

# City of San Juan Bautista

Historic Resources Board/Planning Commission Meeting Materials

*April 4th, 2017*

Historic Resources Board Packet - p.2 - p.96

Planning Commission Packet - p.97 - p.164



# City of San Juan Bautista

*The "City of History"*

[www.san-juan-bautista.ca.us](http://www.san-juan-bautista.ca.us)

## AGENDA

### HISTORIC RESOURCES BOARD MEETING

CITY HALL COUNCIL CHAMBERS  
311 Second Street  
San Juan Bautista, California

**Tuesday ~ April 4, 2017**

*In compliance with the American with Disabilities Act, if you need special assistance to attend or participate in the meeting, please call the City Clerk's Office at (831) 623-4661, extension 13 at least 48 hours prior to the meeting.*

*Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the meeting and City Hall at 311 Second Street, San Juan Bautista, California during normal business hours.*

1. **Call to Order**  
**Pledge of Allegiance**  
**Roll Call**

**6:00 PM**

2. **Public Comment**

3. **Informal Project Review**

Any potential and/or future project applicant may present their project to the HRB for Informal Project Review for the purpose of gaining information as preliminary feedback only. No formal application is required and no action will be taken by the HRB on any item at this time.

- A. **Construction of a Commercial Building with a Secondary Unit at 314 Third Street (APN 002-160-012) Applicant: Pat Garratt**
- B. **Open Air Market at 501 Third Street (APN 002-130-004) Applicant: Ted & Mary Jane Thoeny**

4. **Consent Items**

All matters listed under the Consent Agenda may be enacted by one motion authorizing actions indicated for those items so designated. There will be no separate discussion of these items unless requested by a member of the HRB, a staff member, or a citizen.

- A. **Approve Affidavit of Posting Agenda**
- B. **Approve Minutes for the June 8, 2016 Special Meeting**
- C. **Approve Minutes for the July 5, 2016 Meeting**

5. **Public Hearing Items**

- A. **Consider Recommendation to the Planning Commission of a Site and Design Review Permit (SDR 2017-31) for 107 Third Street (formerly Casa Rosa, APN 002-021-004). Applicants: Greg and Christin Burda**

- B. Consider Recommendation to the Planning Commission of a Site and Design Review Permit (SDR 2017-32) for a Wine and Beer Tasting Establishment at 322 Third Street (APN 002-160-003). Applicants: Anthony and Monica Ramirez**
  - i. Consider Recommendation to the Planning Commission of a Sign Permit for the 18<sup>th</sup> Barrel, 322 Third Street. Applicants: Anthony and Monica Ramirez**

**6. Action Items**

- A. Consider Recommendation to the Planning Commission on a Stop Sign at Third and Franklin Street**

**7. Comments**

- A. Historic Resources Board**
- B. City Manager**
- C. Community Development Director**

**8. Adjournment**



# CITY OF SAN JUAN BAUTISTA

P.O. Box 1420, 311 Second Street  
San Juan Bautista, CA 95045

## PLANNING DEPARTMENT

Phone: (831) 623-4661

Fax: (831) 623-4093

### PLANNING APPLICATION COVER PAGE TYPE OF APPLICATION (CHECK ALL THAT APPLY).

- ☒ Historic Resource Design Review
- ☒ Informal Project Review
  - ☐ Major Projects
  - ☐ Minor Projects
- ☐ Site & Design Review
  - ☐ Informal Project Review
  - ☐ Major Projects
  - ☐ Minor Projects
  - ☐ Sign Permit
- ☐ Conditional Use Permit/Amendment
- ☐ Tentative Map Major
- ☐ Tentative Map Minor
- ☐ Planning Unit Development
- ☐ Annexation
- ☐ Urban Growth Boundary
- ☐ Rezoning / Pre-zoning
- ☐ General Plan Amendment
- ☐ Zoning Text Amendment
- ☐ Certificate of Compliance
- ☐ Lot Line Adjustment
- ☐ Secondary Dwelling Unit
- ☐ Variance
- ☐ Tentative Map Amendment
- ☐ Appeal
- ☐ Informal Project review
- ☐ Hillside Development Permit
- Others \_\_\_\_\_

#### Applicant(s):

Name: FAT GARRATT

Signature: \_\_\_\_\_

Mailing Address: P.O. BOX 1052 (100 FIFTH STREET)

Phone: (831) 623-4894 email: NONE

☐ Notice of applicant's intent to invoke the Permit Streamlining Act for this project.

Initial \_\_\_\_\_

#### Property/Land Owner(s):

Name: SAME AS APPLICANT - ~~XXXXXXXXXX~~

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Name and mailing address of property owner's or applicant's duly authorized agent who is to be furnished with notice of hearing (Section 65091 – California Government Code):

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ email: \_\_\_\_\_

Project Address/Location: 314 Third Street, San Juan Bautista, C.A. 95045

Most Current Assessor's Parcel Number: 002-160-012

#### For Office Use Only:

Date Application Submitted \_\_\_\_\_ Deposit Collected \$ -0- Date 3/24/17

Date Application Complete \_\_\_\_\_ Billing Number \_\_\_\_\_

File Number(s) \_\_\_\_\_



**CITY OF SAN JUAN BAUTISTA  
DEPARTMENT**

P.O. Box 1420, 311 Second Street  
4661  
San Juan Bautista, Ca 95045  
4093

**PLANNING**

Phone: (831) 623-

Fax: (831) 623-

**APPLICATION FOR INFORMAL PROJECT REVIEW**  
**HISTORIC RESOURCES DESIGN REVIEW**

Informal Project Review is for property owners that would like a preliminary review by the Historic Resources Board of their project. The purpose of Informal Project Review is to provide the applicant with an understanding of the planning and environmental requirements involved with the project. Informal Project Review provides the applicant with information on how the project can be modified or changed to meet the overall goals and objectives of the City's Historic Resources Preservation Ordinance. After Informal Project Review, the applicant can file a formal application with the Planning Department.

**APPLICATION REQUIREMENTS INFORMAL PROJECT REVIEW:**

- ☒ There is no processing fee.
- ☒ Planning Application Cover Page
- ☒ A copies of the building elevations (drawn to scale) Required if exterior work is proposed
- ☒ A copies of the site plan (drawn to scale) Required only if site work is proposed
- ☒ A copies of the floor plan (drawn to scale) Required only if interior work is proposed
- ☐ Project Description **CONSTRUCT 975 SQ. COMMERCIAL BLD'G W/ 599 SQ. SECONDARY**
- ☐ Photographs of the project site and buildings **NOT APPLICABLE** **LIVING QUARTERS**

**Note:** All items must be included in the application. Failure to include the requested information may result in a delay of the process.

**Project Description:**

1. Is the building designated as a national, state, or local historic structure or landmark?

**NO**

2. Describe the project in detail (indicate the extent of proposed work)

**CONSTRUCT SINGLE STORY 975 SQFT COMMERCIAL BUILDING  
FOR MERCHANDISE SALES & 599 SQFT LIVING QUARTERS  
IN REAR OF PARCEL**

3. List or describe in general the building materials proposed for the work

**WOOD FRAMING W/ HORIZONTAL SIDING, CH FRONT ELEV  
& WITH SLOPED ARCH. COMPRESSION SHINGLES.**

4. Provide any other information that you feel is relevant to this application

**BUILDING TO FIT INTO EXISTING ARCHITECTURE OF  
ADJACENT BUILDINGS**

Revised 1/23/12



# CITY OF SAN JUAN BAUTISTA

P.O. Box 1420, 311 Second Street  
San Juan Bautista, CA 95045

PLANNING DEPARTMENT

Phone: (831) 623-4661

Fax: (831) 623-4093

501 THIRD ST.

INFORMAL PROJECT APPLICATION

OPEN AIR MARKET

Applicant(s) Ted & Mary Jane Thoery

Mailing Address: Box 22 San Juan Bautista

Phone Number: 831-636-9205

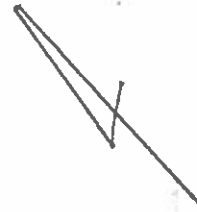
e-mail address: NA

Property Owner(s): Ted & Mary Jane Thoery

Mailing Address: Box 22 San Juan Bautista

6/24/2015

Third St.



Scale 1" = 30'

501 3rd St.

16' x 16'

APN 02-13-04

Proposed  
Open Air Market

Muckalemi St

Glad Tidings  
Church

5' - 51.

PL

Scale 1" = 20'

Sidewalk

Gazebo's  
16' x 16'

503 3rd.

501 3rd

Palm  
48" - 8h

All Trees  
to Remain

Honeyman  
Cottage

Driv

17'  
Sycam  
42"

Avocado

48"

36"

31"

21"

24"

20" 24"

24"

20"

6"

24"

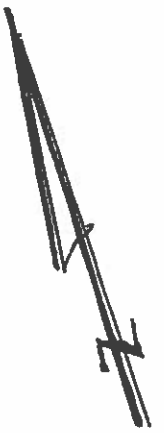
Thoeny

Thoeny

Duplex

Sidewalk  
Fence line  
Side walk

Muckeleam St.





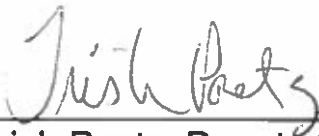


### AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA, AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED HISTORIC RESOURCES BOARD MEETING AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 28<sup>th</sup> DAY OF MARCH 2017, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
2. ON THE BULLETIN BOARD AT THE CITY LIBRARY, 801 SECOND STREET.
3. ON THE BULLETIN BOARD AT THE ENTRANCE TO THE UNITED STATES POST OFFICE, 301 THE ALAMEDA

SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA, ON THE 28<sup>th</sup> DAY OF MARCH 2017.

  
\_\_\_\_\_  
Trish Paetz, Deputy City Clerk

**CITY OF SAN JUAN BAUTISTA  
HISTORIC RESOURCES BOARD SPECIAL MEETING**

**JUNE 8, 2016**

**DRAFT MINUTES**

**(The Jun 8, 2016 CMAP video recording is the  
official record of the meeting.)**

**1. CALL TO ORDER** – Chairperson Wanda Guibert called the meeting to order at 6:00 p.m.

**B. ROLL CALL**    **Present:** Board Members Guibert, Franco, Medeiros, Gredassoﬀ and Coke

**Staff Present:** City Manager Grimsley, Asst. City Planner Luquin, Deputy City Clerk Paetz

**2. PUBLIC COMMENT**

No comments were received.

**3. INFORMAL PROJECT REVIEW**

No projects were presented.

**4. PUBLIC HEARING ITEMS**

**A. Consider recommending to the Planning Commission Approval of a Site & Design Review for the Re-Roofing of the Old Adobe at 101 Third Street. Applicant: Emily Renzel**

Assistant City Planner Luquin presented a report. The applicant was present.

A motion was made by Board Member Gredassoﬀ and seconded by Board Member Coke to recommend to the Planning Commission approval of a site and design review permit for the re-roofing of the Old Adobe at 101 Third Street. The motion passed unanimously, 5-0.

**5. ACTION ITEMS**

**A. Approve Affidavit of Posting Agenda**

**B. Approve Affidavit of Posting and Mailing Public Hearing Notice**

A motion was made by Board Member Gredassoﬀ and seconded by Board Member Coke to approve the affidavit of posting agenda and the affidavit of posting and mailing the public hearing notice. The motion passed unanimously, 5-0.

**5. Discussion**

**A. Orchard Lot Update**

City Manager Grimsley provided a report.

**B. Adopting Historic Color Palette**

Chairperson Guibert announced that a representative from Hollister Paint will be present at next meeting.

**6. Comments**

**A. Historic Resources Board**

Chairperson Guibert commented that the Historical Society meeting will be held at the Happy Rooster Restaurant.

**B. City Planner**

No comments were received.

**C. Assistant City Planner**

No comments were received.

**6. Adjournment**

The meeting was adjourned at 6:16 p.m.

**CITY OF SAN JUAN BAUTISTA  
HISTORIC RESOURCES BOARD MEETING**

**JULY 5, 2016**

**DRAFT MINUTES**

**(The July 5, 2016 CMAP video recording is the  
official record of the meeting.)**

- 1. CALL TO ORDER** – Chairperson Wanda Guibert called the meeting to order at 6:00 p.m.

**B. ROLL CALL**    **Present:** Board Members Guibert, Franco, Medeiros, Gredassoff and Coke

**Staff Present:** City Manager Grimsley, Asst. City Planner Luquin, Deputy City Clerk Paetz

**2. PUBLIC COMMENT**

No comments were received.

**3. INFORMAL PROJECT REVIEW**

**A. Mary Surber – La Posada Hotel/ Cutting Horse Restaurant**

Billy Surber provided an informal project review for replacing the doors on the Cutting Horse Restaurant. Board members provided suggestions for reputable door repairmen.

**4. CONSENT AGENDA**

**A. Approve Affidavit of Posting Agenda**

**B. Approve Minutes for April 5, 2016**

**C. Approve Minutes for March 1, 2016**

A motion was made by Board Member Medeiros and seconded by Board Member Franco to approve all items on the consent agenda. The motion passed unanimously, 5-0.

**5. DISCUSSION ITEMS**

**A. Historic Color Palette- Mary Lawlor (Kelly Moore Paints)**

No public comment.

**B. Orchard Lot Update**

City Manager Grimsley provided a report.

**C. Adopting Historic Color Palette**

This item was continued.

**6. Comments**

**A. Historic Resources Board**

Chairperson Guibert commented that City streets need to be cleaned up from the Rib Cook-off.

**B. City Planner**

No comments were received.

**C. Assistant City Planner**

No comments were received.

**7. Adjournment**

The meeting was adjourned at 6:29 p.m.

# **CITY OF SAN JUAN BAUTISTA**

## **HISTORIC RESOURCES BOARD**

### **STAFF REPORT**

**DATE:** April 4th, 2017

**SUBJECT:** Site and Design Review – 107 Third Street

**Applicant:** Greg and Christin Burda

**Zoning:** Mixed Use

**Assessor Parcel No.:** 002-021-004

**Size:** 3917.279 ft<sup>2</sup>

**Existing Land Use:** Mixed Use

**Environmental Review:** Under Section 15331 of the California Environmental Quality Act, "Historical Resource Restoration/Rehabilitation", the project is Categorically Exempt. The rationale for using this exemption is described in the "Process" section below.

**Details:** The property is located in the Mixed Use zone in the Historic District with commercial uses (Anza House and Jardines) on both sides on Third Street and a residential property behind it. The applicant is requesting site and design review approval for a restaurant and bar on the first floor with a two bedroom/two bathroom residential unit on the second floor. The proposed use would be a continuance of the previous use, which was an owner-occupied business.

**Proposed Work at 107 Third Street:** (From historic resource evaluation and impact report)

The proposed project involves exterior, interior, and site alterations to 107 Third Street, with the main goals of having a restaurant on the first floor of the main building, an apartment on the second floor of the main building, and additional dining, kitchen, utilities, garage, and storage space within an expanded rear addition.

## Exterior

The project will involve limited work at the street-facing facade of the front portion of the building. Damaged historic wood siding will be repaired, and portions too damaged for repair will be replaced in kind with new wood siding matching the dimensions and profile of the historic wood siding. The building will be repainted from pink to a neutral, period-appropriate color, as determined by the City of San Juan Bautista and community input. Damaged portions of the historic second-floor balcony spanning the width of the facade will be repaired, and any elements damaged beyond repair will be replaced in kind. The existing historic wood multi-lite double-hung windows will be retained and rehabilitated. The historic paneled wood-and-glass doors at the first floor of the front facade will be rehabilitated with full perimeter weatherstripping added to each door. The two sets of doors flanking the main entry were previously sealed shut with the lower half furred over at exterior. The existing wood panels now covering the bottom half of the exterior face of these doors will be removed. Existing composition shingle roofing will be replaced to accommodate structural work on roof assembly.

The existing second floor balcony that overhangs the Third Street sidewalk will be rehabilitated. Any damaged or deteriorated elements will be repaired to the extent possible or replaced in kind. The deck of the balcony, which is the shed roof awning, will be repaired as needed with any elements damaged or deteriorated beyond serviceability to be replaced in kind. The deck surface receive a new waterproof membrane. The balcony may not be used as an occupied space since it does not appear that the existing structure was intended to serve as a deck. If balcony is occupied then a taller guardrail will need to be added.

More extensive alterations are proposed for the rear of the building. The existing one-story L-shaped rear addition is attached at the north end of west elevation of the main building. This rear addition currently contains a garage and kitchen areas, will be substantially rehabilitated with new framing added to the existing north and south board walls. The east-west leg of the addition is of wood board-and-batten construction with roll roofing on a gabled roof with a mix of early and replacement doors and windows. The garage portion of the addition is of wood framed construction with no current interior wall finish.

The rear addition will be rehabilitated within the existing footprint of the existing rear addition with some expansion for the new accessible toilet rooms at first floor level. The new rear addition will contain restaurant spaces along the east-west leg with the current garage portion getting a second story addition. Board-and-batten siding from the existing rear addition in serviceable condition will be retained with any replacement boards to match original in size and spacing.



Existing window openings at the north wall will be filled in. New windows at the south elevation of the addition will be wood sash, and a new "Carriage Style" sectional overhead garage door will be installed facing Franklin Street. The west elevation of the main portion and the south elevation of the addition will open onto a courtyard patio. An L-shaped exterior staircase will provide access to the second-floor storage space over the garage. The one-story portion of the addition will have a flat roof to allow for mechanical equipment with a secondary shed- roof overhang at its south side, while the two-story portion will have a gabled roof. The flat roof will have granulated cap sheet roofing and the gabled roof will get composition shingle roofing.

An existing rear one-story addition with a roof deck above, which is attached to the west elevation of the main building at its south end, will be removed entirely and replaced with a slightly larger one-story addition with a deck above. This space was originally added by attaching framing directly to the side of the main building exterior siding. This expanded addition will have board-and-batten siding to match size and spacing of the existing rear addition. The parapet height of the east-west addition will align with the height of the guardrail of the residential roof deck. The guardrail will be finished with lap siding while the parapet will receive board-and-batten siding. A straight-run staircase will lead from the courtyard to the west side of the second-floor deck, providing access to the second-floor apartment in the main building.

### Interior

Interior alterations will include the removal of select existing partitions within the main building, as well as construction of new interior walls within the new rear additions. At the main building, an existing interior staircase connecting the first and second floors will be removed. The existing hearth and fireplace surround at the first floor of the main building will be removed and the firebox covered with new finishes. The existing firebox at second floor will also be covered with new finishes. The proposed first floor of the main building will include dining space, a bar, a reception/cashier space, and a kitchen service room. The proposed apartment at the second floor of the main building will have a new partition layout, and MEP systems.

At the rear addition, the reconfigured spaces will contain the commercial kitchen, prep and utility space, a garage, storage space, and two ADA-accessible restrooms that would be accessed from the courtyard patio. The addition below the roof deck will contain a dining area, with views of the courtyard patio, and will also provide the accessible entrance to the main building.

## Site

Site work will be within the courtyard portion of the property and is primarily related to providing accessibility to the interior of building and access to the toilet rooms. To address the existing slope of the site, a ramp will be constructed along the south lot line and run west-east into the courtyard patio toward the accessible entrance at the west side of the main building. The courtyard patio will have permeable paving.

**Process:** Chapter 11-06 of the San Juan Bautista Municipal Code lays out the process for handling applications for alterations to properties that are included in the City of San Juan Bautista Register of Historic Properties, including both contributing buildings with status codes 1 through 5 and noncontributing buildings.

Under SJBMC Section 11-06-120, "Site plan and design review permit procedure for historic resources", Planning staff must review permit applications and determine the following:

- 1) If the structure is more than forty-five (45) years old;**
  - a. This structure was built in 1870, so it is more than 45 years old.
- 2) If the property has been previously inventoried as part of a Citywide comprehensive survey and what the current status code for the property is (see SJBMC 11-06-090 for the various possible status codes);**
  - a. This property was previously inventoried as part of a Citywide comprehensive survey, and has a status code of 5D1.
- 3) If the property is listed on the City Register of Historic Resources;**
  - a. This property is listed on the City Register of Historic Resources.
- 4) If the property is located within the boundaries of a designated historic district regardless of individual significance;**
  - a. This property is located within the boundaries of a designated historic district.
- 5) If the property will require additional evaluation as part of the application process; and**
  - a. Due to the proposed alterations to the exterior appearance of the structure, this property will require additional evaluation as part of the application process.
- 6) If the proposed alteration is a minor or major alteration.**
  - a. Based on the alterations proposed by the applicant, the proposed alterations fall under the definition of "major alterations".

Based on those determinations, the proper review procedure can be found in Section 11-06-120(C)(5):

(5) Applications for major alterations or demolition to properties that are included in the City of San Juan Bautista Register of Historic Resources, including those properties that contribute to a designated historic district with status codes of 1 through 5 or to noncontributing buildings within designated historic districts, shall require the following:

**(a) A historic resource evaluation and impact report shall be prepared by a qualified architectural historian that includes a discussion of the property's historic significance, the determination of project impacts and the application of how the project does or does not meet the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of San Juan Bautista Design Guidelines. The report will also include a discussion on how the proposed changes may cause a substantial adverse change in the significance of the historic resource in accordance with CEQA Guidelines and a discussion as to how the proposed project may impact the significance of a surrounding historic district, as applicable. The report may also include proposed measures to minimize or mitigate significant impacts, if such impacts exist.**

a. An historic resource evaluation and impact report for this project was prepared by Rebecca Salgado, Architectural Historian at Garavaglia Architecture, Inc.

**(b) The historic resource evaluation and impacts report will be attached to the site plan and design review application for review by the Historic Resources Board. The HRB will review the recommended impacts and treatments and make recommendations to the Planning Commission and applicant on ways to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of San Juan Bautista's Design Guidelines. The Planning Commission will have discretionary authority over the approval of the application. Appeals on the determination made to the Planning Commission shall be directed to the City Council for approval.**

a. The historic resource evaluation and impacts report is attached to the Site and Design Review application for the restaurant, bar, and residential unit at 107 Third Street. It is attached to this staff

report as well. The report confirms that the proposed project is "generally compliant with all ten of the Secretary of the Interior's Standards for the Treatment of Historic Properties."

- b. There is only one effect on the property's identified character-defining features, which is the proposed removal of a historic window at the secondary west elevation. The report states that: *"This window is minimally visible from the street, but if possible, should be retained. If it is necessary to close out this opening, one option would be to close the opening from the interior while retaining the window in place. Then, if this alteration were to be reversed in the future, the historic window would still be in place."*

**(c) Proposed major alterations that comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties shall be considered a Class 31 categorical exemption under CEQA and no further review is required.**

- a. The historic resource evaluation and impacts report determined that the project is generally compliant with all ten of the Secretary of the Interior's Standards for the Treatment of Historic Properties, so the project will be considered a Class 31 categorical exemption under CEQA and no further review is required.

## **Major Alterations to Interior**

In Chapter 11-06-020 of the San Juan Bautista Municipal Code, the definition for "Major Alterations" covers alterations to both *"the exterior appearance of an existing building or structure,"* as well as *"the interior of a resource that is accessible to or has historically been made available to the public, including but not limited to areas commonly used as public spaces such as lobbies, meeting rooms, gathering rooms, public hallways, great halls, bank lobbies, shopping malls, stores, or other similar spaces."* Some have made the argument that this gives the Historic Resources Board control over what alterations can be made to the interior of any historic building that has ever been open to the public. However, when covering the recommended treatment of interior spaces, the Secretary of the Interior's Standards for the Treatment of Historic Properties refers only to interior spaces *"that are important in defining the overall historic character of the building"* (p.91).

The historic resource evaluation and impacts report that was created for this project examined all of the “character-defining features” for the structure and none of those features were on the interior of the structure. In addition, the report reveals that the structure has had many different uses over the years, during which time many non-character-defining aspects of the interior have undoubtedly changed without detracting from the “overall historic character of the building.” Therefore, staff recommends that the Historic Resources Board refrain from placing any burdensome restrictions on what the property owner may or may not do with the interior of the structure.

**Action Required:**

1. Verify posting of notice of public hearing
2. Open the 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. Review the project materials and the historic resource evaluation and impacts report to ensure that the project complies with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and the City of San Juan Bautista’s Design Guidelines and make any necessary recommendations to the Planning Commission
7. Based upon your independent review and judgment of the staff report, historic resource evaluation and impacts report, written comments, email communication, and oral testimony on the project, the Historic Resources Board should take the following actions.
  - A. Recommend that the Planning Commission adopt Resolution 2017-XX, “A Resolution of the Planning Commission of the City of San Juan Bautista making a determination for a categorical exemption for Site and Design Review (SDR 2017-31) for a Mixed-Use restaurant, bar, and residential unit at 107 Third Street” under Section 15331 of the California Environmental Quality Act.
  - B. Recommend that the Planning Commission adopt Resolution 2017-XX, “A Resolution of the Planning Commission of the City of San Juan Bautista approving Site and Design Review Permit for a restaurant, bar, and residential unit at 107 Third Street (SDR 2017-31) Greg and Christin Burda (APN 002-021-004).”

