

RESOLUTION 2016-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE AMENDMENT TO THE D'AMBROSIO VISTA PUD TENTATIVE MAP, PHASE 1 LOT 1-8 AND PHASE 2 LOT 9-27

WHEREAS, the Planning Commission conducted a public hearing on May 3, 2016 for the proposed amendment of the D' Ambrosio Vista PUD tentative map (APN 002-260-011 & 002-260-012) on Third Street, and

WHEREAS, the public hearing was conducted in accordance with Chapter 11- 26 of the San Juan Bautista Municipal Code, and

WHEREAS, the Planning Commission received oral and written comments and public testimony on the proposed amendment if the D'Ambrosio Vista PUD tentative map (APN 002-260-011 & 002-260-012) on Third Street to be split into two phases, phase one lot 1-8 and phase two lot 9-27, and

WHEREAS, on May 3rd, 2016 the Planning Commission made a preliminary determination that the project is exempt from the California Environmental Quality Act pursuant to Section 15315 Minor Land Divisions of the California Code of Regulation (CEQA Guidelines) and the project is exempt pursuant to a categorical exemption, and

WHEREAS, the Planning Commission, based upon the public hearing testimony and the entire record before them, 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 designated 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 10-2-510 and the subdivision map act.
4. The proposed project will mitigate the impacts to a less that significant level with conditions of approval and mitigation measures which were previously set.
5. The phasing of the D'Ambrosio Vista PUD 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 D'Ambrosio Vista PUD project is consistent with the General Plan and the zoning of the are R-2 Medium Density Residential
7. This project is Categorically Exempt pursuant to CEQA Guidelines §15315 Minor Land Divisions.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Juan Bautista hereby approves and recommends to the City Council the amendment of the D'Ambrosio Vista PUD tentative map at APN 002-260-011 and 002-260-012 on Third Street

into two phases, phase one lots 1-8 and phase two lots 9-27, subject to the previously set conditions:

CONDITIONS OF APPROVAL

1. The applicant shall dedicate, improve and guarantee by bond the widening of Third Street with curbs, gutters, sidewalks, street lighting, sewer laterals, street trees, recycle waste water underground distribution mains, asphalt pavement, street named signs, underground electrical, telephone and cable communication facilities.
2. The applicant shall submit a final subdivision map for the 27 unit PUD development for the project. The final map submittal shall conform to the City's requirements, regulations and conditions of approval.
3. The applicant shall submit improvement plans for all grading, erosion control, street improvements, street utilities, retaining walls, landscaping, and irrigation systems. The improvement plan shall conform to the City's regulations and requirements, together with an engineer's cost estimate.
4. The applicant shall submit to the Regional Water Quality Control Board a NOI and SWPPP plans and provide the City with a copy of the submittal package prior to any grading activities.
5. The applicant shall underground all electrical and communication utility lines along the project frontage of Third Street and provide 6 feet wide public utility easement along Third Street.
6. The applicant shall install a 6 feet high articulate stucco fence along the westerly and southeasterly property line of project and a six foot high wood fence along the southerly property line next to the Cemetery.
7. The applicant shall provide the necessary faithful performance bonds, labor and materials bond, monument bonds for all improvements and pay all the applicable fees for the recordation of final map.
8. The applicant shall require all improvements to conform to the ADA requirements.
9. The applicant shall install street lighting along Third Street and shall be the style and similar model type as the Valle Vista Subdivision or the Mission Gardens Apartment complex on Muckelemi Street.
10. A note shall be placed on the final map requiring notification to all buyers of lots within the boundaries of the subdivision that the subdivision is adjacent to the City of San Juan Bautista Waste Water Treatment facility and that odors may be present periodically.
11. A grading plan for the development shall be submitted with erosion protection measures and monitoring reports.
12. The applicant shall enter into a hold harmless agreement with the City prior to commencing construction of the project.
13. Prior to occupancy of any residential structure, the applicant shall submit the test results for the water system pressure for each water service to each lot and a flows test at each hydrant. A bacterial coli form report shall be submitted before any residential home is connected to the water system.

