



City of San Juan Bautista

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AGENDA

PLANNING COMMISSION MEETING

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

TUESDAY ~ FEBRUARY 7, 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

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavits of Posting and Public Hearing Notice**
- C. Approve Minutes of the July 5, 2016 Meeting**
- D. Approve Minutes of the August 2, 2016 Meeting**
- E. Approve Minutes of the September 6, 2016 Meeting**

5. Public Hearing Items

- A. Consider Approval of Site and Design Review Permit SDR 2016-1102 Rancho Vista Subdivision Tract No. 322 Applicant: Meritage Homes**
 - i. Adopt Resolution 2017-XX Approving Site and Design Review Permit for four (4) base floorplans and variation of exterior elevations of Rancho Vista Housing units.**
- B. Consider Approval of Site and Design Review Permit (SDR 2016-1101) Copperleaf Subdivision (APN 012-130-031) at 200-300 San Juan Bautista-Hollister Road Applicant: Edenbridge Homes Inc.**
 - i. Adopt Resolution 2017-XX Approving Site and Design Permit for the base floorplans with four variation of exterior elevations of Copperleaf Housing units.**

C. 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 Statutory and Categorical Exemption

ii. Approve Resolution 2017-XX Approving Site and Design Review

D. Consider Resolution 2017-XX Recommending to the City Council Changes to the Municipal Code dealing with allowable days for Appeals.

6. Discussion Items

A. Informational Background Material - Planning Commissioner's Handbook

C. Informational Background Material - Chapter 2-3 Boards and Commissions.

D. Informational Background Material - Chapter 10-2 Subdivisions.

E. Informational Background Material - General Plan.

7. Comments & Reports

A. Planning Commissioners

B. City Manager

C. Community Development Director

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 31ST DAY OF JANUARY 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 31ST DAY OF JANUARY 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 AND MAILED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION PUBLIC HEARING NOTICE. I FURTHER DECLARE THAT I POSTED SAID NOTICE ON THE 27th DAY OF JANUARY 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 31ST DAY OF JANUARY 2017.



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 **February 7, 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 the Rancho Vista Subdivision. Applicant: Meritage Homes**
- **Consider Approval of a Site and Design Review Permit for the Copperleaf Subdivision at 200-300 San Juan-Hollister Road (APN 012-130-021,023 & 031).**
- **Consider Approval of Site and Design Review Permit for a Multiple Family Residential Two Story Duplex Unit at 1114 Third Street (APN 002-260-046). Applicant: Manuel Lopez**
- **Consider Recommending to City Council Amendment of the SJB Municipal Code, Section 10-2-540(c), to reflect the same 10 day appeal period stated in Government Code Section 66452.5(a).**

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, not later than **5:00 p.m., February 7, 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: 1/27/2017

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
JULY 5, 2016
DRAFT MINUTES**

1. CALL TO ORDER – Chairman Franco called the meeting to order at 6:29 p.m.

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

Staff Present: City Manager Grimsley, Asst. Planner Luquin and Administrative Services Manager Paetz

2. PUBLIC COMMENT

Jolene Cosio asked for an update of new streets in the Rancho Vista subdivision, specifically, where it will connect with Third Street. City Manager Grimsley responded that the builders want to connect Third Street to Lavagnino Street first.

3. INFORMAL PROJECT REVIEW

Nothing was presented.

4. CONSENT ITEMS

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavit of Posting and Mailing Public Hearing Notices**
- C. Approve Minutes of January 5, 2016 Meeting**
- D. Approve Minutes of March 1, 2016 Meeting**
- E. Approve Minutes of April 5, 2016 Meeting**

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

5. PUBLIC HEARING ITEMS

A. Consider Approval of the Amended D'Ambrosio Vista Tentative Map into two phases, Phase 1 Lots 1-8 and Phase 2 Lots 9-27

i. Approve Resolution 2016-26 Recommending to the City Council the Amendment of the Tentative Map into two phases

As three Commissioners live within 300 feet of the property, Commissioners Gredassoff, Guibert and Medeiros drew straws to determine which of the three would remain in order to maintain a quorum. Commissioner Medeiros won the straw vote.

Commissioners Guibert and Gredassoff recused themselves and left Council Chambers.

Staff presented the project. Members of Elite Development were present as well as a representative for the project, Allen Andrade of San Benito Engineering. Mr. Andrade responded to questions regarding grading. Chairperson Franco provided corrections to the resolution and mitigation measures, including hours of construction. Chairman Franco then opened the public hearing. Karyn Gredasoff offered suggestions for layout of single story and double story units, walking path between Lots number 22 and 24, speed table on Third Street, problem with debris pile (will be eliminated during grading), and suggested incorporating pet waste receptacles into the subdivision. John Ferreira suggested eliminating the mow strip. Chairman Franco closed the public hearing.

A motion was made by Commissioner Coke and seconded by Vice Chairman Medeiros to approve Resolution 2016-26 Approving the Amendment to the D'Ambroiso Vista PUD Tentative Map, Phase 1, Lots 1-8 and Phase 2, Lots 9-27 with corrections. The motion passed, 3-0-0-2 with Commissioners Gredasoff and Guibert recused.

B. Consider Approval for Site and Design Review for D'Ambrosio Vista Lot 1-8 Phase One

i. Adopt Resolution 2016-27 Approving Site and Design Review for D'Ambrosio Vista Phase One

Architect Roberto Garcia explained the proposed home designs (8 homes, 3 designs). Chairperson Franco opened the public hearing. There was no public comment. Chairperson Franco closed the public hearing.

A motion was made by Commissioner Coke and seconded by Vice Chairman Medeiros to approve Resolution 2016-27 Approving the Site and Design Review for D'Ambrosio Vista Lot 1-8 Phase One. The motion passed, 3-0-0-2 with Commissioners Gredasoff and Guibert recused.

Whereupon, Commissioners Guibert and Gredasoff returned to the dais.

C. Consider Amending the Site and Design Review for 403A Seventh Street. Applicant: Anthony Nicola.

i. Approve Resolution 2016-28 Approving Site and Design Review for 403A Seventh Street

Staff presented a report. The applicant was present. Chairman Franco opened the public hearing. Jolene Cosio commented that the Commission could not recommend paint colors because the residence is not in the Historic District. Chairman Franco closed the public hearing.

A motion was made by Vice Chairman Medeiros and seconded by Commissioner Guibert to approve Resolution 2016-28 Amending the Site and design Review for 403A Seventh Street. The motion passed unanimously, 5-0.

D. Consider Approval of a Site and Design Review for a Secondary Unit at 505 Second Street. Applicant: Andy Moore.

i. Approve Resolution 2016-29 Approving Site and Design Review for a Secondary Unit at 505 Second Street.

Staff presented a report, noting the property is not in the Historical District. The applicant was present and described the structure as a 590 square foot secondary unit. Discussion ensued about ADA accessibility.

A motion was made by Commissioner Gredasoff and seconded by Commissioner Guibert to approve Resolution 2016-29 approving the Site and Design Review for a Secondary unit at 505 Second Street. The motion passed unanimously, 5-0.

E. Consider Revision of the Proposed Noise Ordinance Recommended by the City Attorney

Staff presented a report. Chairman Franco requested the proposed document include numbered lines and the date of edit in a footer on each page. This item was continued.

F. Consider Revision of the Proposed Home Occupations Ordinance Recommended by the City Attorney

Staff presented a report. There was discussion and changes were suggested.

A motion was made by Vice Chairman Medeiros and seconded by Commissioner Guibert to accept the recommendations of the City Attorney and approve Resolution 2016-30. The motion passed unanimously, 5-0.

6. DISCUSSION ITEMS

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

This item was continued.

B. Brewery Update

Staff provided an update.

C. Harvey's Lock-Up Update

Staff provided an update on compliance with use permit conditions.

D. Orchard Park

Staff summarized a proposal to State Parks for shared use of the orchard as a park.

E. Future Preservation Month Recognition

There was discussion about the process.

8. COMMENTS & REPORTS

A. Planning Commissioners

Commissioner Medeiros commented that the City 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.

9. ADJOURNMENT

The meeting adjourned at 9:28 p.m.

**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

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 support 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 Gredasoff 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 Gredasoff. Both commissioners do not support the project.

Commissioner Gredasoff 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 Gredasoff 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, Gredassoff, 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 Gredassoff 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 Gredassoff 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 pending denial. 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.

9. ADJOURNMENT

The meeting adjourned at 9:28 p.m.

CITY OF SAN JUAN BAUTISTA

PLANNING COMMISSION

STAFF REPORT

DATE: February 7th, 2017

SUBJECT: Site and Design Review 2016-1202 Rancho Vista Subdivision

DISCUSSION: At their regular meeting on Tuesday, January 3rd, 2017, the San Juan Bautista Planning Commission conducted their first site and design review for the Rancho Vista subdivision. Based on this initial review, they directed staff to create a list of items they would like to see addressed when the project comes back for the second round of site and design review at the next regular Planning Commission meeting on Tuesday, February 7th, 2017. These items, and the efforts the applicant has made to address them, are listed below.

1. Include more diversity of garage door options

- a. Meritage has provided four separate garage door designs to cover each of the four elevation styles: Early California, Craftsman, French Country, and Cottage. See Attachment 5 for details.

2. Present a list of the street trees being considered

- a. Meritage has submitted a selection of street trees based on the City's approved street tree list. See Attachments 7 and 8 for street tree selections and descriptions.

3. Submit language for a condition of approval for the Site and Design Permit that will ensure a variety of elevations/housing designs on each street of the subdivision

- a. Meritage submitted the following language to be used as a condition of approval for the Site and Design Permit:
 - i. "In order to achieve housing variety and diversity, the applicant shall avoid repetition of elevation styles for neighboring homes or homes that face one another on the same street."

4. Submit a description and elevations indicating how the drainage issues along the North boundary of the project will be mitigated

- a. While the drainage design along the North boundary of the project area does not fall under the purview of the Site and Design Permit review, to achieve maximum transparency, the applicant has

included an exhibit with their approved set of plans (from licensed engineers) illustrating how the drainage there is designed. See Attachment 9 for the North Property Line Plan View.

5. Present the official subdivision sign for Planning Commission review

- a. Entry sign design review submittal will be deferred to a later date for Planning Commission review.

6. Reconsider using and/or redesign Plan 245-2401 – French Country

- a. In response to comments from the Planning Commission, Meritage has replaced the two-story French Country design with a two-story Cottage design. See Attachment 3 for the Architectural Design Narrative for the Cottage Elevation, Attachment 4 for the Alternative Elevations for 2-story French Country, and Attachment 6 for Existing Structure Examples here in San Juan Bautista.
- b. The French Country style would still be used for single-story units.

RECOMMENDATION: The applicant has addressed all of the concerns stated by the Planning Commission at their January 3, 2017, regular meeting. The mixture of the four basic house plans with different architectural front elevations provides a wide variety of combinations for individual styles and models within the Rancho Vista Subdivision. The buildings also conform to the San Juan Bautista's Design Guidelines, which provide guidelines and criteria for site plan considerations, architectural building design, façade, roof line articulations, building exterior materials, and paint colors. The four basic house plans with the frontage options, roof designs, multiple garage door options, and front yard setback articulations provide a variety of housing units that meets and conforms to the City's design guidelines and provide a livable residential setting with open space, park, pedestrian walkways, raised crosswalks, playground facilities, and a covered bus stop area.

ACTION:

- A. Receive the Staff Report supporting floor plans, exterior elevation documents.
- B. Open the public hearing and receive comments, oral testimony, written comments, and electronic communication.
- C. Close the public hearing and discuss the proposal for the site and design review permit of the residential homes.
- D. Adopt Resolution 2017-XX Approving the Site and Design Review Permit for Rancho Vista Subdivision Project No. 2016-1202

All Site and Design Review Documents,
Including Attachment 1 and Attachment 2,
For the Rancho Vista Subdivision
Are located at:

<http://www.san-juan-bautista.ca.us/planning/>

Attachments 3 through 9 can be found on the following pages.



Architectural Design Narrative for the Cottage Elevation

This narrative is in response to Council comments from the January 3rd, 2017 planning commission meeting. There was a concern over the French Country elevation style, specifically for the two-story elevations. In response to this concern, we are presenting a Cottage style elevation, in-lieu-of French Country for the two-story plans. The Cottage style elevation is in the eclectic era of elevation styles and will complement the Craftsman style that already exists near the Rancho Vista project area within San Juan Bautista.

Details that can be found on the cottage style are as follows;

- Clipped gable ends with corbels below
- Covered front porch
- Flat roof tile
- Corbels below windows
- River rock stone veneer
- Window mullions

Massing and Scale

The exterior massing for the Cottage has a gable end roof with clipped ends. It also has varying roofs and roof heights to break up the over-all massing.

