

RESOLUTION 2016-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED 45 LOT COPPERLEAF SUBDIVISION SITUATED ON THE NORTH SIDE OF SAN JUAN-HOLLISTER ROAD

WHEREAS, the Planning Commission has conducted a public hearing on May 3rd and August 2nd, 2016 to receive and hear all public comments, written correspondence, electronic communication and oral input on the Initial Study and Mitigated Negative Declaration for the proposed Copperleaf 45 lot subdivision, and

WHEREAS, the Initial Study and Mitigated Negative Declaration was prepared for the City of San Juan Bautista by Olberding Environmental, Inc. dated July 2016 for the Planning Commission to review, discuss, evaluate and consider approval for the proposed 45 lot Copperleaf Subdivision, and

WHEREAS, the Planning Commission upon receiving and reviewing the staff report, initial study and Mitigated Negative Declaration together with conditions of approval, mitigation measures, monitoring and reporting programs, all public input, written comments, electronic communication and in light of the whole record before them, there is no evidence that the proposed subdivision may have significant impacts on the environment which cannot be mitigated to a level of less than significant with proper conditions of approval and mitigation measures. The following findings are made to support the approval of the Initial Study and Mitigated Negative Declaration together with the conditions of approval, mitigation measures, monitoring and reporting programs.

WHEREAS, the Planning Commission hereby makes the following findings:

1. Policy LU 2.5.1: Development strategies to address the need for new housing as well as the need for rehabilitation and preservation of existing structures.
2. Policy LU 2.6.1: Reduce conflicts between incompatible land uses.
3. Objective LU 2.4: Increase the amount of infill development.
4. Policy LU 2.4.1: Facilitate vacant and other areas to accommodate development.
5. Goal LU 3: A compact small town with distinctive architecture.
6. Goal LU 4: A walkable, pedestrian friendly, and visually rich town.
7. Objective LU 4.1: Develop a walkable and pedestrian friendly street programs and initiatives.
8. Program LU 4.1.1.3: Design streets so that children can walk to school,
9. Goal HO 1: An adequate housing supply that meets San Juan Bautista's needs.
10. Objective HO 1.1: Accommodate at least 450 additional housing units by 2035 to fulfill regional housing needs assessment housing projections as mandated by San Benito Council of Governments.
11. Policy HO 1.1: Promote new housing production in targeted growth areas.
12. Objective HO 2.1: Accommodate 112 additional affordable housing units by 2035, including 45 affordable rental units and 67 affordable owner occupied units.

13. Objective HO 2.1.1.1: Permit secondary units, while educating the public about secondary units as an opportunity to provide additional affordable housing.
14. Program HO 2.1.1.3: Provide development incentives for affordable housing such as reductions in minimum lot sizes for single family residential districts.
15. Objective HO 2.2: Accommodate new market rate housing units as housing needs arise.
16. Policy HO 2.2.1: Allow sufficient land and housing density to accommodate market rate housing growth targets and develop regulations that allow smaller size residential lots.
17. Goal HO 3: Respect for the character of San Juan Bautista
18. Objective HO 3.1: Promote housing that fits with the City's architectural character.
19. Goal CO 1: Growth and development balanced with environmental equality.
20. Program CO 1.2.2.1: Underutilized or vacant lands should be given priority for development.
21. Program N 1.2.1.1: Implement traffic calming devices on State Route 156, city streets to slow traffic speed.
22. Goal PS 1: A Community safe from earthquakes and other geologic hazards.
23. The proposed project will mitigate the impacts to a less than significant level with conditions of approval and mitigation measures.
24. The proposed project is consistent with the policies of General Plan and Zoning Ordinance of the San Juan Bautista Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista does hereby approve the Initial Study and Mitigated Negative Declaration for the proposed 45 lot Copperleaf Subdivision.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 2th day of August, 2016 by the following vote:

AYES: Medeiros, Gredassoff, Franco

NOES: Guibert

ABSENT: Coke

ABSTAIN: None

Chairperson Ernest J. Franco

ATTEST:

Connie Schobert City Clerk