**Attachments:**

1. Secretary of the Interior’s Standards Review for 107 Third Street – Burda
2. SDR Packet for 107 Third Street – Burda
3. Environmental Information for 107 Third Street – Burda
4. Environmental Setting for 107 Third Street – Burda

5. SDR Application for 107 Third Street – Burda
6. Planning Commission Resolution 2017-XX for Categorical Exemption of SDR 2017-31 for 107 Third Street – Burda
7. Planning Commission Resolution 2017-XX for Approval of SDR 2017-31 for 107 Third Street – Burda



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SAN FRANCISCO, CA 94104

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[www.garavaglia.com](http://www.garavaglia.com)

## **MEMORANDUM**

**Date:** March 24, 2017

**To:** Matt Orbach, Community Development Director  
City of San Juan Bautista

**From:** Rebecca Salgado, Architectural Historian

**Project:** 107 Third Street  
Project SDR 2017-31

**Re:** Secretary of the Interior's Standards Review

**Via:** Email

### **Project Overview**

As part of the submittal package for the proposed work at 107–109 Third Street (107 Third Street), Project SDR 2017-31, a review for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties is required. 107 Third Street (APN 002-021-004) is located on the south side of Third Street in the City of San Juan Bautista, between Franklin Street and Washington Street.

### **Historical Overview of 107 Third Street**

107 Third Street was initially constructed circa 1870 by builder William Barbee for Francisco Bravo in the rural town of San Juan Bautista, in San Benito County, California.<sup>1</sup> The wood-framed building was designed in the Monterey style, which had both New England Colonial and Spanish Colonial influences. A 1908 Sanborn map of the property indicates that the building had its second-floor balcony at the facade at that time, and that the building was operating as a saloon. The 1908 map also shows a rear shed at the west end of the rear elevation (see Figure 1).

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<sup>1</sup> Galvin Preservation Associates, *San Juan Bautista Third Street Historic District National Register Nomination Form* (2009), section 7, page 5; see also City of San Juan Bautista, "San Juan Bautista, California Historic District Walking Tour" (2012), 1.

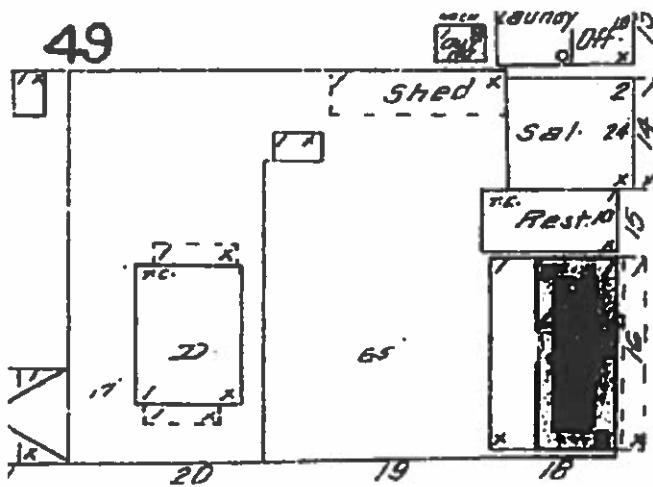


Figure 1: 1908 Sanborn map of the subject property, indicating a rear shed existed at the location of the existing rear addition at that time, and that the building was being used as a saloon

In the early part of the 20<sup>th</sup> century, 107 Third Street was a Japanese-run business, Oka's Hotel. Samé and Tokumatsu Oka, the proprietors of the hotel, came to San Juan Bautista in 1916, where they began to operate their hotel from 107 Third Street and raise their eight children (see Figure 2).<sup>2</sup> Oka's Hotel was one of a number of Japanese-run businesses on Third Street. According to the *City of San Juan Bautista 2005–2006 Certified Local Government Grant Historical Resources Inventory and Context Statement*, "Beginning in about 1910 the area between Washington and Franklin Streets (at the east end of Third Street) was a veritable Japantown. The fact that there was a concentration of Japanese-owned businesses on San Juan Bautista's only commercial corridor is testament to the acceptance of this minority group by the greater population of the area." Today, 107 Third Street is one of only two formerly Japanese-run commercial buildings confirmed to still exist, along with the Tanimura grocery store.<sup>3</sup>

<sup>2</sup> "Saburo 'Sabu' Oka Obituary," *Monterey Herald*, December 28, 2006, <http://www.legacy.com/obituaries/montereyherald/obituary.aspx?pid=20450915>; see also Henry Madden Library at California State University, Fresno, "Oka Family Profile (39882)," Henry Madden Library website, <http://guides.library.fresnostate.edu/c.php?g=636720&p=4477467>.

<sup>3</sup> *Ibid.*, section 8, page 22. The specific dates that Oka's Hotel existed at 107 Third Street are not currently known.





Figure 2: Photograph of the Oka family circa 1942–1944, when the family was being held at the Poston Internment Camp in Arizona: Samé Oka is second-from-right, and is surrounded by some of her eight children (Henry Madden Library, California State University, Fresno)

The family relocated their hotel business to another building across Third Street at an unknown date (likely before 1926), and then moved to Monterey in 1928. By 1926, a historic Sanborn map noted that the building was being used as a pool hall, which was its continued use until at least 1929, according to the Sanborn map for that year (see Figure 3).

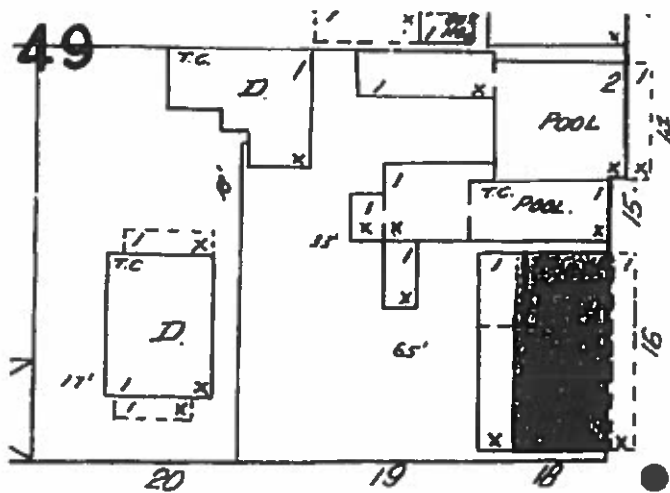


Figure 3: 1926 Sanborn map of the subject property, with another building listed as a dwelling at the current location of the rear addition's garage: According to this map, the building was being used as a pool hall at the time.

The building apparently then reverted briefly to use as a hotel, and then was vacant until 1935. From 1935 to 2015, the building housed La Casa Rosa restaurant, for which the building's exterior was painted its current pink color.<sup>4</sup> La Casa Rosa was founded by Bertha Campbell Cole in 1935. Mrs. Cole renovated the building and painted it pink, and operated La Casa Rosa as a tea room and restaurant. La Casa Rosa's most recent proprietor, Charles Shockey, retired and closed down the restaurant in 2015, and the building is currently vacant. A photograph of the building in 1942 indicates that the street-facing facade underwent little change in the ensuing decades (see Figures 4 and 5).



**Figure 4:** View of 107 Third Street in 1942, at left (Library of Congress)

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<sup>4</sup> City of San Juan Bautista, "San Juan Bautista, California Historic District Walking Tour" (2012), 1.



**Figure 5:** Detail view of the subject property in 1942 (Library of Congress, modified by author)

### **Historical Status and Significance of 107 Third Street**

107 Third Street was listed as a contributor to the San Juan Bautista Third Street Historic District on the National Register of Historic Places (NRHP) in 2009. Because it is listed on the NRHP, 107 Third Street is also automatically listed on the California Register of Historical Resources (CRHR). In addition, the property was surveyed in 2006 by Galvin Preservation Associates along with approximately 700 other parcels in San Juan Bautista. As part of this survey, a DPR 523 form was prepared for 107 Third Street, and the building was assigned the status code 5D1, indicating that it is a contributor to a district that is listed or designated locally.<sup>5</sup> The survey updated and expanded the city's historic resources inventory, which had last been updated in 1981.

The 2009 NRHP district nomination specifies a period of significance of 1849–1948 for the entire district, which includes 26 contributing buildings and 8 non-contributing buildings. The district nomination describes 107 Third Street as a Monterey-style building, one of only three examples of this architectural style within the district. The NRHP district nomination does not determine the specific significance of each building in the district individually, but rather provides a significance evaluation for the district as a whole. The NRHP nomination form states that the entire district is eligible for listing on the National Register under Criterion A at the local level of significance due to its association with “the development and peak period of the commercial history of San Juan Bautista from 1849 to 1938.”<sup>6</sup> The nomination form also notes that the district is collectively eligible for listing at the local level of significance under Criterion C “for representing a significant and distinguishable entity whose components lack individual distinction” that together “form a cohesive historic district.”<sup>7</sup>

The NRHP district nomination does not identify which features of the 107 Third Street contribute to its historic significance. However, the DPR 523 form prepared for the property by Galvin Preservation Associates in 2006 as part of a citywide inventory of architectural resources within San Juan Bautista identified the following character-defining features for the building:

- Property built up to the property line with only a narrow space between the west elevation and the adjoining building
- Located within downtown San Juan Bautista
- Rectangular plan
- Two story height with stores at the first floor level and residence at the second
- Moderately pitched side gabled roof with moderate overhanging eaves
- Brackets beneath roof eaves
- Second floor balcony spanning the width of the façade with an elaborate broad plank railing
- Horizontal wood clapboard siding

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<sup>5</sup> Galvin Preservation Associates, *City of San Juan Bautista 2005–2006 Certified Local Government Grant Historical Resources Inventory and Context Statement* (September 2006), vi.

<sup>6</sup> Galvin Preservation Associates, *San Juan Bautista Third Street Historic District National Register Nomination Form*, section 8, page 24.

<sup>7</sup> *Ibid.*, section 8, page 25.

- Original door and window openings at the façade
- Likely the original tall and narrow double doors at the façade
- Six over six double hung sash wood windows
- Wood casings and shutters surrounding the door and window openings<sup>8</sup>

#### **Proposed Work at 107 Third Street**

The proposed project involves exterior, interior, and site alterations to 107 Third Street, with the main goals of having a restaurant on the first floor of the main building, an apartment on the second floor of the main building, and additional dining, kitchen, utilities, garage, and storage space within an expanded rear addition.

##### *Exterior*

The project will involve limited work at the street-facing facade of the front portion of the building. Damaged historic wood siding will be repaired, and portions too damaged for repair will be replaced in kind with new wood siding matching the dimensions and profile of the historic wood siding. The building will be repainted from pink to a neutral, period-appropriate color, as determined by the City of San Juan Bautista and community input. Damaged portions of the historic second-floor balcony spanning the width of the facade will be repaired, and any elements damaged beyond repair will be replaced in kind. The existing historic wood multi-lite double-hung windows will be retained and rehabilitated. The historic paneled wood-and-glass doors at the first floor of the front facade will be rehabilitated with full perimeter weatherstripping added to each door. The two sets of doors flanking the main entry were previously sealed shut with the lower half furred over at exterior. The existing wood panels now covering the bottom half of the exterior face of these doors will be removed. Existing composition shingle roofing will be replaced to accommodate structural work on roof assembly.

The existing second floor balcony that overhangs the Third Street sidewalk will be rehabilitated. Any damaged or deteriorated elements will be repaired to the extent possible or replaced in kind. The deck of the balcony, which is the shed roof awning, will be repaired as needed with any elements damaged or deteriorated beyond serviceability to be replaced in kind. The deck surface receive a new waterproof membrane. The balcony may not be used as an occupied space since it does not appear that the existing structure was intended to serve as a deck. If balcony is occupied then a taller guardrail will need to be added.

More extensive alterations are proposed for the rear of the building. The existing one-story L-shaped rear addition is attached at the north end of west elevation of the main building. This rear addition currently contains a garage and kitchen areas, will be substantially rehabilitated with new framing added to the existing north and south board walls. The east-west leg of the addition is of wood board-and-batten construction with roll roofing on a gabled roof with a mix of early and replacement doors and

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<sup>8</sup> Wanda Guibert, Volunteer for Galvin Preservation Associates, *DPR 523 Forms for 107, 109 Third Street* (2006), 2.

windows. The garage portion of the addition is of wood framed construction with no current interior wall finish.

The rear addition will be rehabilitated within the existing footprint of the existing rear addition with some expansion for the new accessible toilet rooms at first floor level. The new rear addition will contain restaurant spaces along the east-west leg with the current garage portion getting a second story addition. Board-and-batten siding from the existing rear addition in serviceable condition will be retained with any replacement boards to match original in size and spacing. Existing window openings at the north wall will be filled in. New windows at the south elevation of the addition will be wood sash, and a new "Carriage Style" sectional overhead garage door will be installed facing Franklin Street. The west elevation of the main portion and the south elevation of the addition will open onto a courtyard patio. An L-shaped exterior staircase will provide access to the second-floor storage space over the garage. The one-story portion of the addition will have a flat roof to allow for mechanical equipment with a secondary shed-roof overhang at its south side, while the two-story portion will have a gabled roof. The flat roof will have granulated cap sheet roofing and the gabled roof will get composition shingle roofing.

An existing rear one-story addition with a roof deck above, which is attached to the west elevation of the main building at its south end, will be removed entirely and replaced with a slightly larger one-story addition with a deck above. This space was originally added by attaching framing directly to the side of the main building exterior siding. This expanded addition will have board-and-batten siding to match size and spacing of the existing rear addition. The parapet height of the east-west addition will align with the height of the guardrail of the residential roof deck. The guardrail will be finished with lap siding while the parapet will receive board-and-batten siding. A straight-run staircase will lead from the courtyard to the west side of the second-floor deck, providing access to the second-floor apartment in the main building.

#### *Interior*

Interior alterations will include the removal of select existing partitions within the main building, as well as construction of new interior walls within the new rear additions. At the main building, an existing interior staircase connecting the first and second floors will be removed. The existing hearth and fireplace surround at the first floor of the main building will be removed and the firebox covered with new finishes. The existing firebox at second floor will also be covered with new finishes. The proposed first floor of the main building will include dining space, a bar, a reception/cashier space, and a kitchen service room. The proposed apartment at the second floor of the main building will have a new partition layout, and MEP systems.

At the rear addition, the reconfigured spaces will contain the commercial kitchen, prep and utility space, a garage, storage space, and two ADA-accessible restrooms that would be accessed from the courtyard patio. The addition below the roof deck will contain a dining area, with views of the courtyard patio, and will also provide the accessible entrance to the main building.

#### *Site*

Site work will be within the courtyard portion of the property and is primarily related to providing accessibility to the interior of building and access to the toilet rooms. To address the existing slope of the site, a ramp will be constructed along the south lot line and run west-east into the courtyard patio toward the accessible entrance at the west side of the main building. The courtyard patio will have permeable paving.

#### **Secretary of the Interior's Standards Compliance Analysis**

The following section provides an analysis of the proposed project's compatibility with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Standards"), as required for projects involving major alterations to identified historic resources in Chapter 11-06 of the City of San Juan Bautista Municipal Code.

This report's analysis of the proposed project's compliance with the Secretary of the Interior's Standards uses the 2009 NRHP district's period of significance, and the character-defining features listed on the building's 2006 DPR form, as a basis for evaluating the effects of the proposed project on the historic building. The 2009 NRHP and 2006 DPR 523 evaluations do not discuss the property's interior layout or its rear additions at all. As such, they have no assigned historic significance under the NRHP district nomination form or under the 2006 DPR 523 form prepared for the property. As a result, the work at these areas of the property is not evaluated in this section.

For 107 Third Street, a project that is compliant with the Standards should follow these guidelines:

*1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

107 Third Street had multiple uses historically, ranging from saloon to hotel to pool hall to restaurant and residence. According to the 2006 DPR 523 form prepared for the property, one of the main building's character-defining features is its "two story height with stores at the first floor level and residence at the second." Under the proposed project, the first floor of the building would serve as a restaurant, which has been the first floor's historic use for the past 80 years. The second floor will continue to be used as a residence. As such, the proposed project will maintain the uses that have been identified as character-defining features of the building, and is compliant with Standard 1.

*2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The only feature or material of the property that is proposed to be removed or altered as part of the proposed project that is a character-defining feature as defined by the 2006 DPR 523 forms for the property is a single six-over-six double-hung sash wood window at the secondary north elevation. This window is minimally visible from the street, and its opening is proposed to be filled in. Although the project would involve the removal of this character-defining feature, it is minimally visible and not the only remaining

historic window at the main building. As such, the proposed project can be considered to be compliant with Standard 2.

*3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

No conjectural features or architectural elements from other buildings will be added to 107 Third Street as part of its proposed rehabilitation. Any historic elements that must be replaced due to severe deterioration will be replaced in kind, and replacement of historic fabric will be kept to the minimum amount possible. As such, the proposed project is compliant with Standard 3.

*4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

No major exterior alterations are proposed for the main building at 107 Third Street, and as a result, any changes to the building that have acquired significance in their own right will be retained. As such, the proposed project is compliant with Standard 4.

*5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

According to the 2006 DPR form prepared for the property, the established character-defining features of 107 Third Street that should be retained (or repaired or replaced in-kind if necessary) include the following:

- Property built up to the property line with only a narrow space between the north elevation and the adjoining building
- Located within downtown San Juan Bautista
- Rectangular plan
- Two story height with stores at the first floor level and residence at the second
- Moderately pitched side gabled roof with moderate overhanging eaves
- Brackets beneath roof eaves
- Second floor balcony spanning the width of the façade with an elaborate broad plank railing
- Horizontal wood clapboard siding
- Original door and window openings at the façade
- Likely the original tall and narrow double doors at the façade
- Six over six double hung sash wood windows
- Wood casings and shutters surrounding the door and window openings

Of the list above, only one six over six double-hung sash wood window is proposed to be removed, at the secondary north elevation. Otherwise, the project will retain and rehabilitate all of the above-listed elements. As such, the proposed project is



generally compliant with Standard 5.

*6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The proposed project will repair rather than replace deteriorated historic features that have been identified as character-defining features for the building as much as possible. Only items that are too deteriorated to be repaired will be replaced, and these elements will be replaced in kind. No missing features are proposed to be replaced. For these reasons, the proposed project is compliant with Standard 6.

*7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Chemical treatments will not be used for the proposed project, and the physical treatments to address rehabilitation of the historic building materials will be completed sensitively. The treatments in the proposed project's scope of work will not cause damage to the historic materials, and as such the proposed Project is compliant with Standard 7.

*8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

If ground disturbances are necessary to address foundation or drainage issues, or to address other site features at the proposed site, care should be taken to limit potential damage to archeological materials. Compliance with local and state requirements regarding archaeological materials discovered during construction should be followed. At the current time, the proposed project is compliant with Standard 8.

*9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed project's rear additions will not be substantially larger than the existing rear additions at the main building. As a result, the rear elevation of the main building will be able to remain in the same configuration as it currently exists, and no historic character-defining features of the main building will be affected. The rehabilitated addition, which will be minimally visible from a public thoroughfare, will be differentiated from the main building by their slightly different siding configurations and roof treatments. For these reasons, the proposed Project is compliant with Standard 9.

*10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The new rear additions to the main building at 107 Third Street will not involve any major alterations to the main building. If these additions were removed in the future, the main building and its identified character-defining features would retain their essential form, integrity, and environment. For these reasons, the proposed project is compliant with Standard 10.

#### **Project Compliance Summary**

Compliance with the aforementioned standards is reflective of a sensitive approach to rehabilitation work, with the overarching goal of preserving the historic resource. Based on the analysis above, the proposed project to rehabilitate the historic main building at 107 Third Street appears to be generally compliant with all ten of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

The only effect on the property's identified character-defining features at the main building is the proposed removal of a historic window at the secondary west elevation. This window is minimally visible from the street, but if possible, should be retained. If it is necessary to close out this opening, one option would be to close the opening from the interior while retaining the window in place. Then, if this alteration were to be reversed in the future, the historic window would still be in place.

**Existing Conditions Photographs**

All photographs taken by Garavaglia Architecture, Inc., December 2016



**Figure 6:** View of 107 Third Street from across Third Street, looking southwest



**Figure 7:** View of 107 Third Street from across Third Street, looking southeast



**Figure 8:** View of north elevation of 107 Third Street



**Figure 9:** Garage portion of existing rear L-shaped addition, accessed via Franklin Street, looking north



**Figure 10:** Partial view of existing rear additions at the west elevation of 107 Third Street, looking east



**Figure 11:** View of western rear addition to 107 Third Street, with second-floor deck





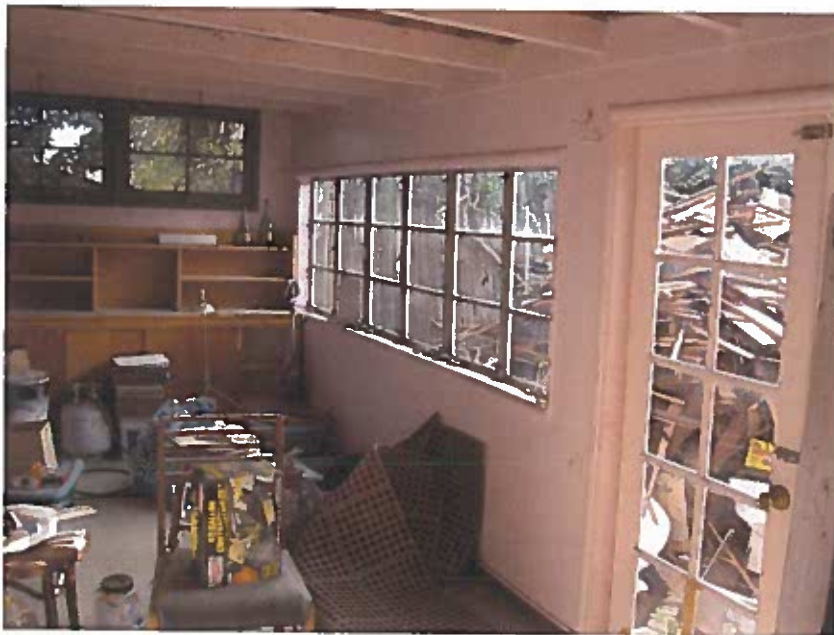
**Figure 12:** Partial view of rear additions at 107 Third Street from second-floor deck at rear elevation



**Figure 13:** View of interior staircase to be removed within the main building, and window at the north elevation of the main building to be removed and blocked up



**Figure 14:** Partial view of the interior of the L-shaped rear addition, looking east into the main building through the center doorway



**Figure 15:** View of the interior of the west rear addition at 107 Third Street



## CITY OF SAN JUAN BAUTISTA

P.O. Box 1420, 311 Second Street  
San Juan Bautista, CA 95045

**PAID**  
650 CK# 139

## PLANNING DEPARTMENT

Phone: (831) 623-4661

Fax: (831) 623-4093

## PLANNING APPLICATION COVER PAGE

## TYPE OF APPLICATION (CHECK ALL THAT APPLY).

- |   |   |
|---|---|
| <input type="checkbox"/> <u>Historic Resource Design Review</u><br><input type="checkbox"/> Informal Project Review<br><input type="checkbox"/> Major Projects<br><input checked="" type="checkbox"/> Minor Projects<br><input type="checkbox"/> <u>Design Review</u><br><input type="checkbox"/> Informal Project Review<br><input type="checkbox"/> Major Projects<br><input checked="" type="checkbox"/> Minor Projects<br><input type="checkbox"/> Sign Permit<br><input type="checkbox"/> Conditional Use Permit/Amendment<br><input type="checkbox"/> Tentative Map Major<br><input type="checkbox"/> Tentative Map Minor<br><input type="checkbox"/> Planning Unit Development | <input type="checkbox"/> Annexation<br><input type="checkbox"/> Urban Growth Boundary<br><input type="checkbox"/> Rezoning / Pre-zoning<br><input type="checkbox"/> General Plan Amendment<br><input type="checkbox"/> Zoning Text Amendment<br><input type="checkbox"/> Certificate of Compliance<br><input type="checkbox"/> Lot Line Adjustment<br><input type="checkbox"/> Secondary Dwelling Unit<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Permit Amendment<br><input type="checkbox"/> Appeal<br><input type="checkbox"/> Other _____ |
|---|---|

## Applicant(s):

Name: Greg & Christin Burda  
 Mailing Address: P.O. Box 103 San Juan Bautista CA 95045  
 Phone: (650) 669-9764 email: dtw.fan1972@gmail.com

## Property/Land Owner(s):

Name: Greg Burda / CHRISTIN BURDA  
 Mailing Address: P.O. Box 103 San Juan Bautista CA 95045  
 Phone: (650) 669-9764

Name and mailing address of property owner's or applicant's duly authorized agent who is to be furnished with notice of hearing (Section 65091 - California Government Code):

Name: SAME AS ABOVE  
 Mailing Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_ email: \_\_\_\_\_

Project Address/Location: 107 3RD STREET

Most Current Assessor's Parcel Number: 002-21-0-004

For Office Use Only:		
Date Application Submitted _____	Deposit Collected \$ _____	Date _____
Date Application Complete _____	Billing Number _____	
File Number(s) _____		





## CITY OF SAN JUAN BAUTISTA

P.O. Box 1420, 311 Second Street  
San Juan Bautista, CA 95045

## PLANNING DEPARTMENT

Phone: (831) 623-4661  
Fax: (831) 623-4093

### PROJECT DESCRIPTION

Name of Project Applicant: Greg & Christin Burda  
Mailing Address: P.O. Box 403 San Juan CA 95045 Phone: (650) 664-9764  
Name of the project: 107 3rd Street  
Project location (address and/or Assessor's Parcel Number(s)): 107 3rd Street

Size of project site (acreage): 3755 sq. ft.