Building Materials

Specific to the Cottage style, a river rock stone veneer will be applied to reflect the historical nature of the design. Corbels under clipped gable ends and window sills, further enhance the Cottage elevation. The roof will be finished with a flat “shingle like” concrete roof tile.

Garage Doors and Hardware

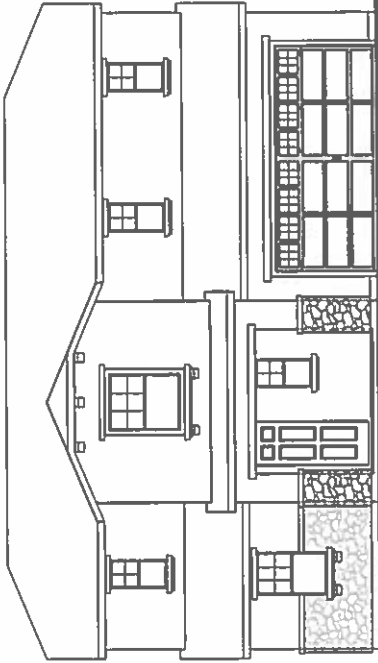
Garage doors will be specific to the Cottage elevation with accompanying decorative hinge and handle hardware.

Rancho Vista

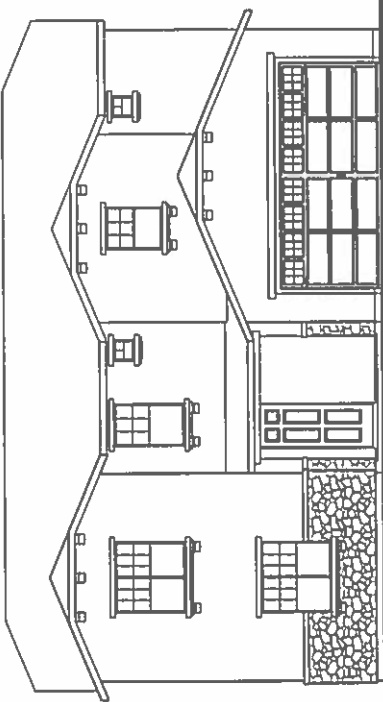
Alternate elevation for 2-story French Country

Plan
245-2401

Plan
250-3085



Cottage



Cottage



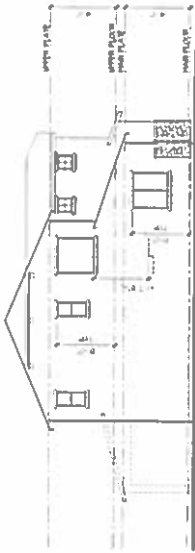
Plan 245-2401 Elevation M : Cottage

Rancho Vista
San Juan Bautista, California
SF: 160480.00

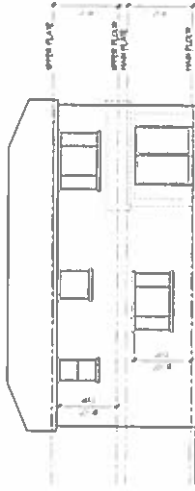


January 30, 2017
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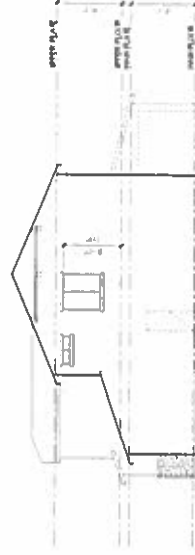
Residential Use Only
The drawings are for informational purposes only and are not to be used for construction. All dimensions are approximate. All dimensions are subject to change without notice. All dimensions are subject to change without notice. All dimensions are subject to change without notice.



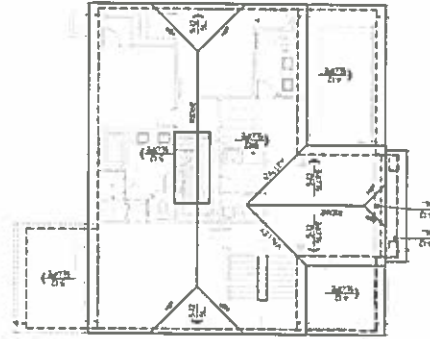
Left Side Elevation
scale: 1/8" = 1'-0"



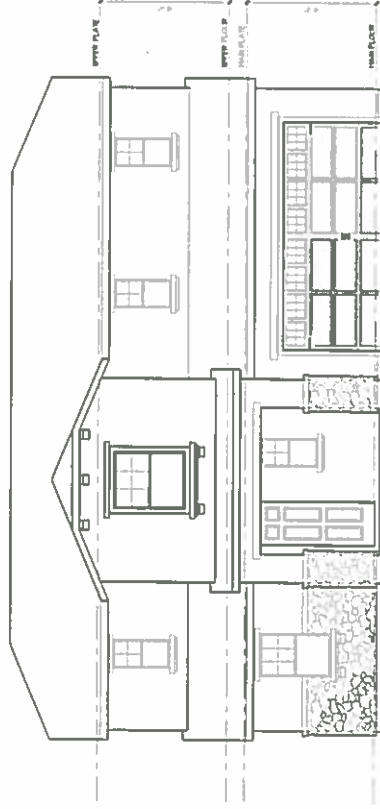
Rear Elevation
scale: 1/8" = 1'-0"



Right Side Elevation
scale: 1/8" = 1'-0"



Roof Plan
scale: 1/8" = 1'-0"



Front Elevation
scale: 1/4" = 1'-0"



Plan 245-2401
Elevation M : Cottage
Standard Elevations



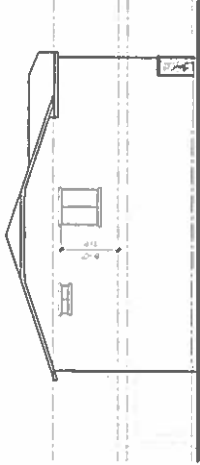
Rancho Vista
San Juan Bautista, California
SF 160480.00

January 30, 2017
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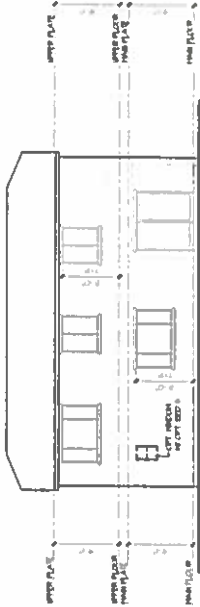
The accuracy of drawings for this project is not guaranteed. All dimensions are approximate. All dimensions are subject to change without notice. All dimensions are subject to change without notice. All dimensions are subject to change without notice.



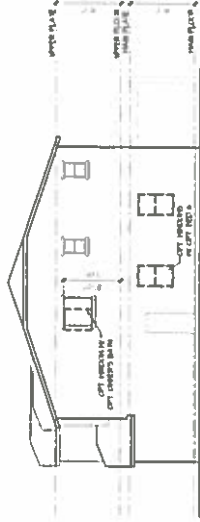
BSB



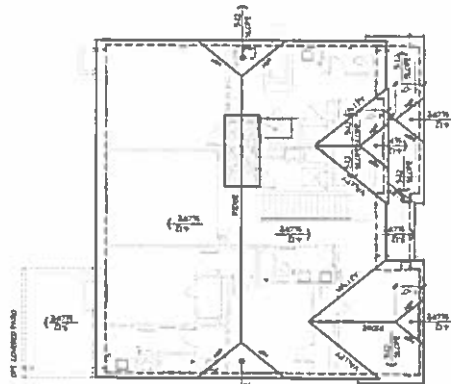
Left Side Elevation
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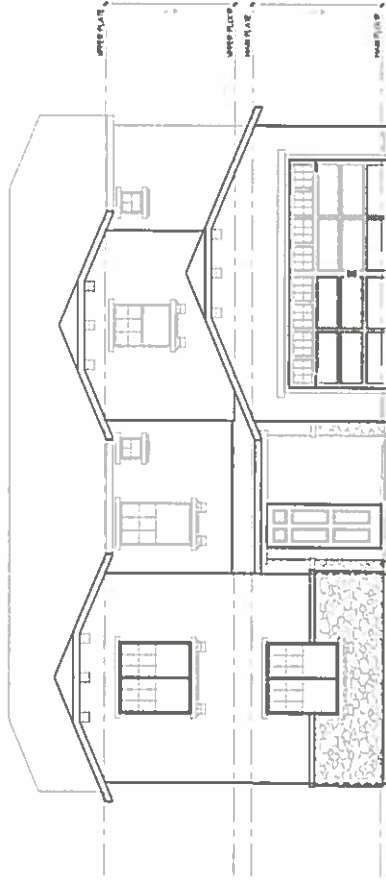
Rear Elevation
scale: 1/8" = 1'-0"



Right Side Elevation
scale: 1/8" = 1'-0"



Roof Plan
scale: 1/8" = 1'-0"

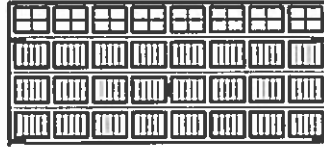


Front Elevation
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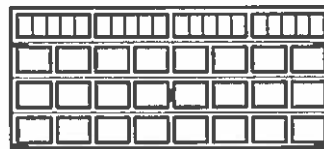


Plan 250-3085
Elevation M : Cottage
Standard Elevations

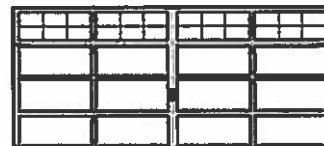
Rancho Vista Garage Doors



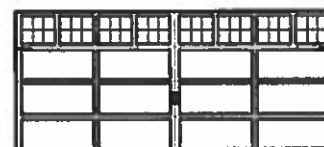
Early California



Craftsman



French Country



Cottage

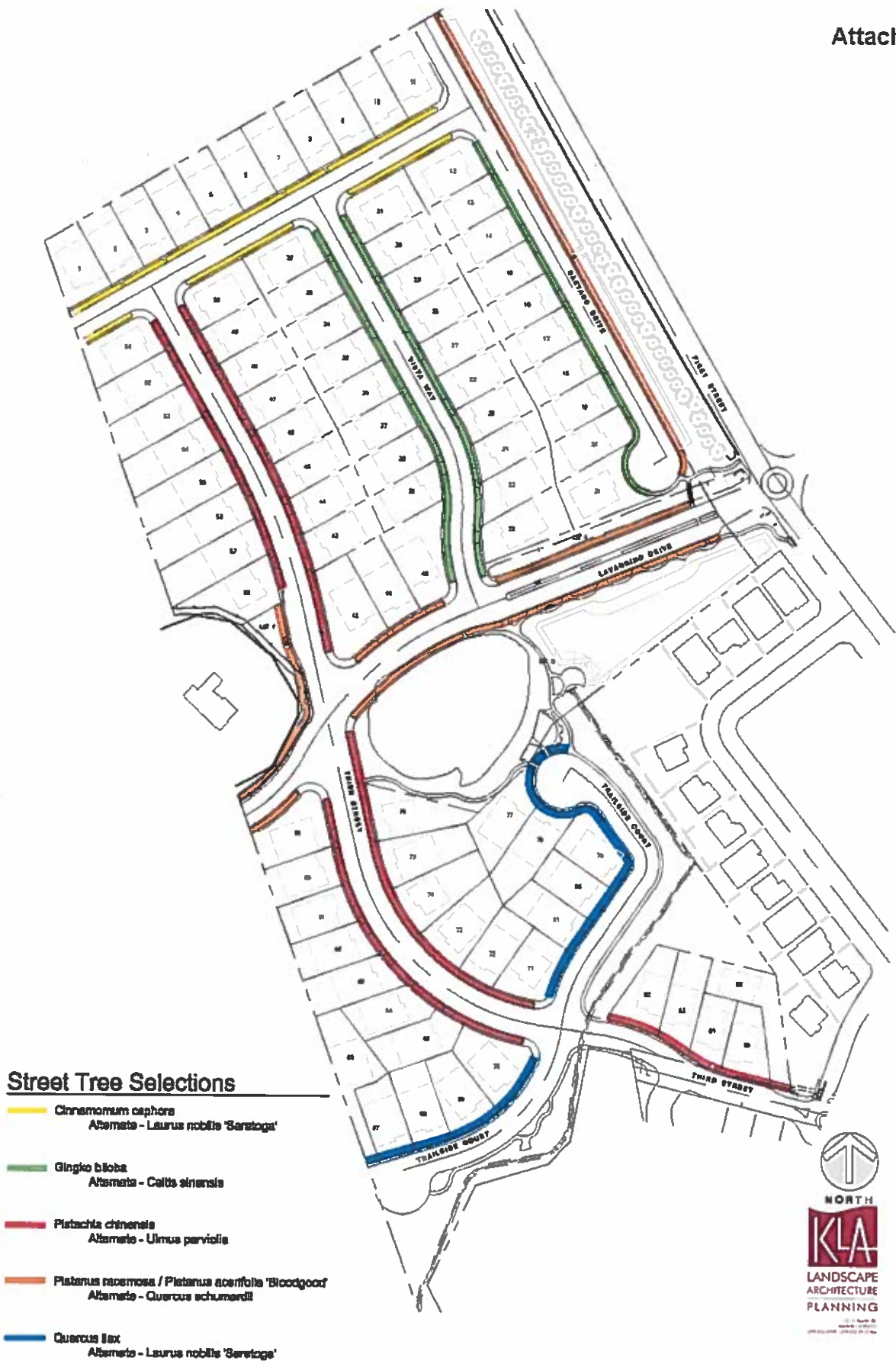
Existing residences



Flat tile roof, corbels under window, stone veneer, window grids, covered front porch, clipped gable ends, upgraded garage doors

