



# City of San Juan Bautista

*The "City of History"*

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

## AGENDA

### **REGULAR PLANNING COMMISSION MEETING**

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

**TUESDAY ~ DECEMBER 4, 2018**

*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** **6:00 PM**  
**Roll Call**
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. **Action Items**
  - A. **Approve Affidavit of Posting Agenda**
  - B. **Consider a recommendation from the Historic Resources Board for a restaurant at 404 Third Street (APN 002-140-005) and expansion of an existing residential unit located at 406 Third Street. The applicant is Anne Nguyen. Approve Resolution 2018-XX Approving a Minor Alteration for New Living Space Within an Existing Residential Unit and a Tenant Improvement for a New Restaurant Located at 404 and 406 Third Street.**
  - C. **Consider an Amendment to the City Design Guidelines by adding in a new chapter that covers Streetscape Design Guidelines.**
5. **Discussion Items**
  - A. **Proposed ABC License for Hacienda De Leal located at 410 The Alameda**
  - B. **Report from Planner on current and upcoming projects**
  - C. **Confirm rescheduling of January 2019 Regular Planning Commission Meeting**
  - D. **Future appointments of the HRB/PC members. Applications are being accepted at this time.**
6. **Comments**
  - A. **Planning Commissioners**
  - B. **City Planner**
  - C. **City Manager**
7. **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 30<sup>th</sup> DAY OF NOVEMBER 2018, 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 30<sup>th</sup> DAY OF NOVEMBER 2018.



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TRISH PAETZ, DEPUTY CITY CLERK

## CITY OF SAN JUAN BAUTISTA

### HISTORIC RESOURCES BOARD (HRB)/PLANNING COMMISSION (PC)

#### STAFF MEMO

**DATE:** December 4, 2018

**Item 5A:** Proposed scope of work that includes two alterations on both buildings on the same parcel. One alteration is a change of use from a retail use into a café. The other alteration is to put new living space in the downstairs area below an existing residential unit.

**Location:** 404 Third Street and 406 Third Street, San Juan Bautista, CA 95045, APN #002-530-007

**Proposal:** To review and consider a proposed Minor Historic Alteration that includes new extra living space inside of an existing residential unit at 406 Third Street and a Tenant Improvement for a change of use from retail into a café with minor improvements taking place on the building exterior at 404 Third Street. Both buildings are on the same parcel and are listed in the City's Inventory of Historic Properties.

#### DISCUSSION:

This item is a proposed Minor Historic Alteration that covers two scopes of work inside two buildings on the same parcel and under the same ownership. The subject site is located within the Downtown Third Street Historic District and the current Zoning Classification is Mixed-Use (MU). Both buildings are listed in the City's Historic Resource Inventory as well. The addresses include 404 Third Street and 406 Third Street. The scopes of work are as follows.

##### 404 Third Street:

The first scope of work includes a tenant improvement that will change the existing use of retail to a restaurant. The restaurant is proposed to be smaller in scale that is described as a Bistro. A Bistro is similar to a café, which is the reason why a café is indicated in the above sections. The proposed Bistro will serve Vietnamese Food. The MU Zoning does allow restaurants by right. However, since the subject site is located in the Downtown Historic District and interior changes and minor exterior changes will be taking place to the building, a public process is necessary. Staff believes a Minor Historic Alteration is necessary for this case because there are no major exterior changes taking place and no

physical expansions of the building will be taking place. Per Section 11-06 of the Zoning Code, a Minor Alteration does cover rehabilitation and maintenance. This tenant improvement covers those areas and therefore, a Minor Historic Alteration is the necessary application process. This proposed tenant improvement is subject to applicable Building and Fire Codes during the permit review process.

**406 Third Street:**

The second scope of work includes the conversion of existing interior space below an existing residential unit to additional living space for that residential unit. No additional residential units are proposed and no other scope of work is proposed at this address. Residential units are permissible uses in the MU zone. However, they must be located above commercial or in the rear of commercial uses. In this instance, the residential unit is currently located in the rear the existing commercial use. There is no physical expansion of that building. The existing room below the unit is proposed to be used as extra living space that will include a family room, two bedrooms, and a bathroom. Therefore, this scope of work meets the provisions of the MU zone.

Staff believes these are improvements to this site and brings in a new use that will be beneficial for the community and will enhance downtown. Furthermore, the residential unit expansion will bring full-time residents to our community and walkability will be encouraged. Staff recommends the HRB/Planning Commission move to approve this proposal as proposed with conditions.

**ACTION:**

Historic Resources Board and Planning Commission to consider this item for approval. There are no issues or any significant changes to the site identified by staff with this proposal.