Existing General Plan Land Use Designation: \_\_\_\_\_

Existing Zoning Designation: MIXED USE

Describe the existing land use(s) of the site: \_\_\_\_\_

CURRENT USE OF PROPERTY IS MIXED USE RESTAURANT ON LOWER  
LEVEL w/ TWO BEDROOM / 1 BATH RESIDENCE ON 2ND LEVEL. WAS  
PREVIOUSLY OCCUPIED BUSINESS

Describe the existing land use of properties surrounding the site: \_\_\_\_\_

COMMERCIAL MIXED USE ON EITHER SIDE OF PROPERTY. NIPA HOUSE  
ON ONE SIDE / JARDINES ON OTHER. SINGLE FAMILY RESIDENCE TO  
THE REAR OF THE PROPERTY

Describe the proposed land use(s)/Project: \_\_\_\_\_

SAME AS EXISTING. RESTAURANT / BAR LOWER LEVEL WITH  
TWO BEDROOM / TWO BATH RESIDENCE ON 2<sup>ND</sup> LEVEL

For residential uses, indicate the number, type, and size of the units: \_\_\_\_\_

NOT APPLICABLE

For proposed use, the estimated number of employees, and the hours of operation: \_\_\_\_\_

RESTAURANT / BAR APPROXIMATE 8 TO 12 EMPLOYEES

HOURS OF OPERATION MONDAYS 4:30 TO 10:00 PM

TUESDAYS CLOSED

WEDNESDAYS 11:00 AM TO 10:00 PM

THURSDAYS 11:00 AM TO 10:00 PM

FRIDAYS / SATURDAYS 11:00 AM TO 11:00 PM

SUNDAYS 9:00 AM TO 10:00 PM

List and describe any other permits or public approvals required for this project, including those required by city, regional, state, and federal agencies: \_\_\_\_\_

CITY BUILDING PERMIT COUNTY HEALTH PERMIT, ALCOHOLIC BEVERAGE CONTROL

Please describe the proposed scheduling and implementation of the project: \_\_\_\_\_

CONSTRUCTION FROM APRIL THRU AUGUST 2017

Please provide any additional relevant information that can assist in the processing of this application: \_\_\_\_\_

FLOOR STRUCTURE TO HAVE MINIMAL UPGRADES, EXTERIOR NEW PAINT, STRUCTURAL UPGRADES AS REQUIRED, NEW UTILITY INFRASTRUCTURE, NEW FINISHES.

REAR STRUCTURE TO BE DEMOLISHED AND RECONSTRUCTED. WILL HOUSE NEW KITCHEN, STORAGE, RESTROOMS, AND OFFICE SPACE



## CITY OF SAN JUAN BAUTISTA

P.O. Box 1420, 311 Second Street  
San Juan Bautista, Ca 95045

## PLANNING DEPARTMENT

Phone: (831) 623-4661

Fax: (831) 623-4093

ENVIRONMENTAL INFORMATION

## ENVIRONMENTAL SETTING

Please provide the following information on a separate piece of paper:

- ☐ Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, cultural and historic resources, and any scenic aspects of the sites. Describe any existing structures on the site and the uses of those structures.
- ☐ Describe the surrounding properties, including information on topography, soil stability, plants and animals, cultural and historic resources, and any scenic aspects of the area. Indicate the type and intensity of land uses, and the scale of the development.

## ENVIRONMENTAL CHECKLIST:

Would the Project result in the following (provide a brief description for each item checked "yes"):

Change in existing features of any streams, creeks, lakes, or wetlands: ( ) Yes ☒ No

---



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Change in scenic views or vistas from existing residential areas or public land or roads: ( ) Yes ☒ No

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Use or disposal of hazardous materials, toxic substances, flammable materials, or explosives: ( ) Yes ☒ No

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Change in ocean, bay, lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns: ( ) Yes ☒ No

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Change in pattern, scale, or character of surrounding area of project: ( ) Yes ☒ No

---



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Significant amounts of solid waste or litter:

( ) Yes

☒ No

Substantial alteration to topography or ground contours:

( ) Yes

☒ No

Change in dust, ash, smoke, fumes, or odors in the vicinity of the project:

( ) Yes

☒ No

Substantial change in existing noise or vibration levels in the vicinity:

( ) Yes

☒ No

Building on filled land or on a slope of 10 percent or more:

( ) Yes

☒ No

Substantial change in demand for municipal services (police, fire, water, sewer, etc.):

( ) Yes

☒ No

Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc):

( ) Yes

☒ No

Relationship to a larger project or a series of projects:

( ) Yes

☒ No

Substantial change or increase of traffic on surrounding roads and highways:

( ) Yes

☒ No



## CITY OF SAN JUAN BAUTISTA

P.O. Box 1420, 311 Second Street  
San Juan Bautista, Ca 95045

ATTACHMENT 4

### PLANNING DEPARTMENT

Phone: (831) 623-4661  
Fax: (831) 623-4093

## ENVIRONMENTAL INFORMATION

### ENVIRONMENTAL SETTING

Please provide the following information on a separate piece of paper:

- ☐ Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, cultural and historic resources, and any scenic aspects of the sites. Describe any existing structures on the site and the uses of those structures.
- ☐ Describe the surrounding properties, including information on topography, soil stability, plants and animals, cultural and historic resources, and any scenic aspects of the area. Indicate the type and intensity of land uses, and the scale of the development.

### ENVIRONMENTAL CHECKLIST:

Would the Project result in the following (provide a brief description for each item checked "yes"):

Change in existing features of any streams, creeks, lakes, or wetlands: ( ) Yes ☒ No

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Change in scenic views or vistas from existing residential areas or public land or roads: ( ) Yes ☒ No

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Use or disposal of hazardous materials, toxic substances, flammable materials, or explosives: ( ) Yes ☒ No

---

---

Change in ocean, bay, lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns: ( ) Yes ☒ No

---

---

Change in pattern, scale, or character of surrounding area of project: ( ) Yes ☒ No

---

---

Significant amounts of solid waste or litter:

( ) Yes

☒ No

Substantial alteration to topography or ground contours:

( ) Yes

☒ No

Change in dust, ash, smoke, fumes, or odors in the vicinity of the project:

( ) Yes

☒ No

Substantial change in existing noise or vibration levels in the vicinity:

( ) Yes

☒ No

Building on filled land or on a slope of 10 percent or more:

( ) Yes

☒ No

Substantial change in demand for municipal services (police, fire, water, sewer, etc.):

( ) Yes

☒ No

Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc):

( ) Yes

☒ No

Relationship to a larger project or a series of projects:

( ) Yes

☒ No

Substantial change or increase of traffic on surrounding roads and highways:

( ) Yes

☒ No



## CITY OF SAN JUAN BAUTISTA

P.O. Box 1420, 311 Second Street  
San Juan Bautista, CA 95045

## PLANNING DEPARTMENT

Phone: (831) 623-4661

Fax: (831) 623-4093

SITE AND DESIGN REVIEW – MINOR PROJECTS

The Design Review Permit for Minor Projects is for property owners proposing new construction or improvements totaling less than 1,000 square feet, including renovation, rehabilitation, repair, re-roofing, repainting or proposed uses changed per permitted uses allowed in Section 11-02-050 zoning district.

## APPLICATION REQUIREMENTS:

- ☒ Required processing fee of \$500 (Additional fees for permit processing may be charged to the applicant depending on the proposed uses or improvements).
- ☐ Required processing deposit for environmental review under the California Environmental Quality Act (CEQA). Contact the City Planning Department to determine applicability.
- ☒ \$150.00 for a Notice of Exemption, or
  - ☐ \$1,000.00 deposit for an Initial Study/Negative Declaration, or
  - ☐ \$3,500.00 deposit for review of an Environmental Impact
- ☒ Planning Application Cover page (not required if filed with previous application)
  - ☐ 3 copies of the building elevations (drawn to scale) that note the proposed repairs and modifications to the structure. Existing and proposed building materials and colors should be noted if improvements are proposed.
  - ☐ Other plans that the City Planner determines as necessary to review the project, such as a site plan, floor plans and details. Please contact the Planning Department to determine if additional plans will be required:
  - ☐ Color samples or colored renderings if applicable for display at public hearings.
  - ☐ Answers to the questions listed on the following page if applicable.
  - ☐ Exterior Photographs of the building.
  - ☐ Typed mailing labels address to the property owners as shown on the most recent Assessor's roll and occupants of all units located on properties within 300' of the project site's property lines. Mailing labels for occupants of



rental units will be addressed to "Occupant". City staff is responsible for this task.

**APPLICATION REQUIREMENTS FOR REPAINT OR RE-ROOF PROJECTS IF PROPOSED.**

- ❑ No fee required. NOTE - as determined by the City Planner, a processing fee of \$50.00 (repaint) or \$250.00 (re-roof) is required if repaint or re-roof is not consistent with the City Design Guidelines.
- ❑ 1 copy of the building elevations that note the color applications of the building or roof materials
- ❑ Color samples, colored renderings or roof material samples for display at public hearings.
- ❑ Answers to the questions listed on the following page.
- ❑ Photographs of the building.
- ❑ (NOTE - if paint or re-roof is not consistent with the City Design Guidelines typed mailing labels address to the property owners as shown on the most recent Assessor's roll and occupants of all units located on properties within 300' of the project site's property lines is required. Mailing labels for occupants of rental units will be addressed to "Occupant". City staff is responsible for this task.)

**QUESTIONS:**

1. Please describe the project in detail (indicate the extent of work, and the materials to be used and/or replaced:
  
2. Please describe the building materials use on existing buildings in the vicinity of the site:
  
3. Please provide any other information that may be relevant to this application:

**Note:** All items must be included in the application in order for it to be deemed complete. Failure to include the requested items may result in a delay of the application process.

**RESOLUTION 2017-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA MAKING A DETERMINATION FOR A CATEGORIAL EXEMPTION FOR SITE AND DESIGN REVIEW (SDR 2017-31) FOR A MIXED USE RESTAURANT, BAR, AND RESIDENTIAL UNIT AT 107 THIRD STREET**

**WHEREAS**, the Planning Commission received an application for Site and Design Review for a restaurant, bar, and residential unit at 107 Third Street; and

**WHEREAS**, the Planning Commission received oral comments and public input and the staff report on March 7<sup>th</sup> and April 4<sup>th</sup>, 2017, for the Site and Design Review Permit (SDR 2017-31); 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 evaluated the application materials and found that the project met the requirements of Section 15331, "Historical Resource Restoration/Rehabilitation", of the California Environmental Quality Act (CEQA) and recommended that the Planning Commission adopt a resolution making a determination for a categorical exemption, and

**WHEREAS**, based upon the whole record before the Planning Commission and in light of the proposed restaurant, bar, and residential unit situated at 107 Third Street, the Planning Commission determined that the project is Categorically Exempt under CEQA guidelines Section 15331, "Historical Resource Restoration/Rehabilitation."

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Juan Bautista hereby approves the Categorical Exemption of Section 15331, "Historical Resource Restoration/Rehabilitation" of the CEQA guidelines for a Site and Design Review Permit (SDR 2017-31) for a 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 4<sup>th</sup> day of April, 2017, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

---

Chairperson John Hopper

---

Trish Paetz, Deputy City Clerk

**RESOLUTION 2017-XX**

**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 7<sup>th</sup> and April 4<sup>th</sup>, 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 7<sup>th</sup> and April 4<sup>th</sup>, 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:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**ATTEST:**

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John Hopper: Chairperson

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Trish Paetz, Deputy City Clerk

# **CITY OF SAN JUAN BAUTISTA**

## **HISTORIC RESOURCES BOARD**

### **STAFF REPORT**

**DATE:** April 4th, 2017

**SUBJECT:** Site and Design Review – 322 Third Street

**Applicant:** Anthony and Monica Ramirez

**Zoning:** Mixed Use

**Assessor Parcel No.:** 002-160-003

**Size:** 7,173.342 ft<sup>2</sup>

**Existing Land Use:** Mixed Use

**Environmental Review:** Under Section 15331 of the California Environmental Quality Act, "Historical Resource Restoration/Rehabilitation", the project is Categorically Exempt. The rationale for using this exemption is described in the "Process" section below.

**Details:** The property is located in the Mixed Use zone in the Historic District at the northeast corner of the intersection of Polk Street and Third Street. It is bordered by commercial uses to the east (Ponzini Insulation, Inc.) and public facilities to the north (San Juan Bautista City Hall and the fire department). The applicant is requesting site and design review approval for a beer and wine tasting room which will utilize the adjacent outdoor patio. The proposed use of the structure is an approved use in the Mixed Use zone, but the use of the outdoor patio will be contingent upon attaining a conditional use permit. That permit application has been filed separately.

**Site and Design Review:** The proposed project will make two main alterations to the exterior of the structure on the property: changing the paint color and installing new awning material. Samples of the paint color and awning material are included as attachments. The paint color scheme was chosen after consulting with local historic authorities. It includes:

- Exterior Base Color: Lamp Post (Dark Grey)
- Exterior Column Color: Fitzgerald Smoke (Light Grey)

- Door and Window Trim Color: Bicyclette (Red)

The awning design was designed based on the existing awning, but with the colors listed in the color palette above.

**Historic Resources Preservation Process:** Chapter 11-06 of the San Juan Bautista Municipal Code (SJBMC) lays out the process for handling applications for alterations to properties that are included in the City of San Juan Bautista Register of Historic Properties, including both contributing buildings with status codes 1 through 5 and noncontributing buildings.

Under SJBMC Section 11-06-120, "Site plan and design review permit procedure for historic resources", Planning staff must review permit applications and determine the following:

- 1) If the structure is more than forty-five (45) years old;**
  - a. This structure was built in the 1930's (est.), so it is more than 45 years old.
- 2) If the property has been previously inventoried as part of a Citywide comprehensive survey and what the current status code for the property is (see SJBMC 11-06-090 for the various possible status codes);**
  - a. This property was previously inventoried as part of a Citywide comprehensive survey, and has a status code of 5D1.
- 3) If the property is listed on the City Register of Historic Resources;**
  - a. This property is listed on the City Register of Historic Resources.
- 4) If the property is located within the boundaries of a designated historic district regardless of individual significance;**
  - a. This property is located within the boundaries of a designated historic district.
- 5) If the property will require additional evaluation as part of the application process; and**
  - a. This property will require additional evaluation as part of the application process due to the fact that the project proposes to change the paint color and the awning material, work which the SJBMC considers a "major alteration" because it *"alters the exterior appearance of an existing building or structure."*
- 6) If the proposed alteration is a minor or major alteration.**
  - a. Based on the alterations proposed by the applicant, the proposed alterations fall under the SJBMC definition of "major alterations".

Based on those determinations, the proper review procedure can be found in Section 11-06-120(C)(5):



(5) Applications for major alterations or demolition to properties that are included in the City of San Juan Bautista Register of Historic Resources, including those properties that contribute to a designated historic district with status codes of 1 through 5 or to noncontributing buildings within designated historic districts, shall require the following:

**(a) A historic resource evaluation and impact report shall be prepared by a qualified architectural historian that includes a discussion of the property's historic significance, the determination of project impacts and the application of how the project does or does not meet the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of San Juan Bautista Design Guidelines. The report will also include a discussion on how the proposed changes may cause a substantial adverse change in the significance of the historic resource in accordance with CEQA Guidelines and a discussion as to how the proposed project may impact the significance of a surrounding historic district, as applicable. The report may also include proposed measures to minimize or mitigate significant impacts, if such impacts exist.**

a. An historic resource evaluation and impact report for this project was prepared by Alison Garcia Kellar, Architectural Historian at Garavaglia Architecture, Inc.

**(b) The historic resource evaluation and impacts report will be attached to the site plan and design review application for review by the Historic Resources Board. The HRB will review the recommended impacts and treatments and make recommendations to the Planning Commission and applicant on ways to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of San Juan Bautista's Design Guidelines. The Planning Commission will have discretionary authority over the approval of the application. Appeals on the determination made to the Planning Commission shall be directed to the City Council for approval.**

a. The historic resource evaluation and impacts report is attached to the Site and Design Review application for the 18<sup>th</sup> Barrel Tasting Room project at 322 Third Street. It is attached to this staff report

as well. The report confirms that the proposed project conforms to all ten of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**(c) Proposed major alterations that comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties shall be considered a Class 31 categorical exemption under CEQA and no further review is required.**

- a. The historic resource evaluation and impacts report determined that the project complies with all ten of the Secretary of the Interior's Standards for the Treatment of Historic Properties, so the project will be considered a Class 31 categorical exemption under CEQA and no further review is required.

### **Major Alterations to Interior**

In Chapter 11-06-020 of the San Juan Bautista Municipal Code, the definition for "Major Alterations" covers alterations to both *"the exterior appearance of an existing building or structure,"* as well as *"the interior of a resource that is accessible to or has historically been made available to the public, including but not limited to areas commonly used as public spaces such as lobbies, meeting rooms, gathering rooms, public hallways, great halls, bank lobbies, shopping malls, stores, or other similar spaces."* Some have made the argument that this gives the Historic Resources Board control over what alterations can be made to the interior of any historic building that has ever been open to the public. However, when covering the recommended treatment of interior spaces, the Secretary of the Interior's Standards for the Treatment of Historic Properties refers only to interior spaces ***"that are important in defining the overall historic character of the building"*** (p.91).

The historic resource evaluation and impacts report that was created for this project examined all of the "character-defining features" for the structure and none of those features were on the interior of the structure. In addition, the report reveals that the structure has had several different uses over the years, during which time many non-character-defining aspects of the interior have undoubtedly changed without detracting from the "overall historic character of the building." Therefore, staff recommends that the Historic Resources Board refrain from placing any burdensome restrictions on what the property owner may or may not do with the interior of the structure.

### **Action Required:**

1. Verify posting of notice of public hearing

2. Open the 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. Review the project materials and the historic resource evaluation and impacts report to ensure that the project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of San Juan Bautista's Design Guidelines and make any necessary recommendations to the Planning Commission
7. Based upon your independent review and judgment of the staff report, historic resource evaluation and impacts report, written comments, email communication, and oral testimony on the project, the Historic Resources Board should take the following actions.
  - A. Recommend that the Planning Commission adopt Resolution 2017-XX, "A Resolution of the Planning Commission of the City of San Juan Bautista making a determination for a categorical exemption for Site and Design Review (SDR 2017-32) for a wine and beer tasting establishment at 322 Third Street" under Section 15331 of the California Environmental Quality Act.
  - B. Recommend that the Planning Commission adopt Resolution 2017-XX, "A Resolution of the Planning Commission of the City of San Juan Bautista approving Site and Design Review Permit for a wine and beer tasting establishment at 322 Third Street (SDR 2017-32) Anthony and Monica Ramirez (Assessor Parcel No. 002-160-003)."

Attachments:

1. Secretary of the Interior's Standards Review for 322 Third Street – Alison Garcia Kellar – Architectural Historian - Garavaglia Architecture
2. Color Palette for 322 3<sup>rd</sup> Street – Ramirez
3. Conceptual Awning and Sign for 322 3<sup>rd</sup> Street – Ramirez
4. Site Plan and Elevations for 322 Third Street – Ramirez
5. Resolution PC 2017-XX Categorical Exemption for SDR 2017-32 – 322 Third Street
6. Resolution PC 2017-XX Approving SDR 2017-32 – 322 Third Street
7. SDR Application for 322 Third Street – Ramirez



582 MARKET ST. SUITE 1800  
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www.garavaglia.com

## **MEMORANDUM**

**Date:** March 24, 2017

**To:** Matt Orbach, Community Development Director  
City of San Juan Bautista

**From:** Alison Garcia Kellar, Architectural Historian

**Project:** 18<sup>th</sup> Barrel Tasting Room, 322 Third Street  
Project SDR 217-33

**Re:** Secretary of the Interior's Standards Review

**Via:** Email

### **Project Overview**

As part of the submittal package for the proposed work at 18<sup>th</sup> Barrel Tasting Room at 322 Third Street, Project SDR 217-33, a review for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties is required. 322 Third Street (APN 002-016-003) is located to the east of the Third Street and Polk Street intersection in the City of San Juan Bautista.

### **Historical Status and Significance of 322 Third Street**

322 Third Street was listed as a contributor to the San Juan Bautista Third Street Historic District on the National Register of Historic Places (NRHP) in 2009. Because it is listed on the NRHP, 322 Third Street is also automatically listed on the California Register of Historical Resources (CRHR). In addition, the property was surveyed in 2006 by Galvin Preservation Associates along with approximately 700 other parcels in San Juan Bautista. As part of this survey, a DPR 523 form was prepared for 322 Third Street, and the building was assigned the status code 5D1, indicating that it is a contributor to a district that is listed or designated locally.<sup>1</sup> The survey updated and expanded the city's historic resources inventory, which had last been updated in 1981.

The 2009 NRHP district nomination specifies a period of significance of 1849–1948 for the entire district, which includes 26 contributing buildings and 8 non-contributing buildings. The district nomination describes 322 Third Street as a having no architectural style, but was previously a Western False Front style building which had

<sup>1</sup> Galvin Preservation Associates, *City of San Juan Bautista 2005–2006 Certified Local Government Grant Historical Resources Inventory and Context Statement* (September 2006), vi.

been modified in the 1930s.<sup>2</sup> The NRHP district nomination does not determine the specific significance of each building in the district individually, but rather provides a significance evaluation for the district as a whole. The NRHP nomination form states that the entire district is eligible for listing on the National Register under Criterion A at the local level of significance due to its association with "the development and peak period of the commercial history of San Juan Bautista from 1849 to 1938."<sup>3</sup> The nomination form also notes that the district is collectively eligible for listing at the local level of significance under Criterion C "for representing a significant and distinguishable entity whose components lack individual distinction" that together "form a cohesive historic district."<sup>4</sup>

The NRHP district nomination does not identify which features of 322 Third Street contribute to its historic significance. However, the DPR 523 form prepared for the property by Galvin Preservation Associates in 2006 as part of a citywide inventory of architectural resources within San Juan Bautista identified the following character-defining features for the building:

- Property built up to the property line
- Located within downtown San Juan Bautista
- Rectangular plan
- Symmetrical façade
- Flat roof with coping at the façade
- Concrete construction
- Single wood and glass front door flanked by side lights
- Display windows on either side of the front entrance, with three sashes per opening
- Awning sheltering the entire width of the façade<sup>5</sup>

#### **Proposed Work at 322 Third Street**

The proposed project involves painting the exterior of the building with a different color and replacing the existing canvas awning at the with new canvas awning. The replacement scalloped awning will have a striped print, similar to the existing print. The colors will vary to include, black, red, and white.

#### **Secretary of the Interior's Standards Compliance Analysis**

The following section provides an analysis of the proposed project's compatibility with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Standards"), as required for projects involving major alterations to identified historic resources in Chapter 11-06 of the City of San Juan Bautista Municipal Code.

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<sup>2</sup> Galvin Preservation Associates, *San Juan Bautista Third Street Historic District National Register Nomination Form*, section 7, page 13.

<sup>3</sup> *Ibid.*, section 8, page 24.

<sup>4</sup> *Ibid.*, section 8, page 25.

<sup>5</sup> Wanda Guibert, Volunteer for Galvin Preservation Associates, *DPR 523 Forms for 322 Third Street* (2006), 2.

This report's analysis of the proposed project's compliance with the Secretary of the Interior's Standards uses the 2009 NRHP district's period of significance, and the character-defining features listed on the building's 2006 DPR form, as a basis for evaluating the effects of the proposed project on the historic building.

For 322 Third Street, a project that is compliant with the Standards should follow these guidelines:

*1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The property will continue to be used for commercial purposes, and as such, the proposed project is compliant with Standard 1.

*2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The only feature or material of the property that is proposed to be removed or altered as part of the proposed project that is a character-defining feature as defined by the 2006 DPR 523 forms for the property is the colored print of the existing awning. The shape and length of awning will not be modified as part of the proposed work, and the change in color of the striped print will not affect the historic character of the property. As such, the proposed project is compliant with Standard 2.

*3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

No conjectural features or architectural elements from other buildings will be added to 322 Third Street as part of the proposed work. As such, the proposed project is compliant with Standard 3.

*4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The proposed modifications to the building will not affect elements of the building that have acquired historic significance in their own right. As such, the proposed project is compliant with Standard 4.

*5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

According to the 2006 DPR form prepared for the property, the established character-defining features of 322 Third Street that should be retained (or repaired or replaced in-kind if necessary) include the following:

- Property built up to the property line
- Located within downtown San Juan Bautista
- Rectangular plan
- Symmetrical façade
- Flat roof with coping at the façade
- Concrete construction
- Single wood and glass front door flanked by side lights
- Display windows on either side of the front entrance, with three sashes per opening
- Awning sheltering the entire width of the façade

Of the list above, only the non-historic awning material is to be replaced. As the new material is similar in material, color, print, and overall appearance, the modification is compliant with Standard number 6. The paint color at this building is not considered to be a character-defining element, nor is the existing finish original to the building. The modification of the paint color will not affect distinctive features that characterize the property, and the paint finish will remain the same in texture. As such, the proposed project is compliant with Standard 5.

*6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The proposed project will replace the existing awning, and will match the existing awning in design, texture, and will vary slightly in color. The paint color is not considered to be a historic feature of the building, and the texture of the exterior will remain the same after the building is painted. As such, the proposed work is compliant with Standard 6.

*7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Chemical treatments will not be used for the proposed project, and the physical treatments to address rehabilitation of the historic building materials will be completed sensitively. The treatments in the proposed project's scope of work will not cause damage to the historic materials, and as such the proposed Project is compliant with Standard 7.

*8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

The proposed work will not address issues regarding ground disturbances. At the current time, the proposed project is compliant with Standard 8.

*9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed work will not destroy the historic materials that characterize the property, as the modifications of the awning material and the paint color have been modified over time and are not original fabric, and are considered decorative in nature. For these reasons, the proposed Project is compliant with Standard 9.