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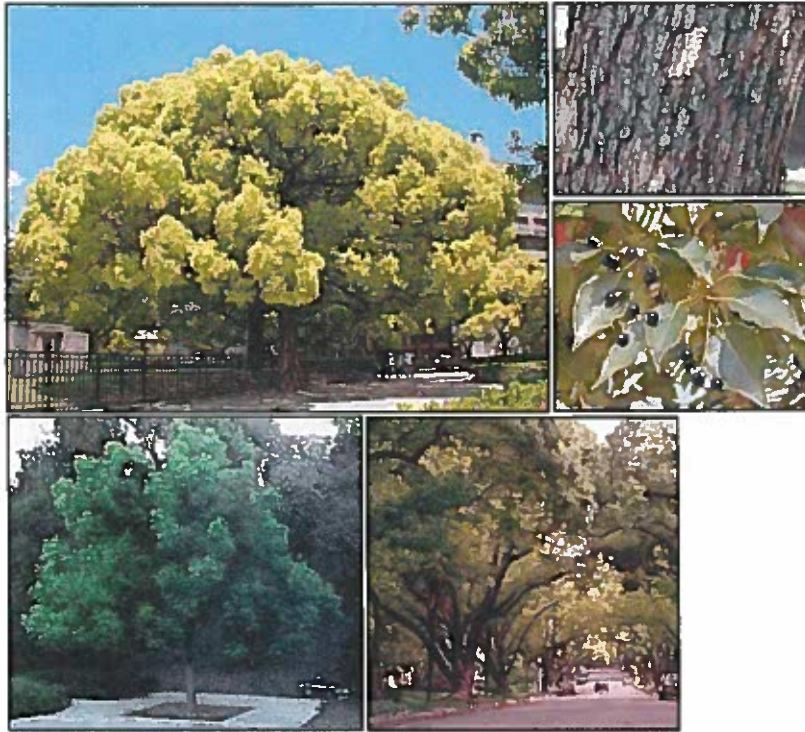




Rancho Vista

San Juan Bautista, CA

Street Trees



Cinnamomum camphora Camphor Tree

KLA

Description:

Very dense shade tree with strong structure. Beautiful in rain when trunk looks black.

Form: Tree

Type: Evergreen

Height: 50'

Spread: 60'

Growth Rate: Slow

Flower: Insignificant

Water Use: Medium

Sunset Zone: 8,9,12-24



Ginkgo biloba Maidenhair Tree

KLA

Description:

This superb shade tree selection is a non-fruiting strain. Unique fan-shaped green foliage turns golden yellow in fall.

Form: Tree

Type: Deciduous

Height: 35-50 ft.

Spread: 35-50 ft.

Growth Rate: Slow

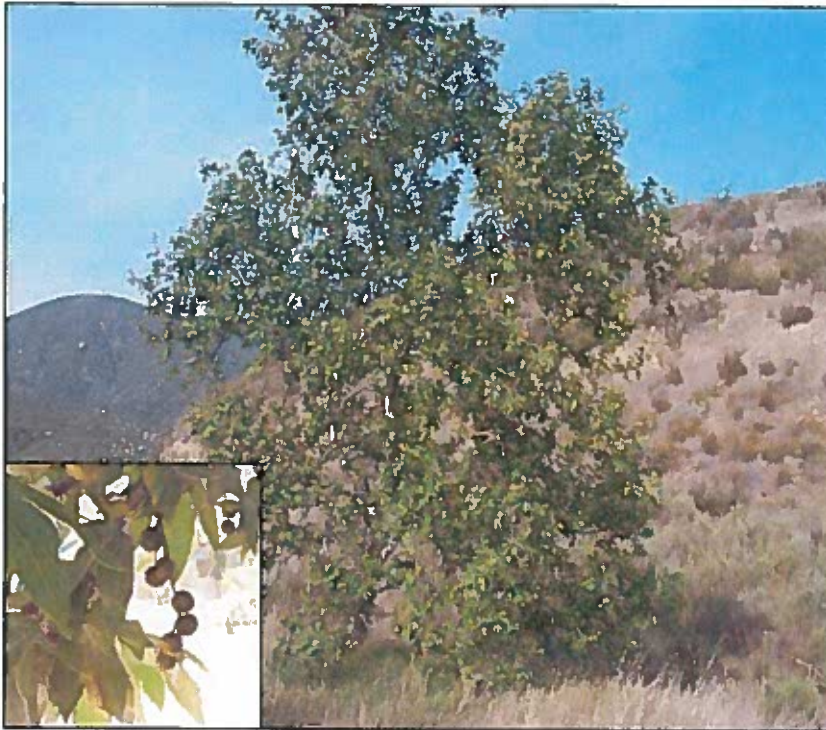
Flower: Inconspicuous

Water Use: Medium

Sunset Zone: 1-10,12,14-24

		<p><i>Pistacia chinensis</i> 'Keith Davies' Chinese Pistache</p> <p style="text-align: right;">KLA</p>																
	<p>Description: Desirable ornamental tree with attractive umbrella-like crown that turns a brilliant crimson in fall.</p> <table border="1"> <tr> <td>Form:</td> <td>Tree</td> </tr> <tr> <td>Type:</td> <td>Deciduous</td> </tr> <tr> <td>Height:</td> <td>30-40 ft.</td> </tr> <tr> <td>Spread:</td> <td>30 ft.</td> </tr> <tr> <td>Growth Rate:</td> <td>Moderate</td> </tr> <tr> <td>Flower:</td> <td>None</td> </tr> <tr> <td>Water Use:</td> <td>Low</td> </tr> <tr> <td>Sunset Zone:</td> <td>4-16, 17, 18-23</td> </tr> </table>		Form:	Tree	Type:	Deciduous	Height:	30-40 ft.	Spread:	30 ft.	Growth Rate:	Moderate	Flower:	None	Water Use:	Low	Sunset Zone:	4-16, 17, 18-23
Form:	Tree																	
Type:	Deciduous																	
Height:	30-40 ft.																	
Spread:	30 ft.																	
Growth Rate:	Moderate																	
Flower:	None																	
Water Use:	Low																	
Sunset Zone:	4-16, 17, 18-23																	

		<p><i>Platanus acerifolia</i> 'Bloodgood' London Plane Tree</p> <p style="text-align: right;">KLA</p>																
	<p>Description: The main ornamental trait is the patchy bark. The patches range from creamy-white to olive-green.</p> <table border="1"> <tr> <td>Form:</td> <td>Tree</td> </tr> <tr> <td>Type:</td> <td>Deciduous</td> </tr> <tr> <td>Height:</td> <td>40-80 ft.</td> </tr> <tr> <td>Spread:</td> <td>30-40 ft.</td> </tr> <tr> <td>Growth Rate:</td> <td>Fast</td> </tr> <tr> <td>Flower:</td> <td>None</td> </tr> <tr> <td>Water Use:</td> <td>Medium</td> </tr> <tr> <td>Sunset Zone:</td> <td>2-24</td> </tr> </table>		Form:	Tree	Type:	Deciduous	Height:	40-80 ft.	Spread:	30-40 ft.	Growth Rate:	Fast	Flower:	None	Water Use:	Medium	Sunset Zone:	2-24
Form:	Tree																	
Type:	Deciduous																	
Height:	40-80 ft.																	
Spread:	30-40 ft.																	
Growth Rate:	Fast																	
Flower:	None																	
Water Use:	Medium																	
Sunset Zone:	2-24																	



Platanus racemosa
 California Sycamore

KLA

Description:

Fast growing California native tree, graceful, twisted branches with attractive brown patches on smooth white bark.

Form: Tree

Type: Deciduous

Height: 30'-80'

Spread: 20'-50'

Growth Rate: Moderate

Flower: None

Water Use: Medium

Sunset Zone: 4-24



Quercus ilex
 Holly Oak

KLA

Description:

This oak tree is tall and wide, with dense, rounded head and smooth dark gray bark.

Form: Tree

Type: Evergreen

Height: 30-60 ft.

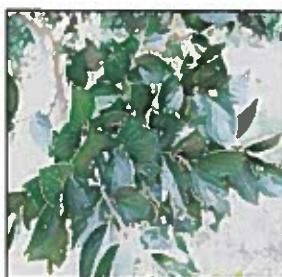
Spread: 30-60 ft.

Growth Rate: Moderate

Flower: Acorn

Water Use: Low

Sunset Zone: 4-24



Celtis sinensis
Chinese Hackberry

KLA

Description:

Leaves are smooth and glossy with scalloped edges. Tree has a rounded crown and spreading sometimes pendulous branches.

Form: Tree

Type: Deciduous

Height: 40 ft.

Spread: 30 ft.

Growth Rate: Moderate

Flower: None

Water Use: Medium

Sunset Zone: 8-16, 18-20



Laurus nobilis
'Saratoga'
Bay Laurel

KLA

Description:

Aromatic evergreen tree or large shrub with green, glossy leaves, native to the Mediterranean region.

Form: Tree

Type: Evergreen

Height: 20-40 ft.

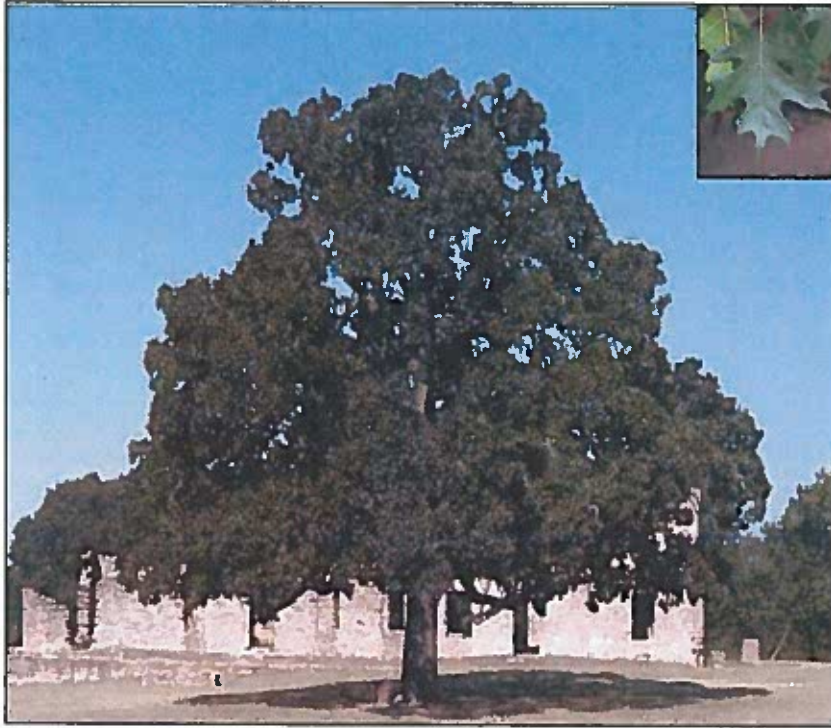
Spread: 15-25 ft.

Growth Rate: Slow

Flower: Yellow

Water Use: Medium

Sunset Zone: 5-9, 12-24



Quercus shumardii
Shumard Red Oak

KLA

Description:

This oak tree is large with bright yellow leaves in spring, dark green in summer.

Form: Tree

Type: Deciduous

Height: 30-75 ft.

Spread: 30-75 ft.

Growth Rate: Moderate

Flower: Acorn

Water Use: Medium

Sunset Zone: 2-10, 14-17



Ulmus parvifolia
Chinese Elm

KLA

Description:

Round-headed, weeping habit formed by arching branches. Finely-toothed, small green leaves retained until new leaves develop.

Form: Weeping Tree

Type: Deciduous

Height: 40-60 ft.

