

RESOLUTION 2016-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE INITIAL STUDY AND NEGATIVE DECLARATION FOR THE PRE-ZONING OF 13.3 ACRES OF LAND SITUATED ON THE NORTH SIDE OF SAN JUAN-HOLLISTER ROAD (002-130-012,021,023 & 031)

WHEREAS, the Planning Commission has received a request to pre-zone a 13.3 acre parcel of land, consisting of four parcels, situated on the north side of San Juan-Hollister Road, to low density residential district and annex the property into the city boundaries, and

WHEREAS, the Planning Commission conducted a public hearing on March 1st, 2016 to receive and hear all public comments and oral input, and review written correspondence and electronic communications on the pre-zoning and annexation request of Kathleen Manning for Assessor Parcel Numbers 012-130-012, 021, 023, and 031, and

WHEREAS, an initial study and negative declaration has been prepared for the Planning Commission to review, discuss and consider approval to pre-zone the 13.3 acre parcels of land to low density residential district and authorize an application for annexation to the Local Agency Formation Commission (LAFCO), and

WHEREAS, the Planning Commission, upon receiving the staff report, initial study, negative declaration, all public input, written comments, and electronic communication, and in light of the whole record before them, there is no evidence that the pre-zoning and annexation will have a significant effect on the environment of the area. The following findings are made to support the approval of the initial study and negative declaration for the pre-zoning and annexation.

1. That the pre-zoning and annexation of the 13.3 acre parcels of land to low density residential district conform to the preferred scenario and housing land use designations as shown on Map 6.4 of the 2035 General Plan.
2. That the pre-zoning and annexation is consistent with the goals, policies, objectives and programs of the 2035 General Plan.
3. That the annexation of the 13.3 acre parcels of land will be an infill project that will provide continuity of city boundaries for efficient municipal utility services and be consistent to the proposed growth area and land uses as identified on Map 6.12 of the 2035 General Plan.

4. That the pre-zoning and annexation will strengthen the economic and sustainability of the City to provide available housing opportunities to its residents.
5. That the pre-zoning and annexation of the 13.3 acre parcels of land will allow uses that will be properly related to other uses, transportation facilities and other public facilities in the area and will not cause undue environmental impacts that will be properly mitigated upon future development.
6. That the pre-zoning and annexation is a planning tool to promote orderly growth and expansion of the City and guide the land uses to have consistency with the goals, policies, objectives and programs of the 2035 General Plan.
7. That the pre-zoning and annexation is consistent with Objective LU 2.5 of the 2035 General Plan; Diversify housing stock to accommodate all San Juan Bautista residents.
8. That the pre-zoning and annexation is consistent with Policy LU 2.5.2.1 of the 2035 General Plan; Expand the range of allowable housing types and areas in which they may be built without compromising local design standards, property values, or quality of life by allowing variable density and lot size in residential districts.
9. That the pre-zoning and annexation is consistent with Program LU 2.5.2.2 of the 2035 General Plan; Remove regulatory obstacles that have the effect of rendering various housing types uneconomical.
10. That the pre-zoning and annexation is consistent with Policy HO 4.1.3 of the 2035 General Plan; Prioritize infill housing development.
11. That the pre-zoning and annexation is consistent with Objective HO 3.3 of the 2035 General Plan; Provide a variety of housing types that reflect the character of the City.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista does hereby approve the pre-zoning of a 13.3 acre parcel of land, consisting of four parcels identified as APN 012-130-012, 021, 023 and 031, to Low density residential district (R-1) and recommends to the City Council the pre-zoning and annexation of said parcels.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 1st day of March, 2016 by the following vote:

AYES: Medeiros, Guibert, Gredassoff, Franco

NOES: None

ABSENT: None

ABSTAIN: None

Chairperson Ernest J. Franco

ATTEST:

Trish Paetz, Deputy City Clerk