

RESOLUTION 2016-29

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING A SITE PLAN AND DESIGN REVIEW (SDR-2016-601) FOR A SECONDARY UNIT AT 505 SECOND STREET (APN 002-120-003)

WHEREAS, the Planning Commission conducted a public hearing on July 5th, 2016 for the site plans and design review of a secondary unit at 505 Second Street (APN 002-120-003), and

WHEREAS, on July 5th, 2016 the Planning Commission made a preliminary determination that the project is exempt from the California Environmental Quality Act pursuant to Section 15303 (a) of the California Code of Regulation (CEQA Guidelines) and the project is exempt pursuant to a categorical exemption, and

WHEREAS, the Planning Commission hereby makes the following findings:

1. The proposed project is consistent with the General Plan and Zoning District of the City of San Juan Bautista.
2. The proposed project will be designed to the site and design standards of the zoning district and be compatible with the uses of the surrounding area.
3. The proposed project is consistent with the standards and requirements of the San Juan Bautista Municipal Code, Chapter 11-04-050.
4. The proposed project will mitigate the impacts to a less than significant level with conditions of approval and mitigation measures.
5. The proposed project will not adversely affect the surrounding neighborhood and will not be detrimental to the health and welfare of the residents living and working in the area.
6. The project meets the goals, objectives and policies of the 2035 General Plan. The construction of the secondary unit is consistent with the General Plan and the parcel is a mixed use zoning designation.
7. This project is Categorically Exempt pursuant to CEQA Guidelines §15303 New Construction or Conversion of Small Structures (a).
8. That the project is consistent with the housing element of the City of San Juan Bautista for providing affordable housing.
9. That the unit can be constructed to meet the ADA standards.

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, public testimony on the site plans and design review of the lot considered for secondary unit structure (APN 002-120-003) at Second Street, and

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

1. The proposed secondary structure is in a manner that meets the physical and environmental characteristics of the site.

2. The proposed secondary structure is consistent with the standards and requirements of the San Juan Bautista Municipal Code.
3. The proposed secondary unit structure is consistent with the goals and policies of the General Plan and any applicable specific or community plans.
4. This proposed secondary unit structure meets the goals, objectives, and policies for affordable housing in the 2035 General Plan.
5. The proposed secondary unit structure is compatible with the surrounding character of the area in terms of architecture design, materials and colors.
6. The proposed secondary unit structure is located and configured on the site so as to be consistent and harmonious with the surrounding area.
7. The proposed secondary unit structure 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 secondary unit structure, including sidewalk, street lights, fire hydrants, street and vehicular access, sanitary sewer facilities, will be available to the site.

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 secondary unit at 505 Second Street APN 002-120-003, subject to the following conditions:

Conditions of Approval

1. The applicant shall pay all planning, building permit, plan checking, inspection, utility connections, impact, capacity impact and development review fees prior to issuance of a building permit.
2. The applicant shall obtain a building permit for the secondary unit and pay all fees due to the City and school district.
3. 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.
4. The applicant shall underground electrical, gas, telephone, internet and cable TV services to units.
5. The applicant shall submit to the City and San Benito County Health Department a hazardous waste management plan together with emergency contact information.
6. 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."
7. One off street parking shall be provided for a second unit in addition to the required spaces for the primary dwelling.
8. Secondary unit is separately metered and has separate shutoff capabilities for electrical and gas services.

9. 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 this 5th day of July, 2016 by the following vote.

AYES: **Guibert, Medeiros, Gredassoff, Coke, Franco**

NOES: **None**

ABSTAIN: **None**

ABSENT: **None**

Ernest J. Franco, Chairperson

ATTEST:

Trish Paetz, Deputy City Clerk