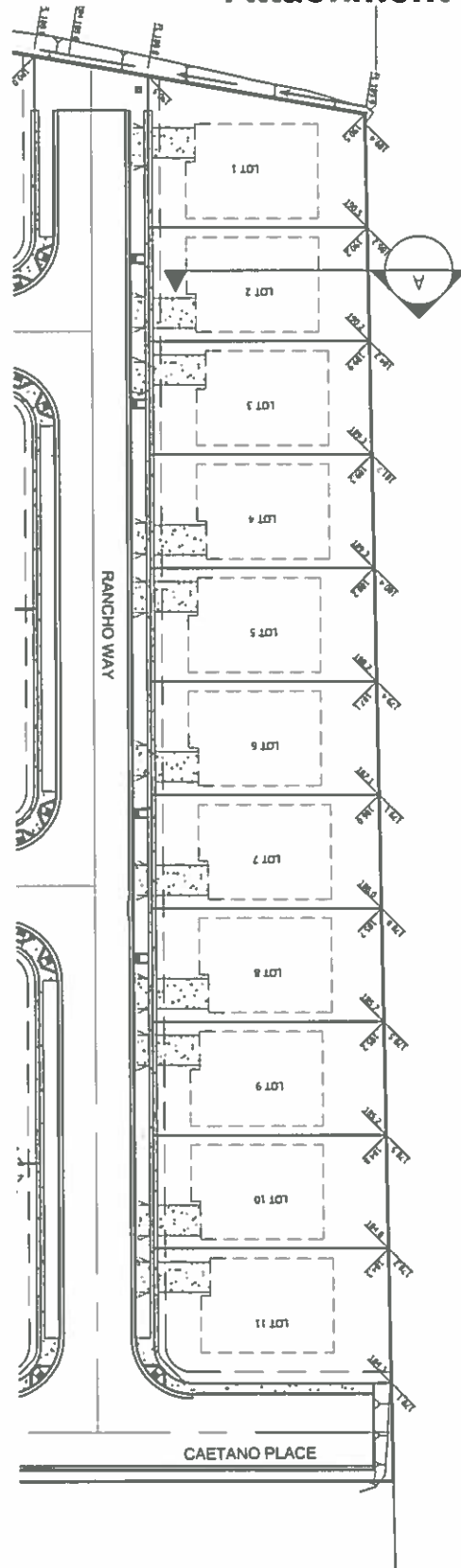
Spread: 50-70 ft.

Growth Rate: Fast

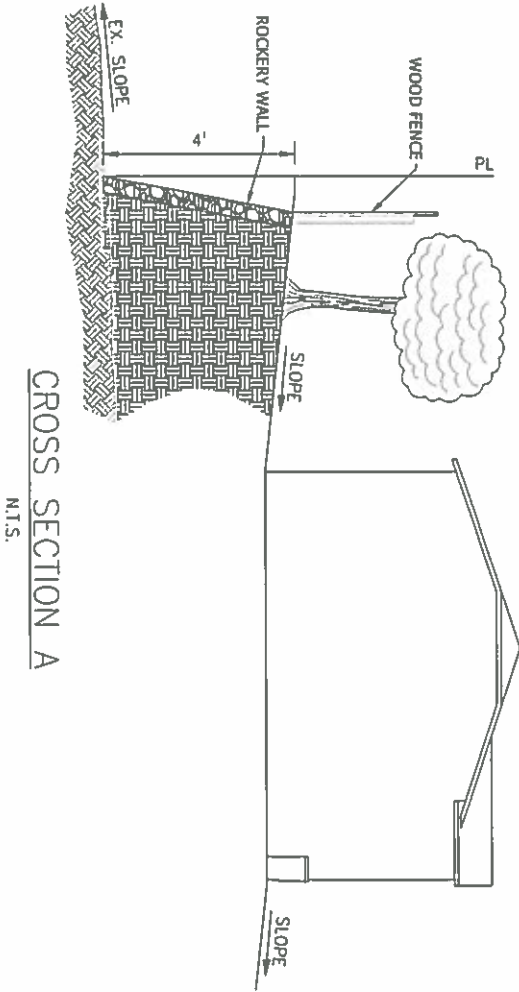
Flower: Red / Fruit

Water Use: Medium

Sunset Zone: 3-24

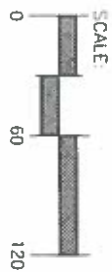


NORTH PROPERTY LINE PLAN VIEW



CROSS SECTION A

N.T.S.



MERITAGE HOMES
RANCHO VISTA
TRACT 322

NORTH PROPERTY LINE



430 10th Street Tel: 209.568.4477
Modesto, CA 95354 Fax: 209.568.4478

PROJECT NO. 10130600
DRAWN BY: IV
DATE: 01/27/2017
DRAWING NO. 1

RESOLUTION 2017-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE SITE PLANS AND DESIGN REVIEW PERMIT FOR RANCHO VISTA SUBDIVISION PROJECT SDR-2016-1202

WHEREAS, the Planning Commission conducted public hearings on January 3rd, 2017, and February 7th, 2017, for the site and design review permit of Rancho Vista Subdivision Project 2016-1202, and

WHEREAS, the public hearings were conducted in accordance with Chapter 11-18 of the San Juan Bautista Municipal Code, and

WHEREAS, the Planning Commission received written comments and oral public testimony on the site plans and design review permit application of residential homes to be constructed within Rancho Vista Subdivision, and

WHEREAS, on February 7th, 2017, the Planning Commission, upon reviewing the information provided, the oral comments, written correspondence, does hereby make a determination that the project is part of an “ongoing project” that received approval from the Planning Commission of a Mitigated Negative Declaration with findings, conditions of approval, mitigation measures, and mitigation monitoring programs on December 16th, 2014, and

WHEREAS, the Planning Commission, based upon the public hearing and the entire record before them, makes the following findings to support the “ongoing project” of a previously approved Mitigated Negative Declaration in Resolution 2014-31.

1. The proposed residential structures are in a design manner that respects the physical and environmental characteristics of each site.
2. The proposed residential structures are consistent with the standards and requirements of the San Juan Bautista Municipal Code and design guidelines.
3. The proposed residential structures are consistent with the goals and policies of the 2035 General Plan and any applicable specific or community plans.
4. The proposed residential structures are compatible with the surrounding character of the community in terms of architecture design, materials, and colors.
5. The proposed residential structures are located and configured on each site so as to be consistent and harmonious with the surrounding area.
6. The proposed residential structures incorporate the landscaping design that meets the provisions and guidelines of drought tolerant plants, trees, and shrubbery and the City’s mandatory drought regulations.
7. The proposed residential structures will not interfere with the use and enjoyment of neighboring homes and will promote the health, safety, and welfare of the area.
8. The existing and proposed public facilities to accommodate the proposed residential structures, including sidewalks, street lights, fire hydrants, street and vehicular access, and sanitary sewer facilities, will be available to the sites.
9. That the project is consistent with the density of the zoning district which it is located within.

10. That the proposed use is necessary or desirable in relation to the purposes and intent of the San Juan Bautista 2035 General Plan, the title, and the economic, social, and environmental status of the city.
11. That the uses will be properly related to other uses and transportation facilities in the area, and will not cause undue environmental impact relating to noise, odor, pollution, etc., with the implementation of proper mitigation measures outlined in the environmental document.
12. That the uses 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.
13. That the mitigation measures, monitoring programs, and conditions of approval for the project will result in the project having a less than significant impact on the environment.
14. That the project is consistent with the goals and objectives of the 2035 General Plan, to allow for urban development that is consistent and compatible to the surrounding areas and within the City's public service capabilities.
15. That the project is within the City's adopted sphere of influence, adjacent to existing city boundaries and has water, sewer, and public utilities available to the property for orderly and continuous outward growth of urban development without significant extension of public utility services.
16. That the mitigation measures identified in the initial study and mitigated negative declaration report show that there is no substantial evidence, in light of the whole record before the Planning Commission, that the project may have a significant effect on the environment.
17. That the project, as agreed by the applicant, with the mitigation measures, monitoring programs, and conditions of approval, would avoid effects or impacts to where there is no significant adverse effects to the environment of the surrounding area.
18. That the project is consistent with Policy LU 2.5.1: Development strategies to address the need for new housing as well as the need for rehabilitation and preservation of existing structures.
19. That the project is consistent with Policy LU 2.6.1: Reduce conflicts between incompatible land uses.
20. That the project is consistent with Objective LU 2.4: Increase the amount of infill development.
21. Policy LU 2.4.1: Facilitate vacant and other areas to accommodate development.
22. Goal LU 3: A compact small town with distinctive architecture.
23. Goal HO 1: An adequate housing supply that meets San Juan Bautista's needs.
24. Objective HO 1.1: Accommodate additional housing units by 2035 to fulfill regional housing needs assessment projected by San Benito Council of Governments.
25. Policy HO 1.1: Promote new housing production in targeted growth areas.
26. Objective HO 2.1.1.1: Permit secondary units, while educating the public about secondary units as an opportunity to provide additional affordable housing.
27. Objective HO 2.2: Accommodate new market rate housing units as housing needs arise.
28. Policy HO 2.2.1: Allow sufficient land and housing density to accommodate market rate housing growth targets and develop regulations that allow smaller size residential lots.
29. Goal HO 3: Respect for the character of San Juan Bautista
30. Objective HO 3.1: Promote housing that fits with the City's architectural character.
31. Goal CO 1: Growth and development balanced with environmental equality.

32. Program CO 1.2.2.1: Underutilized or vacant lands should be given priority for development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Juan Bautista hereby approves the site and design review permit for the plans with variations of architectural front elevations, depths, and widths together with plans for accessory structures of the Rancho Vista Subdivision, subject to the following conditions:

CONDITIONS OF APPROVAL

1. The applicant shall dedicate necessary right of ways, improve streets to geometric dimensions, structural cross section, underground utilities, and guarantee by bond the following streets, roads and cul-de-sacs as shown upon the approved Vested Tentative Map.
 - a. Third Street from Donner to Rancho Way
 - b. Lavagnino Drive from San Juan Highway to 200 feet west of Third Street intersection
 - c. Caetano Place from Rancho Way to south terminus at cul-de-sac.
 - d. Vista Way from Rancho Way to Lavagnino Drive
 - e. Rancho Way from Caetano Place to 150 feet west of Third Street intersection
 - f. Trailside Drive northerly 500 feet to cul-de-sac
 - g. Trailside Court southerly 350 feet to cul-de-sac.
 - h. Street improvements on San Juan Highway/First Street at Lavagnino Drive, a round-a-bout intersection and asphalt overlay northerly 480 feet to City limits; center landscaped parkway area, lane striping, and traffic signage.
2. The applicant shall provide the City with a faithful performance and labor, materials bond for all improvements necessary for the completion of the subdivision.
3. The applicant shall submit a grading, erosion control, and storm water pollution prevention plan (SWPPP) for all earthworks and grading activities of the project.
4. The applicant shall obtain an encroachment permit for any work within the public right of way along Third Street and First Street (San Juan Highway).
5. The applicant shall enter into an indemnification and hold harmless agreement with the City of San Juan Bautista for the approval of the project and an agreement to pay processing fees for land use application and access to project site.
6. The applicant shall repair and reconstruct all damaged and broken sidewalks, curbs, gutters and storm drain facilities within existing public right of ways of Third Street and First Street (San Juan Highway) arising out of the construction of the improvements required for the completion of the subdivision.

7. The applicant shall submit to the City a geotechnical soils report for the subdivision with recommendations for building foundations, structural design standards for streets and roads and field compaction testing and inspections.
8. The applicant shall submit an archaeological report to the City prior to vested tentative map approval.
9. The applicant shall install fire hydrants within the subdivision as shown on the approved vested tentative map and approved improvement plans.
10. The applicant shall dedicate to the City a rectangular area approximately 0.387 acres more or less for inclusion into the waste water treatment plant site. The rectangular area lies adjacent to and west of the treatment plant and at the most southerly portion of the 28.35 acre parcel of land shown on the vested tentative map.
11. The applicant shall install a sanitary sewer lift station and connect the force main to the sanitary sewer treatment plant situated at 1300 Third Street. The applicant may elect the option to connect to the existing sewer lift station on Ahwahnee Drive and upgrade the lift station to accommodate the increase flow of effluent from the subdivision. The applicants engineer shall submit a report to the City analyzing the pumping capacity for any upgrades necessary for the lift station.
12. The applicant shall form and implement a Community Facilities Assessment District for the continual maintenance repair and replacement of a sanitary sewer lift station, storm drain channel maintenance, street sweeping and open space maintenance.
13. The applicant shall form and implement a landscaping and Lighting District for the subdivision.
14. The applicant shall install architectural street light standards and fixtures within the subdivision similar to the lighting system within Creek Bridge Subdivision and or Third Street Downtown Historic District.
15. The applicant shall construct a roundabout intersection at First Street (San Juan Highway) and Lavagnino Drive with landscaped center parkway area, lane striping, and traffic directional signage.
16. The applicant shall install six feet wide meandering granite fines pedestrian walkway on the east side from the Trailside Drive and along the east side of Trailside Court to and across the detention pond and natural open space to Lavagnino Drive. The meandering granite fine walkway shall include landscaping.
17. The applicant shall install a six feet wide granite fines pedestrian walkway on the south side of Lavagnino Drive from Third Street to First Street (San Juan Highway) including landscaping.
18. The applicant shall install a six feet wide granite fines pedestrian walkway along the east side of the west fork of the San Juan Creek from Third Street to the open space area northerly of lots 82 thru 85.