**ATTACHED:**

Draft Resolution

Photos of the subject site

Floor Plans for the proposed café at 404 Third Street

Plan set for the new living space at 406 Third Street

Historic Resource Inventory Statements



## **RESOLUTION 2018 - xx**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING A MINOR ALTERATION FOR NEW LIVING SPACE WITHIN AN EXISTING RESIDENTIAL UNIT AND A TENANT IMPROVEMENT FOR A NEW RESTURANT LOCATED AT 404 AND 406 THIRD STREET (APN 002-140-005)**

**WHEREAS**, the Historic Resources Board conducted a public hearing on December 4, 2018 to review the proposed Minor Historic Alteration, and

**WHEREAS**, the Historic Resources Board received oral comments, written correspondence, electronic communication and public testimony at the public hearing, and

**WHEREAS**, the Historic Resources Board reviewed the staff report for the project, and

**WHEREAS**, the Historic Resources Board has reviewed the proposed projects in both buildings on the same parcel within the Third Street Historic District and listed in the City Inventory of Historic Properties and forwarded a recommendation to the Planning Commission, and

**WHEREAS**, the Historic Resources Board made a recommendation of approval of the proposed Minor Historic Alteration to the Planning Commission, and

**WHEREAS**, the Planning Commission conducted a public hearing on December 4, 2018 to review the proposed Minor Historic Alteration, and

**WHEREAS**, the Planning Commission received oral comments, written correspondence, electronic communication and public testimony at the public hearing, and

**WHEREAS**, the Planning Commission reviewed the staff report for the project, and

**WHEREAS**, the Planning Commission has considered the recommendation from the Historic Resources Board and makes the following finding to approve the Minor Historic Alteration request.

1. That the proposed Minor Historic Alteration request is compatible with the historic context of the Historic District and that it does not have any impacts on the historic character of the property and buildings.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Juan Bautista hereby approves the Minor Historic Alteration located at 404 Third Street and 406 Third Street, San Juan Bautista, California, subject to the following conditions.

1. The proposed Minor Alteration is limited to the proposed scopes of work indicated on the submitted plans that includes a residential unit expansion inside 406 Third Street and a proposed restaurant located inside of an existing building at 404 Third Street.
2. Any future signage proposed to either 404 Third street or 406 Third Street must be reviewed by City Planning Staff, is subject to City Design guidelines and is required to be reviewed and approved by the Historic Resources Board and Planning Commission prior to permit submittal.
3. The proposed scopes of work indicated on the submitted plans for this Minor Historic Alteration is subject to all applicable Planning, Building, and Fire Codes.
4. As part of the tenant improvement for the proposed restaurant at 404 Third Street, any substantial changes to the building will require further review by City Planning Staff and/or Planning Commission.
5. Any proposed use or accessory uses onsite shall be subject to the requirements and standards of the Mixed-Use Zone, Historic Resources Ordinance, and any applicable zoning standards.

**PASSED AND ADOPTED** by the Planning Commission of the City of San Juan Bautista at a regular meeting held on December 4, 2018 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Darlene Boyd, Chairperson

ATTEST:

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Trish Paetz, Deputy City Clerk





