

# CITY OF SAN JUAN BAUTISTA

## PLANNING COMMISSION

### STAFF REPORT

**DATE:** April 4th, 2017

**SUBJECT:** Site and Design Review – 1114A & B Third Street

**Applicant:** Manuel & Mary Lopez

**General Plan:** Medium Density Residential

**Zoning:** R-2 Medium Density Residential

**Assessor Parcel No.:** 002-026-046

**Size:** 0.1607 Acres

**Existing Land Use:** Vacant

**Environmental Review:** Under Section 15332 "Infill Development Project" (a) thru (e) the project is categorical exempt from CEQA guidelines.

**Details:** The applicant requested a site and design review approval for a two story duplex situated on the vacant parcel at 1114 Third Street. The application was presented at the March 7<sup>th</sup> meeting and comments from the adjacent property owner were made resulting in the applicant agreeing to table the matter until the next regular meeting of the commission. The applicant revised the site plan to change the location of the unit adjacent to the property owner and combine the driveways of the two units into one common driveway thereby reducing the potential traffic congestion for ingress and egress. The existing 0.1607 acre parcel was created by a minor land division on August 8<sup>th</sup>, 2006 by the Planning Commission. The minor subdivision fulfilled the conditions of approval by installing street improvements along Third Street including but not limited to curbs, gutters, sidewalks, pavement widening, water meters, fire hydrant and a driveway. The parcel proposed for the duplex has sat vacant since the parcel was created and last year the property owner constructed a stucco fence along the Third Street frontage of the property. In addition, the property owner constructed a retaining wall along the common property line between parcel 1 and 2. (See attached assessor parcel map.)

The proposed duplex conforms to the setbacks, height restrictions and lot coverage. The parcel is an R-2 zoning district, which allows multiple family housing. The exterior architecture features stucco siding with tile roofing. Landscaping in the front yard is drought tolerant shrubbery and plants. Drip irrigation is proposed throughout. There is no lawn or turf areas proposed.

Action Required:

1. Verify posting and notices of public hearing from the March 7<sup>th</sup> meeting.
2. Reopen the continued Public Hearing
3. Receive staff report and supporting documents
4. Receive written comments, e-mail communication, oral testimony and public input.
5. Close the public hearing
6. Commission to discuss the project
7. Based upon your independent review and judgment of the staff report, written comments, e-mail communication and oral testimony on the project, the Planning Commission can take the following actions.
  - A. Adopt Resolution 2017-XX, A Resolution of the Planning Commission of the City of San Juan Bautista makes a determination a categorical exemption under Section 15332 of the California Environmental Quality Act.
  - B. Adopt Resolution 2017-XX, A Resolution of the Planning Commission of the City of San Juan Bautista approving Site and Design Review for Manuel Lopez at 1114 Third Street, Project No. 2017-101. (Assessor Parcel No. 002-26-046) with conditions of approval outlined in attached Exhibit "A", mitigation measures outlined in Exhibit "B" and mitigation monitoring program outlined in Exhibit "C".

**EXHIBIT "A"**

**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 standard common 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 apartment within the project.

8. The applicant shall construct and install handicap sidewalks 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 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 Friday and 8:30A.M. to 5:00 P.M. 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 structures within the project.
15. The applicant will construction the residential building to be ready for future solar installation. .
16. The applicant shall consult with Pacific Gas and Electric on the existing guy wires. If require to the applicant shall relocate the guy wires.

## **EXHIBIT "B"**

### **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 units 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. If pre- historic evidence is discovered, the applicant shall notify the City immediately.

**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 as noted in condition no. 12 of 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.

### **EXHIBIT “C”**

#### **MITIGATION MONITORING AND REPORTING**

<b>Mitigation Measure</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>
MM-1	Project Site Developer	City Planning and Building Department Personnel (831) 623-4661 Ext. 11 or 14
MM-2	Project Designer or Site Developer	City Planning and Building Department Personnel (831) 623-4661 Ext. 11 or 14
MM-3	Project Site Developer	City Planning and Building Department Personnel (831) 623-4661 Ext. 11 or 14
MM-4	Site Contractor or Developer	City Planning and Building Department Personnel
MM-5	Project Designer, Architect or Engineer.	Building Inspector City Engineer (831) 623-4661 Ext. 14
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 Engineer and City Engineer