

RESOLUTION 2017-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA ADOPTING A STATUTORY AND CATEGORIAL EXEMPTION FOR SITE AND DESIGN REVIEW (SDR 2017-101) FOR A MULTIPLE FAMILY RESIDENTIAL TWO STORY DUPLEX UNIT AT 1114 THIRD STREET

WHEREAS, the Planning Commission received an application for Site and Design Review for construction of a two story multiple family residential duplex unit; and

WHEREAS, the Planning Commission received oral comments and public input and the staff report on March 7 and April 4, 2017 for the Site and Design Review Permit (SDR 2017-101); and

WHEREAS, the Planning Commission evaluated the site design, setbacks, floor plans, exterior elevations, architectural style and mass in relationship to the surrounding area and the design guidelines of the City, and

WHEREAS, based upon the whole record before the Planning Commission and in light of the proposed two story duplex residential unit situated at 1114 Third Street, the Planning Commission determined that the project is Statutory and Categorical exempt under CEQA guidelines Section 15268 and 15332. And make the following findings.

1. The project is consistent with the 2035 General Plan designation and polices as well as zoning designation and regulations.
2. The project is consistent with the standards and requirements of the San Juan Bautista Municipal Code
3. The proposed project occurs within the City limits of San Juan Bautista and the project site is not more than five acres in size and is substantially surrounded by urban uses.
4. The project site has no value as habitat for endangered, rare or threatened species.
5. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
6. The site can be adequately served by all municipal utilities and public services.
7. The site and design review of the duplex project is a ministerial action for determining compliance with site layout, setbacks, heights, lot coverage and exterior architectural style, landscaping, water conservation irrigation systems and compatibility with the surrounding character of adjacent housing for issuance of a building permit which will conform to the existing zoning regulations and design guidelines.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista hereby approves the Statutory and Categorical Exemption of CEQA guidelines for a Site and Design Review Permit of a two story multiple family residential duplex unit at 1114 Third Street with conditions of approval and mitigation measures.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 4th day of April, 2017 by the following vote:

AYES: Moore, Freels, Franco, Boyd

NOES: None

ABSENT: Hopper

ABSTAIN: None

Vice Chairperson Darlene Boyd

ATTEST:

Trish Paetz, Deputy City Clerk