hearing on July 5<sup>th</sup>, 2016 for the site plans and design review for Phase I of the D'Ambrosio Vista Project (APN 002-260-011 & 002-260-012) on Third 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 for Phase I of the D'Ambrosio Vista Project (APN 002-260-011 & 002-260-012) on Third Street, and

**WHEREAS**, on July 5<sup>th</sup>, 2016 the Planning Commission made a preliminary determination that the project is exempt from the California Environmental Quality Act pursuant to Section 15268 Ministerial Projects; (b)(1) of the California Code of Regulation (CEQA Guidelines) and the project is exempt pursuant to a statutory exemption, and

**WHEREAS**, the Planning Commission, based upon the public hearing testimony and the entire record before them, makes the following findings.

1. The proposed residential structures are in a manner that respects the physical and environmental characteristics of 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 the landscaping design that meets the provisions and guidelines of drought tolerant 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 the 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 for Phase I of the D' Ambrosio Vista Project at APN 002-260-011 and 002-260-012 on Third Street, subject to the following conditions:

### **CONDITIONS OF APPROVAL**

1. The applicant shall dedicate, improve and guarantee by bond the widening of Third Street with curbs, gutters, sidewalks, street lighting, sewer laterals, street trees, recycle waste water underground distribution mains, asphalt pavement, street named signs, underground electrical, telephone and cable communication facilities.
2. The applicant shall submit a final subdivision map for the 27 unit PUD development for the project showing Phase 1 and 2 boundaries. The final map submittal shall conform to the City's requirements, subdivision regulations, conditions of approval, and substantially conform to the approved vested tentative map.
3. The applicant shall submit improvement plans for all grading, erosion control, street improvements, street utilities, retaining walls, landscaping, and irrigation systems. The improvement plan shall conform to the City's regulations and requirements, together with an engineer's cost estimate.
4. The applicant shall submit to the Regional Water Quality Control Board a NOI and SWPPP plans and provide the City with a copy of the submittal package prior to any grading activities.
5. The applicant shall underground all electrical and communication utility lines along the project frontage of Third Street and provide 6 feet wide public utility easement along Third Street.
6. The applicant shall install a 6 feet high articulate stucco fence along the westerly and southeasterly property line of project and a six foot high wood fence along the southerly property line in common with the San Juan Cemetery property.
7. The applicant shall provide the necessary faithful performance bonds, labor and materials bond, monument bonds for all improvements and pay all the applicable plan checking, inspection fees and recording fees for the recordation of final map.
8. The applicant shall require improvements along Third Street to conform to the ADA requirements.
9. The applicant shall install street lighting along Third Street. The style and similar model type shall be the same as the Valle Vista Subdivision, Mission Gardens Apartments or the Historic Third Street District.
10. A note shall be placed on the final map requiring notification to all buyers of lots within the boundaries of the subdivision that the subdivision is adjacent to the City of San Juan Bautista Waste Water Treatment facility and that odors may be present from time to time.
11. A grading plan for the development shall be submitted with erosion protection measures and monitoring reports conforming to the mitigation measures and SWPPP permit.
12. The applicant shall enter into a hold harmless agreement with the City prior to commencing construction of the project.