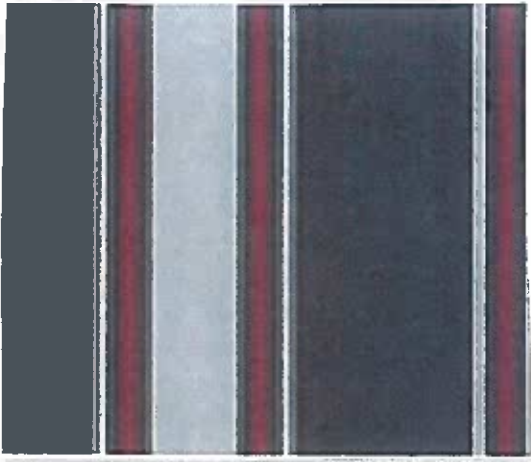
*10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

No new additions or adjacent related new construction is proposed for this project. As such, the proposed project is compliant with Standard 10.

#### **Project Compliance Summary**

Compliance with the aforementioned standards is reflective of a sensitive approach to rehabilitation work, with the overarching goal of preserving the historic resource. Based on the analysis above, the proposed project to modify the historic commercial building at 322 Third Street appears to be compliant with all ten of the Secretary of the Interior's Standards for the Treatment of Historic Properties.





Awning



Exterior Base  
Color



Exterior Column  
Color



Door & Window Trim  
Color



Site Plan and Elevations  
located on the City website:

[www.san-juan-bartista.ca.us/planning](http://www.san-juan-bartista.ca.us/planning)

**RESOLUTION 2017-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN  
BAUTISTA MAKING A DETERMINATION FOR A CATEGORICAL EXEMPTION FOR  
SITE AND DESIGN REVIEW (SDR 2017-32) FOR A WINE AND BEER TASTING  
ESTABLISHMENT AT 322 THIRD STREET (APN 002-160-003)**

**WHEREAS**, the Planning Commission received an application for Site and Design Review for a wine and beer tasting room at 322 Third Street; and

**WHEREAS**, the Planning Commission received oral comments and public input and the staff report on April 4<sup>th</sup>, 2017, for the Site and Design Review Permit (SDR 2017-32); 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 evaluated the application materials and found that the project met the requirements of Section 15331, "Historical Resource Restoration/Rehabilitation", of the California Environmental Quality Act (CEQA) and recommended that the Planning Commission adopt a resolution making a determination for a Categorical Exemption, and

**WHEREAS**, the Planning Commission evaluated the application materials and found that the project met the requirements of Section 15331, "Historical Resource Restoration/Rehabilitation" for a Categorical Exemption under CEQA, and

**WHEREAS**, based upon the whole record before the Planning Commission and in light of the proposed wine and beer tasting establishment situated at 322 Third Street, the Planning Commission determined that the project is Categorically Exempt under CEQA guidelines Section 15331.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Juan Bautista hereby approves the Categorical Exemption for a Site and Design Review Permit (SDR 2017-32) for a wine and beer tasting establishment at 322 Third Street (APN 002-160-003) under Section 15331, "Historical Resource Restoration/Rehabilitation" of the California Environmental Quality Act.

**PASSED AND ADOPTED** by the Planning Commission of the City of San Juan Bautista on this 4<sup>th</sup> day of April, 2017, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

---

Chairperson John Hopper

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Trish Paetz, Deputy City Clerk

**RESOLUTION 2017-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN  
BAUTISTA APPROVING A SITE AND DESIGN REVIEW PERMIT (SDR 2017-32) FOR A  
WINE AND BEER TASTING ESTABLISHMENT AT 322 THIRD STREET (APN 002-160-003)  
FOR ANTHONY AND MONICA RAMIREZ**

**WHEREAS**, the Historic Resources Board conducted a public hearing on April 4<sup>th</sup>, 2017, to consider approval of a Site and Design Review Permit for a wine and beer tasting establishment at 322 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 and an historic resource evaluation and impacts report, and received oral testimony, public input, and a staff report for the project consisting of a wine and beer tasting establishment at 322 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 wine and beer tasting establishment at 322 Third Street, and

**WHEREAS**, the Planning Commission conducted a public hearing on April 4<sup>th</sup>, 2017, to consider approval of a Site and Design Review Permit for a wine and beer tasting establishment at 322 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 Site and Design Review Permit (SDR 2017-32) for a wine and beer tasting establishment at 322 Third Street (APN 002-160-003).

**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:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**ATTEST:**

---

John Hopper: Chairperson

---

Trish Paetz, Deputy City Clerk



## CITY OF SAN JUAN BAUTISTA

P.O. Box 1420, 311 Second Street  
San Juan Bautista, CA 95045

## PLANNING DEPARTMENT

Phone: (831) 623-4661

Fax: (831) 623-4093

**PALD**  
#1650 CK#50

**PLANNING APPLICATION COVER PAGE**  
TYPE OF APPLICATION (CHECK ALL THAT APPLY).

- |   |  |
|---|--|
| <input type="checkbox"/> <u>Historic Resource Design Review</u><br><input type="checkbox"/> Informal Project Review<br><input type="checkbox"/> Major Projects<br><input type="checkbox"/> Minor Projects<br><input checked="" type="checkbox"/> <u>Site &amp; Design Review</u><br><input type="checkbox"/> Informal Project Review<br><input type="checkbox"/> Major Projects<br><input checked="" type="checkbox"/> Minor Projects<br><input type="checkbox"/> Sign Permit<br><input type="checkbox"/> Conditional Use Permit/Amendment<br><input type="checkbox"/> Tentative Map Major<br><input type="checkbox"/> Tentative Map Minor<br><input type="checkbox"/> Planning Unit Development<br><input type="checkbox"/> Annexation | <input type="checkbox"/> Urban Growth Boundary<br><input type="checkbox"/> Rezoning / Pre-zoning<br><input type="checkbox"/> General Plan Amendment<br><input type="checkbox"/> Zoning Text Amendment<br><input type="checkbox"/> Certificate of Compliance<br><input type="checkbox"/> Lot Line Adjustment<br><input type="checkbox"/> Secondary Dwelling Unit<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Tentative Map Amendment<br><input type="checkbox"/> Appeal<br><input type="checkbox"/> Informal Project review<br><input type="checkbox"/> Hillside Development Permit<br><input type="checkbox"/> Others _____ |
|---|--|

**Applicant(s):**Name: ANTHONY RAMIREZSignature: Mailing Address: 3420 AIRLINE HWY HOLLISTER, CA 95023Phone: 831-970-3614email: anthony@18thbarrel.com

\_\_\_\_\_  
Initial Notice of applicant's intent to invoke the Permit Streamlining Act for this project.

**Property/Land Owner(s):**Name: JOHM and MARIAN TOBIAS

Mailing Address: \_\_\_\_\_

Phone: 831-630-3975

**Name and mailing address of property owner's or applicant's duly authorized agent who is to be furnished with notice of hearing (Section 65091 – California Government Code):**

Name: ANTHONY RAMIREZMailing Address: 3420 AIRLINE HWY HOLLISTER, CA 95023Phone: 831-970-3614email: anthony@18thbarrel.comProject Address/Location: 322 THIRD ST SAN JUAN BAUTISTA, CA 95045Most Current Assessor's Parcel Number: 21600030**For Office Use Only:**Date Application Submitted 3/21/17 Deposit Collected \$ \_\_\_\_\_ Date \_\_\_\_\_Date Application Complete 3/21/17 Billing Number \_\_\_\_\_

File Number(s) \_\_\_\_\_





## CITY OF SAN JUAN BAUTISTA

P.O. Box 1420, 311 Second Street  
San Juan Bautista, CA 95045

## PLANNING DEPARTMENT

Phone: (831) 623-4661  
Fax: (831) 623-4093

### SITE AND DESIGN REVIEW – MINOR PROJECTS

The Design Review Permit for Minor Projects is for property owners proposing new construction or improvements totaling less than 1,000 square feet, including renovation, rehabilitation, repair, re-roofing, repainting or proposed uses changed per permitted uses allowed in Section 11-02-050 zoning district.

#### APPLICATION REQUIREMENTS:

N/A

- ☒ Required processing fee of \$500 (Additional fees for permit processing may be charged to the applicant depending on the proposed uses or improvements).
- ☐ Required processing deposit for environmental review under the California Environmental Quality Act (CEQA). Contact the City Planning Department to determine applicability.
- ☒ \$150.00 for a Notice of Exemption, or
- ☐ \$1,000.00 deposit for an Initial Study/Negative Declaration, or
- ☐ \$3,500.00 deposit for review of an Environmental Impact
- ☒ Planning Application Cover page (not required if filed with previous application)
- ☒ 3 copies of the building elevations (drawn to scale) that note the proposed repairs and modifications to the structure. Existing and proposed building materials and colors should be noted if improvements are proposed.
- ☒ Other plans that the City Planner determines as necessary to review the project, such as a site plan, floor plans and details. Please contact the Planning Department to determine if additional plans will be required:
- ☒ Color samples or colored renderings if applicable for display at public hearings.
- ☒ Answers to the questions listed on the following page if applicable.
- ☒ Exterior Photographs of the building.
- ☒ Typed mailing labels address to the property owners as shown on the most recent Assessor's roll and occupants of all units located on properties within 300' of the project site's property lines. Mailing labels for occupants of

rental units will be addressed to "Occupant". City staff is responsible for this task.

**APPLICATION REQUIREMENTS FOR REPAINT OR RE-ROOF PROJECTS IF PROPOSED.**

- ☐ No fee required. NOTE – as determined by the City Planner, a processing fee of \$50.00 (repaint) or \$250.00 (re-roof) is required if repaint or re-roof is not consistent with the City Design Guidelines.
- ☐ 1 copy of the building elevations that note the color applications of the building or roof materials
- ☐ Color samples, colored renderings or roof material samples for display at public hearings.
- ☐ Answers to the questions listed on the following page.
- ☐ Photographs of the building.
- ☐ (NOTE – if paint or re-roof is not consistent with the City Design Guidelines typed mailing labels address to the property owners as shown on the most recent Assessor's roll and occupants of all units located on properties within 300' of the project site's property lines is required. Mailing labels for occupants of rental units will be addressed to "Occupant". City staff is responsible for this task.)

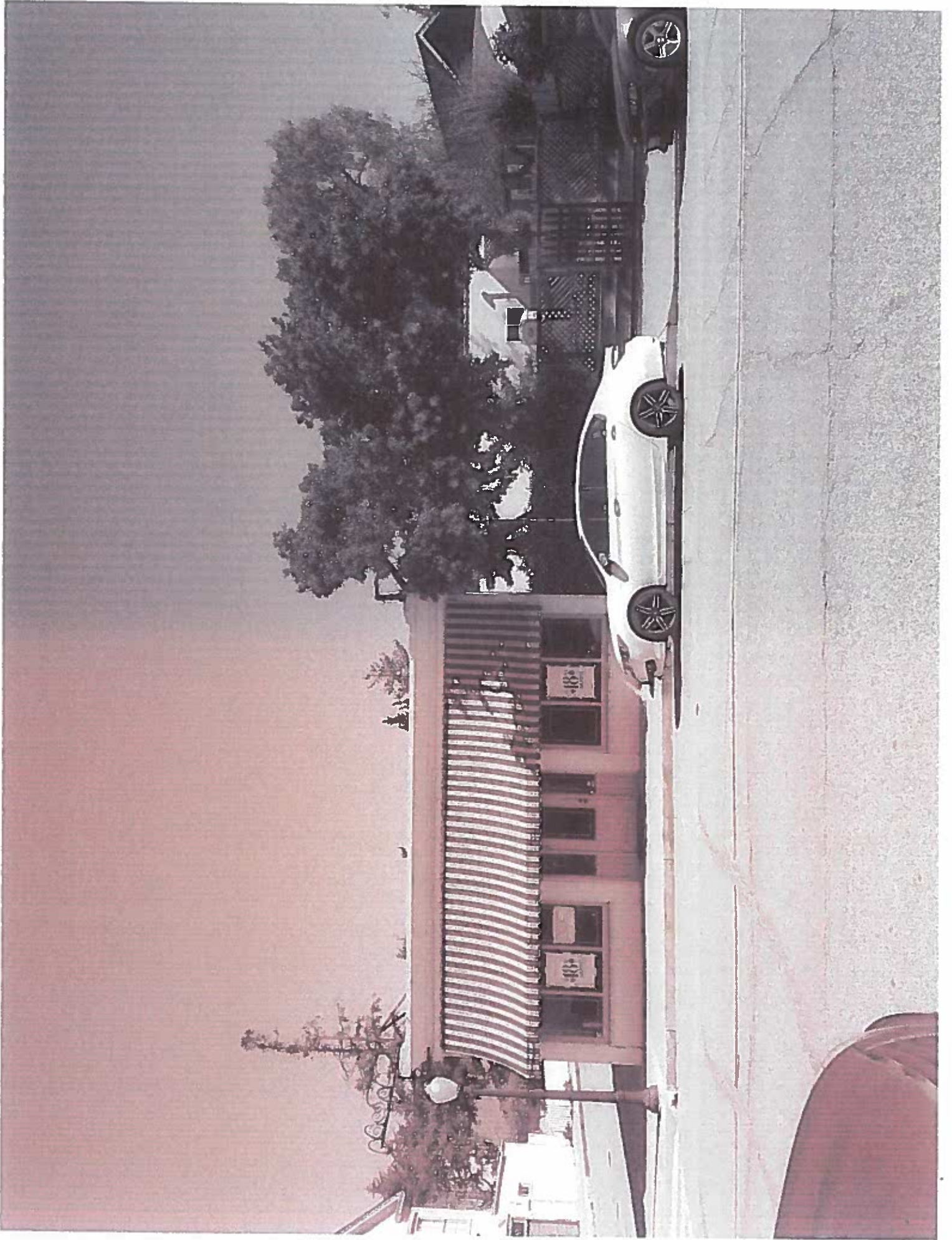
**QUESTIONS:**

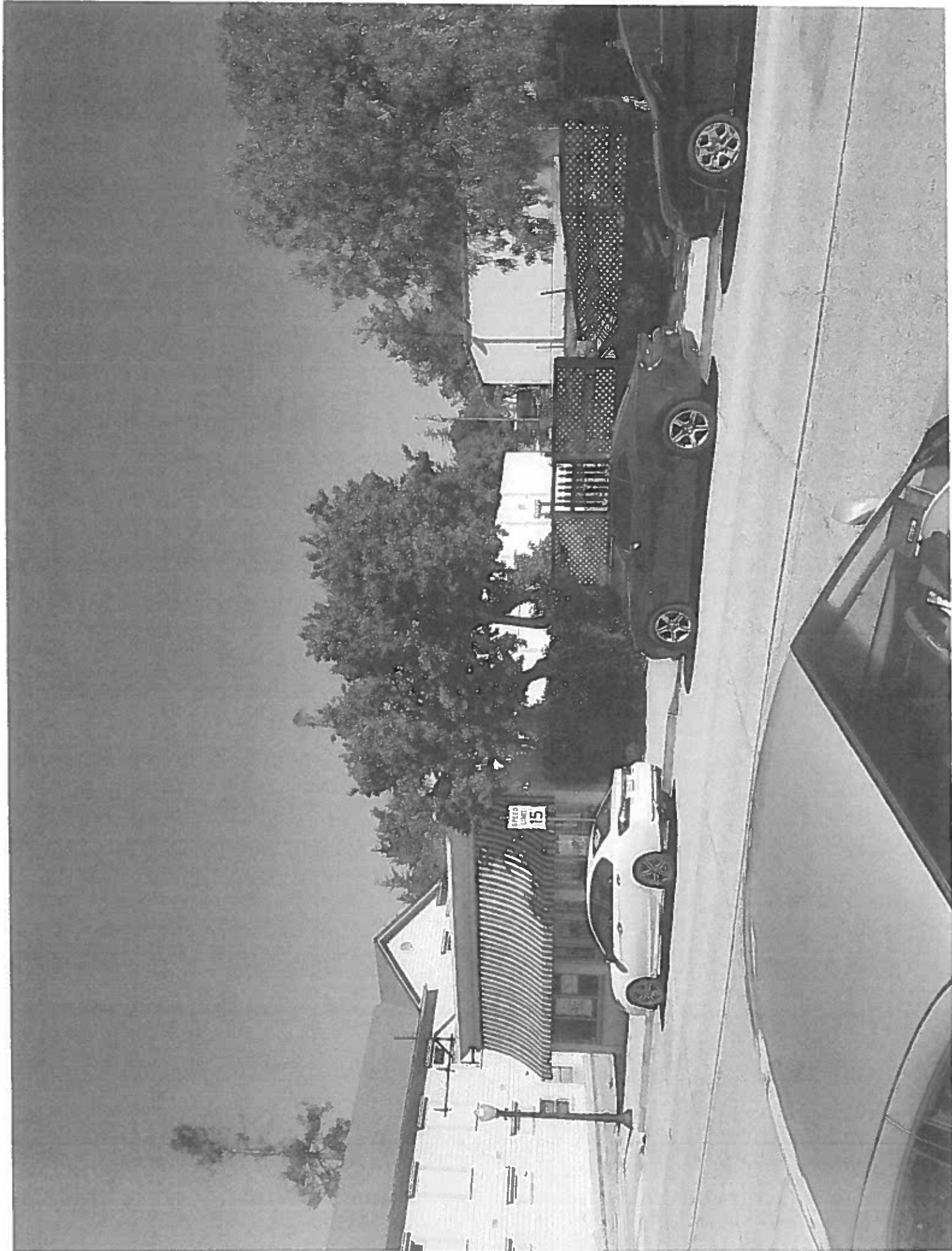
1. Please describe the project in detail (indicate the extent of work, and the materials to be used and/or replaced: Building will be used as a Tasting Room for wine and beer. (1) Office and (2) restrooms will be constructed out of metal studs and drywall. (2) Tasting bars will be constructed out of wood with granite counter tops. Sitting areas will be made out of granite and redwood tops.
2. Please describe the building materials use on existing buildings in the vicinity of the site: The building behind the property is finished stucco all other buildings have a wood finish.
3. Please provide any other information that may be relevant to this application: Awning is going to be replaced per approved City permit. Exterior walls to be repainted per approved City permit.

**Note:** All items must be included in the application in order for it to be deemed complete. Failure to include the requested items may result in a delay of the application process.













# CITY OF SAN JUAN BAUTISTA

P.O. Box 1420, 311 Second Street  
San Juan Bautista, CA 95045

## PLANNING DEPARTMENT

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### PLANNING APPLICATION COVER PAGE TYPE OF APPLICATION (CHECK ALL THAT APPLY).

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <u>Historic Resource Design Review</u> | <input type="checkbox"/> Urban Growth Boundary       |
| <input type="checkbox"/> Informal Project Review                           | <input type="checkbox"/> Rezoning / Pre-zoning       |
| <input type="checkbox"/> Major Projects                                    | <input type="checkbox"/> General Plan Amendment      |
| <input checked="" type="checkbox"/> Minor Projects                         | <input type="checkbox"/> Zoning Text Amendment       |
| <input type="checkbox"/> <u>Site &amp; Design Review</u>                   | <input type="checkbox"/> Certificate of Compliance   |
| <input type="checkbox"/> Informal Project Review                           | <input type="checkbox"/> Lot Line Adjustment         |
| <input type="checkbox"/> Major Projects                                    | <input type="checkbox"/> Secondary Dwelling Unit     |
| <input type="checkbox"/> Minor Projects                                    | <input type="checkbox"/> Variance                    |
| <input type="checkbox"/> Sign Permit                                       | <input type="checkbox"/> Tentative Map Amendment     |
| <input type="checkbox"/> Conditional Use Permit/Amendment                  | <input type="checkbox"/> Appeal                      |
| <input type="checkbox"/> Tentative Map Major                               | <input type="checkbox"/> Informal Project review     |
| <input type="checkbox"/> Tentative Map Minor                               | <input type="checkbox"/> Hillside Development Permit |
| <input type="checkbox"/> Planning Unit Development                         | <input type="checkbox"/> Others _____                |
| <input type="checkbox"/> Annexation  |  |

#### Applicant(s):

Name: ANTHONY RAMIREZ

Signature: 

Mailing Address: 3420 AIRLINE HWY HOLLISTER, CA 95023

Phone: 831-970-3614

email: anthony@18thbarrel.com

☐ Notice of applicant's intent to invoke the Permit Streamlining Act for this project.

Initial

#### Property/Land Owner(s):

Name: JOHM and MARIAN TOBIAS

Mailing Address: \_\_\_\_\_

Phone: 831-630-3975

Name and mailing address of property owner's or applicant's duly authorized agent who is to be furnished with notice of hearing (Section 65091 – California Government Code):

Name: ANTHONY RAMIREZ

Mailing Address: 3420 AIRLINE HWY HOLLISTER, CA 95023

Phone: 831-970-3614

email: anthony@18thbarrel.com

Project Address/Location: 322 THIRD ST SAN JUAN BAUTISTA, CA 95045

Most Current Assessor's Parcel Number: 21600030

#### For Office Use Only:

Date Application Submitted 3/21/17 Deposit Collected \$ \_\_\_\_\_ Date \_\_\_\_\_

Date Application Complete 3/21/17 Billing Number \_\_\_\_\_

File Number(s) \_\_\_\_\_



## CITY OF SAN JUAN BAUTISTA

P.O. Box 1420, 311 Second Street  
San Juan Bautista, CA 95045

## PLANNING DEPARTMENT

Phone: (831) 623-4661  
Fax: (831) 623-4093

### HISTORIC RESOURCE DESIGN REVIEW – MINOR PROJECTS

The Historic Resource Design Review Permit for Minor Projects is for property owners proposing new construction or improvements to an historic resource or property located within the Historic District totaling less than 1,000 square feet, including renovation, rehabilitation and repair.

#### APPLICATION REQUIREMENTS:

- N/A ☐ Required processing fee of \$250.00 - *Waived. Part of ongoing project.*
- N/A ☐ Required processing deposit for environmental review under the California Environmental Quality Act (CEQA). Contact the City Planning Department to determine applicability.
- ☒ Planning Application Cover page (not required if filed with previous application)
- ☒ 3 copies of the building elevations (drawn to scale) that note the proposed repairs and modifications to the structure. Existing and proposed building materials and colors should be noted.
- ☒ Other plans that the City Planner determines as necessary to review the project, such as a site plan, floor plans, sections, and details. Please contact the Planning Department to determine if additional plans will be required:
- ☐ Color samples or colored renderings for display at public hearings
- ☒ Answers to the questions listed on the following page
- ☒ Photographs of the building.
- ☐ Typed mailing labels address to the property owners as shown on the most recent Assessor's roll and occupants of all units located on properties within 300' of the project site's property lines. Mailing labels for occupants of rental units will be addressed to "Occupant". This information can be obtained from any title company.

12/18/2012

P:\Forms\Historic Design Review Minor.doc



**HISTORIC DESIGN REVIEW  
EXTERIOR REPAINT OR RE-ROOF PROJECTS**

- ☐ No fee, otherwise \$250.00 processing fee is required if the repaint or re-roof is not consistent with the City Design Guidelines.
- ☐ Planning Application Cover page (not required if filed with previous application)
- ☐ 1 copy of the building elevations that note the color applications of the building or roof materials
- ☐ Color samples, colored renderings or roof material samples for display at public hearings
- ☐ Photographs of the building

**Questions:**

Is the building designated as a national, state, or local historic structure or landmark?

YES

Please describe the project in detail (indicate the extent of work, and the materials to be used and/or replaced): Building will be used as a Tasting Room for wine and beer. (1) office and (2) restrooms will be constructed made out of metal studs and drywall. (2) Tasting bars will be constructed out of wood with granite counter tops. Sitting areas will be made out of granite and rewood tops.

Please describe the building materials use on existing buildings in the vicinity of the site: Building behind the property is finished stucco all other buildings have a wood finish.

Please provide any other information that may be relevant to this application:

Awning is going to be replaced per approved City permit.

**Note:** All items must be included in the application in order for it to be deemed complete. Failure to include the requested items may result in a delay of the application process.

# CITY OF SAN JUAN BAUTISTA

## HISTORIC RESOURCES BOARD

### STAFF REPORT

**DATE:** April 4th, 2017

**SUBJECT:** Sign Permit – 322 Third Street

**Applicant:** Anthony and Monica Ramirez

**Zoning:** Mixed Use

**Assessor Parcel No.:** 002-160-003

**Details:** The applicant is requesting sign permit approval for a sign for the 18<sup>th</sup> Barrel, their new beer and wine tasting room at 322 Third Street. The proposed sign is: 28" W x 28" H, double-sided, round, 2" thick Western Red Cedar Wood, and has a total area of 5.4 ft<sup>2</sup>.

The applicant was in possession of the sign from a previous business, the Donkey Deli, and they used that as a basis for their material and the size of the sign. It was also a double-sided wood sign, but it was 28" W x 40" H. A picture is provided in the application packet.

**Compliance with Design Guidelines:** The San Juan Bautista Design Guidelines give specific guidance for this type of sign in §7.3.7 "Projecting Signs." Those guidelines state that (how the sign conforms to the guidelines below each bullet):

- **Multiple projecting signs on the same or contiguous properties should not be installed within 8 feet of each other.**
  - No contiguous properties within 8 feet of the location of the proposed sign.
- **Projecting signs should be designed to complement the architectural style of the building.**
  - The sign was designed in the style of previous projecting signage and will hang from the pre-existing iron bracket.
- **Projecting signs should not obstruct any door, window, fire escape or other emergency exit.**
  - The sign does not obstruct any door, window, fire escape, or other emergency exit.

