

RESOLUTION 2017-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING A SITE AND DESIGN REVIEW PERMIT (SDR 2017-31) FOR A RESTAURANT, BAR, AND RESIDENTIAL UNIT AT 107 THIRD STREET (APN 002-021-004) FOR GREG AND CHRISTIN BURDA

WHEREAS, the Historic Resources Board conducted public hearings on March 7th and April 4th, 2017, to consider approval of a Site and Design Review Permit for a restaurant, bar, and residential unit at 107 Third Street, and

WHEREAS, City staff reviewed the application, made the required determinations under SJBMC §11-06-120(B) and, based on those determinations, followed the Appropriate Review Application Procedure in SJBMC §11-06-120(C)(5), and

WHEREAS, the Historic Resources Board reviewed the application, an historic resource evaluation and impact report, received oral testimony, public input, and a staff report for the project consisting of a restaurant, bar, and residential housing unit at 107 Third Street, and

WHEREAS, the Planning Commission received a recommendation from the Historic Resources Board that they adopt a resolution making a determination that the project is Categorically Exempt under CEQA guidelines Section 15331 "Historical Resource Restoration/Rehabilitation," and

WHEREAS, the Planning Commission received a recommendation from the Historic Resources Board that they adopt a resolution approving a Site and Design Review Permit for a restaurant, bar, and residential housing unit at 107 Third Street, and

WHEREAS, the Planning Commission conducted public hearings on March 7th and April 4th, 2017, to consider approval of a Site and Design Review Permit for a restaurant, bar, and residential unit at 107 Third Street, and

WHEREAS, the Planning Commission, upon reviewing the proposed building plans, site layout of the structures, setbacks, exterior elevations, site drainage, conceptual landscaping plan, architectural style, and style of the project in relationship to the surrounding area, determined that the project is Categorically Exempt under Section 15331 "Historical Resource Restoration/Rehabilitation" of the California Environmental Quality Act, and

WHEREAS, upon reviewing the proposed building plans, site layout of the structures, setbacks, exterior elevations, site drainage, conceptual landscaping 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 Site and Design Review requirements in Sections 11-06 and 11-18 of the San Juan Bautista Municipal Code and the City of San Juan Bautista Design Guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Bautista approves the Site and Design Review for project SDR 2017-31 for the restaurant, bar, and residential unit at 107 Third Street.

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: Franco, Freels, Moore, Boyd

NOES: None

ABSTAIN: None

ABSENT: Hopper

Vice Chairperson Darlene Boyd

ATTEST:

Trish Paetz, Deputy City Clerk