ANTIQUE

Clear tone

Clear tone

Vintage Room





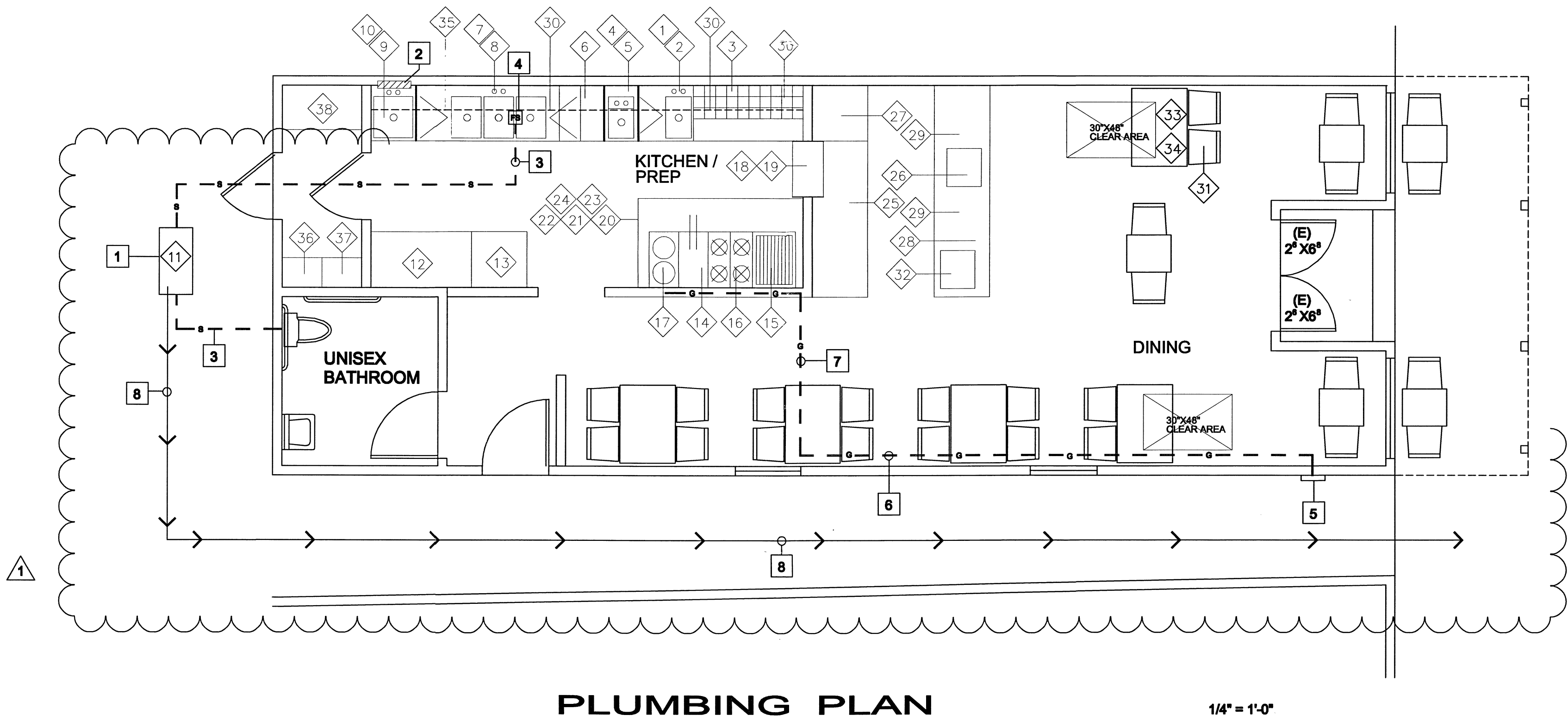
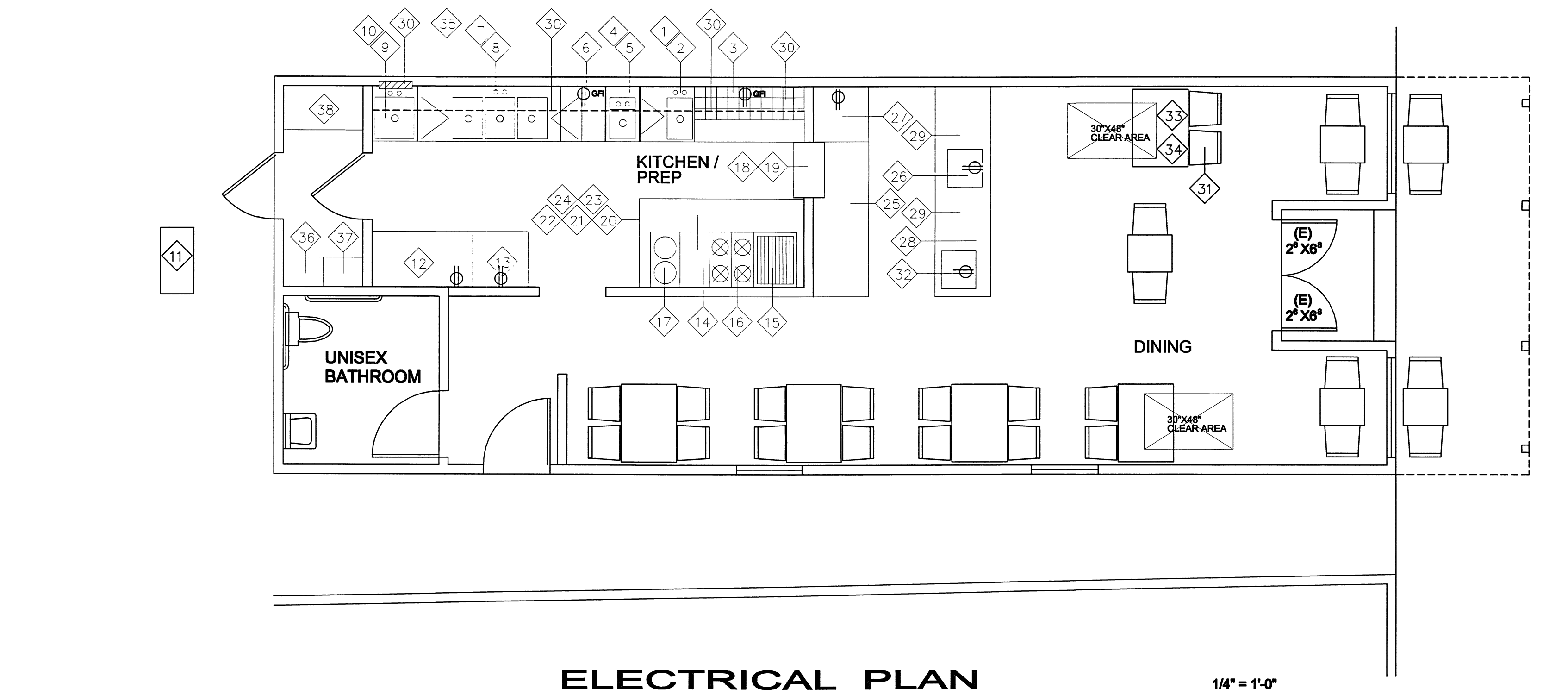