- **Projecting signs are encouraged in high pedestrian areas.**
  - This business is located in the historic downtown area and would therefore be considered a high pedestrian area. Therefore this type of sign fits in the area.
- **Projecting signs should be placed close to the store's main entrance.**
  - The proposed sign will hang on the corner of the building near the main entrance, visible on both Third Street and Polk Street.
- **Projecting signs should be located at ground level unless the building contains a second level with offices or storefronts.**
  - The proposed sign will be located at ground level, as there is no second floor.
- **The sign must maintain a ground level minimum clearance of 7' feet, 6" inches.**
  - The sign will exceed this clearance.
- **The sign should be placed at a 90 degree angle and at least 6 inches away from the wall.**
  - The proposed sign, when mounted, will conform to this requirement.
- **Decorative iron brackets are encouraged; wood brackets may also be appropriate. Bracket design should complement the shape of the sign.**
  - The proposed sign will hang from the pre-existing metal bracket that was used by the previous business(es).
- **Projecting signs should be placed at a height consistent with adjacent buildings**
  - The proposed sign will be at a height consistent with adjacent buildings.

The proposed sign also conforms to the general standards set forth in the San Juan Bautista Design Guidelines §7.0-7.1 (see Attachment 2) in terms of design, location, color and materials, and sign legibility.

#### **Action Required:**

1. Receive staff report and supporting documents
2. Receive written comments, e-mail communication, oral testimony and public input.
3. Review the sign permit application materials to ensure that the project complies with the City of San Juan Bautista's Design Guidelines and make any necessary recommendations to the Planning Commission
4. Based upon your independent review and judgment of the staff report, written comments, email communication, and oral testimony on the sign permit application, the Historic Resources Board should take the following actions.
  - A. Recommend that the Planning Commission approve the sign permit application for the 18<sup>th</sup> Barrel wine and beer tasting establishment at 322 Third Street, within the Historic District.

Attachments:

1. Sign Permit Application – 322 Third Street – 18<sup>th</sup> Barrel – Ramirez
2. Pages from Chapter 7 – Sign-Design-Guldelines-Final



CITY OF SAN JUAN BAUTISTA

P.O. Box 1420, 311 Second Street  
San Juan Bautista, CA 95045

PAID

#75 ck#52

PLANNING DEPARTMENT

Phone: (831) 623-4661

Fax: (831) 623-4093

**PLANNING APPLICATION COVER PAGE**  
**TYPE OF APPLICATION (CHECK ALL THAT APPLY).**

- |   |  |
|---|--|
| <input type="checkbox"/> <u>Historic Resource Design Review</u>     | <input type="checkbox"/> Urban Growth Boundary       |
| <input type="checkbox"/> Informal Project Review                    | <input type="checkbox"/> Rezoning / Pre-zoning       |
| <input type="checkbox"/> Major Projects                             | <input type="checkbox"/> General Plan Amendment      |
| <input type="checkbox"/> Minor Projects                             | <input type="checkbox"/> Zoning Text Amendment       |
| <input checked="" type="checkbox"/> <u>Site &amp; Design Review</u> | <input type="checkbox"/> Certificate of Compliance   |
| <input type="checkbox"/> Informal Project Review                    | <input type="checkbox"/> Lot Line Adjustment         |
| <input type="checkbox"/> Major Projects                             | <input type="checkbox"/> Secondary Dwelling Unit     |
| <input type="checkbox"/> Minor Projects                             | <input type="checkbox"/> Variance                    |
| <input checked="" type="checkbox"/> Sign Permit                     | <input type="checkbox"/> Tentative Map Amendment     |
| <input type="checkbox"/> Conditional Use Permit/Amendment           | <input type="checkbox"/> Appeal                      |
| <input type="checkbox"/> Tentative Map Major                        | <input type="checkbox"/> Informal Project review     |
| <input type="checkbox"/> Tentative Map Minor                        | <input type="checkbox"/> Hillside Development Permit |
| <input type="checkbox"/> Planning Unit Development                  | <input type="checkbox"/> Others _____                |
| <input type="checkbox"/> Annexation                                 |  |

**Applicant(s):**

Name: ANTHONY RAMIREZ

Signature: 

Mailing Address: 3420 AIRLINE HWY HOLLISTER, CA 95023

Phone: 831-970-3614

email: anthony@18thbarrel.com

\_\_\_\_\_  
Notice of applicant's intent to invoke the Permit Streamlining Act for this project.

Initial

**Property/Land Owner(s):**

Name: JOHM and MARIAN TOBIAS

Mailing Address: 6344 Pacheco Hwy Hollister CA 95023

Phone: 831-630-3975

**Name and mailing address of property owner's or applicant's duly authorized agent who is to be furnished with notice of hearing (Section 65091 – California Government Code):**

Name: ANTHONY RAMIREZ

Mailing Address: 3420 AIRLINE HWY HOLLISTER, CA 95023

Phone: 831-970-3614

email: anthony@18thbarrel.com

Project Address/Location: 322 THIRD ST SAN JUAN BAUTISTA, CA 95045

Most Current Assessor's Parcel Number: 21600030

**For Office Use Only:**

Date Application Submitted \_\_\_\_\_ Deposit Collected \$ \_\_\_\_\_ Date \_\_\_\_\_

Date Application Complete \_\_\_\_\_ Billing Number \_\_\_\_\_

File Number(s) \_\_\_\_\_



## CITY OF SAN JUAN BAUTISTA

P.O. Box 1420, 311 Second Street  
San Juan Bautista, CA 95045

## PLANNING DEPARTMENT

Phone: (831) 623-4661  
Fax: (831) 623-4093

### DESIGN REVIEW PERMIT FOR NEW SIGNS

The Design Review Permit for New Signs is for those individuals and/or businesses that are proposing a new sign for a business that is in the City. The purpose of the Permit is to regulate the signs to ensure compliance with the sign ordinance. All signs in the City must comply with the sign requirements described in the City's Zoning Ordinance - Chapter 11.10.

#### APPLICATION REQUIREMENTS:

- ☐ Required processing fee of \$75
- ☐ Planning Application Cover Page (not required if filed with previous application)
- ☐ Liability Insurance (if sign is hanging over public right-of-way). City must be additionally insured.
- ☐ 2 copies of the building elevations or site plan noting the location and coverage area of the proposed signs
- ☐ 2 copies of detailed drawings (drawn to scale) of all proposed signs. The following information should be included:
  - ☐ Sign dimensions (height, width, and thickness)
  - ☐ Style and size of lettering and borders
  - ☐ Colors and Material
- ☐ Photographs of the building if applicable

**Note:** All items must be included in the application in order for it to be deemed complete. Failure to include the requested items may result in a delay of the application process.

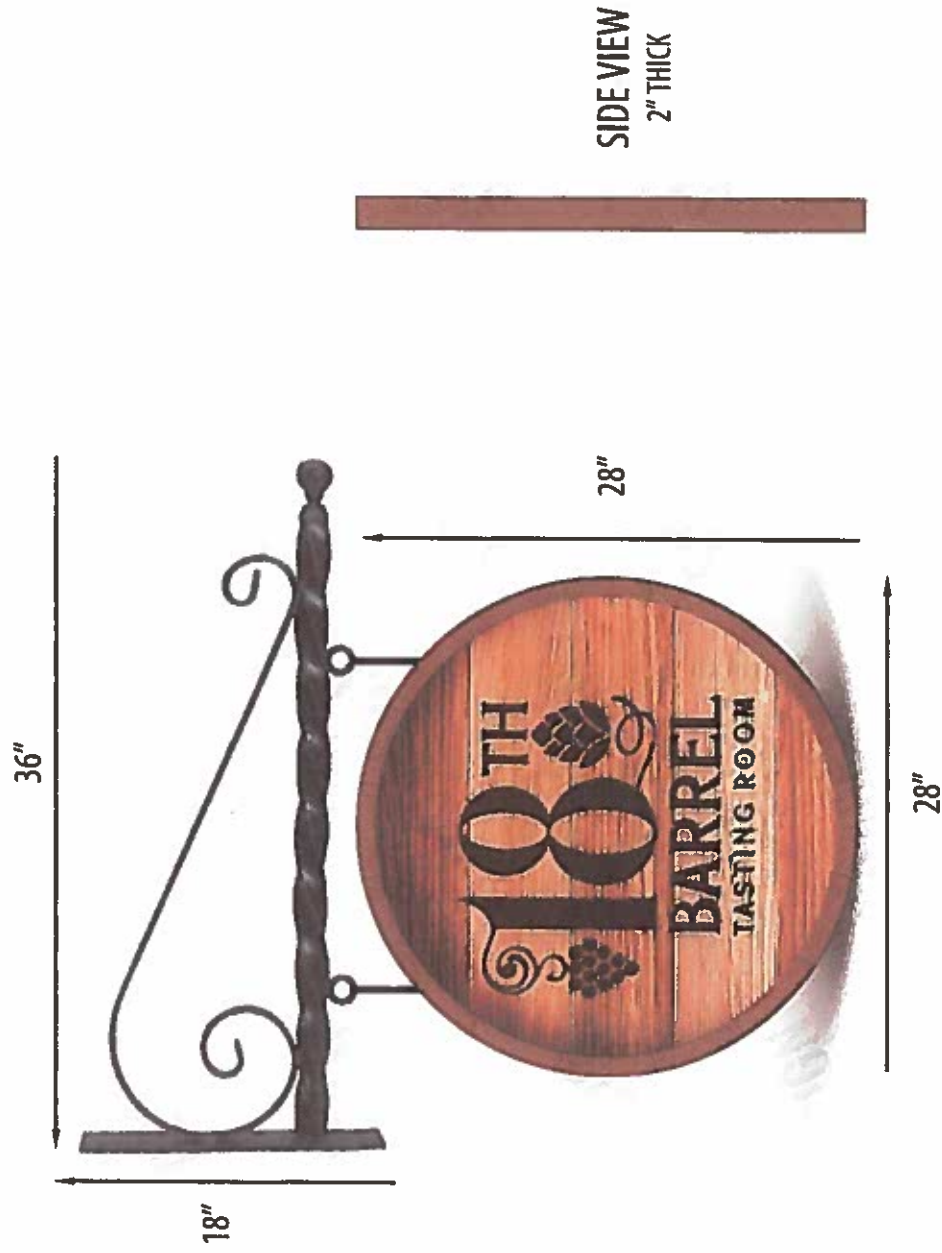
4/21/2015

P:\Forms\Sign Permit\_Design Review\_New.doc

## SIGN SPECIFICATIONS

Business Name: 18th Barrel Tasting Room

**28" x 28" Double-Sided Round 2" Thick Western Red Cedar Wood - 5.4 Total Sq. Ft**  
**To Be Mounted onto Building Exterior with 36" Iron Hanging Scroll Bracket**



CENTRAL COAST  
EST. 2002

**SIGN & DESIGN**

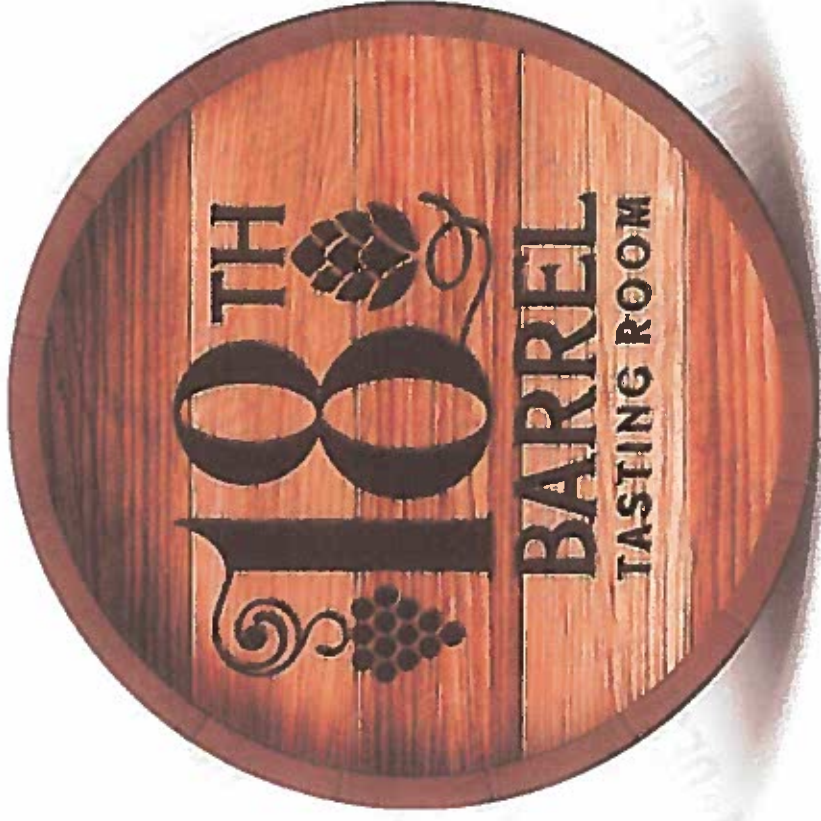
CREATIVITY. IT'S A GOOD SIGN!

1311 Dayton St. Suite B

Salinas, Ca 93901

831.775.0700

Business Name: 18th Barrel Tasting Room



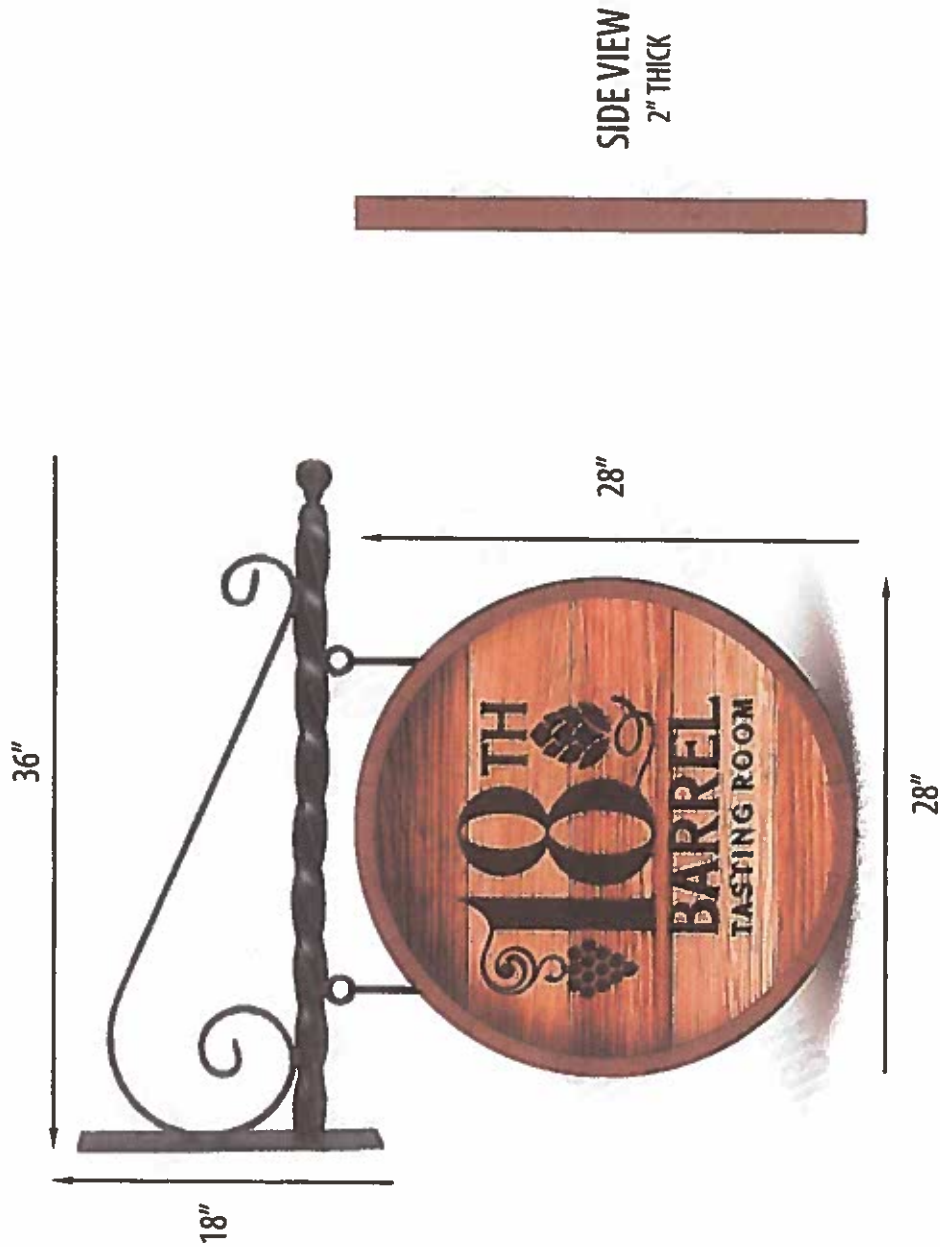
FRONT VIEW



## SIGN SPECIFICATIONS

Business Name: 18th Barrel Tasting Room

**28" x 28" Double-Sided Round 2" Thick Western Red Cedar Wood - 5.4 Total Sq. Ft  
To Be Mounted onto Building Exterior with 36" Iron Hanging Scroll Bracket**

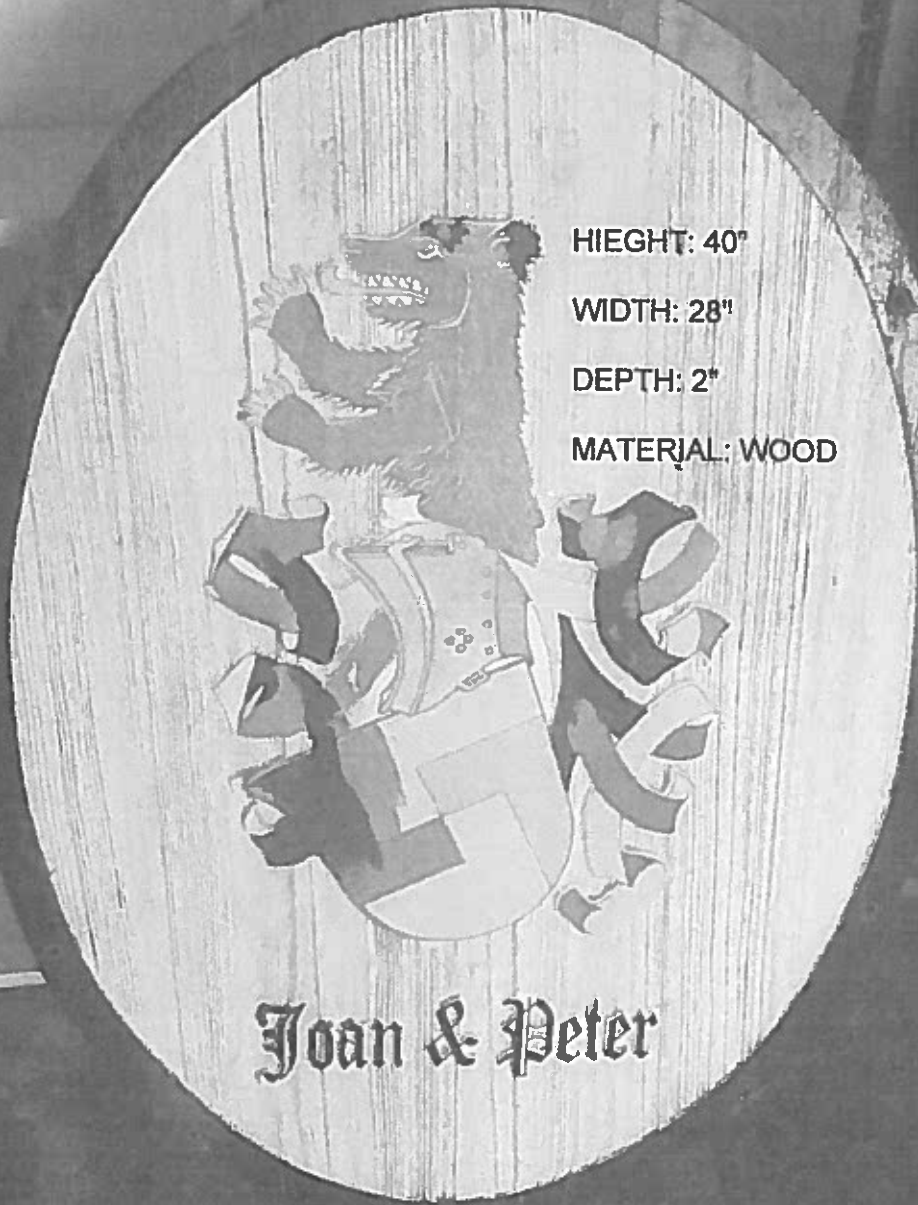


Business Name: 18th Barrel Tasting Room



FRONT VIEW

OLD DONKEY BELT SIGN



HIEGHT: 40"

WIDTH: 28"

DEPTH: 2"

MATERJAL: WOOD

OLD DONKEY DELI SIGN



Joan & Peter

HIEGHT: 40"

WIDTH: 28"

DEPTH: 2"

MATERIAL: WOOD

## 7.0 Sign Guidelines

### Introduction

The San Juan Bautista Sign Guidelines serve as a visual design reference and guide that reflects the San Juan Bautista Sign Code. These guidelines are intended to help communicate the City's design goals to the Historic Resources Board, Planning Commission, Planning staff and the public. These guidelines serve as a general reference to determine sign size, location, and design. Specific details are located within the Sign Code. All signs must go through the City's application and approval process. Visual representations of what signs are permitted are supplied as examples in this document.

### Purpose

The San Juan Bautista Sign Code offers the following goals to be achieved when determining the design of signs:

- To reflect the intent of the City's *General Plan* and *Design Guidelines* with emphasis on pedestrian orientation.
- To provide for the health, welfare and safety of the public.
- To maintain a high quality of preservation.
- To support the *Dark Sky Ordinance*.
- To preserve and enhance the cultural and historic aesthetics and ambiance associated with San Juan Bautista, *City of History*.

### 7.1 Guidelines-General

#### Design

- Signs should be designed at the same relative scale as that of the building in order to contribute to the pedestrian scale of San Juan Bautista.
- Signs should be designed with the pedestrian in mind in terms of sign placement and legibility.
- Signs that appear to be hand crafted are highly desirable. Hand painted and hand carved signs that contribute to the overall small town rural feel of San Juan Bautista are encouraged.
- Signs should be coordinated with the architectural style and maintain integrity of the building and not obstruct any of the building's character defining features.
- Signs should be compatible in design with other existing and approved signs in the area.
- Pole signs are discouraged and should only be used when the character of the area or physical characteristics of the site support their use.

Image 7-1 Hand Carved Sign





## 7.2 Location

- Locations of signs should be logical in relationship to the building's main store front or entry.
- The placement of signs should avoid obstructing any of the building's architectural features .

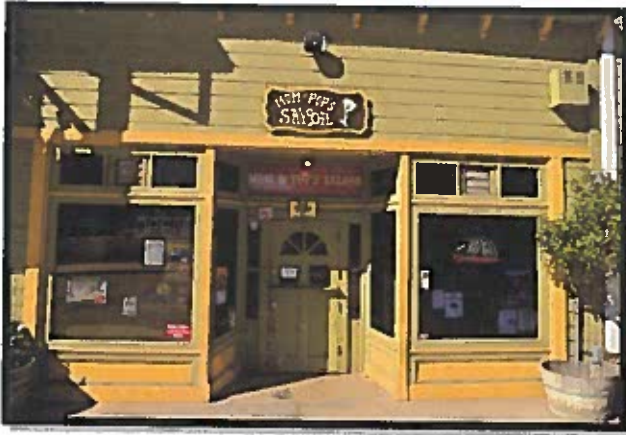


Image 7-2 Sign Location Example

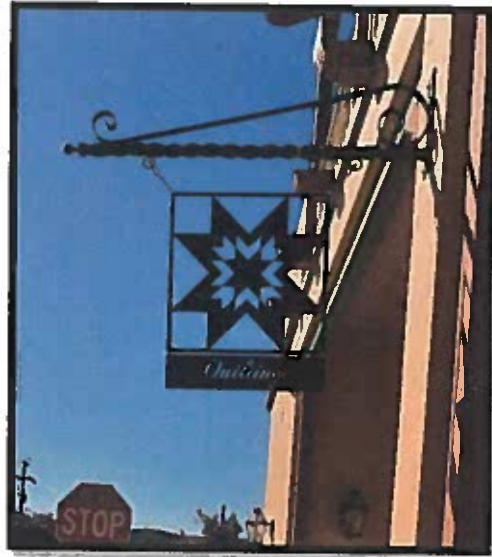
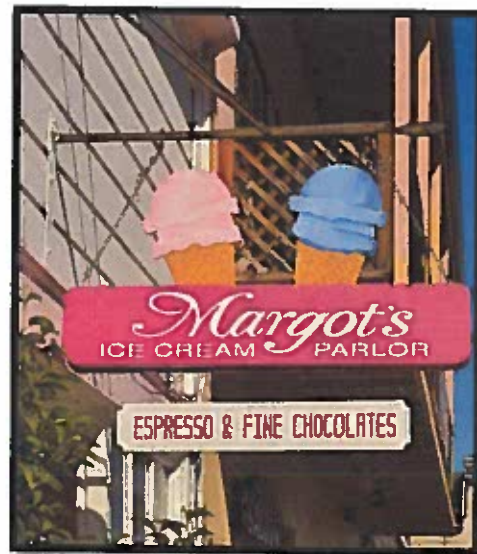


Image 7-3 Sign Location Example

## Color & Materials

- Sign color should complement or accentuate the color of the building.
- Signs should not only use colors in an attractive manner to catch attention, but also to convey a message. Too many colors can lead to confusion while not enough color might not be eye-catching or of visual interest.
- Sign color should also be chosen with legibility in mind; contrast is desirable between the sign and its surrounding material to be both legible and eye-catching to the pedestrian.
- Signs that appear to be hand crafted, painted and carved are highly desirable. Materials that are high quality and durable are preferred.