19. The applicant shall install landscaping and security lighting along the pedestrian walkways and park areas listed in condition 16, 17, and 18 above.
20. The applicant shall install two pedestrian fitness stations and or rest stops along the pedestrian walkways listed in conditions 16, 17, and 18 above. Location to be determined during construction of the phases approved on the vested tentative map.
21. The applicant shall obtain a stream bed alternation permit, and provide a copy to the City, from the State of California, Department of Fish and Wildlife for the construction of a street crossing of the West fork of San Juan Creek at Third Street, the pedestrian overcrossing of the Creek, northerly of Lavagnino Drive with First Street (San Juan Highway) and all stream bed alternations within the subdivision.
22. The applicant shall construct a center island together with street trees, irrigation system, and ground cover from First Street (San Juan Highway) to Rancho Vista Drive.
23. The applicant shall install striping and delineate a bicycle lane northerly along Third Street from Donner Drive to Lavagnino Drive, and westerly along Lavagnino Drive from Third Street to First Street (San Juan Highway).
24. The applicant shall install a meandering 5 feet wide granite fines pedestrian walkway along the northerly property lines of lot 77 and 78 together with a meandering open rail fence, four feet in height adjacent to and on the north side of the 5 feet meandering walkway.
25. The applicant shall install a meandering 5 feet wide concrete sidewalk along the Third Street and Lavagnino side of the natural open space area together with an open rail fence between the walkway and natural open space area.
26. The applicant shall obtain a permit if required by the Army Corp of Engineers in conjunction with the stream bed alternation permit from the Fish and Wildlife Service. If a permit is required, a copy shall be submitted to the City.
27. The applicant shall landscape with low growing drought tolerant plants and scrubs the area between the westerly property line along San Juan Highway and existing trees and fence. The applicant shall repair and repaint as necessary the existing split rail fence along the east side of B Street from the southerly Cul-de-sac to the north boundary of the Subdivision. The landscaping shall be drip irrigation system.
28. The applicant shall install Group mail box pick up areas throughout the subdivision and determined by the US Postal Service Office of San Juan Bautista.
29. The applicant shall improve the entrance to the waste water treatment plant with curb, gutter, sidewalk, recessed entrance gate, fencing, and landscaping.

30. The applicant shall install a school bus stop area within the subdivision. The school bus stop area shall have a covered roof area with an all-weather surfacing and bus turn out lane. The applicant shall submit the final design of the bus stop area to the city prior to construction.
31. The applicant shall submit a sign application to the Planning Commission for all temporary on-site sales office signs and one sign at each of the principal entrances on Third Street and Lavagnino Drive during the construction and within a two year period after final approval and acceptance of the improvements of the subdivision phase. The signs shall provide for directions and information to the sales office and other essential features needed for potential buyers of homes to access the subdivision. The applicant may also make application for temporary off premises signs at Hwy. 156 and The Alameda, Hwy. 156 and Monterey Street, and San Juan Highway within the city limits during the course of construction of the subdivision.
32. The applicant shall be restricted to the hours of 7:00 A.M to 6:00 P.M. Monday through Saturday for all construction work on lots 71 to 77 and lots 82 to 85. No construction will be allowed on Sundays.
33. The applicant shall restrict all loud noises, vibratory equipment, trucks backup devices, and gas powered compaction tools to hours between 8:30 A.M to 4:00 P.M. during the permitted days of the week for construction on lot 71 to 77, 82 to 85. No construction on Sundays unless it is within a confined building where all noises are contained inside the building.
34. The applicant shall have the following note placed upon all construction plans and drawings of the project.

"If prehistoric or historic archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted within 50 meters (160 feet more or less) of the find until it can be evaluated by a qualified professional archeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented."
35. The applicant shall obtain all right of ways and easements required and necessary for the construction and completion of the subdivision.
36. The applicant shall submit to the City and Health Department a hazardous waste management plan together with emergency contact information.
37. The applicant shall submit to the City a solid waste disposal plan for all solid waste material disposed of from the project site.
38. The applicant shall submit a copy to the City of the Monterey Bay Air Pollution Control District permit.
39. The applicant shall submit construction plans and drawing of all improvements within the various phases of the subdivision. The plans shall include utilities include but not limited to water, sewer, storm drain,

- electrical, gas, telephone, and communications. The utilities shall conform to the utility company's standard and City of San Juan Bautista Standards.
40. The applicant shall install a separate water service lateral to each lot for a fire sprinkler system. The service shall conform to the City's Standard.
 41. The applicant shall place a note on the construction plans and drawings that all grading activities at the project site shall cease during high wind periods. The City Planning Department shall be contacted when construction activities has ceased due to high winds.
 42. The applicant shall request and obtain a final inspection before a certificate of occupancy to the building is issued.
 43. The applicant shall submit an application to the Planning Commission for exterior building design approval for the housing types to be constructed on each lot and prior to commencement of construction of the residential homes of any phase of the subdivision.
 44. The applicant shall pay all planning, building permit, plan checking, inspection, site and design, utility connections, impact, capacity impact and development review fees prior to commencement of construction of the various phases or issuance of building permits.
 45. The applicant shall provide the city with confirmation that the school impact fees have been paid prior to the City's issuance of a building permit for any lots within the subdivision.
 46. The applicant shall install an oversize sanitary sewer transmission line for the wastewater treatment plant to the north boundary of the subdivision. The Applicant shall enter into a reimbursable agreement with the City of San Juan for payment of the cost of the oversize line.
 47. The applicant shall restrict the number of two story house on each street frontage to no more than 70%. The roof line shall vary in style, roof pitch, design, color, and type of roof materials. All home within the subdivision shall incorporate drought tolerant landscaping, drip irrigation systems, and have at least one street tree within the lot frontage of each house.
 48. The applicant shall submit the final map of the phase to be recorded to the City for approval by the City Council. A copy of the approved Vested Tentative Map, lot closures, traverse sheets, subdivision guarantee document, application fee bonds, and subdivision agreement.
 49. The applicant shall submit a development agreement to the Planning Commission for review and consideration. Upon review and approval by the Planning Commission, the Development agreement shall be recommended to the City Council for review and approval. The development agreement must be approved by the City Council prior to the City Council taking final action on any phase of final subdivision map.
 50. The applicant shall submit a final copy of the Development agreement to the City for processing and recordation. The development agreement shall have the all subdivider's signatures, notary certificate, and recording fee.

51. The Vested Tentative map is shall be valid for a period of 24 months from the date of approval by the Planning Commission. The vested tentative map can be extend for a one year period. (Gov't code 66452.6(a).)
52. In order to achieve housing variety and diversity, the applicant shall avoid repetition of elevation styles for neighboring homes or homes that face one another on the same street.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 7th day of February 2017, by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

John Hopper, Chairperson

Trish Paetz, Deputy City Clerk

CITY OF SAN JUAN BAUTISTA

PLANNING COMMISSION

STAFF REPORT

DATE: February 7th, 2017

SUBJECT: Site and Design Review Permit 2016-1201

APPLICANT: Edenbridge Homes Inc.

GENERAL PLAN: Low Density Residential

ZONING: R-1 Single Family Residential District

REQUEST: Site and Design Review Approval for homes to be constructed in Copperleaf Subdivision

DISCUSSION: The applicant has submitted the revisions to the three basic plans with changes of the architecture front elevations. The Spanish elevations incorporated arches on the front porch and garage doors with arch windows on the upper sectional leaf. The Cottage elevation incorporated a garage door with windows and truss diagonal bracing on the four garage panels. The Western elevations changed the garage door with a x pattern as well as the front porch to give a more western appearance. Bungalow changed the garage door with windows and panel modifications. The approval for site and design review of residential home plans to the Copperleaf Subdivision provide a variety of styles which give the diversity to the subdivision that incorporates many of the City's design guidelines.

Plan 1: 2330 Sq. Ft w/ 4 frontage styles & Deep & Wide options.

(Single story, four bedroom two car garage)

Types of frontage styles and roof designs

Spanish Frontage

Western False Frontage

Bungalow Frontage

Cottage Frontage

Of the above four frontage styles of plan 1, two options; deep & wide

a. Deep Bungalow (A-4)

b. Wide Bungalow (A-7 & A-9)

c. Deep Spanish (A-6)

d. Wide Spanish (A-11)

- e. Deep Western False (A-5)
- f. Wide Western False (A-10)
- g. Deep Cottage (A-3)
- h. Wide Cottage (A-8)

PLAN 2: 2670 Sq. Ft. 4 frontage styles

(Single Story, four bedroom with 3 car tandem garage)

Types of frontage styles and roof designs

Spanish Frontage

Western Frontage

Cottage Frontage

Bungalow Frontage

PLAN 3: 2906 Sq. Ft. 4 Frontage Styles (Two Story, five bedroom with 3 car tandem garage)

Types of frontage styles and roof designs

Spanish Frontage

Western Frontage

Cottage Frontage

Bungalow Frontage

SECONDARY: ACCESSORY UNITS 402 Sq. Ft. w/ enclosed garage

RECOMMENDATION: The mixture of the three basic house plans with different architectural front elevations provides a wide variety of combinations for individual styles and models within the Copperleaf Subdivision. San Juan Bautista's Design Guidelines provides guidelines and criteria for site plan considerations, architectural building design, façade, roof line articulations, building exterior materials and paint colors. The three basic house plans with the frontage options, roof designs and site setbacks provide a variety of housing units that substantially conforms with the City's design guideline.

The following mixture of house plans are proposed;

	Plan 1; deep floor plan	10 units
35.5 %	Plan 1; wide floor plan	6 units
33.4%	Plan 2; standard floor plan	15 units
31.1%	Plan 3; standard floor plan	14 units
100.0%		
	Secondary accessory	9 units

ACTION:

- A. Receive the updated staff report with floor plans, revised exterior elevations per commits express at the January 3rd meeting and cross sections of the perimeter sound wall along State Highway 156.
- B. Open the public hearing and receive comments, oral testimony, written comments and electronic communication on the Site and Design of the proposed residential homes, site layout and landscaped front yards.
- C. Close the public hearing and discuss the proposals for the site and design review permit to the mix of the three base homes with the variation of the exterior elevation, roof design and exterior siding.
- D. Adopt Resolution 2016-XX Approving the Site and Design Review Permit for Copperleaf Subdivision Project No. 2016-1201

CITY OF SAN JUAN BAUTISTA

STAFF REPORT – PLANNING COMMISSION

DATE: February 7th, 2017

SUBJECT: Copperleaf Subdivision Project Summary

The following is a summary of the project.

1. Applicant submitted an application for Annexation, pre-zoning, general plan amendment, tentative map on December 19th, 2014.
2. Staff reviewed application and accepted the application as complete on January 5th, 2015.
3. Staff prepared an initial study questionnaire and environmental checklist of the anticipated impacts of the project and concluded the applicant should prepare a mitigated negative declaration to address the impacts identified on the environmental checklist.
4. Petition to the City Council from Landowner, Kathleen Manning, to initiate annexation of property March 5th, 2015
5. Planning commission approved 2035 General Plan and recommend to City Council February 2nd, 2016
6. City Council approved the 2035 General Plan February 16th, 2016
7. Planning Commission approved negative declaration and pre-zoning of the 13.3 acres of Kathleen Manning and recommended to City Council on March 1st, 2016
8. City Council adopted negative declaration and pre-zoning of 13.3 acres of Kathleen Manning March 15th, 2106
9. Application to LAFCO submitted on April 27th, 2016, for annexation as low density residential zoning.
10. LAFCO failed to include the City request for consideration at their May 26th, 2016, meeting.
11. LAFCO again failed to include the City request for consideration at their June meeting.
12. LAFCO did not hold a meeting June 2016, due to the San Benito County Rodeo.
13. The City requested a special meeting of LAFCO to hear the request for annexation of the 13.3 acres.
14. LAFCO held a special meeting on July 14th, 2016, and approved the annexation.
15. Planning Commission reviewed and approved the mitigated negative declaration for Copperleaf subdivision on August 2nd, 2016
16. Planning Commission on September 6th, 2016 could not adopt a resolution for a denial for Copperleaf Subdivision and continued the matter to October 4th, 2016. The Assistant Planner did not inform the Planning Commission of the 50 day limitations to take action after the environment document was adopted, or that a failure to take action would result in the VTM being deemed automatically approved.
17. Planning Commission on October 4th, 2016, 63 days after the environmental document was approved, adopted Resolution 2016-34 denying the Vested Tentative Map of Copperleaf.