14. The applicant shall install a storm drainage collection, retention and filtration system for the subdivision conforming to the SWPPP guidelines and connect to the City storm drain system.
15. The applicant shall form a landscaping and lighting district for the purpose of maintaining and operating the landscaping, irrigation, open space, common picnic area and street lighting. The landscaping and lighting district shall be formulated in compliance with provisions of Proposition 218 and approved concurrently with final map approval for the subdivision.
16. The applicant shall prepare a soils report and reference it on the final map.
17. The applicant shall prepare an archeological report and reference it on the improvements plans and have notes on all construction drawings for procedures of archaeological discovery and the notification and contact information if any artifacts or human remains which may be discovered during construction.
18. The applicant shall install a modified speed bump on Donner Drive southerly of the intersection with Ahwahnee Drive and on Ahwahnee Drive westerly of Donner Drive.
19. The applicant shall install a modified speed bump or alternate raised crosswalks, subject to the approval of the City Manager, on Church Street approximately 350 feet south from the intersection with Third Street.
20. The approval for the Vested Tentative Map is for 27 lots, street alignment, utilities layout, landscaping, open space lots, grading and improvements.
21. The applicant shall be responsible for meeting the inclusionary housing provisions of the City of San Juan Bautista Municipal Code, Chapter 11-09. Secondary units and duets construction may be part of the required compliance to meet the inclusionary provisions. In-lieu fees may be applied conforming to the City inclusionary requirements of the municipal code.
22. The applicant shall dedicate an open space triangular parcel south of lot 22 and south of lots 23-27 to the City of San Juan Bautista.
23. The applicant shall install a six foot high wood fence along the northerly line of lots 15 – 18 and the east line of lot 1.
24. All mitigation measures and mitigation monitoring programs contained in the Environmental Analysis Report are hereby incorporated by this reference and made a part of the approval.
25. All retaining walls shall be masonry or cast-in-place concrete walls and conform to the California Uniform Building Code and design criteria of the soils report for the subdivision. The plans for retaining walls shall be reviewed by the City prior to construction.
26. The final subdivision map shall substantially conform to the approved tentative map as conditioned by the Planning Commission and or City Council. All easements, right of ways, restrictions, notes, references and dedications shall be shown on the final map. Bonding of improvements and a monument bond shall be required prior to recordation of final map.
27. The applicant shall widen the south side of Third Street from the easterly boundary of the subdivision to the North Street intersection. The widening shall be a minimum width of 32 feet face of curb to face of curb with a four feet wide monolithic sidewalk and curb on the south side. Driveways to the existing residence shall be installed and conform to the existing grades.
28. The applicant shall construct the street improvements for a round-about intersection at Third Street and Donner Drive. The improvements shall include the pavement striping, marking and alignment to accommodate the round-about intersection. The applicant shall enter into a

reimbursable improvement agreement with the City for future recovery of costs that exceed the applicant's fair share of the costs to construct the round-about intersection.

29. The applicant shall pay all planning, engineering, plan checking, inspection and environmental review fees. The applicant shall pay the development impact fees for each building permit issued.
30. The applicant shall submit to the Planning Commission for review the proposed building floor plans and exterior elevations of the homes to be constructed prior to issuance for a building permit.
31. The applicant shall submit to the Planning Commission the final landscaping and irrigation plan for the subdivision. The irrigation system shall be designed for utilization of reclaimed water provided by the City.
32. All landscaping on individual lots shall be drought resistant type with irrigation systems to be drip irrigation and or water efficient irrigation systems.
33. All units must be solar ready.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 3rd day of May, 2016 by the following vote.

AYES: Coke, Medeiros, Franco

NOES: None

RECUSED: Guibert, Gredassoff

ABSTAIN:

Ernest J. Franco, Chairperson

ATTEST:

Trish Paetz, Deputy City Clerk