

RESOLUTION 2017-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE REZONING OF A 0.0655 ACRE PARCEL OF LAND SITUATED 251.17 FEET NORTH OF THE NORTH LINE OF SAN JUAN-HOLLISTER ROAD (APN 002-520-011) FROM COMMERCIAL ZONING TO R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT AND RECOMMEND TO CITY COUNCIL

WHEREAS, the Planning Commission received a request to rezone APN 002-520-011 within the City of San Juan Bautista situated 251.17 feet north of San Juan-Hollister Road, and

WHEREAS, the Planning Commission reviewed and received the staff report describing the land and public services in the immediate area to the property, and

WHEREAS, the Planning Commission finds that the property is within the existing city boundary, public utility services are available to serve the property, and the property is part of a common ownership of a larger parcel adjacent to and easterly of the parcel, and

WHEREAS, the Planning Commission approved an Environmental Impact Report for the 2035 General Plan on February 2, 2016, that designated zoning and land uses of this parcel and property easterly to Low Density Residential Zoning District, and

WHEREAS, the Planning Commission determined that the rezoning of the parcel to R-1 Low Density Residential Zoning District is consistent with the proposed land uses, and consistent with the 2035 General Plan, and

WHEREAS, the Planning Commission determined that this parcel is part of a larger project which was approved by a Mitigated Negative Declaration with findings and conditions, of approval, mitigation measures and monitor reporting programs, in Resolution 2016-31, on August 2nd, 2016 and meets the CEQA compliance with the following findings, and

WHEREAS, the Planning Commission makes the following findings to support the proposed rezoning that will advance the goals and objectives, policies and programs of the 2035 General Plan and other applicable plans for the residential uses of the property that the City may adopt.

- a. The project supports and complies with the following General Plan guiding policies:
Policy LU 2.5.1: Develop strategies to address the need for new housing as well as the need for rehabilitation and preservation of existing structures.
- b. Policy LU 2.6.1: Reduce conflicts between incompatible land uses.
- c. Program LU 2.7.1.1 Adopt a zoning ordinance to conform to the zoning code of the City and Policy LU 2.,7.1
- d. Policy HO 1.1.1: Promote new housing production in targeted growth areas.
- e. The location of the parcel and proposed zoning of R-1 Low Density Residential will not be detrimental to the public health, safety, welfare, or materially detrimental to properties or improvements in the vicinity.
- f. Policy LU 2.4.1 Facilitate vacant and other areas to accommodate new development.

- g. Objective LU 2.5 Diversify housing stock to accommodate all San Juan residents.
- h. Program LU 2.5.2.4 allow and facilitate accessory dwelling units for a relative or for additional rental income.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista hereby rezones APN 002-520-011 from Commercial to R-1 Low Density Residential Zoning District and recommends to the City Council the same. The following describes the property:

All that real property situated in the City of San Juan Bautista, County of San Benito, State of California, being a portion of Section 33 of Township 12 South, Range 4 East, Mount Diablo Base and Meridian, and part of Parcel 6 of that Record of Survey Map filed for record in Book 6 of Maps, at Page 15, San Benito County Records, being more particularly described as follows. Beginning at a point which bears North 0° 12' 15" West, 251.17 feet from the north line of San Juan-Hollister Road with the easterly city limits line of the City of San Juan Bautista; thence from said point of beginning, North 0° 12' 15" West, 72.16 feet; thence leaving said easterly line, North 86° 21' 34" West, 37.15 feet; thence South 03° 38' 26" West, 72.00 feet ; thence South 86° 21' 34" East, 41.98 feet to the point of beginning. Containing 0.0655 acres.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 3rd day of January 2017 by the following vote:

AYES: Franco, Freels, Boyd, Hopper, Moore

NOES: None

ABSENT: None

ABSTAIN: None

Chairperson John Hopper

ATTEST:

Trish Paetz, Deputy City Clerk