13. Prior to occupancy of any residential structure in phase 2, the applicant shall submit the test results for the water system pressure for each water service to each lot and a flows test at each hydrant. A bacterial coli form report shall be submitted before any residential home of phase 1 and 2 is connected to the water system.
14. The applicant shall install a storm drainage collection, retention and filtration system for the subdivision conforming to the SWPPP guidelines and connect to the City storm drain system.
15. The applicant shall form a landscaping and lighting district for the purpose of maintaining and operating the landscaping, irrigation, open space, common picnic area and street lighting. The landscaping and lighting district shall be formulated in compliance with provisions of Proposition 218 and approved concurrently with final map approval for the subdivision.
16. The applicant shall prepare a soils report and reference it on the final map.
17. The applicant shall prepare an archeological report and reference it on the improvements plans and have notes on all construction drawings for procedures of archaeological discovery and the notification and contact information if any artifacts or human remains which may be discovered during construction.
18. The applicant shall install a modified speed bump on Donner Street 100 feet southerly of the intersection with Ahwahnee Drive and on Ahwahnee Drive 250 feet westerly of Donner Street.
19. The applicant shall install a modified speed bump or alternate raised crosswalks, subject to the approval of the City Engineer, on Church Street approximately 350 feet south from the intersection with Third Street.
20. The approval for the Vested Tentative Map is for 27 lots divided into two phases, street alignment, utilities layout, landscaping, open space lots, grading and improvements.
21. The applicant shall be responsible for meeting the inclusionary housing provisions of the City of San Juan Bautista Municipal Code, Chapter 11-09. Secondary units and duets construction may be part of the required compliance to meet the inclusionary provisions. In-lieu fees may be applied conforming to the City inclusionary requirements of the municipal code.
22. The applicant shall dedicate an open space triangular parcel south of lot 22 and south of lots 23-27 to the City of San Juan Bautista.
23. The applicant shall install a six foot high wood fence along the northerly line of lots 15 – 18 and the east line of lot 1.
24. All mitigation measures and mitigation monitoring programs contained in the Environmental Analysis Report are hereby incorporated by reference and made a part of the conditions of approval for this project.
25. All retaining walls shall be masonry or cast- in- place concrete walls and conform to the California Uniform Building Code and design criteria of the soils report for the subdivision. The plans for retaining walls shall be reviewed by the City Engineer prior to construction.
26. The final subdivision map shall substantially conform to the approved tentative map as conditioned by the Planning Commission and or City Council. All easements, right of ways, restrictions, notes, references and dedications shall be shown on the final map. Bonding of improvements and a monument bond shall be required prior to recordation of final map.

27. The applicant shall widen the south side of Third Street from the easterly boundary of the subdivision to the North Street intersection. The widening shall provide a minimum width of 32 feet face of curb to face of curb with a four feet wide monolithic sidewalk and curb on the south side. Driveways to the existing residence shall be installed and conform to the existing grades. Trees and existing utility poles shall be removed and all overhead utility lines from the removed poles shall be converted to underground connections of the residential structures.
28. The applicant shall construct the street improvements for a round-about intersection at Third Street and Donner Street. The improvements shall include the pavement striping, marking and alignment to accommodate the round-about intersection. The applicant shall enter into a reimbursable improvement agreement with the City for future recovery of costs that exceed the applicant's fair share of the costs to construct the round-about intersection.
29. The applicant shall pay all planning, engineering, plan checking, inspection and environmental review fees. The applicant shall pay the development impact fees for each building permit issued including school impact fees.
30. The applicant shall submit to the Planning Commission an application for site and design review for the proposed buildings. The submittal shall include floor plans and exterior elevations, conceptual landscaping of the front yard of the homes to be constructed. Approval from the Planning Commission shall be obtained prior to issuance of a building permit.
31. The applicant shall submit to the Planning Commission the final landscaping and irrigation plan for the subdivision. The irrigation system shall be designed for utilization of reclaimed water, drought tolerance plants and maximum of 25% lawn or turf area of the front yard area.
32. All landscaping on individual lots shall be drought resistant type with irrigation systems to be drip irrigation and or water efficient irrigation systems.
33. All residential unit shall be designed for future solar installation.
34. The applicant shall provide fire sprinkler services and fire sprinkler plans for the single family residential building structure.
35. That the applicant shall install a minimum of two dog sanitary stations within the project.

**PASSED AND ADOPTED** by the Planning Commission of the City of San Juan Bautista on this 5<sup>th</sup> day of July, 2016 by the following vote.

**AYES:**           **Coke, Medeiros, Franco**

**NOES:**           **None**

**RECUSED:**   **Guibert, Gredassoff**

**ABSTAIN:**   **None**

**ABSENT:**   **None**

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Ernest J. Franco, Chairperson

**ATTEST:**

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Trish Paetz, Deputy City Clerk