

RESOLUTION 2017-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING A SECONDARY DWELLING UNIT PERMIT (SDU 2017-71) FOR 609 THIRD STREET (APN 002-100-005). APPLICANT: CARA VONK

WHEREAS, the Planning Commission conducted a public hearing on July 10th, 2017, to consider approval of a Secondary Dwelling Unit Permit (SDU 2017-71) for a secondary dwelling unit at 609 Third Street, and

WHEREAS, City staff reviewed the Secondary Dwelling Unit Permit application, made the required determinations under San Juan Bautista Municipal Code (SJBMC) §11-04-050(B), and based on those determinations found that the proposed secondary dwelling unit qualified as a permitted use in the residential zoning district, and

WHEREAS, the Planning Commission, upon reviewing the application materials, determined that the project is Categorically Exempt under Section 15332 "Infill Development Project" of the California Environmental Quality Act, and

WHEREAS, the applicant has agreed to the following conditions:

1. The applicant must clear and maintain a 57' x 8'3" driveway space between front house and 607 Third Street to allow for three cars to be simultaneously tandem parked on the site.
2. The applicant must install a 6" thick concrete apron between the sidewalk and the curb and gutter to ensure safe and reliable access to the driveway.
3. The applicant must provide proof that they will be allowed to tie in to sewer lateral to 4th Street that runs across the neighboring property.
4. The applicant must install a dry well or bioswale at the rear of the property to allow for the retention and percolation of stormwater runoff.

WHEREAS, upon reviewing the proposed building plans, site layout of the structure, setbacks, exterior elevations, conceptual landscape plan, architectural style, and style of the project in relationship to the surrounding area, the Planning Commission found that the project meets all of the Secondary Dwelling Unit Permit requirements in SJBMC §11-04-050 and complies with the City of San Juan Bautista Design Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Bautista approves a Secondary Dwelling Unit Permit (SDU 2017-71) for a secondary dwelling unit at 609 Third Street (APN 002-100-005).

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 10th day of July, 2017, by the following vote.

AYES: Boyd, Franco, Moore

NOES: None

ABSTAIN: None

ABSENT: Hopper, Freels

Vice Chairperson Darlene Boyd

ATTEST:

Trish Paetz, Deputy City Clerk