

RESOLUTION 2016-28

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE AMENDMENT TO THE ORIGINAL SITE & DESIGN REVIEW FOR 407 SEVENTH STREET (APN 002-380-020) COLOR ONLY

WHEREAS, the Planning Commission originally conducted a public hearing and approved on April 5th, 2016 the Site & Design Permit for a single family residential unit at APN 002-380-020 on Seventh Street, and

WHEREAS, the Planning Commission is conducting a public hearing on July 5th, 2016 for a change to the color scheme for the proposed single family unit that will be constructed at Seventh Street APN 002-380-020, and

WHEREAS, the applicant wants to change the proposed color scheme of the home only, and

WHEREAS, the color scheme change will be subject to the same conditions as the project originally approved by Resolution 2016-18, and

WHEREAS, the Planning Commission received oral and written comments, public testimony on the site plans and design review of the lot considered for a single family residential structure (APN 002-380-020) at Seventh Street, and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Juan Bautista hereby approves the amendment (color only) to the site plans and design permit of the residential unit at APN 002-380-020 (407) on Seventh Street, subject to the following conditions:

CONDITIONS OF APPROVAL

1. The applicant shall extend sanitary sewer to the property.
2. The applicant shall extend and install storm drainage improvement improvements meeting the SWPP standards.
3. The applicant shall enter into a hold harmless agreement with the City of San Juan Bautista.
4. The applicant shall submit street improvement and grading plans for all work required for the project. Grading plan shall conform to the SWPP guidelines.
5. The applicant shall install one tree in the front yard of the development. The tree shall be the type listed on the City of San Juan Bautista street tree list.
6. The applicant shall submit to the City a soils and geotechnical report for the development on the parcel.
7. The applicant shall submit to the City and Historic Resources Board an archaeological report for the project.
8. The applicant shall submit a drainage report to the City on the project.
9. The applicant shall submit a landscaping plan for the parcel that minimizes the lawn and turf area to 25%, shows all shrubs and plants to be drought resistant type, and drip irrigation system.
10. The applicant shall provide fire sprinkler services and fire sprinkler plans for the single family residential building structure.

11. The applicant shall underground electrical, telephone communication and cable TV services to unit.
12. The applicant shall submit to the City a copy of the PG&E underground plans for the development.
13. 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 or holidays, unless it is within a confined building where all noises are contained inside the building.
14. 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."
15. The applicant shall submit to the City and San Benito County Health Department a hazardous waste management plan together with emergency contact information.
16. 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.
17. The applicant shall pay all planning, building permit, plan checking, inspection, utility connections, impact, capacity impact and development review fees prior to issuance of permit.
18. The applicant shall submit a Site and Design application for the new single family home on the parcel to the Planning Commission prior to commencing construction.
19. The applicant shall obtain an encroachment permit for work performed within the public right of way.
20. The applicant shall obtain a building permit for each home and pay all fees due to the City and school district.
21. The applicant shall install sidewalk, curb and gutter along the frontage of parcel to City Standards.
22. The applicant shall design and construct the home for future solar installation.

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

AYES: Guibert, Medeiros, Coke, Gredassoff, Franco

NOES: None

ABSTAIN: None

ABSENT: None

Ernest J. Franco, Chairperson

ATTEST:

Trish Paetz, Deputy City Clerk