Image 7-4 Sign Color Example



## Sign Legibility

- Limit number and lettering styles to reduce confusion and increase legibility. A general rule is no more than two font styles for a small sign and no more than three for larger signs.
- Intricate fonts should be avoided as they can sometime be difficult to read.
- Brief and succinct messages are most effective.
- Letters and words should not be spaced too close together or too far apart.
- Symbols and logos are encouraged.

## **CITY OF SAN JUAN BAUTISTA**

### **STAFF REPORT – *from Sept. 20, 2016 CITY COUNCIL Meeting***

**DATE:** September 20, 2016

**SUBJECT:** Stop Sign at Third and Franklin Street

**DISCUSSION:** Over the past years, there has been much discussion about the safe sight distance for west bound vehicle traffic exiting Franklin Street. The curb side street parking in front of Dona Esther Restaurant makes the west bound vehicle slowly inching out and encroaching in the north bound travel lane of The Alameda and Third Street intersection to observe the oncoming south bound traffic on Third Street. The situation result in an unsafe conditions during heavy traffic periods and exposes the vehicle traffic to potential traffic accidents and conflicts, which could lead to potential liability to the City. The 15 mph speed limits along Third Street, both north bound and south bound directions, makes the traffic movement tolerable but still unsafe.

The staff has reviewed the intersection and measured the sight distances, parking arrangements and pedestrian crosswalk markings to determine the improvements necessary to make the intersection safer for vehicular and pedestrian traffic. The attached site plan shows the proposed improvements, traffic directional signs, pavement markings and authorized stop signs. The staff has determined that one way traffic patterns on Franklin and Pearce Street, due to their narrow widths could reduce the accident potential at the intersection. Installation of stop signs in the north and south bound directions at Franklin and Third Street would make the intersection safer for pedestrians and vehicle traffic.

#### **RECOMMENDATIONS:**

The staff is recommending the following improvements for the Third, Franklin, Pearce Street and The Alameda area.

1. Install a stop sign in the north bound direction at the southeast corner of Franklin Street with The Alameda.
2. Install a stop sign in the south bound direction at the northwest corner of Franklin Street with Third Street.
3. Install angle pavement striping for angle parking from Pearce Lane north to the Franklin Street.
4. Install a one way sign at the northwest returns of Franklin Street and Third Street.
5. Install on the south side of Franklin Street 25 feet east of the southeast return of Fourth Street with Franklin Street, a no thru do not enter sign.
6. Install on the north side of Franklin Street at the northeast return a one way sign.
7. Install pavement striping of a white painted arrow on the surface of Franklin Street at three locations heading in the southwest direction.
8. Install no turn sign at the returns of Franklin and Fourth Street north and south bound direction
9. Install on the east side of The Alameda at the existing stop sign a no turn sign.

- 10.** Install on the west side of The Alameda in the south bound direction at the existing stop sign a no turn sign.
- 11.** Install a 25 feet west of the northwest return on the north side of Pearce Street a do not enter sign.
- 12.** Install a one way sign on the north side of Pearce Street, at the northwest return.
- 13.** Install on the south side of Pearce Street, a one way sign at the southwest return and northwest return.
- 14.** Install pavement striping of a white painted arrow on the surface of Pearce Street at two locations heading in the northeast direction.
- 15.** Remove north bound stop sign on the east side of The Alameda at the intersection of Pearce Street and The Alameda.





# City of San Juan Bautista

*The "City of History"*

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## **AGENDA**

### **PLANNING COMMISSION MEETING**

CITY HALL COUNCIL CHAMBERS  
311 Second Street  
San Juan Bautista, California

**TUESDAY ~ APRIL 4, 2017**

*In compliance with the American with Disabilities Act, if you need special assistance to attend or participate in the meeting, please call the City Clerk's Office at (831) 623-4661, extension 13 at least 48 hours prior to the meeting.*

*Any writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 311 Second Street, San Juan Bautista, California during normal business hours.*

**1. Call to Order**  
**Roll Call**

**6:00 PM**

**2. Public Comment**

**3. Informal Project Review**

Any potential and/or future project applicant may present his project to the Commission during Informal Project Review for the purpose of gaining information as preliminary feedback only. No formal application is required and no action will be taken by the Commission on any item at this time.

**4. Consent Items**

All matters listed under the Consent Agenda may be enacted by one motion authorizing actions indicated for those items so designated. There will be no separate discussion of these items unless requested by a member of the Planning Commission, a staff member, or a citizen.

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavits of Posting and Public Hearing Notice**
- C. Approve Minutes of the August 2, 2016 Meeting**
- D. Approve Minutes of the September 4, 2016 Meeting**

**5. Public Hearing Items**

- A. Consider Approval of Site and Design Review Permit (SDR 2017-31) for 107 Third Street (formerly Casa Rosa, APN002-021-004) and Accept the Recommendation from the Historic Resources Board. Applicant: Greg and Christin Burda.**
  - i. Approve Resolution 2017-XX Adopting a Categorical Exemption for Site and Design Review Permit (SDR 2017-31) for 107 Third Street (formerly Casa Rosa, APN002-021-004) under Section 15331 "Historical Resources Restoration/Rehabilitation" of CEQA.**
  - ii. Adopt Resolution 2017-XX Approving Site and Design Review Permit for a restaurant, bar, and residential unit at 107 Third Street (SDR 2017-31)**

- B. Consider Approval of Site and Design Review Permit (SDR 2017-32) for a Wine and Beer Tasting Establishment at 322 Third Street (APN 002-160-003) and Accept the Recommendation from the Historic Resources Board.
    - i. Approve Resolution 2017-XX Adopting a Categorical Exemption for Site and Design Review Permit (SDR 2017-32) for a Wine and Beer Tasting Establishment at 322 Third Street under Section 15331 "Historical Resources Restoration/Rehabilitation" of CEQA.
    - ii. Adopt Resolution 2017-XX Approving Site and Design Review Permit (SDR 2017-32) for a Wine and Beer Tasting Establishment at 322 Third Street.
    - iii. Consider a Sign Permit for the 18<sup>th</sup> Barrel at 322 Third Street.
  - C. Consider Approval of Conditional Use Permit (CUP 2017-33) for the Use of an Outdoor Patio as an Accessory Use to a Wine and Beer Tasting Establishment at 322 Third Street (APN 002-160-003).
    - i. Approve Resolution 2017-XX Making a Determination for a Categorical Exemption for a Conditional Use Permit (2017-33) for the Use of an Outdoor Patio as an Accessory Use to a Wine and Beer Tasting Establishment at 322 Third Street Under Section 15332 "In-Fill Development Projects" of CEQA.
    - ii. Adopt Resolution 2017-XX Approving Conditional Use Permit (2017-33) for the Use of an Outdoor Patio as an Accessory Use to a Wine and Beer Tasting Establishment at 322 Third Street.
  - D. Consider Approval of Site and Design Review Permit (SDR 2017-101) for a Multiple Family Residential Two Story Duplex Unit at 1114 Third Street (APN 002-260-046). Applicant: Manuel Lopez
    - i. Approve Resolution 2017-XX Adopting a Categorical Exemption Under Section 15332 "In-Fill Development Projects" of CEQA.
    - ii. Approve Resolution 2017-XX Approving Site and Design Review Permit (2017-101) for a Multiple Family Residential Two Story Duplex Unit at 1114 Third Street (APN 002-260-046).
6. Discussion Items
- A. Website Revision Team
  - B. Invitation to Joint Meeting with City of Hollister Planning Commission
7. Comments & Reports
- A. Planning Commissioner's Conference Report
  - B. Community Development Director
  - C. City Manager
8. Adjournment

### AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 28<sup>th</sup> DAY OF MARCH 2017, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
2. ON THE BULLETIN BOARD AT THE CITY LIBRARY, 801 SECOND STREET.
3. ON THE BULLETIN BOARD AT THE ENTRANCE TO THE UNITED STATES POST OFFICE, 301 THE ALAMEDA

SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA,  
ON THE 28<sup>th</sup> DAY OF MARCH 2017.

  
\_\_\_\_\_  
TRISH PAETZ, DEPUTY CITY CLERK

### AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION PUBLIC HEARING NOTICE. I FURTHER DECLARE THAT I POSTED SAID NOTICE ON THE 24<sup>th</sup> DAY OF MARCH 2017, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
2. ON THE BULLETIN BOARD AT THE CITY LIBRARY, 801 SECOND STREET.
3. ON THE BULLETIN BOARD AT THE ENTRANCE TO THE UNITED STATES POST OFFICE, 301 THE ALAMEDA

I FURTHER DECLARE THAT I MAILED SAID PUBLIC HEARING NOTICE TO PROPERTY OWNERS LIVING WITHIN 300 FEET OF THE PROJECTS LISTED ON THE NOTICE, AND I MAILED THEM ON THE 25<sup>TH</sup> DAY OF MARCH.

SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA, ON THE 28<sup>th</sup> DAY OF MARCH 2017.



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TRISH PAETZ, DEPUTY CITY CLERK

## **NOTICE OF PUBLIC HEARING**

Pursuant to Government Code Section 65090, the Planning Commission of the City of San Juan Bautista gives notice of a public hearing on **April 4, 2017 at 6:00 p.m.** in the Council Chambers at San Juan Bautista City Hall, 311 Second Street. During the public hearing, the following items will be discussed:

- **Consider Approval of a Site and Design Review Permit for 107 Third Street (APN 002-021-004). Applicants: Greg and Kristin Burda**
- **Consider Approval of a Conditional Use Permit for the Use of an Outdoor Patio as an Accessory Use to a Wine and Beer Tasting Room at 322 Third Street (APN 002-160-003). Applicants: Anthony and Monica Ramirez**
- **Consider Approval of a Site and Design Review Permit for a Wine and Beer Tasting Establishment at 322 Third Street (APN 002-160-003). Applicants: Anthony and Monica Ramirez**
- **Consider Approval of a Conditional Use Permit for a Cottage Food Operation at 4 Ahwahnee Street (APN 002-600-034). Applicant: Claudia Lona**

Staff reports and the full text of all items to be discussed will be available for public review at City Hall prior to the meeting. All members of the public are encouraged to attend the meeting and may address the Historic Resources Board and Planning Commission on the issues during the public hearing. Written comments may be hand delivered or mailed to City Hall, 311 Second Street, P.O. Box 1420, San Juan Bautista, CA 95045, or emailed to [cityplanning@san-juan-bautista.ca.us](mailto:cityplanning@san-juan-bautista.ca.us), not later than 5:00 p.m., April 4, 2017.

If a challenge is made on the action of the proposed project, pursuant to Government Code Section 65009 court testimony may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing.

**Posted and Mailed: 3/24/2017**

**CITY OF SAN JUAN BAUTISTA  
PLANNING COMMISSION REGULAR MEETING  
AUGUST 2, 2016  
DRAFT SUMMARY MINUTES**

**1. CALL TO ORDER** – Chairman Franco called the meeting to order at 6:12 P.M.

**B. ROLL CALL**

**Present:** Chairman Franco, Commissioners Guibert, Medeiros, and Gredassoff

**Absent:** Commissioner Coke

**Staff Present:** City Manager Grimsley, Asst. Planner Luquin and City Clerk Schobert

**2. Public Comment**

No public comments were received.

**3. Informal Project Review**

Any potential and/or future project applicant may present his project to the Commission during Informal Project Review for the purpose of gaining information as preliminary feedback only. No formal application is required and no action will be taken by the Commission on any item at this time.

**A. Secondary Unit at 501 Sixth Street. Applicants Richard De Andrade & Nicole Fisher**

Applicant Richard Andrade proposed a 534 sq. ft. project in the City. There was discussion about accessibility. City Manager Grimsley explained how impact fees are applied.

During public comment, John McCormack spoke in support of the project.

**4. Consent Items**

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavits of Posting and Mailing Public Hearing Notices**
- C. Approve Minutes for the May 3, 2016 Meeting**
- D. Approve Minutes for the June 7, 2016 Meeting**

The minutes for the May 3, 2016 meeting and minutes for the June 7, 2016 meeting were pulled from the consent agenda pending further review.

A motion was made by Commissioner Guibert seconded by Commissioner Medeiros to approve Items A and B on the Consent Agenda. The motion passed 4-0-0-1, with Commissioner Coke absent.

## **5. Public Hearing Items**

### **A. Consider Recommendation from the Historic Resources Board to the Planning Commission for Support for the Mission San Juan Bautista Preservation and Seismic Upgrade, and Approve Resolution 2016-35**

The project architect for Architectural Resources Group (ARG), was present and responded to questions regarding roofing materials.

There were no public comments.

A motion was made by Commissioner Medeiros and seconded by Chairman Guibert to approve Resolution 2016-35 supporting the Mission San Juan Bautista Preservation and Seismic Upgrade project. The motion passed 4-0-0-1 with Commissioner Coke absent.

### **B. Consider Resolution 2016-XX Noise Regulations with Recommendation to City Council (Continued until Workshop)**

Item was continued.

### **C. Consider Approval and Adoption of the Initial Study and Mitigated Negative Declaration for the Proposed Copperleaf Subdivision Project, situated on the north side of San Juan-Hollister Road, 300 feet east of Salinas Grade Road, APN 002-130-012, 021, 023 & 031**

#### **i. Consider Approval of Resolution 2016-32 Adoption of an Initial Study and Mitigated Negative Declaration for the Copperleaf Subdivision Project**

Staff presented a report. Project representative Deborah Kruse reported on the draft mitigated negative declaration (MND) and initial study (IS) stating a CD of the MND was sent to various county and state agencies. Chairman Guibert commented that the Commissioners did not receive a CD. IT was noted that the IS and MND were available on the City website and a hard copy available for public view at City Hall and at the library and a notice of determination was filed with the County Clerk.

Commissioner Franco requested Item 24 on the proposed resolution should be changed to say, "The proposed project is consistent with policies and the Municipal Code". Commissioner Gredassoff commented on the code of land use and stated that he did not agree with the verbiage in regards to the walkability in the project. Chairman Guibert stated that she agreed with Commissioner Gredassoff. Both commissioners do not support the project.

Commissioner Gredassoff inquired the origin of the site dirt. Representative Kathy Oesterreich stated stockpiled dirt came from Apple site in San Jose, and other areas. Chairperson Franco opened the public hearing. John McCormack spoke in favor of the project. Kurt Kurasaki inquired about the hydrology report. Georgana Gularte spoke in favor of the project. Chairperson Franco closed the public hearing.

A motion was made by Commissioner Gredassoff and seconded by Vice Chairman Medeiros to approve Resolution 2016-31 and adopt an Initial Study and Mitigated

Negative Declaration for the Copperleaf Subdivision Project after removing the June 8 public hearing and changing finding number 24 to say, "The proposed project is consistent with the policies of General Plan and Zoning Ordinance of the San Juan Bautista Municipal Code." The motion passed 3-1-0-1 with Chairman Guibert voting against and Commissioner Coke absent.

**D. Consider Approval of a Vested Tentative Map for the Proposed Copperleaf Subdivision located on the north side of San Juan- Hollister Road, 300 feet east of Salinas Grade Road, APN 002-130-012.**

**i. Consider Approval of Resolution 2016-XX Approving a Vested Tentative Map for the Proposed Copperleaf Subdivision.**

Staff presented a report. Project representative Kathy Oesterreich presented the tentative map.

Chairman Guibert requested that the conditions of approval include requirement for drought-tolerant landscaping. Commissioner Franco requested that the conditions of approval should include provisions from the City's Dark Sky Ordinance.

Chairperson Franco opened the public hearing. There being no public comments, Chairperson Franco closed the public hearing.

A motion was made by Vice Chairman Medeiros and seconded by Chairman Franco to approve a resolution approving a Vested Tentative Map for the Proposed Copperleaf Subdivision. The vote was 2-2-0-1 with Commissioners Guibert and Gredassoff voting against and Commissioner Coke absent. The item was continued to the September meeting to allow staff to prepare a resolution for denial with the required findings.

**6. Discussion Items**

**A. Consider Revisions to Fencing Regulations in the SJBMC & Design Guidelines**  
Commissioners discussed having a workshop.

**B. Consider Revisions to the SJBMC Chapter 11-11 Parking (Schedule a workshop)**

**C. Performance Bonds, Labor & Material Bonds requirements for projects**  
Commissioner Guibert spoke regarding bonds.

**D. 10 Franklin Street, Building Permit No. 0563 Residential Project (Neubauer)**

**E. Future Landscaping Plans for 10 Franklin Street Residential Project**

City Manager Grimsley stated that Commissioner Guibert gave him information regarding the project as a historical home. City Manager Grimsley stated that he would notify the property owner.

**F. Former Taix Residents at 10 Franklin Street.**



City Manager Grimsley stated that Commissioner Guibert has done research on the historic home.

**G. Water Wells Summary**

City Manager Grimsley stated that water well information has been provided. Nitrates are low in city water.

**H. Del Webb Project (San Juan Oaks Golf Property)**

City Manager Grimsley reported that there was no new information. The project's application was pulled from the County Planning process.

**I. Increases in Development Impact Fees (Proposition 218)**

City Manager Grimsley stated that there would need to be a fee study, inquire with users of the system, and have a petition for the General election.

**J. San Benito County Joint Planning Commissioners Meeting August 3rd.**

Chairman Franco stated that a joint meeting with Commissioners from San Benito County Planning, Hollister Planning, and San Juan Bautista Planning was brought together by County Planning Commissioner Ray Pierce to discuss planning issues within the county.

**7. Comments & Reports**

**A. Planning Commissioners**

**B. City Manager**

**C. Assistant City Planner**

**D. Strategic Planning Committee Report**

**8. Adjournment – Meeting adjourned at 9:45 p.m.**

**CITY OF SAN JUAN BAUTISTA  
PLANNING COMMISSION REGULAR MEETING  
SEPTEMBER 6, 2016  
DRAFT MINUTES**

**1. CALL TO ORDER** – Chairman Franco called the meeting to order at 6:22 p.m.

**B. ROLL CALL**      **Present:**      Chairman Franco, Commissioners Guibert, Medeiros, Gredasoff, and Coke

**Staff Present:** Asst. Planner Luquin and Administrative Services Manager Paetz

**2. PUBLIC COMMENT**

Zoey Diggery asked about restrictions to renovations in the Historic District.

**3. INFORMAL PROJECT REVIEW**

There were no informal projects for review.

**4. CONSENT ITEMS**

**A. Approve Affidavit of Posting Agenda**

**B. Approve Affidavit of Posting and Mailing Public Hearing Notices**

**C. Approve Minutes of May 3, 2016 Meeting**

**D. Approve Minutes of June 8, 2016 Meeting**

**E. Approve Minutes of August 2, 2016**

A motion was made by Commissioner Guibert and seconded by Vice Chairman Medeiros to approve Items A and B on the consent agenda. The motion passed unanimously, 5-0.

Chairman Franco requested the Commission discuss item 6H, Lowered Development Fees for Secondary Units out of sequence.

**6H. Lowered Development Fees for Secondary Units**

Chairman Franco provided a report supporting secondary units for mandatory Section 8 housing. During public comment Cara Vonk spoke in support of lower fees for secondary units. John McCormack spoke in support of lowering fees for secondary units and then questioned why someone would want to build a secondary unit if it will become Section 8 housing.

Chairman Franco recused himself and left the dais, as he lives within 300 feet of the project on Sixth Street. Vice Chairman Medeiros chaired the meeting for the subsequent public hearing item.

## **5. PUBLIC HEARING ITEMS**

### **A. Consider Approval of Site and Design Review for a Secondary Unit at 501 Sixth Street, APN 002-360-012. Applicants: Richard De Andrade and Nicole Fisher**

The applicant was not present. This item was continued.

Chairman Franco returned to the dais.

### **B. Consider Approval of a Vested Tentative map for the proposed Copperleaf Subdivision located on the north side of San Juan-Hollister Road, 300 feet east of Salinas Grade Road, APN 002-130-012.**

#### **i. Consider Approval of Resolution 2016-XX Approving a Vested Tentative Map for the Proposed Copperleaf Subdivision**

Staff presented a report. Edenbridge representative Kathy Oesterreich was present as well as the traffic engineer. Chairman Franco opened the public hearing. Cara Vonk was concerned with the thirteen feet of fill dirt, the elevation of the project, City wells, sewer sludge removal project, the pellet water softening plant, the earthquake fault, mailboxes for the project, and did not support rolled curbs or cul de sacs, and proposed turning the barn into a recreation center. John Freeman was concerned with traffic. Staff read written comments from Fiona Eliason against the project, Robert Eliason against the project, Leanne Brothers against the project, and Jim Ostick against the project. Property owner Kathleen Manning stated her husband intended to move the barn. Kathy Oesterreich stated impact fees will help pay for the City's pellet water softening plant and sewer sludge removal. Traffic consultant Keith Higgings commented that a pedestrian crossing is not ideal but it is within standards. Consultant Armente Jensen responded to questions about rolled curbs. Jackie Morris Lopez spoke against the project. Georgana Gulate spoke in support of the project. Dan DeVries spoke about his work on the Creekbridge subdivision some years ago. Chairman Franco closed the public hearing. Assistant Planner Luquin read from the staff report the monetary benefits derived from this project.

Vice Chairman Medeiros spoke in favor of the project. Commissioner Guibert commented that walk ability is non-existent and proposed other options for the property. Commissioner Gredasoff asked if this project will be revenue neutral, suggested bringing in a consultant to address the issues at the developer's expense, and listed General Plan policies and objectives not present in the project. Commissioner Coke commented the project is not compatible to the existing community, she does not like sound walls, stated this is not the right time for this project and felt the City should focus more on business development. Chairman Franco was concerned with over extending the City's limited staff and commented on how businesses are closing in the City.

A motion was made by Vice Chairman Medeiros and seconded by Commissioner Gredasoff to approve the project. A roll call vote was taken and the motion failed, 1-4-0-0, with Commissioner Medeiros voting in favor.

There was discussion on the process involved with denying the project.

*Regular Planning Commission Meeting – September 6, 2016*

A motion was made by Commissioner Guibert and seconded by Commissioner Coke to continue the item to the next meeting so Commissioners could develop a resolution listing their reasons for denying the project. The motion passed 4-1-0-0 with Vice Chairman Medeiros voting against.

There was continued discussion with members of the public with regards to clarification of the vote and the process.

Chairman Franco called for a five minute recess.

**C. Consider Amending SJBMC Chapter 11-03-010, Zoning District Development Standards**

Staff presented a report. There was discussion. Errors were found in the resolution presented for approval. The item was continued.

**6. DISCUSSION ITEMS**

**A. Review Existing Fencing Regulations in the SJBMC and Design Guidelines**

This item was tabled and will be brought back at the Commission's request.

**B. Brewery Update**

Staff presented a report. There was no public comment.

**C. Planning Commission Permit Expiration Times**

Chairperson Franco suggested use permits be approved for one year but will conduct research before bringing this item back to the Commission. There was no public comment.

**D. Orchard Park**

Staff presented a report. There was no public comment.

**E. Future Preservation Month Recognition**

There was discussion about the process. There was no public comment.

**8. COMMENTS & REPORTS**

**A. Planning Commissioners**

Commissioner Medeiros commented that the branding presentation should be brought to the Commission.

**B. City Manager**

No comments were received.

**C. Assistant Planner**

No comments were received.

**D. Strategic Planning Committee**

Commissioners received a report.

*Regular Planning Commission Meeting – September 6, 2016*

## **9. ADJOURNMENT**

The meeting adjourned at 9:28 p.m.

# **CITY OF SAN JUAN BAUTISTA**

## **PLANNING COMMISSION**

### **STAFF REPORT**

**DATE:** April 4th, 2017

**SUBJECT:** Site and Design Review – 107 Third Street

**Applicant:** Greg and Christin Burda

**Zoning:** Mixed Use

**Assessor Parcel No.:** 002-021-004

**Size:** 3917.279 ft<sup>2</sup>

**Existing Land Use:** Mixed Use

**Environmental Review:** Under Section 15331 of the California Environmental Quality Act, "Historical Resource Restoration/Rehabilitation", the project is Categorically Exempt. The rationale for using this exemption is described in the "Process" section below.

**Details:** The property is located in the Mixed Use zone in the Historic District with commercial uses (Anza House and Jardines) on both sides on Third Street and a residential property behind it. The applicant is requesting site and design review approval for a restaurant and bar on the first floor with a two bedroom/two bathroom residential unit on the second floor. The proposed use would be a continuance of the previous use, which was an owner-occupied business. In addition, the project was required to undergo review by the Historic Resources Board. That process is described in the "Process" section below.

**Proposed Work at 107 Third Street:** (From historic resource evaluation and impact report)

The proposed project involves exterior, interior, and site alterations to 107 Third Street, with the main goals of having a restaurant on the first floor of the main building, an apartment on the second floor of the main building, and additional dining, kitchen, utilities, garage, and storage space within an expanded rear addition.