18. The City Council held a hearing on November 1st, 2016, on the matter and based upon the evidence, declared the vested tentative map was automatically approved by failure of the Planning Commission to take action on the map within the 50 day period.
19. The City Council adopted Resolution 2016-57 on November 1st, 2016.
20. Planning Commission approved Lot Line Adjustment Resolution 2017-03 and rezoning 0.0665 acres Resolution 2017-01 on January 3rd, 2016.

All Site and Design Review Documents
For the Copperleaf Subdivision
Can be found at:

<http://www.san-juan-bautista.ca.us/planning/>

RESOLUTION 2017-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE SITE PLANS AND DESIGN REVIEW PERMIT FOR COPPERLEAF SUBDIVISION PROJECT SDR-2016-1201

WHEREAS, the Planning Commission conducted a public hearing on January 3rd, 2017 for the site and design review permit of Copperleaf Subdivision Project 2016-1201, and

WHEREAS, the public hearing was conducted in accordance with Chapter 11-18 of the San Juan Bautista Municipal Code, and

WHEREAS, the Planning Commission received written comments and oral public testimony on the site plans and design review permit application of residential homes to be constructed within Copperleaf Subdivision, and

WHEREAS, on January 3rd, 2017 the Planning Commission, upon reviewing the information provided, does make a determination that the project is part of an ongoing project that has received previous approval from the Planning Commission of a Mitigated Negative Declaration with findings on August 2nd, 2016 by Resolution 2016-31, and

WHEREAS, the Planning Commission, based upon the public hearing testimony and the entire record before them, makes the following findings to support the determination that the project is part of an ongoing project previously approved by Mitigated Negative Declaration in Resolution 2016-31.

1. The proposed residential structures are in a design manner that respects the physical and environmental characteristics of each site.
2. The proposed residential structures are substantially consistent with the standards and requirements of the San Juan Bautista Municipal Code and design guidelines.
3. The proposed residential structures are substantially consistent with the goals and policies of the 2035 General Plan and any applicable specific or community plans.
4. The proposed residential structures are compatible with the surrounding character of the community in terms of architecture design, materials and colors.
5. The proposed residential structures are located and configured on each site so as to be consistent and harmonious with the surrounding area.
6. The proposed residential structures incorporate the landscaping design that meets the provisions and guidelines of drought tolerant plants, trees and shrubbery and the City's mandatory drought regulations.
7. The proposed residential structures will not interfere with the use and enjoyment of neighboring homes and will promote the health, safety and welfare of the area.
8. The existing and proposed public facilities to accommodate the proposed residential structures, including sidewalks, street lights, fire hydrants, street and vehicular access, and sanitary sewer facilities, will be available to the sites.
9. That the project is consistent with the density of the zoning district to which it is located within.

10. That the proposed use is necessary or desirable in relation to the purposes and intent of the San Juan Bautista 2035 General Plan, the title, and the economic, social and environmental status of the city.
11. That the uses will be properly related to other uses and transportation facilities in the area, and will not cause undue environmental impact relating to noise, odor, pollution, etc., with the implementation of proper mitigation measures outlined in the environmental document.
12. That the uses 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.
13. That the mitigation measures, monitoring programs and conditions of approval for the project will result in the project having a less than significant impact on the environment.
14. That the project is consistent with the goals and objectives of the 2035 General Plan, to allow for urban development that is consistent and compatible to the surrounding areas and within the City's public service capabilities.
15. That the project is within the City's adopted sphere of influence, adjacent to existing city boundaries and has water, sewer, public utilities available to the property for orderly and continuous outward growth of urban development without significant extension of public utility services.
16. That the mitigation measures identified in the initial study and mitigated negative declaration report show that there is no substantial evidence, in light of the whole record before the Planning Commission, that the project may have a significant effect on the environment.
17. That the project, as agreed by the applicant, with the mitigation measures, monitoring programs and conditions of approval, would avoid effects or impacts to where there is no significant adverse effects to the environment of the surrounding area.
18. That the project is consistent with Policy LU 2.5.1: Development strategies to address the need for new housing as well as the need for rehabilitation and preservation of existing structures.
19. That the project is consistent with Policy LU 2.6.1: Reduce conflicts between incompatible land uses.
20. That the project is consistent with Objective LU 2.4: Increase the amount of infill development.
21. Policy LU 2.4.1: Facilitate vacant and other areas to accommodate development.
22. Goal LU 3: A compact small town with distinctive architecture.
23. Goal HO 1: An adequate housing supply that meets San Juan Bautista's needs.
24. Objective HO 1.1: Accommodate additional housing units by 2035 to fulfill regional housing needs assessment projected by San Benito Council of Governments.
25. Policy HO 1.1: Promote new housing production in targeted growth areas.
26. Objective HO 2.1.1.1: Permit secondary units, while educating the public about secondary units as an opportunity to provide additional affordable housing.
27. Objective HO 2.2: Accommodate new market rate housing units as housing needs arise.
28. Policy HO 2.2.1: Allow sufficient land and housing density to accommodate market rate housing growth targets and develop regulations that allow smaller size residential lots.
29. Goal HO 3: Respect for the character of San Juan Bautista
30. Objective HO 3.1: Promote housing that fits with the City's architectural character.

31. Goal CO 1: Growth and development balanced with environmental equality.
32. Program CO 1.2.2.1: Underutilized or vacant lands should be given priority for development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Juan Bautista hereby approves the site and design review permit for the three plans with variations of architectural front elevations, depths, and widths together with plans for an accessory structure of the Copperleaf Subdivision. The approval is subject to the following conditions:

CONDITIONS OF APPROVAL

1. The applicant shall dedicate, improve and guarantee by bond the following streets, roads or cul-de-sac as shown upon the approved vested tentative map labeled Tentative Map for Copperleaf Subdivision, including but not limited to concrete curbs, gutters, sidewalks, aggregate base, asphalt street surfacing, sewer mains and laterals, water mains and water service laterals, underground electrical, telephone, cable TV conforming to City of San Juan Bautista Standard specification.
 - a. Street Copperleaf Lane
 - b. Street Cedar Court
 - c. Street Cypress Lane
2. The applicant shall improve and guarantee by bond the half street improvements along San Juan-Hollister Road including but not limited to concrete curbs, gutters, sidewalk, sewer mains, manhole, water valves, fire hydrants, underground electrical, telephone, cable TV, asphalt surfacing, aggregate base, pavement centerline stripping, bike lane striping, street name signs, architectural fence, low shrubbery landscaping and drip irrigation system. The improvements shall extend from Lot 1 to the easterly end of the curb, gutter and sidewalk of the Hacienda de Leal motel. Provisions shall be made for one 16' wide concrete driveway to lot C.
3. The applicant shall enter into a Subdivision Agreement and post a faithful performance bond, labor and materials bond guaranteeing construction all improvements within the subdivision.
4. The applicant shall submit a grading, erosion control and storm water pollution prevention plan (SWPPP) for all earthwork and grading activities proposed for the subdivision.
5. The applicant shall obtain an encroachment permit for all improvement in the San Juan-Hollister, Road.
6. The applicant shall enter into an indemnification and hold harmless agreement with the City of San Juan Bautista for the approval of the subdivision.
7. The applicant shall submit a geotechnical soils report for the subdivision with recommendations for the structural sections of street improvements, foundation design standards for building and structures and recommendation for field testing, inspections and compaction standards.
8. The applicant shall submit an archaeological report to the City prior to approval of the tentative map.

9. The applicant shall submit a drainage report to the City showing the on-site storm water drainage system, retention capacity and application for the submittal of a Conditional letter of map amendment (CLOMA) to Federal Emergency Management Agency.
10. The applicant shall install fire hydrants within the subdivision. The location shall be determined by the City Engineer.
11. The applicant shall relocate and underground the electrical distribution line running across lots 7, 8, 11 and 12 to a location as determine in the final improvement plans and coordination with the utility company.
12. The applicant shall install an architectural sound wall, similar to the existing sound wall on State Route 156, along the rear lots of 10 through 23 and extended along the open space "A" for 220 feet. Also an architectural side yard fence along San Juan-Hollister Road of lots 27, 28, 36, 37, 45, and 1. A fence shall be constructed along the west property line of lot 9, 10 and Lot C.
13. The applicant shall extend the street improvements to the east boundary of the subdivision, provide finish rough grade to lot B and the 28 feet wide maintenance driveway to Lot A. The applicant shall dedicate to the City a 100'x100 lot designated lot B and participate in a fair share portion of the cost to install a domestic well meeting the City Standards together with electrical service, fencing and security night lighting. The applicant shall upon approval from the state and activation of the new well on lot B, remove and demolition of well no. 2 in accordance with state well standards.
14. The applicant shall submit improvement plans and construct a storm drainage retention pond for all surface runoff water from the subdivision.
The storm drainage retention pond shall be designed with multiple elevation levels. The pond shall have a perimeter fence with access gates or entrance which restrict pedestrian and maintenance equipment access during heavy rainy periods.
15. The applicant shall submit a traffic report to the City identifying traffic volumes, patterns, pedestrian traffic, together with mitigations measures to address impacts to the vehicular and pedestrian traffic at the intersection of The Alameda and State highway 156.
16. The applicant shall install street lights within the subdivision that conform to the City adopted dark sky ordinance. Location shall be determined by the City in coordination with the utility company.
17. The applicant shall submit plans to Caltrans for the installation of pedestrian push button signal facilities on existing signal poles situated on the east side of the intersection and install a painted pedestrian cross walk across State Highway 156 on the east side of the intersection from the south side to north side of the Alameda.
18. The applicant shall participate in fair share cost for the construction of a deceleration right turn lane and an east bound right turn overlap signal phase at the intersection of State Highway 156 in accordance with the recommendation of the traffic study report from Hatch Mott McDonald.
19. The applicant shall as part of the Subdivision Agreement, noted in condition 3 above, pay a subdivision improvement plan check fee of 1.5% and improvement plan inspection fee of 2% of the improvements cost identified in the subdivision agreement. The inspection fees shall be use for on-site inspection services to the subdivision during construction.
20. The applicant shall submit to the City a Site and Design Review Permit application for all homes and or secondary units proposed. The application shall consist of a site plan showing all setbacks and property line dimensions, floor plans with square footage

calculations, exterior elevation of all four sides, a landscaping and irrigation plan showing the drought resistant plants, turf areas not exceeding 25% of the front yard area and a layout or schematic of the drip irrigation systems.

21. The applicant shall obtain a building permit for each home and pay building permit fee, plan check fee, electrical permit fee, plumbing permit fee, mechanical permit fee, fire sprinkler permit fee, strong motion instrumentation fee, green fee, water connection fee when allowed by the State, sewer connection fee, traffic impact fee, public safety development fee, park development fee, storm drainage development fee, library development fee and public/civic facilities development fees for each dwelling permit issued. The applicant may elect to use four or five base model plans for the building permit plan check fees and the City will establish credit to each subsequent building permit issuing the same floor plans and structural improvements.
22. The applicant shall install a domestic water and fire sprinkler service to each home with a water utility box conforming to the city's standard plan B3-3. A separate ball valve or equal shall be install behind each water service box.
23. The applicant shall form and implement a landscaping and lighting district for the subdivision to maintain the landscaping and electrical costs for the street lights. The internal street light standard shall be similar to those in the down town area.
24. The applicant shall form a Community Maintenance Service District for the continual maintenance, repair of streets, storm drain facilities, park facilities and street sweeping.
25. The applicant shall install all street lighting equipped with LED fixtures within the subdivision. Location shall be determined by the City Engineer in coordination with the utility company.
26. The applicant shall contribute a fair share contribution, not exceeding 15% of the cost of a roundabout improvement project at the intersection of The Alameda and San Juan-Hollister Road.
27. The applicant shall install a small community park with walkways, benches, picnic tables, drought tolerant landscaping, trees, and turf area and irrigation facilities at the northwest quadrant of lot A.
28. Mail service for all resident of the subdivision shall be picked up at the Post Office, located in the Windmill Market complex, unless deemed otherwise by the San Juan Bautista Post Office Manager. If postal service is provided to the subdivision, group cluster drop-off boxes shall be provided at locations throughout the subdivision..
29. The applicant shall construct a school bus stop area within the subdivision within the vicinity of Lot A or as determined by the School District. Bus services will be provided by the Aromas-San Juan School District.
30. The applicant shall submit to the Planning Commission an application for all temporary on-site sales signs and one off- premise sign for marketing and sales purposes.
31. The applicant shall allow construction activities within the subdivision to hours between 7:30 A.M. to 6:00 P.M. Monday through Friday and 8:30 A.M. to 5:30 P.M. on Saturdays. No construction shall be allowed on Sundays and State or Federal Holidays.
32. The applicant shall restrict all loud noises, vibratory equipment, trucks backup devices, and gas powered compaction tools to hours between 8:30 A.M. to 4:00 P.M. during the permitted days of the week for construction. No construction on Sundays and State or Federal Holidays unless it is done within a closed building or structure.

