

RESOLUTION 2017-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING SITE AND DESIGN REVIEW PERMIT FOR A DUPLEX RESIDENTIAL HOMES AT 1114 THIRD STREET (SDR 2017-101) MANUEL LOPEZ (APN 002-260-046)

WHEREAS, the Planning Commission conducted a public hearing on March 7th, 2017 and a continued public hearing on April 4th, 2017 to consider approval of a Site and Design Review Permit for duplex residential house at 1114 Third Street, and

WHEREAS, the Planning Commission reviewed the application, received oral testimony, public input and a staff report for the project to construct a multiple family residential housing unit consisting of a two story duplex at 1114 Third Street, and

WHEREAS, upon reviewing the proposed building plans, revised site layout of the structures, setbacks, exterior elevations, site drainage, conceptual landscaping plan, architectural style, style of the homes in relationship to the surrounding area and the proposed conditions of approval to mitigate the impacts to the project in the immediate area, the Planning Commission determines that the project is Categorical exempt under Section 15332 “Infill Development Project”.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Bautista approves the Site and Design Review for project SDR 2017-101 for the two story (duplex) multiple family residential structure at 1114 Third Street, subject to the following findings and conditions, mitigation measures, monitoring reporting programs.

FINDINGS

1. The project is consistent with the 2035 General Plan designation and polices as well as zoning designation and regulations.
2. The project is consistent with the standards and requirements of the San Juan Bautista Municipal Code in terms of building height, setbacks, site coverage and number of parking spaces.
3. The proposed project occurs within the City limits of San Juan Bautista and the project site is not more than five acres in size and is substantially surrounded by urban uses.
4. The project site has no value as habitat for endangered, rare or threatened species.
5. Approval of the project would not result in any significant effects relating to traffic congestion, noise, air quality, or water quality.
6. The site can be adequately served, upon completion of a new domestic water well, for all municipal utilities and public services infrastructure.
7. The site and design review of the duplex project contains discretionary action under CEQA guidelines for various architectural features to the building for determining compliance with site layout, setbacks, heights, lot coverage and exterior architectural style, landscaping, water conservation irrigation systems and compatibility with the surrounding character of adjacent housing and is categorically exempted under Section 15332 “Infill development Project”. It is further a ministerial action for providing authorization to the building department for the issuance of a building permits to conform to the existing zoning regulations, site and design conditions of approval and municipal code.

CONDITIONS OF APPROVAL

1. The applicant shall submit final building plans to the building department, conforming to the City of San Juan Bautista building code and other code compliances required.
2. The applicant shall obtain an encroachment permit for all work performed in the public right of way on Church Street.
3. The applicant shall enter into a hold harmless agreement with the City of San Juan Bautista.
4. The applicant shall provide water services to each apartment in the project, conforming to City of San Juan Bautista Standards B 3-3, upon completion of a new domestic water well and compliance with Order No. 02-05-16R-004.
5. The applicant shall extend sanitary sewer services to each apartment.
6. The applicant shall install a common standard driveway to the apartment conforming to City of San Juan Bautista Standards A-7.
7. The applicant shall underground electrical and communication services to each apartments within the project.
8. The applicant shall construct and install a handicap sidewalk ramp on the frontage of Third Street to align with the proposed round a bout pavement striping plans.
9. The applicant shall install a storm drainage system that meets the Storm Water Pollution Prevention Plan Regulations and Guidelines, and discharge the storm runoff water to the nearest storm water facility.
10. The applicant shall install landscaping for each apartment as shown on the approved site and design plans. The landscaping plans reflecting a maximum of 25% of front yard to be lawn or turf area. All irrigation system shall be drip irrigation for all planted areas and semi-arid drought resistant plants, trees and shrubs.
11. The applicant shall install fire sprinkler systems in both structures.
12. The applicant shall restrict loud noises, vibratory equipment, truck backup devices and gas powered compaction tools utilized on the project site. Hours of construction shall be limited from 7:30 A.M. to 5:00 P.M. Monday through Saturday. No construction work shall be allowed on Sunday and holidays unless it is within a confined building where all noises are contained inside the building.
13. The applicant shall pay the school impact fees prior to receiving a building permit from the City of San Juan Bautista.
14. The applicant shall pay the City development impact, building, electrical, plumbing, mechanical, green, and Strong Motion fees prior to receiving building permits for all residential structures within the project. .
15. The applicant will have each structure be designed and ready for future solar installation.
16. The applicant consult with Pacific Gas and Electric for the existing guy wires on the property. If the guy wires are required to be relocated, the applicant shall comply with the relocation.
17. The applicant shall install a 24" high lattice extension on the existing northerly fence, not to exceed 8 feet in height.

MITIGATION MEASURES

MM-1 Landscaping Plan for front yards of each lot to use drought resistant plants, drip irrigation system, minimum one tree along street frontage or within front yard and maximum of 25% of front yard as turf or lawn area.

MM-2 Wood burning fireplace shall be prohibited on all lots within the project boundaries.

MM-3 Erosion control for project shall be implemented to prevent soil erosion during grading operation and construction activities between the months of October through April.

MM-4 Unidentified Cultural Resources: During the grading and earth moving operation, a note shall be placed on all construction documents and all personnel operating equipment shall be informed of the responsibility to halt all work if pre- historic evidence is discovered.

MM-5 Seismic Hazards: All structures within the project shall be designed to the latest seismic standard of the California Building Codes.

MM-6 A report from the design engineer or architect shall be submitted for the project demonstrating the foundation system conforms to the building codes.

MM-7 Construction Noise and Vibration: Hours shall be restricted for all construction activities that produce noise and vibrations conforming to the conditions of approval.

MM-8 All grading and earth moving work shall halt during high wind periods. Contractor shall apply water to all areas subject to dust or air borne disturbance.

MITIGATION MONITORING AND REPORTING

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility
MM-1	Project Site Developer	City Planning and Building Department Personnel (831) 623-4661 Ext. 14
MM-2	Project Designer or Site Developer	City Building Inspection Department
MM-3	Project Site Developer	City Planning and Building Department Personnel (831) 623-4661 Ext. 14
MM-4	Site Contractor or Developer	City Planning and Building Department Personnel
MM-5	Project Designer, Architect or Engineer.	Building Inspector City Engineer
MM-6	Project Site Designer and or Developer.	City Building Inspector
MM-7	Project Site Developer and Contractor.	City Building Inspector
MM-8	Project Site Developer	Project Private Engineer and City Engineer

**Resolution 2017-15
1114 Third Street
April 4, 2017**

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista at a regular meeting held on the 4th day of April, 2017 by the following vote:

AYES: Moore, Freels, Franco

NOES: Boyd

ABSENT: Hopper

ABSTAIN: None

Vice Chairperson Darlene Boyd

ATTEST:

Deputy City Clerk Trish Paetz