## Exterior

The project will involve limited work at the street-facing facade of the front portion of the building. Damaged historic wood siding will be repaired, and portions too damaged for repair will be replaced in kind with new wood siding matching the dimensions and profile of the historic wood siding. The building will be repainted from pink to a neutral, period-appropriate color, as determined by the City of San Juan Bautista and community input. Damaged portions of the historic second-floor balcony spanning the width of the facade will be repaired, and any elements damaged beyond repair will be replaced in kind. The existing historic wood multi-lite double-hung windows will be retained and rehabilitated. The historic paneled wood-and-glass doors at the first floor of the front facade will be rehabilitated with full perimeter weatherstripping added to each door. The two sets of doors flanking the main entry were previously sealed shut with the lower half furred over at exterior. The existing wood panels now covering the bottom half of the exterior face of these doors will be removed. Existing composition shingle roofing will be replaced to accommodate structural work on roof assembly.

The existing second floor balcony that overhangs the Third Street sidewalk will be rehabilitated. Any damaged or deteriorated elements will be repaired to the extent possible or replaced in kind. The deck of the balcony, which is the shed roof awning, will be repaired as needed with any elements damaged or deteriorated beyond serviceability to be replaced in kind. The deck surface receive a new waterproof membrane. The balcony may not be used as an occupied space since it does not appear that the existing structure was intended to serve as a deck. If balcony is occupied then a taller guardrail will need to be added.

More extensive alterations are proposed for the rear of the building. The existing one-story L-shaped rear addition is attached at the north end of west elevation of the main building. This rear addition currently contains a garage and kitchen areas, will be substantially rehabilitated with new framing added to the existing north and south board walls. The east-west leg of the addition is of wood board-and-batten construction with roll roofing on a gabled roof with a mix of early and replacement doors and windows. The garage portion of the addition is of wood framed construction with no current interior wall finish.

The rear addition will be rehabilitated within the existing footprint of the existing rear addition with some expansion for the new accessible toilet rooms at first floor level. The new rear addition will contain restaurant spaces along the east-west leg with the current garage portion getting a second story addition. Board-

and-batten siding from the existing rear addition in serviceable condition will be retained with any replacement boards to match original in size and spacing. Existing window openings at the north wall will be filled in. New windows at the south elevation of the addition will be wood sash, and a new "Carriage Style" sectional overhead garage door will be installed facing Franklin Street. The west elevation of the main portion and the south elevation of the addition will open onto a courtyard patio. An L-shaped exterior staircase will provide access to the second-floor storage space over the garage. The one-story portion of the addition will have a flat roof to allow for mechanical equipment with a secondary shed- roof overhang at its south side, while the two-story portion will have a gabled roof. The flat roof will have granulated cap sheet roofing and the gabled roof will get composition shingle roofing.

An existing rear one-story addition with a roof deck above, which is attached to the west elevation of the main building at its south end, will be removed entirely and replaced with a slightly larger one-story addition with a deck above. This space was originally added by attaching framing directly to the side of the main building exterior siding. This expanded addition will have board-and-batten siding to match size and spacing of the existing rear addition. The parapet height of the east-west addition will align with the height of the guardrail of the residential roof deck. The guardrail will be finished with lap siding while the parapet will receive board-and-batten siding. A straight-run staircase will lead from the courtyard to the west side of the second-floor deck, providing access to the second-floor apartment in the main building.

### Interior

Interior alterations will include the removal of select existing partitions within the main building, as well as construction of new interior walls within the new rear additions. At the main building, an existing interior staircase connecting the first and second floors will be removed. The existing hearth and fireplace surround at the first floor of the main building will be removed and the firebox covered with new finishes. The existing firebox at second floor will also be covered with new finishes. The proposed first floor of the main building will include dining space, a bar, a reception/cashier space, and a kitchen service room. The proposed apartment at the second floor of the main building will have a new partition layout, and MEP systems.

At the rear addition, the reconfigured spaces will contain the commercial kitchen, prep and utility space, a garage, storage space, and two ADA-accessible restrooms that would be accessed from the courtyard patio. The addition below the roof deck will contain a dining area, with views of the courtyard patio, and will also provide the accessible entrance to the main building.



## Site

Site work will be within the courtyard portion of the property and is primarily related to providing accessibility to the interior of building and access to the toilet rooms. To address the existing slope of the site, a ramp will be constructed along the south lot line and run west-east into the courtyard patio toward the accessible entrance at the west side of the main building. The courtyard patio will have permeable paving.

**Process:** Chapter 11-06 of the San Juan Bautista Municipal Code lays out the process for handling applications for alterations to properties that are included in the City of San Juan Bautista Register of Historic Properties, including both contributing buildings with status codes 1 through 5 and noncontributing buildings.

Under SJBMC Section 11-06-120, "Site plan and design review permit procedure for historic resources", Planning staff must review permit applications and determine the following:

- 1) If the structure is more than forty-five (45) years old;**
  - a. This structure was built in 1870, so it is more than 45 years old.
- 2) If the property has been previously inventoried as part of a Citywide comprehensive survey and what the current status code for the property is (see SJBMC 11-06-090 for the various possible status codes);**
  - a. This property was previously inventoried as part of a Citywide comprehensive survey, and has a status code of 5D1.
- 3) If the property is listed on the City Register of Historic Resources;**
  - a. This property is listed on the City Register of Historic Resources.
- 4) If the property is located within the boundaries of a designated historic district regardless of individual significance;**
  - a. This property is located within the boundaries of a designated historic district.
- 5) If the property will require additional evaluation as part of the application process; and**
  - a. This property will require additional evaluation as part of the application process.
- 6) If the proposed alteration is a minor or major alteration.**
  - a. Based on the alterations proposed by the applicant, the proposed alterations fall under the definition of "major alterations".

Based on those determinations, the proper review procedure can be found in Section 11-06-120(C)(5):

(5) Applications for major alterations or demolition to properties that are included in the City of San Juan Bautista Register of Historic Resources, including those properties that contribute to a designated historic district with status codes of 1 through 5 or to noncontributing buildings within designated historic districts, shall require the following:

**(a) A historic resource evaluation and impact report shall be prepared by a qualified architectural historian that includes a discussion of the property's historic significance, the determination of project impacts and the application of how the project does or does not meet the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of San Juan Bautista Design Guidelines. The report will also include a discussion on how the proposed changes may cause a substantial adverse change in the significance of the historic resource in accordance with CEQA Guidelines and a discussion as to how the proposed project may impact the significance of a surrounding historic district, as applicable. The report may also include proposed measures to minimize or mitigate significant impacts, if such impacts exist.**

a. An historic resource evaluation and impact report for this project was prepared by Rebecca Salgado, Architectural Historian at Garavaglia Architecture, Inc.

**(b) The historic resource evaluation and impacts report will be attached to the site plan and design review application for review by the Historic Resources Board. The HRB will review the recommended impacts and treatments and make recommendations to the Planning Commission and applicant on ways to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of San Juan Bautista's Design Guidelines. The Planning Commission will have discretionary authority over the approval of the application. Appeals on the determination made to the Planning Commission shall be directed to the City Council for approval.**

a. The historic resource evaluation and impacts report is attached to the Site and Design Review application for the restaurant, bar, and residential

unit at 107 Third Street. It is attached to this staff report as well. The report confirms that the proposed project is "generally compliant with all ten of the Secretary of the Interior's Standards for the Treatment of Historic Properties."

- b. There is only one effect on the property's identified character-defining features, which is the proposed removal of a historic window at the secondary west elevation. The report states that: *"This window is minimally visible from the street, but if possible, should be retained. If it is necessary to close out this opening, one option would be to close the opening from the interior while retaining the window in place. Then, if this alteration were to be reversed in the future, the historic window would still be in place."*

**(c) Proposed major alterations that comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties shall be considered a Class 31 categorical exemption under CEQA and no further review is required.**

- a. The historic resource evaluation and impacts report determined that the project is generally compliant with all ten of the Secretary of the Interior's Standards for the Treatment of Historic Properties, so the project will be considered a Class 31 categorical exemption under CEQA and no further review is required.

**Action Required:**

1. Verify posting of notice of public hearing
2. Open the 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. Review any recommendations from the Historic Resources Board on ways to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of San Juan Bautista's Design Guidelines
7. Based upon your independent review and judgment of the staff report, historic resource evaluation and impacts report, written comments, email communication, and oral testimony on the project, the Planning Commission should take the following actions.
  - A. Adopt Resolution 2017-XX, "A Resolution of the Planning Commission of the City of San Juan Bautista making a

determination for a categorical exemption for Site and Design Review (SDR 2017-31) for a Mixed-Use restaurant, bar, and residential unit at 107 Third Street" under Section 15331 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 Permit for a restaurant, bar, and residential unit at 107 Third Street (SDR 2017-31) Greg and Christin Burda (APN 002-021-004)."

Please review the same information that was presented  
to the Historic Resources Board.

## **RESOLUTION 2017-XX**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA MAKING A DETERMINATION FOR A CATEGORIAL EXEMPTION FOR SITE AND DESIGN REVIEW (SDR 2017-31) FOR A MIXED USE RESTAURANT, BAR, AND RESIDENTIAL UNIT AT 107 THIRD STREET**

**WHEREAS**, the Planning Commission received an application for Site and Design Review for a restaurant, bar, and residential unit at 107 Third Street; and

**WHEREAS**, the Planning Commission received oral comments and public input and the staff report on March 7<sup>th</sup> and April 4<sup>th</sup>, 2017, for the Site and Design Review Permit (SDR 2017-31); 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 evaluated the application materials and found that the project met the requirements of Section 15331, "Historical Resource Restoration/Rehabilitation", of the California Environmental Quality Act (CEQA) and recommended that the Planning Commission adopt a resolution making a determination for a categorical exemption, and

**WHEREAS**, based upon the whole record before the Planning Commission and in light of the proposed restaurant, bar, and residential unit situated at 107 Third Street, the Planning Commission determined that the project is Categorically Exempt under CEQA guidelines Section 15331, "Historical Resource Restoration/Rehabilitation."

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Juan Bautista hereby approves the Categorical Exemption of Section 15331, "Historical Resource Restoration/Rehabilitation" of the CEQA guidelines for a Site and Design Review Permit (SDR 2017-31) for a 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 4<sup>th</sup> day of April, 2017, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Chairperson John Hopper

**ATTEST:**

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Trish Paetz, Deputy City Clerk

## **RESOLUTION 2017-XX**

### **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 7<sup>th</sup> and April 4<sup>th</sup>, 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 7<sup>th</sup> and April 4<sup>th</sup>, 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:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**ATTEST:**

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John Hopper: Chairperson

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Trish Paetz, Deputy City Clerk

# CITY OF SAN JUAN BAUTISTA

## PLANNING COMMISSION

### STAFF REPORT

**DATE:** April 4th, 2017

**SUBJECT:** Site and Design Review – 322 Third Street

**Applicant:** Anthony and Monica Ramirez

**Zoning:** Mixed Use

**Assessor Parcel No.:** 002-160-003

**Size:** 7,173.342 ft<sup>2</sup>

**Existing Land Use:** Mixed Use

**Environmental Review:** Under Section 15331 of the California Environmental Quality Act, "Historical Resource Restoration/Rehabilitation", the project is Categorically Exempt. The rationale for using this exemption is described in the "Process" section below.

**Details:** The property is located in the Mixed Use zone in the Historic District at the northeast corner of the intersection of Polk Street and Third Street. It is bordered by commercial uses to the east (Ponzini Insulation, Inc.) and public facilities to the north (San Juan Bautista City Hall and the fire department). The applicant is requesting site and design review approval for a beer and wine tasting room which will utilize the adjacent outdoor patio. The proposed use of the structure is an approved use in the Mixed Use zone, but the use of the outdoor patio will be contingent upon attaining a conditional use permit. That permit application has been filed separately. In addition, the project was required to undergo review by the Historic Resources Board. That process is described below.

**Site and Design Review:** The proposed project will make two main alterations to the exterior of the structure on the property: changing the paint color and installing new awning material. Samples of the paint color and awning material are included as attachments. The paint color scheme was chosen after consulting with local historic authorities. It includes:

- Exterior Base Color: Lamp Post (Dark Grey)

- Exterior Column Color: Fitzgerald Smoke (Light Grey)
- Door and Window Trim Color: Bicyclette (Red)

The awning design was designed based on the existing awning, but with the colors listed in the color palette above.

They are also proposing to put string lights above the patio and place tables on the patio. While the outdoor use will be assessed under the Conditional Use Permit application, the aesthetic appearance of the outdoor area should be evaluated under this Site and Design Review Permit application because it is part of the same project. A map showing the proposed location of the tables and string lights is attached.

**Historic Resources Preservation Process:** Based on the location of this project, it was first required to undergo review by the Historic Resources Board. Chapter 11-06 of the San Juan Bautista Municipal Code (SJBMC) lays out the process for handling applications for alterations to properties that are included in the City of San Juan Bautista Register of Historic Properties, including both contributing buildings with status codes 1 through 5 and noncontributing buildings.

Under SJBMC Section 11-06-120, "Site plan and design review permit procedure for historic resources", Planning staff must review permit applications and determine the following:

- 1) If the structure is more than forty-five (45) years old;**
  - a. This structure was built in the 1930's (est.), so it is more than 45 years old.
- 2) If the property has been previously inventoried as part of a Citywide comprehensive survey and what the current status code for the property is (see SJBMC 11-06-090 for the various possible status codes);**
  - a. This property was previously inventoried as part of a Citywide comprehensive survey, and has a status code of 5D1.
- 3) If the property is listed on the City Register of Historic Resources;**
  - a. This property is listed on the City Register of Historic Resources.
- 4) If the property is located within the boundaries of a designated historic district regardless of individual significance;**
  - a. This property is located within the boundaries of a designated historic district.
- 5) If the property will require additional evaluation as part of the application process; and**
  - a. This property will require additional evaluation as part of the application process due to the fact that the project proposes to change the paint color and the awning material, work which the

SJBMC considers a "major alteration" because it *"alters the exterior appearance of an existing building or structure."*

**6) If the proposed alteration is a minor or major alteration.**

- a. Based on the alterations proposed by the applicant, the proposed alterations fall under the SJBMC definition of "major alterations".

Based on those determinations, the proper review procedure can be found in Section 11-06-120(C)(5):

(5) Applications for major alterations or demolition to properties that are included in the City of San Juan Bautista Register of Historic Resources, including those properties that contribute to a designated historic district with status codes of 1 through 5 or to noncontributing buildings within designated historic districts, shall require the following:

**(a) A historic resource evaluation and impact report shall be prepared by a qualified architectural historian that includes a discussion of the property's historic significance, the determination of project impacts and the application of how the project does or does not meet the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of San Juan Bautista Design Guidelines. The report will also include a discussion on how the proposed changes may cause a substantial adverse change in the significance of the historic resource in accordance with CEQA Guidelines and a discussion as to how the proposed project may impact the significance of a surrounding historic district, as applicable. The report may also include proposed measures to minimize or mitigate significant impacts, if such impacts exist.**

- a. An historic resource evaluation and impact report for this project was prepared by Alison Garcia Kellar, Architectural Historian at Garavaglia Architecture, Inc.

**(b) The historic resource evaluation and impacts report will be attached to the site plan and design review application for review by the Historic Resources Board. The HRB will review the recommended impacts and treatments and make recommendations to the Planning Commission and applicant on ways to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties**

**and the City of San Juan Bautista's Design Guidelines. The Planning Commission will have discretionary authority over the approval of the application. Appeals on the determination made to the Planning Commission shall be directed to the City Council for approval.**

- a. The historic resource evaluation and impacts report is attached to the Site and Design Review application for the 18<sup>th</sup> Barrel Tasting Room project at 322 Third Street. It is attached to this staff report as well. The report confirms that the proposed project conforms to all ten of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**(c) Proposed major alterations that comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties shall be considered a Class 31 categorical exemption under CEQA and no further review is required.**

- a. The historic resource evaluation and Impacts report determined that the project complies with all ten of the Secretary of the Interior's Standards for the Treatment of Historic Properties, so the project will be considered a Class 31 categorical exemption under CEQA and no further review is required.

**Action Required:**

1. Verify posting of notice of public hearing
2. Open the 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. Review any recommendations from the Historic Resources Board on ways to conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of San Juan Bautista's Design Guidelines
7. Based upon your independent review and judgment of the staff report, written comments, email communication, and oral testimony on the project, the Planning Commission should take the following actions.
  - A. Adopt Resolution 2017-XX, "A Resolution of the Planning Commission of the City of San Juan Bautista making a determination for a categorical exemption for Site and Design Review (SDR 2017-32) for a wine and beer tasting establishment at 322 Third Street" under Section 15331 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 Permit for a wine and beer tasting establishment at 322 Third Street (SDR 2017-32) Anthony and Monica Ramirez (Assessor Parcel No. 002-160-003)."

Please review the same information that was presented  
to the Historic Resources Board.

## **RESOLUTION 2017-XX**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA MAKING A DETERMINATION FOR A CATEGORICAL EXEMPTION FOR SITE AND DESIGN REVIEW (SDR 2017-32) FOR A WINE AND BEER TASTING ESTABLISHMENT AT 322 THIRD STREET (APN 002-160-003)**

**WHEREAS**, the Planning Commission received an application for Site and Design Review for a wine and beer tasting room at 322 Third Street; and

**WHEREAS**, the Planning Commission received oral comments and public input and the staff report on April 4<sup>th</sup>, 2017, for the Site and Design Review Permit (SDR 2017-32); 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 evaluated the application materials and found that the project met the requirements of Section 15331, "Historical Resource Restoration/Rehabilitation", of the California Environmental Quality Act (CEQA) and recommended that the Planning Commission adopt a resolution making a determination for a Categorical Exemption, and

**WHEREAS**, the Planning Commission evaluated the application materials and found that the project met the requirements of Section 15331, "Historical Resource Restoration/Rehabilitation" for a Categorical Exemption under CEQA, and

**WHEREAS**, based upon the whole record before the Planning Commission and in light of the proposed wine and beer tasting establishment situated at 322 Third Street, the Planning Commission determined that the project is Categorically Exempt under CEQA guidelines Section 15331.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Juan Bautista hereby approves the Categorical Exemption for a Site and Design Review Permit (SDR 2017-32) for a wine and beer tasting establishment at 322 Third Street (APN 002-160-003) under Section 15331, "Historical Resource Restoration/Rehabilitation" of the California Environmental Quality Act.

**PASSED AND ADOPTED** by the Planning Commission of the City of San Juan Bautista on this 4<sup>th</sup> day of April, 2017, by the following vote:



**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Chairperson John Hopper

**ATTEST:**

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Trish Paetz, Deputy City Clerk

## **RESOLUTION 2017-XX**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING A SITE AND DESIGN REVIEW PERMIT (SDR 2017-32) FOR A WINE AND BEER TASTING ESTABLISHMENT AT 322 THIRD STREET (APN 002-160-003) FOR ANTHONY AND MONICA RAMIREZ**

**WHEREAS**, the Historic Resources Board conducted a public hearing on April 4<sup>th</sup>, 2017, to consider approval of a Site and Design Review Permit for a wine and beer tasting establishment at 322 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 and an historic resource evaluation and Impacts report, and received oral testimony, public input, and a staff report for the project consisting of a wine and beer tasting establishment at 322 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 wine and beer tasting establishment at 322 Third Street, and

**WHEREAS**, the Planning Commission conducted a public hearing on April 4<sup>th</sup>, 2017, to consider approval of a Site and Design Review Permit for a wine and beer tasting establishment at 322 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 Site and Design Review Permit (SDR 2017-32) for a wine and beer tasting establishment at 322 Third Street (APN 002-160-003).

**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:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**ATTEST:**

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John Hopper: Chairperson

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Trish Paetz, Deputy City Clerk

# CITY OF SAN JUAN BAUTISTA

## PLANNING COMMISSION

### STAFF REPORT

**DATE:** April 4th, 2017

**SUBJECT:** Sign Permit – 322 Third Street

**Applicant:** Anthony and Monica Ramirez

**Zoning:** Mixed Use

**Assessor Parcel No.:** 002-160-003

**Details:** The applicant is requesting sign permit approval for a sign for the 18<sup>th</sup> Barrel, their new beer and wine tasting room at 322 Third Street. The proposed sign is: 28" W x 28" H, double-sided, round, 2" thick Western Red Cedar Wood, and has a total area of 5.4 ft<sup>2</sup>.

The applicant was in possession of the sign from a previous business, the Donkey Deli, and they used that as a basis for their material and the size of the sign. It was also a double-sided wood sign, but it was 28" W x 40" H. A picture is provided in the application packet.

**Compliance with Design Guidelines:** The San Juan Bautista Design Guidelines give specific guidance for this type of sign in §7.3.7 "Projecting Signs." Those guidelines state that (how the sign conforms to the guidelines below each bullet):

- **Multiple projecting signs on the same or contiguous properties should not be installed within 8 feet of each other.**
  - No contiguous properties within 8 feet of the location of the proposed sign.
- **Projecting signs should be designed to complement the architectural style of the building.**
  - The sign was designed in the style of previous projecting signage and will hang from the pre-existing iron bracket.
- **Projecting signs should not obstruct any door, window, fire escape or other emergency exit.**
  - The sign does not obstruct any door, window, fire escape, or other emergency exit.

- **Projecting signs are encouraged in high pedestrian areas.**
  - This business is located in the historic downtown area and would therefore be considered a high pedestrian area. Therefore this type of sign fits in the area.
- **Projecting signs should be placed close to the store's main entrance.**
  - The proposed sign will hang on the corner of the building near the main entrance, visible on both Third Street and Polk Street.
- **Projecting signs should be located at ground level unless the building contains a second level with offices or storefronts.**
  - The proposed sign will be located at ground level, as there is no second floor.
- **The sign must maintain a ground level minimum clearance of 7' feet, 6" inches.**
  - The sign will exceed this clearance.
- **The sign should be placed at a 90 degree angle and at least 6 inches away from the wall.**
  - The proposed sign, when mounted, will conform to this requirement.
- **Decorative iron brackets are encouraged; wood brackets may also be appropriate. Bracket design should complement the shape of the sign.**
  - The proposed sign will hang from the pre-existing metal bracket that was used by the previous business(es).
- **Projecting signs should be placed at a height consistent with adjacent buildings**
  - The proposed sign will be at a height consistent with adjacent buildings.

The proposed sign also conforms to the general standards set forth in the San Juan Bautista Design Guidelines §7.0-7.1 (see Attachment 2) in terms of design, location, color and materials, and sign legibility.

#### **Action Required:**

1. Receive staff report and supporting documents
2. Receive written comments, e-mail communication, oral testimony and public input.
3. Review the sign permit application materials to ensure that the project complies with the City of San Juan Bautista's Design Guidelines and consider any recommendations from the Historic Resources Board.
4. Based upon your independent review and judgment of the staff report, written comments, email communication, and oral testimony on the sign permit application, the Planning Commission should take the following actions.
  - A. Approve the sign permit application for the proposed sign for the 18<sup>th</sup> Barrel wine and beer tasting establishment at 322 Third Street.

Please review the same information that was presented  
to the Historic Resources Board.

**RESOLUTION 2017-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN  
BAUTISTA APPROVING THE SIGN PERMIT APPLICATION FOR THE 18<sup>TH</sup>  
BARREL WINE AND BEER TASTING ESTABLISHMENT AT 322 THIRD STREET,  
WITHIN THE HISTORIC DISTRICT**

**WHEREAS**, the Historic Resources Board has reviewed the proposed signs for the 18<sup>th</sup> Barrel wine and beer tasting establishment at 322 Third Street, within the Historic District, and

**WHEREAS**, the Historic Resources Board has determined that the proposed sign meets the requirements of the Sign Ordinance and has recommended that the Planning Commission approve the Sign Permit Application for the 18<sup>th</sup> Barrel wine and beer tasting establishment at 322 Third Street, and

**WHEREAS**, the Planning Commission has reviewed the recommendation from the Historic Resources Board and has determined that the proposed sign meets the requirements of the Sign Ordinance and all other requirements stated in the San Juan Bautista Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Juan Bautista does hereby approve the Sign Permit Application for the 18<sup>th</sup> Barrel wine and beer tasting establishment at 322 Third Street.

**PASSED AND ADOPTED** by the Planning Commission of the City of San Juan Bautista on this 4<sup>th</sup> day of April 2017, by the following vote.

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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John D. Hopper, Chairperson

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Trish Paetz, Deputy City Clerk

# **CITY OF SAN JUAN BAUTISTA**

## **PLANNING COMMISSION**

### **STAFF REPORT**

**DATE:** April 4th, 2017

**SUBJECT:** Conditional Use Permit – 322 Third Street

**Applicant:** Anthony and Monica Ramirez

**Zoning:** Mixed Use

**Assessor Parcel No.:** 002-160-003

**Size:** 7,173.342 ft<sup>2</sup>

**Existing Land Use:** Mixed Use

**Environmental Review:** This Conditional Use Permit is Categorically Exempt under Section 15332 of the California Environmental Quality Act, "In-Fill Development Projects."

**Details:** The property is located in the Mixed Use zone in the Historic District at the northeast corner of the intersection of Polk Street and Third Street. It is bordered by commercial uses to the east (Ponzini Insulation, Inc.) and public facilities to the north (San Juan Bautista City Hall and the fire department).

The applicant is requesting a conditional use permit for the use of an outdoor patio as an accessory use to a wine and beer tasting establishment at 322 Third Street. The proposed use of the structure on the parcel is an approved use in the Mixed Use zone, but the use of the outdoor patio in conjunction with a wine tasting establishment is not an approved use, so in order to use the outdoor patio the applicant is required to obtain a conditional use permit.

The patio would be used as seating for patrons who purchase wine and beer inside the establishment (and their families and friends) and would periodically be used for special events, some of which would include live music and catering (by outside vendors), as well.