33. The applicant shall have the following note placed on all construction drawings and plans. "If prehistoric archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted within 10 meters (25 feet) of the find until it can be evaluated by a qualified professional archeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented."
34. The applicant shall obtain all rights of way and easements required and necessary for the construction and completion of the Copperleaf subdivision.
35. The applicant shall submit to the City and San Benito County Environmental Health a hazardous waste management plan together with emergency contact information.
36. The applicant shall submit to the City a solid waste disposal plan for all solid waste material disposed of from the project site.
37. The applicant shall submit a copy of the permit from the Monterey Bay Area Air Pollution Control District if required.
38. The applicant shall install a separate water service lateral to each lot for a fire sprinkler system and potable water. The services shall conform to the City standards. Separate water, electrical and telephone services shall be to each secondary unit constructed.
39. A note shall be placed upon all improvement plans for all grading, excavation and embankment during high wind periods shall cease. The City Planning Department or building inspector shall contact the contractor when construction activities shall cease due to high winds.
40. Prior to final occupancy of the residential structures, a final building inspection shall be performed by the City.
41. Prior to issuance of a building permit, school impact fee shall be paid to the Aromas-San Juan school District. Confirmation of the payment shall be submitted to the City.
42. The applicant shall restrict the number of two story structure built on each street frontage to no more than seventy (70%). The roof line shall vary in style, roof pitch, design, color and type of roof material. All structures within the subdivision shall incorporate a drought tolerant landscaping, drip irrigation systems and have a least one street tree within the lot frontage of each house. Turf area shall be minimized to the best practices.
43. The applicant shall submit the final map of the phases to be recorded if applicable together with all the necessary documentation, recording fees, subdivisions guarantees, tax clearance letter and executed subdivision agreement,
44. All residential homes shall be constructed and designed for future solar conversions.
45. The applicant shall submit to the City a copy of the P.G. & E utility underground electrical, telephone, gas and communication plans for the subdivision.
46. The applicant shall provide sound reduction-type windows on the rear of all homes of lots 10 through 23 backing up on State Highway Route 156.
47. The applicant, in accordance with assessment findings in the WSA, Inc. Cultural Resources Assessment Report dated October 2015, shall remove the old barn, cabin and modern outbuilding situated on lot 9.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 7th day of February 2017 by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

John Hopper, Chairperson

Trish Paetz, Deputy City Clerk

CITY OF SAN JUAN BAUTISTA

PLANNING COMMISSION

STAFF REPORT

DATE: February 7th, 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 15268 of the California Environmental Quality Act, "Ministerial Projects", the project is Statutory exempt and under Section 15332 "Infill Development Project" (a) thru (e) categorical exempt.

Details: The applicant is requesting site and design review approval for a two story duplex situated on the vacant parcel at 1114 Third Street. The existing 0.1607 acre parcel was created by a minor land division on August 8th, 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
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. 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 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 for a statutory exemption under section 15268 and 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 extend water services to each apartment in the project, conforming to City of San Juan Bautista Standards B 3-3.
5. The applicant shall extend sanitary sewer services to each apartment.
6. The applicant shall install a standard driveway to each apartment conforming to City of San Juan Bautista Standards A-7.
7. The applicant shall underground electrical and communication services to each apartment within the project.

8. The applicant shall construct and install handicap sidewalks ramp on the frontage of Third Street to align with the proposed round a bout pavement striping plans.
9. The applicant shall install a storm drainage system that meets the Storm Water Pollution Prevention Plan 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 structures within the project. .
15. The applicant will design each structure to be solar installation ready.
16. The applicant shall cause the existing guy wire to be removed or relocated in accordance with P G & E requirements.
17. The applicant shall remove the existing fence along the property line of Third Street at each driveway.

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 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 foundation report from the design engineer or architect shall be submitted for the project demonstrating the foundation system conforms to the building codes for compaction, expansive soils and foundation soil bearing pressures of the two apartment structures within the project.

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 A storm drain system will be install to meet the SWPPP requirements.

MM-9 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

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility
MM-1	Project Site Developer	City Planning and Building Department Personnel (831) 623-4661 Ext. 14
MM-2	Project Designer or Site Developer	City Building Inspection Department
MM-3	Project Site Developer	City Planning and Building Department Personnel (831) 623-4661 Ext. 14
MM-4	Site Contractor or Developer	City Planning and Building Department Personnel
MM-5	Project Designer, Architect or Engineer.	Building Inspector City Engineer
MM-6	Project Site Designer and or Developer.	City Building Inspector
MM-7	Project Site Developer and Contractor.	City Building Inspector
MM-8	Project Site Developer	Project Private Engineer and City Engineer
MM-9	Project Site Contractor	City Building Inspector and Project Site Contractor

1. Write 3 or 4 PDBs you will
2. Get 8-10' EDCBC SLAB
3. 30" x 60" EDCBC SLAB
4. 12" x 36" ATTC ACCESS
5. Weigh 2 bags concrete
6. Wait 2-3 hrs for initial PLACEMENT
7. Insertion of 10' Layer
8. Get 10' new 60" WOOD SLABING
9. CDB TRL Pail report at concrete
10. 30" TRL 8' 6" 60" SLAB RESULTS AND LAB
11. 17' 60" 60" 60" 60" 60"

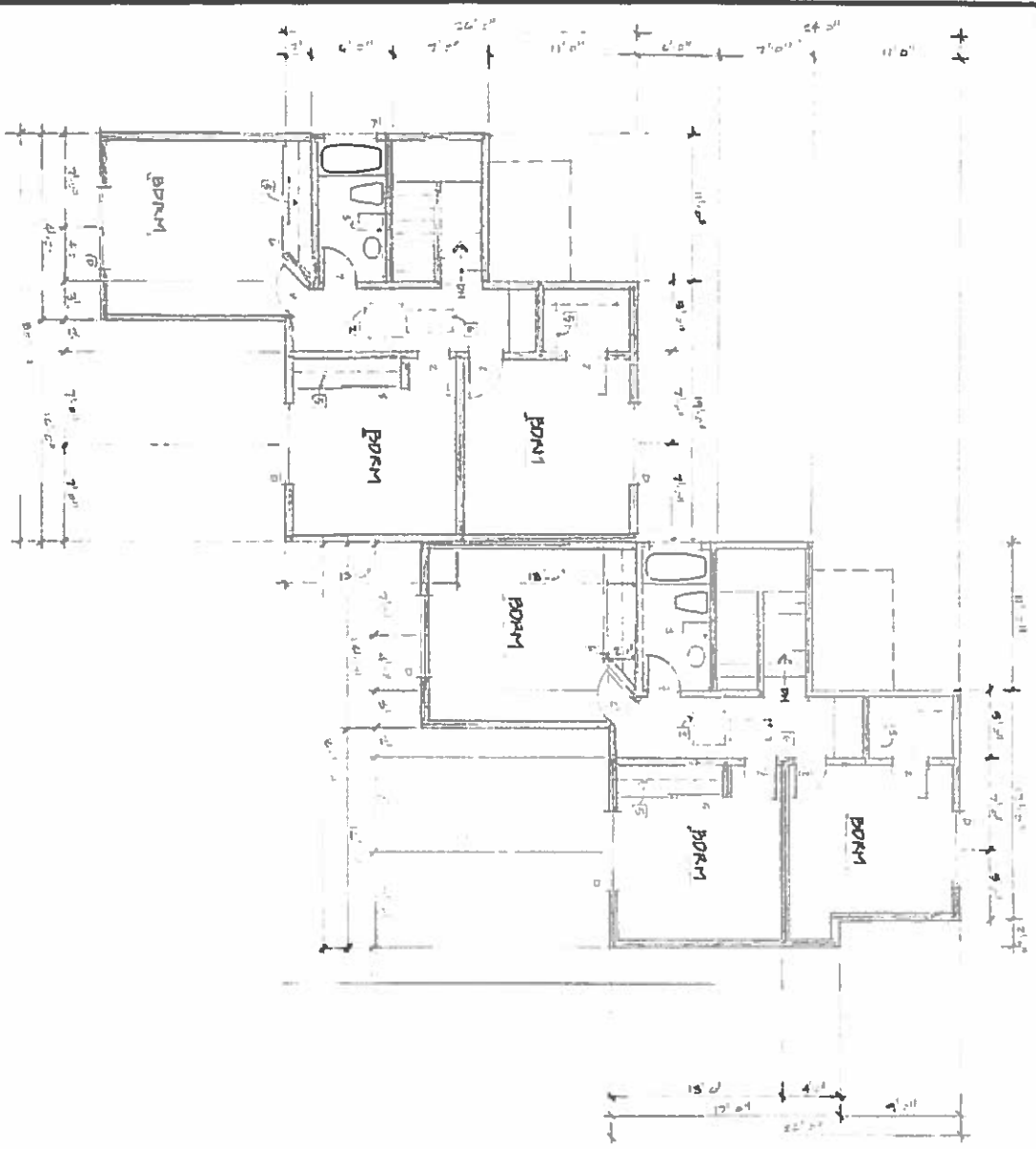


30670000 14" O.C.
30440000 14" O.C.

ITEM	QTY	TYPE	GRADE	DESCRIPTION
1	800	LC	30	4 PLY
2	1000	SC	35	4 PLY
3	1400	LC	35	20 LBS BLD CEMENT
4	2000	LC	35	17 PLY
5	500	LC	35	BRICKS FOR P-20
6	500	SC	35	BRICKS FOR P-20
7	100 YD	4-6	SECTION	REINFORCING TIE IN WALL

TIME	RTZ	TYPE	LOCATIONS	INSTR. OBSERVERS
1	6000	Endless	4.0	20
2	4430	Black	0.0	30
3	3430	Black	0.0	15
4	4000	Black	0.0	30
5	3400	Black	0.0	30
6	3400	Black	0.0	30

UPPER FLOOR PLAN
1/4" = 1'-0"



FLOOR PLAN NOTES

1. NEW 2" x 4" STUD WALL
2. NEW 2" x 4" STUD WALL
3. NEW 2" x 4" STUD WALL
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10. NEW 2" x 4" STUD WALL

WALL TYPES

- 1. 2" x 4" STUD WALL @ 16" O.C.
- 2. 2" x 4" STUD WALL @ 16" O.C.

