

CITY OF SAN JUAN BAUTISTA

PLANNING COMMISSION & HISTORIC RESOURCES BOARD

STAFF REPORT

DATE: June 6th, 2017

SUBJECT: Site and Design Review Permit (SDR 2017-401)

APPLICANT: Pat Garratt

GENERAL PLAN: Mixed Use

ZONING: Mixed Use

STREET ADDRESS: 312 & 314 Third Street

APN: 002-160-012 & 013

SITE AREA: 2,316.72 square feet & 2,329.75 square feet.

CEQA: The project is exempt under Chapter 3, Guidelines for implementation of the California Environmental Quality Act, Article 19, Categorical Exemption, Section 15332 In-fill Development Projects. Class 32.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality and water quality.
- (e) The site can be adequately served by all required utilities and public services, subject to Compliance Order No. 02-05-16R-004.

DISCUSSION: The applicant is requesting a site and design permit for two parcels situated at 312 and 314 Third Street. The applicant recently submitted an informal presentation to the Historic Resources Board for the proposed project. The applicant owns the two parcels and is requesting site and design approval for both project.

The project will consist of two structures on each parcel. Building "A" is a 20'-0" wide by 47'-6" long; 950 square feet in size, single story wood framed with a wood framed roof awning extending over the sidewalk. The front exterior will be rustic wood board and battens with wood siding both horizontal and vertical in appearance. The wood siding will remain natural in color, texture and appearance. The side and rear will be stucco.

Building "B" is a 20'-0" wide by 30'-0" long; 600 square feet in size, single story wood framed structure. Building "B" will have stucco exterior wall with an architectural composition shingled roof.

GENERAL PLAN CONFORMITY

General Plan Policy L-18; Support new mixed use development on the remaining vacant and underdeveloped sites in San Juan Bautista, particularly Downtown along Muckelemi Street

General Plan Policy L-27; Attract businesses and services which provide day to day needs of local residents as well as the needs of visitors.

General Plan H-5; Allow residential uses in all areas designated for commercial and mixed use on the land use diagram, where combined with commercial uses and compatible with the other goals and policies in the General Plan. Uses permitted in mixed use districts.

RECOMMENDATION:

1. Open the public hearing
2. Receive staff report
3. Receive applicant's presentation
4. Receive public testimony, written and oral comments.
5. Close the public hearing
6. Historic Resources Board to discuss, review and consider project for conformance with the Historic District goals, objectives and General Plan policies
7. Recommendation to the Planning Commission
8. Resolution 2017-XX for a categorical exemption of project SDR 2017-40.
9. Recommend to the Planning Commission Approving Resolution 2017-XX for SDR 2017-401, subject to the following conditions.
 - a. The applicant shall construct the project as approved by the Planning Commission and in conformance with the approved plans.
 - b. A separate permit for a hanging signs for each building shall be required.
 - c. The applicant shall obtain an encroachment permit for the wood framed awning structure over the public right of way on Third Street.

- d. The applicant shall repair and/ or reconstruct all deteriorated and dilapidated concrete sidewalks along the frontage of the properties on 312 and 314 Third Street.
- e. The applicant shall enter into a hold harmless agreement with the City of San Juan Bautista indemnifying the city arising out of the approval of the project.
- f. The applicant shall pay all fees, including but not limited to building permits and all applicable city approved impact fees.