**Procedure:** Chapter 11-20 of the San Juan Bautista Municipal Code describes the procedure for handling use permit applications. Under SJBMC §11-20-020,



the Planning Commission may “*approve, approve with conditions, or disapprove a use permit,*” and they may also “*impose such reasonable conditions as it deems appropriate, including but not limited to issues such as duration of activities, and dedications or improvements of public facilities, site, structure and landscaping features and design related to the findings specified in SJBMC 11-20-030.*”

The Planning Commission is given a large amount of discretion on the issuance of conditional use permits because it is a ‘catch all’ category that covers every potential use that is not specifically allowed under SJBMC §11-02-050 “Permitted and conditional uses by zoning district, use matrix.” The Planning Commission must carefully consider the potential impacts of the proposed use and how those impacts could potentially be mitigated by conditions attached to the use permit (eg- limited hours of operation, safety upgrades, installation of curb and gutter, etc.).

**Findings:** In order to issue a conditional use permit, the Planning Commission must also make the findings listed in SJBMC §11-20-030 based on substantial evidence in view of the whole record. The Planning Commission must find that:

- A. That the use is necessary or desirable in relation to the purposes and intent of the San Juan Bautista General Plan, zoning ordinance, and the economic, social, and environmental status of the City;
- B. That the use will be properly related to other uses, transportation facilities, and other public facilities in the area, and will not cause undue environmental impacts relating to noise, odor, pollution, etc.; and
- C. That the use will not adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare of the City and its residents.

**Parking:** The biggest challenge for many businesses and/or new uses in downtown zoning districts such as ours is the requirement to provide adequate parking as required by the local municipal code. In the San Juan Bautista Municipal Code §11-11-160 “Number required – Other uses,” this use falls under the category of “Restaurant, soda fountain, bar, cocktail lounge, or similar establishment for the sale and consumption of food or beverage on the premises not in a shopping center.” This use requires:

- 1. One (1) space for each sixty (60) square feet of dining area, plus one (1) additional space for each three (3) employees or fraction thereof

The usable area of the patio (full patio minus the planter boxes) is 2,294 ft<sup>2</sup>. Therefore the requirement is 38 spaces, plus one additional spot for employee parking, which brings the total to 39.

There are, however, exceptions to the general on-site parking requirements for businesses in the Mixed-Use zone that allow them to count spaces within a certain distance from the parcel toward their required number of parking spaces. SJBMC §11-11-120 "Mixed use district" states that:

*For parcels with mixed use development within the MU district, the number of on-street parking spaces for standard-sized vehicles within one hundred fifty feet (150') of a parcel, or the number that will be within one hundred fifty feet (150') upon completion of planned street/parking improvements, whichever is greater, may be counted toward the required number of parking spaces for commercial or mixed uses.*

There are 45 existing on-street parking spaces within 150' of the parcel at 322 Third Street, as well as two spots available on-site, giving the site a total of 47 spots that they can count towards the parking requirement. This exceeds the required number of 39 spaces under SJBMC §11-11-160, and therefore this new use satisfies the parking requirement.

**Recommendation:**

Staff has reviewed the application for a Conditional Use Permit, and recommends that the Planning Commission make the required findings based on the rationale stated below each finding:

- A. That the use is necessary or desirable in relation to the purposes and intent of the San Juan Bautista General Plan, zoning ordinance, and the economic, social, and environmental status of the City;**
  - a. In addition to fitting in with the purposes and intent of the San Juan Bautista 2035 General Plan and meeting the requirements of the San Juan Bautista Municipal Code, this project has the support of the San Juan Bautista City Council, as stated in the letters of support staff was directed to send to the ABC dated January 18<sup>th</sup>, 2017, and March 7<sup>th</sup>, 2017. The January letter states that *"the project fits in well with the character of our Downtown Historic District, will help build our sales tax base, and provides welcome variety to the existing food and beverage establishments in our downtown area for the enjoyment of both residents and visitors."*
- B. That the use will be properly related to other uses, transportation facilities, and other public facilities in the area, and will not cause undue environmental impacts relating to noise, odor, pollution, etc.; and**
  - a. The conditional use is an accessory to a location that has been a long-standing restaurant use in the Mixed-Use zone of downtown

San Juan Bautista, which is properly related to other uses, transportation facilities, and other public facilities in the area under the San Juan Bautista 2035 General Plan. Any associated increase in noise (eg- live music on the patio) can be mitigated through the conditions of the conditional use permit.

**C. That the use will not adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare of the City and its residents.**

- a. The conditional use permit for the use of an outdoor patio as an accessory use to a wine and beer tasting establishment, which is simply an accessory use to an approved use on the same parcel, will not adversely affect the health or safety of persons living or working in the vicinity or be materially detrimental to the public welfare of the City and its residents.

**Conditions of Approval:** Staff also recommends the inclusion of the following hours of operation and hours during which live music will be permitted as conditions of approval of the use permit:

1. Hours of operation will be between 11 a.m. and 10 p.m.
2. Live music is permitted only during hours of operation (no later than 10 p.m.).

**Action Required:**

1. Verify posting of notice of public hearing
2. Open the 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. Based upon your independent review and judgment of the staff report, written comments, email communication, and oral testimony on the project, the Planning Commission should take the following actions.
  - A. Adopt Resolution 2017-XX, "A Resolution of the Planning Commission of the City of San Juan Bautista making a determination for a categorical exemption for a Conditional Use Permit (CUP 2017-33) for the use of an outdoor patio as an accessory use to a wine and beer tasting establishment at 322 Third Street" under Section 15332, "In-Fill Development Projects," 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 a Conditional Use Permit for the use of an outdoor patio as an

accessory use to a wine and beer tasting establishment at 322 Third Street," Project No. 2017-33. (Assessor Parcel No. 002-160-003).

Attachments:

1. CUP Application – 322 Third Street – 18<sup>th</sup> Barrel – Ramirez
2. ABC Letter of Support for Anthony and Monica Ramirez – 1-18-17
3. ABC Letter of Support for Anthony and Monica Ramirez – 03-01-17



## CITY OF SAN JUAN BAUTISTA

P.O. Box 1420, 311 Second Street  
San Juan Bautista, CA 95045

## PLANNING DEPARTMENT

Phone: (831) 623-4661  
Fax: (831) 623-4093

**PLANNING APPLICATION COVER PAGE**  
**TYPE OF APPLICATION (CHECK ALL THAT APPLY).**

- |  |  |
|--|--|
| <input type="checkbox"/> <u>Historic Resource Design Review</u>      | <input type="checkbox"/> Urban Growth Boundary       |
| <input type="checkbox"/> Informal Project Review                     | <input type="checkbox"/> Rezoning / Pre-zoning       |
| <input type="checkbox"/> Major Projects                              | <input type="checkbox"/> General Plan Amendment      |
| <input type="checkbox"/> Minor Projects                              | <input type="checkbox"/> Zoning Text Amendment       |
| <input type="checkbox"/> <u>Site &amp; Design Review</u>             | <input type="checkbox"/> Certificate of Compliance   |
| <input type="checkbox"/> Informal Project Review                     | <input type="checkbox"/> Lot Line Adjustment         |
| <input type="checkbox"/> Major Projects                              | <input type="checkbox"/> Secondary Dwelling Unit     |
| <input type="checkbox"/> Minor Projects                              | <input type="checkbox"/> Variance                    |
| <input type="checkbox"/> Sign Permit                                 | <input type="checkbox"/> Tentative Map Amendment     |
| <input checked="" type="checkbox"/> Conditional Use Permit/Amendment | <input type="checkbox"/> Appeal                      |
| <input type="checkbox"/> Tentative Map Major                         | <input type="checkbox"/> Informal Project review     |
| <input type="checkbox"/> Tentative Map Minor                         | <input type="checkbox"/> Hillside Development Permit |
| <input type="checkbox"/> Planning Unit Development                   | <input type="checkbox"/> Others _____                |
| <input type="checkbox"/> Annexation                                  |  |

**Applicant(s):**Name: ANTHONY RAMIREZSignature: Mailing Address: 3420 AIRLINE HWY HOLLISTER, CA 95023Phone: 831-970-3614email: anthony@18thbarrel.com\_\_\_\_\_  
Initial Notice of applicant's intent to invoke the Permit Streamlining Act for this project.**Property/Land Owner(s):**Name: JOHM and MARIAN TOBIASMailing Address: 6344 PACHECO HWY HOLLISTER, CA 95023Phone: 831-630-3975

**Name and mailing address of property owner's or applicant's duly authorized agent who is to be furnished with notice of hearing (Section 65091 – California Government Code):**

Name: ANTHONY RAMIREZMailing Address: 3420 AIRLINE HWY HOLLISTER, CA 95023Phone: 831-970-3614email: anthony@18thbarrel.comProject Address/Location: 322 THIRD ST SAN JUAN BAUTISTA, CA 95045Most Current Assessor's Parcel Number: 21600030**For Office Use Only:**Date Application Submitted 3/22/17 Deposit Collected \$ \_\_\_\_\_ Date \_\_\_\_\_Date Application Complete 3/22/17 Billing Number \_\_\_\_\_

File Number(s) \_\_\_\_\_



## CITY OF SAN JUAN BAUTISTA

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### CONDITIONAL USE PERMIT/AMENDMENT

A Conditional Use Permit is required for property owners proposing land uses identified as Conditional Uses by the City's Zoning Ordinance. The purpose of the Conditional Use Permit is to allow for discretionary approval for particular land uses that may have unique or special impacts associated with those uses. Special requirements or limitations may be part of the approval, depending on the nature of the case and its impacts on the neighborhood.

#### APPLICATION REQUIREMENTS:

- ☒ Required application fee of \$1,250.00 for major/minor or \$500.00 for amendment to existing permit

- N/A ☐ Required processing deposit for environmental review under the California Environmental Quality Act (CEQA). The fees listed below are for the type of CEQA review anticipated at the time of application submittal. Additional fees may be charged depending on the final review completed by staff.

- ☐ \$150 fee for a Notice of Exemption, or
- ☐ \$1,000 deposit for an Initial Study /Negative Declaration, or
- ☐ \$3,500 deposit for review of Environmental Impact Report. If determined, applicant to prepare and submit Environmental Impact Report to City.

- ☒ Planning Application Cover Page (not required if filed with previous application)

- N/A ☐ 7 copies of the Development Plan set, drawn to scale at 1/8"=1' minimum. A licensed architect, engineer, contractor, or registered building designer is required to prepare the Development Plan Set, unless such requirement is waived by the Planning Department. The following plans must be included:

- ☐ Site Plan which shall include the following information:
  - ☐ Applicant's name, address, and phone number
  - ☐ Vicinity map showing an overview of the project location in San Juan Bautista
  - ☐ North Arrow and Scale
  - ☐ Assessor's Parcel Number(s) of the project site
  - ☐ Property lines and dimensions of the site and surrounding properties

12/18/2012

P:\Forms\Conditional Use Permit Major\_Minor\_Amendment.doc

- ☐ Existing easements
- ☐ Dimensions of all existing structures, parking areas, driveways, fences, walls, etc.
- ☐ Building setbacks (rear, front, and side) clearly identified
- ☐ Location of existing and proposed trash enclosures
- ☐ Location of existing and proposed drainage facilities
- ☐ Location of existing and proposed gas, electric, water, sewer, and telephone facilities
- ☐ Location, size, and type of all existing trees
- ☐ Proposed buildings, structures, trees, walls, fences, etc. which will be removed from the site.
- ☐ Location and configuration of all proposed buildings and intended uses
- ☐ Proposed on-site parking spaces, loading areas, and circulation areas

N/A

- ☐ Landscape Plan if applicable
- ☐ Floor Plan(s)
- ☐ Elevations (front, rear and side views) of proposed structures
- ☐ Other plans that the City Planner determines as necessary to review the project, such as grading plans, drainage plans, site sections, and details. Please contact the Planning Department to determine if additional plans will be required.

☒ Project Description form

☒ Environmental Information form

N/A

- ☐ Color samples or colored renderings for display at public hearings.
- ☐ [City to do] Typed mailing labels addressed to the current property owners and occupants of all units located on properties within 300' of the project site's property lines. Mailing labels for occupants of rental units will be addressed to "Occupant". This information can be obtained from the Assessor's Roll at the San Benito County Assessor's Office.

☒ Photographs of the project site and surrounding properties

**Note:** All items must be included in the application in order for it to be deemed complete. Failure to include the requested items may result in a delay of the application process.



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### ENVIRONMENTAL INFORMATION

#### ENVIRONMENTAL SETTING

- ☐ Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, cultural and historic resources, and any scenic aspects of the sites. Describe any existing structures on the site and the uses of those structures.

Open courtyard. Cortyard is paved with (1) lemon tree at the North corner, planter area with (1) tree in planter area.

- ☐ Describe the surrounding properties, including information on topography, soil stability, plants and animals, cultural and historic resources, and any scenic aspects of the area. Indicate the type and intensity of land uses, and the scale of the development

☐ West of Property Tasting Room Building

☐ North of Property City Planning Department Building

☐ East of Property Commercial Business Office

☐ South of Property Street and merchant businesses



**ENVIRONMENTAL CHECKLIST:**

Would the Project result in the following (provide a brief description for each item checked "yes"):

Change in existing features of any streams, creeks, lakes, or wetlands: ( ) Yes (X) No

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Change in scenic views or vistas from existing residential areas or public land or roads:  
( ) Yes (X) No

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Use or disposal of hazardous materials, toxic substances, flammable materials, or explosives:  
( ) Yes (X) No

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Change in ocean, bay, lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns:  
( ) Yes (X) No

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Change in pattern, scale, or character of surrounding area of project: ( ) Yes (X) No

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Significant amounts of solid waste or litter: ( ) Yes (X) No

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Substantial alteration to topography or ground contours: ( ) Yes (X) No

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Change in dust, ash, smoke, fumes, or odors in the vicinity of the project: (X) Yes ( ) No

Occasional smoke and odor from BBQ - Catering.

Substantial change in existing noise or vibration levels in the vicinity: (X) Yes ( ) No

Ocassional music for private parties and during City festivals

Building on filled land or on a slope of 10 percent or more: ( ) Yes (X) No

Substantial change in demand for municipal services (police, fire, water, sewer, etc.):

( ) Yes (X) No

Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.):

( ) Yes (X) No

Relationship to a larger project or a series of projects:

(X) Yes ( ) No

Courtyard is attached next to new Tasting Room

Substantial change or increase of traffic on surrounding roads and highways:

(X) Yes ( ) No

Possible increase in traffic during specific times of the year



## CITY OF SAN JUAN BAUTISTA

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## PLANNING DEPARTMENT

Phone: (831) 623-4661  
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### PROJECT DESCRIPTION

Name of Project Applicant: Anthony Ramirez

Mailing Address: 3420 Airline Hwy Hollister, CA 95023 Phone: 831-970-3614

Name of the project: 18th Barrel Tasting Room

Project location (address and/or Assessor's Parcel Number(s): 21600030

Size of project site (acreage): 3,915 sqft

Existing General Plan Land Use Designation: Open courtyard

Existing Zoning Designation: Commercial

Describe the existing land use(s) of the site: Courtyard is empty with weeds

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Describe the existing land use of properties surrounding the site: All commercial buildings

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Describe the proposed land use(s)/Project: The area will be used as a family courtyard to enjoy  
some foods brought on site and our wine(s) and beer(s). It will also be used for private events (Rehersal  
dinner, Anniversary dinner, Company parties)

For residential uses, indicate the number, type, and size of the units: N/A

For proposed use, the estimated number of employees, and the hours of operation: \_\_\_\_\_

Estimated employees: 6

Hours of operation: Wednesday and Thursday 11:00 a.m.- 5:00 p.m., Friday and Saturday 11:00 a.m.-  
10:00 p.m., Sundays 11:00 a.m. to 5:00 p.m.

List and describe any other permits or public approvals required for this project, including  
those required by city, regional, state, and federal agencies: N/A

Please describe the proposed scheduling and implementation of the project: We are looking to  
be able to open doors by June 18, 2017. First courtyard use to be on same date of opening

Please provide any additional relevant information that can assist in the processing of this  
application: We feel that this will bring a lot more people/tourist into the town that will help the  
local businesses grow and prosper.



# City of San Juan Bautista

*The "City of History"*

P.O. Box 1420  
311 Second Street  
San Juan Bautista  
California 95045  
(831) 623-4661  
Fax (831) 623-4093

**City Council**  
**Mayor**  
Chris Martorana

**Vice Mayor**  
Jim West

**Councilmember**  
Tony Boch

**Councilmember**  
Dan DeVries

**Councilmember**  
John Freeman

**City Manager**  
Roger Grimsley

**City Clerk**  
Connie Schobert

**City Treasurer**  
Chuck Geiger

**Fire Chief**  
John Fox

January 18, 2017

Karyn Nielsen, District Administrator  
California Alcoholic Beverage Control, Salinas  
1137 Westridge Parkway  
Salinas, CA 93907

Dear Mrs. Nielsen,

The City Council and City Staff of the City of San Juan Bautista would like to express their support for the ABC permit application of Anthony and Monica Ramirez. The applicants have met with City Staff to discuss their interest in opening a beer and wine tasting establishment in the city, their business plan, and potential locations for the business. The business concept was also presented to the City Council at their regular meeting on January 17<sup>th</sup>, 2017, and the City Council members expressed unanimous support for it.

In our view, the project fits in well with the character of our Downtown Historic District, will help build our sales tax base, and provides welcome variety to the existing food and beverage establishments in our downtown area for the enjoyment of both residents and visitors.

If we can be of further assistance, please contact me at (831) 623-4661 x11.

Sincerely,

Matt Orbach  
Community Development Director  
City of San Juan Bautista



# City of San Juan Bautista

*The "City of History"*

P.O. Box 1420  
311 Second Street  
San Juan Bautista  
California 95045  
(831) 623-4661  
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**City Clerk**  
Connie Schobert

**City Treasurer**  
Chuck Geiger

**Fire Chief**  
John Fox

March 7, 2017

Karyn Nielsen, District Administrator  
California Alcoholic Beverage Control, Salinas  
1137 Westridge Parkway  
Salinas, CA 93907

Dear Mrs. Nielsen,

The City Council and City Staff of the City of San Juan Bautista would like to reaffirm their support for the ABC permit application of Anthony and Monica Ramirez for the 18<sup>th</sup> Barrel Tasting Room, Inc. at 322 3<sup>rd</sup> Street in the City of San Juan Bautista. The applicants have been working closely with City Staff on the design of this project to ensure that it meets the requirements of the San Juan Bautista Municipal Code, the vision expressed in the City of San Juan Bautista 2035 General Plan, and the stated goals and objectives of our current Planning Commission and City Council. The business concept was also presented to the City Council at their regular meeting on January 17<sup>th</sup>, 2017, and the City Council members expressed unanimous support for it.

In our view, the project fits in well with the character of our Downtown Historic District, will help build our sales tax base, provides welcome variety to the existing food and beverage establishments in our downtown area for the enjoyment of both residents and visitors, and therefore **the issuance of the applied for license will serve as a public convenience.**

If we can be of further assistance, please contact me at (831) 623-4661 x11.

Sincerely,

Matt Orbach  
Community Development Director  
City of San Juan Bautista

## **RESOLUTION 2017-XX**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA MAKING A DETERMINATION FOR A CATEGORIAL EXEMPTION FOR A CONDITIONAL USE PERMIT (CUP 2017-33) FOR THE USE OF AN OUTDOOR PATIO AS AN ACCESSORY USE TO A WINE AND BEER TASTING ESTABLISHMENT AT 322 THIRD STREET UNDER SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, the Planning Commission received an application for a Conditional Use Permit for the use of an outdoor patio as an accessory use to a wine and beer tasting establishment at 322 Third Street; and

**WHEREAS**, the Planning Commission received oral comments and public input and the staff report on April 4<sup>th</sup>, 2017, for the Conditional Use Permit (CUP 2017-33); and

**WHEREAS**, based upon the whole record before the Planning Commission and in light of the proposed use of an outdoor patio as an accessory use to a wine and beer tasting establishment situated at 322 Third Street, the Planning Commission determined that the project is Categorically Exempt under CEQA §15332 "In-Fill Development Projects" by making the following findings:

1. The project is consistent with the 2035 General Plan designation and polices as well as zoning designation and regulations.
2. The proposed project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
3. The project site has no value as habitat for endangered, rare, or threatened species.
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
5. The site can be adequately served by all municipal utilities and public services.
6. The project is consistent with the standards and requirements of the San Juan Bautista Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Juan Bautista hereby approves the Categorical Exemption under CEQA §15332 "In-Fill Development Projects" for a Conditional Use Permit (CUP 2017-33) for the use of an outdoor patio as an accessory use to a wine and beer tasting establishment at 322 Third Street.

**PASSED AND ADOPTED** by the Planning Commission of the City of San Juan Bautista on this 4<sup>th</sup> day of April, 2017, by the following vote:



**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

---

Chairperson John Hopper

---

Trish Paetz, Deputy City Clerk

## **RESOLUTION 2017-XX**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING A CONDITIONAL USE PERMIT (CUP 2017-33) FOR THE USE OF AN OUTDOOR PATIO AS AN ACCESSORY USE TO A WINE AND BEER TASTING ESTABLISHMENT AT 322 THIRD STREET**

**WHEREAS**, the Planning Commission received an application for a Conditional Use Permit for the use of an outdoor patio as an accessory use to a wine and beer tasting establishment at 322 Third Street; and

**WHEREAS**, the Planning Commission held a public hearing on April 4<sup>th</sup>, 2017, to consider a Conditional Use Permit (CUP 2017-33) for the use of an outdoor patio as an accessory use to a wine and beer tasting establishment at 322 Third Street; and

**WHEREAS**, the Planning Commission has reviewed the project staff report and received oral comments and public testimony on the project; and

**WHEREAS**, based upon the whole record before the Planning Commission and in light of the proposed use of an outdoor patio as an accessory use to a wine and beer tasting establishment situated at 322 Third Street, the Planning Commission determined that the project is Categorically Exempt under CEQA §15332 and made the following findings:

1. The project is consistent with the 2035 General Plan designation and polices as well as zoning designation and regulations; and
2. The proposed project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; and
3. The project site has no value as habitat for endangered, rare, or threatened species; and
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
5. The site can be adequately served by all municipal utilities and public services; and
6. The project is consistent with the standards and requirements of the San Juan Bautista Municipal Code; and

**WHEREAS**, the Planning Commission has made the necessary findings for the Conditional Use Permit (CUP 2017-33) for the use of an outdoor patio as an accessory use to a wine and beer tasting establishment at 322 Third Street, including:

- A. That the use is necessary or desirable in relation to the purposes and intent of the San Juan Bautista General Plan, zoning ordinance, and the economic, social, and environmental status of the City;
- B. That the use will be properly related to other uses, transportation facilities, and other public facilities in the area, and will not cause undue environmental impacts relating to noise, odor, pollution, etc.; and
- C. That the use will not adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare of the City and its residents.

**WHEREAS**, the applicant has agreed to the following conditions of approval for the use of an outdoor patio as an accessory use to a wine and beer tasting establishment at 322 Third Street:

- 1. Hours of operation will be between 11 a.m. and 10 p.m.
- 2. Live music is permitted only during hours of operation (no later than 10 p.m.).

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Juan Bautista hereby approves the Conditional Use Permit (CUP 2017-33) for the use of an outdoor patio as an accessory use to a wine and beer tasting establishment at 322 Third Street.

**PASSED AND ADOPTED** by the Planning Commission of the City of San Juan Bautista on this 4<sup>th</sup> day of April, 2017, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

---

Chairperson John Hopper

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Trish Paetz, Deputy City Clerk

# **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 Manual 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 about 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

## **RESOLUTION 2017-XX**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA ADOPTING A STATUTORY AND CATEGORIAL EXEMPTION FOR SITE AND DESIGN REVIEW (SDR 2017-101) FOR A MULTIPLE FAMILY RESIDENTIAL TWO STORY DUPLEX UNIT AT 1114 THIRD STREET**

**WHEREAS**, the Planning Commission received an application for Site and Design Review for construction of a two story multiple family residential duplex unit; and

**WHEREAS**, the Planning Commission received oral comments and public input and the staff report on March 7 and April 4, 2017 for the Site and Design Review Permit (SDR 2017-101); and

**WHEREAS**, the Planning Commission evaluated the site design, setbacks, floor plans, exterior elevations, architectural style and mass in relationship to the surrounding area and the design guidelines of the City, and

**WHEREAS**, based upon the whole record before the Planning Commission and in light of the proposed two story duplex residential unit situated at 1114 Third Street, the Planning Commission determined that the project is Statutory and Categorical exempt under CEQA guidelines Section 15268 and 15332. And make the following 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
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, noise, air quality, or water quality.
6. The site can be adequately served by all municipal utilities and public services.
7. The site and design review of the duplex project is a ministerial action 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 for issuance of a building permit which will conform to the existing zoning regulations and design guidelines.



**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Juan Bautista hereby approves the Statutory and Categorical Exemption of CEQA guidelines for a Site and Design Review Permit of a two story multiple family residential duplex unit at 1114 Third Street with conditions of approval and mitigation measures.

**PASSED AND ADOPTED** by the Planning Commission of the City of San Juan Bautista on this 4<sup>th</sup> day of April, 2017 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Chairperson John Hopper

**ATTEST:**

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Trish Paetz, Deputy City Clerk

## **RESOLUTION 2017-XX**

### **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 7<sup>th</sup>, 2017 and a continued public hearing on April 4<sup>th</sup>, 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 policies 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 about 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.

## **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**

<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. 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

**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:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

**ATTEST:**

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Chairperson John Hopper

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Deputy City Clerk Trish Paetz