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City of San Juan Bautista
Planning Department
311 Second Street
San Juan Bautista, CA 95045

Project: 107 Third Street, APN: 002-210-004
Zoning: MU
Re: Environmental Setting

To Planning Commission:

ENVIRONMENTAL SETTING

Project Site

The lot has the wider width and address on Third Street with a narrow portion extending and connecting to Franklin Street. The site is relatively flat with an elevation drop of just over 2 feet from Third Street to northwest corner of lot. The lot is relatively flat from northwest corner to Franklin Street. The first floor of building was used as a restaurant with a residential unit above and is situated between the Casa de Anza historic adobe and the Jardine de San Juan restaurant with a office/retail space separating the adjacent restaurant from project building. All of the properties are located within the Third Street NR Historic District. The block is also occupied by other retail buildings with several residential buildings along Franklin and Fourth Streets.

The property has a 2 story wood framed building at the Third Street frontage. The center "wing" of the building is a 1 story wood framed building that is approximately half the width of the front portion and extends to the northwest corner of the lot. The rear "wing" of the building is a tall 1 story that extends toward the narrow portion of the lot ending at Franklin Street. This rear part of the building was the garage.

Surrounding properties

The property to the southeast is the Casa de Anza Adobe which is listed on the National Register. The property to the northwest houses office/retail as well as the Jardine De San Juan restaurant. Other properties along Third house retail and food service uses with residential starting typically about half block away from Third Street. There is outdoor patio dining space at Jardine De San Juan restaurant. The residential at the south end of block has landscaped rear yards.

The proposed scope of work will utilize the existing building footprint, expanding to accommodate an accessible toilet room and stair to rear portion over the garage expanded with a second level.