DOOR SCHEDULE

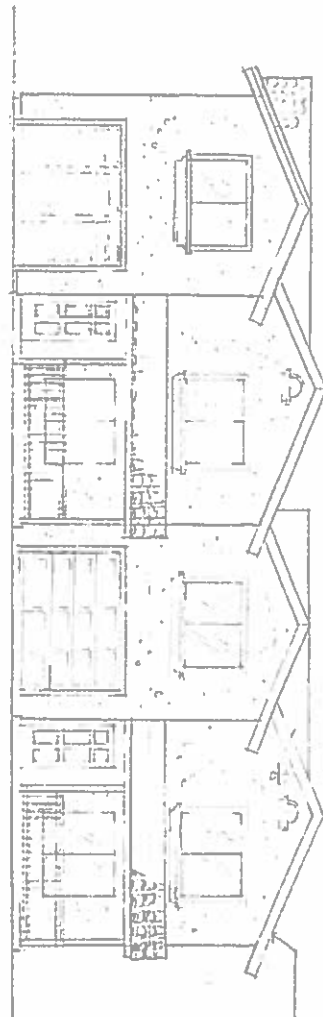
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2	SLIDING	1	SLIDING DOOR
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WINDOW SCHEDULE

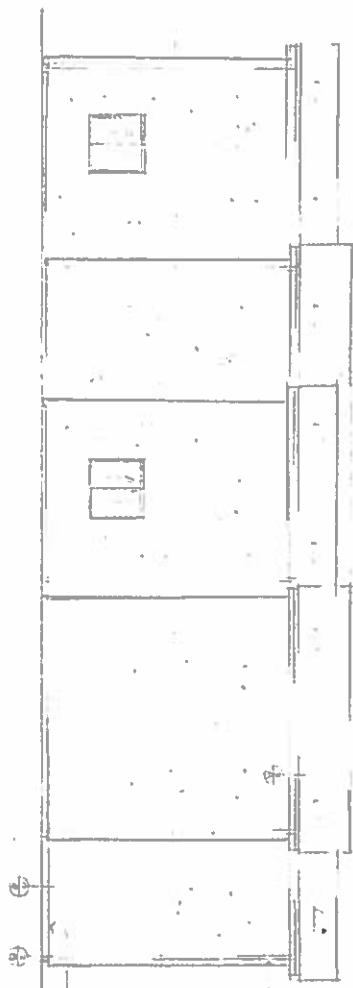
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10	SWING	1	SWING WINDOW

WESLEY JAY BEEBE - ARCHITECT
P.O. BOX 1743
KING CITY, CA 95050
TEL: (415) 345-0810
FAX: (415) 345-0888

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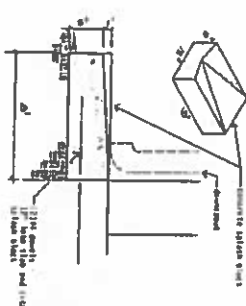
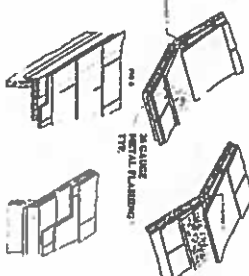
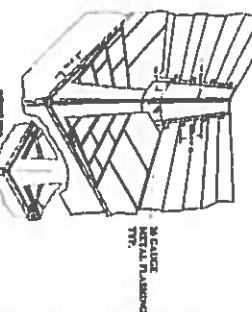
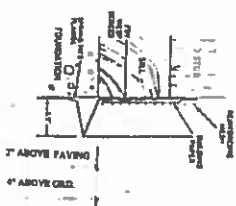
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12" DIA. 41" x 18" x 18"

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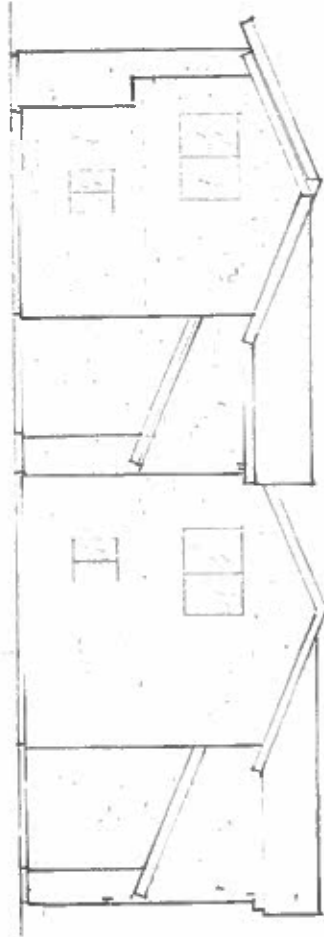
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WESLEY JAY BEEBE - ARCHITECT
P.O. BOX 1743
KING CITY CA 951-385-0810
93930 - 1743 Fax 951-385-0888

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EAST ELEVATION



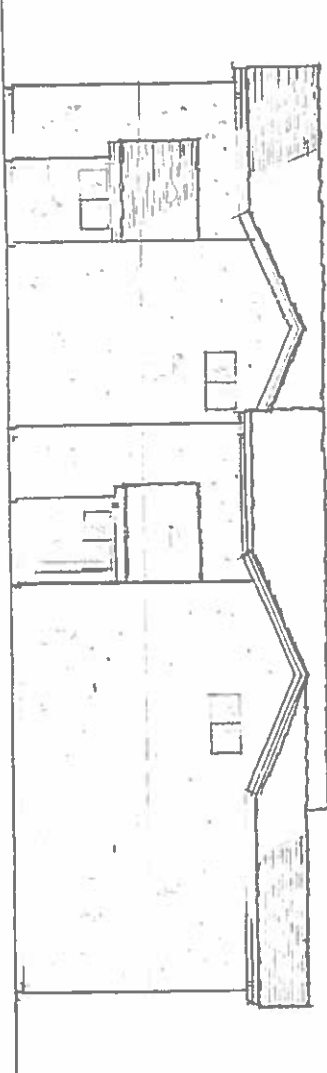
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NORTH ELEVATION



WESLEY JAY BEEBE - ARCHITECT
 P.O. BOX 1743
 KING CITY, CA 95050
 (831) 385-0810
 (831) 385-0668

5

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 staff report 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.

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

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 7th day of February, 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 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 February 7th, 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, 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 to the area, the Planning Commission determines that the project is Statutory exempt under Section 15268 "Ministerial Project" and 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 conditions, mitigation measures, monitoring reporting program.

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 extend water services to each apartment in the project, conforming to City of San Juan Bautista Standards B 3-3.
5. The applicant shall extend sanitary sewer services to each apartment.
6. The applicant shall install a standard driveway to each 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 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 structures within the project. .
15. The applicant will design each structure to be solar installation ready.
16. The applicant shall cause the existing guy wire to be removed or relocated in accordance with P G & E requirements.
17. The applicant shall remove the existing fence along the property line of Third Street at each driveway.

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 foundation report from the design engineer or architect shall be submitted for the project demonstrating the foundation system conforms to the building codes for compaction, expansive soils and foundation soil bearing pressures of the two apartment structures within the project.

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 A storm drain system will be install to meet the SWPPP requirements.

MM-9 All grading and earth moving work shall halt during high wind periods. Contractor shall apply water to all areas subject to dust or air borne disturbance.

MITIGATION MONITORING AND REPORTING

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility
MM-1	Project Site Developer	City Planning and Building Department Personnel (831) 623-4661 Ext. 14
MM-2	Project Designer or Site Developer	City Building Inspection Department
MM-3	Project Site Developer	City Planning and Building Department Personnel (831) 623-4661 Ext. 14
MM-4	Site Contractor or Developer	City Planning and Building Department Personnel
MM-5	Project Designer, Architect or Engineer.	Building Inspector City Engineer
MM-6	Project Site Designer and or Developer.	City Building Inspector
MM-7	Project Site Developer and Contractor.	City Building Inspector
MM-8	Project Site Developer	Project Private Engineer and City Engineer
MM-9	Project Site Contractor	City Building Inspector and Project Site Contractor

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista at a regular meeting held on the 7th day of February, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Chairperson John Hopper

Deputy City Clerk Trish Paetz

CITY OF SAN JUAN BAUTISTA

PLANNING COMMISSION

STAFF REPORT

DATE: February 7th, 2017

SUBJECT: Consider Amendment of SJBMC Section 10-20540 (C)

DISCUSSION: During the consideration of a recent appeal, an inconsistency was discovered between the appeal periods of the San Juan Bautista Municipal Code (SJBMC) and the Subdivision Map Act. Section 10-2-540(c) of the SJBMC states:

*Within **fifteen calendar days** after action, the subdivider or any interested person may appeal any action of the Planning Commission to the City Council. Appeals to the City Council shall be submitted in writing to the City Clerk. Said appeals shall reference the tentative map number and shall state fully the nature and extent of the appeal and the reason why it is taken. Such appeal and the hearing thereon shall be conducted in the manner provided by Government Code Section 66452.5(a) and (b) and subsection (D) of this section.*

The Subdivision Map Act, however, which is the part of the California Government Code pertaining to subdivisions (and the section called out specifically in the SJBMC section cited above), in Section 66452.5(a) states:

The subdivider, or any tenant of the subject property, in the case of a proposed conversion of residential real property to a condominium project, community apartment project, or stock cooperative project, may appeal from any action of the advisory agency with respect to a tentative map to the appeal board established by local ordinance or, if none, to the legislative body.

*The appeal shall be filed with the clerk of the appeal board, or if there is none, with the clerk of the legislative body within **10 days** after the action of the advisory agency from which the appeal is being taken. Upon the filing of an appeal, the appeal board or legislative body shall set the matter for hearing. The hearing shall be*

held within 30 days after the date of filing the appeal. Within 10 days following the conclusion of the hearing, the appeal board or legislative body shall render its decision on the appeal.

The conflict caused by the inconsistency between what is stated in SJBMC Section 10-2-540(c) and what is stated in Government Code Section 66452.5(a) presents a problem for the planning and administrative staff when handling appeals because the authority of the California Government Code supersedes that of the San Juan Bautista Municipal Code. The two sections should be consistent in the application of the number of calendar days during which an appeal can be filed. 10 days is the most commonly used appeal period in the SJBMC (see table below), and it is also consistent with the stated appeal period in Government Code Section 66452.5(a).

City of San Juan Bautista Municipal Code - Appeal Periods			
Chapter #	Chapter Title	Section #	Appeal Period (Days)
Chapter 3-3	Business Licenses	3-3-530	10
Chapter 3-4	Transient Occupancy Tax	3-4-235	15
Chapter 5-6	Weed Abatement	5-6-135	10
Chapter 5-7	Animal Regulation	5-7-330	5
Chapter 5-9	Uniform Wastewater Regulation	5-9-900	10
Chapter 5-22	Dilapidated Buildings	5-22-120	30 (court action)
Chapter 5-26	Spray Paint and Graffiti	5-26-175	10
Chapter 5-29	Massage Establishments and Massage Services	5-29-335	2
Chapter 7-8	Encroachments	7-8-605	None
Chapter 9-1	Abandoned, Wrecked, Dismantled or Inoperative Vehicles	9-1-150	5
Chapter 10-2	Subdivisions	10-2-540	15
Chapter 11-6	Historic Resources Preservation	11-6-160	5
Chapter 11-25	Appeals	11-25-030	10
Chapter 12-1	Flood Hazard Prevention	12-1-535	10

RECOMMENDATION:

To make the San Juan Bautista Municipal Code consistent with the California Government Code, staff is recommending the Planning Commission recommend to City Council that San Juan Bautista Municipal Code Section 10-2-540(c) be amended to reflect the same 10 day appeal period stated in Government Code Section 66452.5(a).

RESOLUTION 2017-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA RECOMMENDING THE CITY COUNCIL AMEND SECTION 10-02-540 (C) OF THE SAN JUAN BAUTISTA MUNICIPAL CODE FOR APPEAL PERIODS

WHEREAS the San Juan Bautista Municipal has established appeal periods for various functions, duties, and administrative actions in seven Chapters of the Municipal Code, and

WHEREAS appeals are designed to establish a procedural process for interested parties, customers, and applicants an opportunity to appeal legislative, administrative, discretionary, and judicial decisions or actions which have been delegated to the planning Commission, various boards, advisory commissions, and employees to the City Council, and

WHEREAS over the last few months, a recent land use decision of the Planning Commission was appealed to the City Council which resulted in a conflict with the City's code and the Subdivision Map Act, and

WHEREAS, the conflict caused by the inconsistency between the SJBMC, Section 10-02-540 (c) and Government Code Section 66452.5 (a) presented a problem for the City Council and Planning Commission in administering the procedural process, and

WHEREAS, the number of days of an appeal period of Section 10-02-540 (c) of the San Juan Bautista Municipal Code (15 days) and the Subdivision Map Act of the California Government Code (10 days) were found to be inconsistent in administering the appeal process and should be amended for internal consistency with the State Codes.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends to the City Council to amend Chapter 10-02-540 (c) to read as follows;

10-02-540 Appeals.

(A) The City Council shall be the Appeal Board.

(B) As used herein, the term "interested person adversely affected" means any City department, public agency, public utility, or any person claiming that the decisions is likely to result in personal economic loss or damage to his property.

(C) Within **ten (10)** calendar days after action, the subdivider or any interested person may appeal any action of the Planning

Commission to the City Council. Appeals to the City Council shall be submitted in writing to the City Clerk. Said appeals shall reference the ***project and*** tentative map number and shall state fully the nature and extent of the appeal, ***how the Planning Commission erred in their decision***, and the reasons why it is taken. Such appeal and the hearing thereon shall be conducted in the manner provided by Government Code Section 66452.5 (a) and (b) and subsection (D) of this Section

- (D) Whenever a public hearing is held pursuant to this Section, it shall be conducted as required by the Government Code Section 66451.3. Notice of the time and place thereof, and the general description of the location of the proposed subdivision shall be given at least ten(10) days before the hearing by publication once in a newspaper of general circulation in the City of San Juan Bautista. Any interested person may appear at such hearing and shall be heard.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 7th day of February 2017, by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:

John Hopper Chairperson

ATTEST:

Deputy City Clerk Trish Paetz