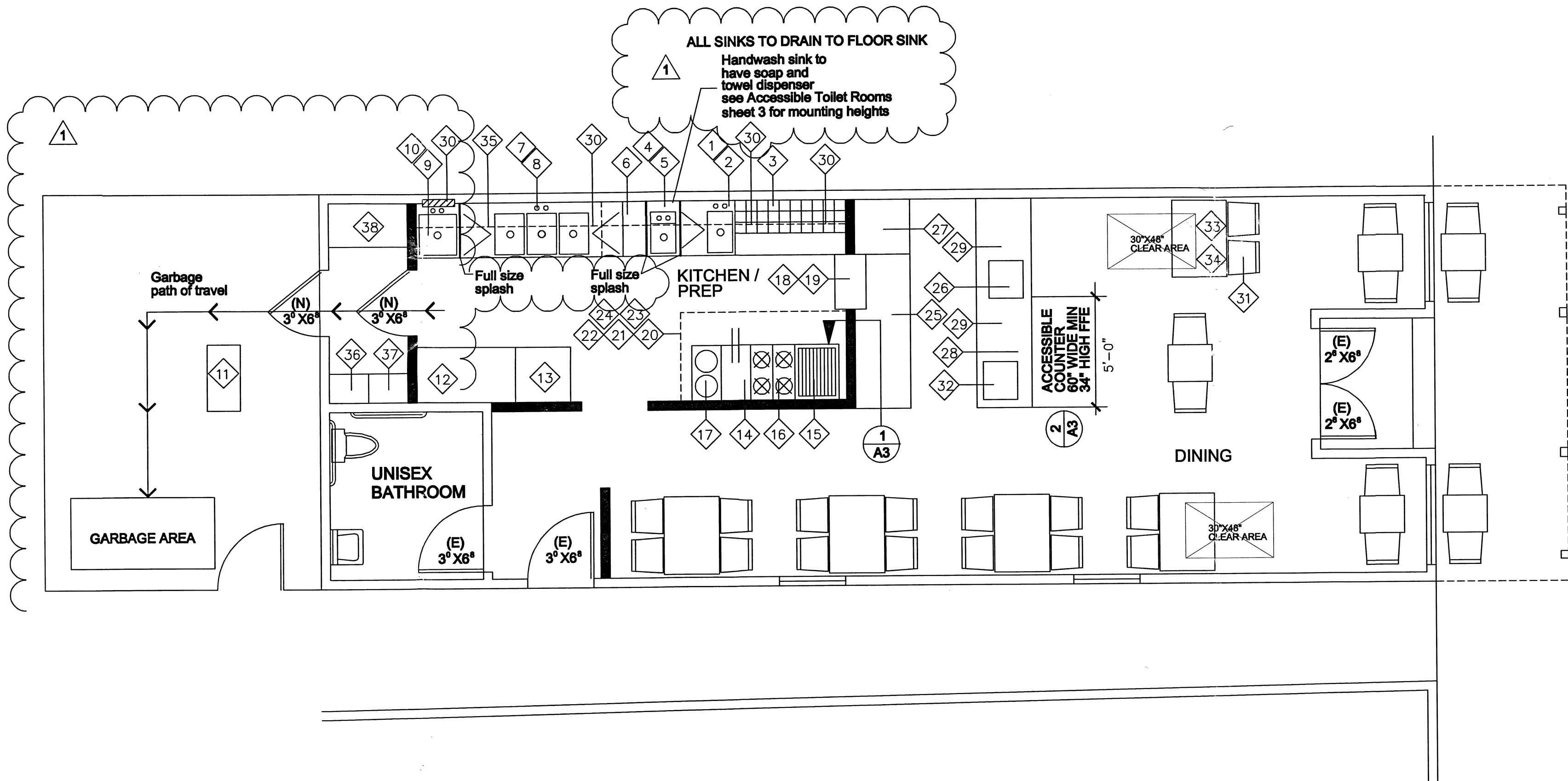
THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED.

TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICT



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| EQUIPMENT LIST |                                      |                |              |             |                             |               |
|----------------|--------------------------------------|----------------|--------------|-------------|-----------------------------|---------------|
|                | EQUIPMENT                            | BRAND          | MODEL        | BTU         | POWER                       | REMARKS       |
| 1              | 1 COMPARTMET PREP SINK               | ELKAY          | IC18X18-18X  |             |                             |               |
| 2              | FAUCET FOR PREP SINK                 | T&S            | B-0231       |             |                             |               |
| 3              | MAXI COLD CHEF MAKEUP TABLE          | TRUE           | TSSU-60-16   |             | 115/60/1<br>1/2 HP 10.3 AMP |               |
| 4              | HAND SINK                            | ELKAY          | 7PS60        |             |                             |               |
| 5              | FAUCET FOR HAND SINK                 | T&S            | B-231        |             |                             |               |
| 6              | DISH WASHER                          | CMA            | L-1X         |             | 115/60/1<br>1 HP 16 AMP     | UNDER COUNTER |
| 7              | 3 COMPARTMENT SINK<br>2 DRAIN BOARDS | ELKAY          | 346X20-2-18  |             |                             |               |
| 8              | FAUCET FOR 3 COMPARTMENT SINK        | T&S            | B-0133/ADFRB |             |                             |               |
| 9              | MOP SINK                             | GREENWORLD     | TSA-MOP      |             |                             |               |
| 10             | FAUCET FOR MOP SINK                  | T&S            | B-0665-BSTR  |             |                             |               |
| 11             | 40 # GREASE TRAP                     | ENDURA         | 3920A02C     |             |                             |               |
| 12             | 2 DOOR COOLER                        | TRUE           | T-49-HC      |             | 115/60/1<br>1/2 HP 5.4 AMP  |               |
| 13             | 2 DOOR FREEZER                       | TRUE           | T-23F-HC     |             | 115/60/1<br>1/2 HP 5.5 AMP  |               |
| 14             | DEEP FAT FRYER                       | IMPERIAL       | IFS-60-OP    | 140,000 BTU |                             |               |
| 15             | 24 INCH BROILER ON STAND             | IMPERIAL       | IRB-24       | 60,000 BTU  |                             |               |
| 16             | 24 INCH 4 BURNER RANGE WITH OVEN     | IMPERIAL       | IR-4         | 155,000 BTU |                             |               |
| 17             | DOUBLE STACK POT STOVE               | IMPERIAL       | ARSP-18-2    | 180,000 BTU |                             |               |
| 18             | STAINLESS PASS THRU SHELF            | ADVANCED TABCO | PA-18-48     |             |                             |               |
| 19             | HEAT LAMP                            | NEMCO          | 6152-36      |             | 115/60/1                    |               |
| 20             | CAPTIVE AIRE HOOD                    | CAPTIV AIRE    | ND-BR        |             |                             |               |
| 21             | EXHAUST BLOWER AND DUCT              | CAPTIV AIRE    | NCA-18FA     |             |                             |               |
| 22             | RETURN AIR SYSTEM                    | CAPTIV AIRE    | NCAU2-G12    |             |                             |               |
| 23             | STAINLESS WALL LINING                | CUSTOM         |              |             |                             |               |
| 24             | FIRE SYSTEM                          | CAPTIV AIRE    | AM-2         |             |                             |               |
| 25             | FRONT SERVICE COUNTER                | CUSTOM         |              |             |                             |               |
| 26             | CASH REGISTER                        | SAMS 4S        | ER-6240M     |             | 115/60/1                    |               |
| 27             | GLASS DOOR DRINK COOLER              | TRUE           | GDM-23-LD    |             | 115/60/1<br>1/3 HP 5.2 AMP  |               |
| 28             | FRONT ORDER COUNTER                  | CUSTOM         |              |             |                             |               |
| 29             | WIRE SHEVING                         | METRO          | 24X48 BR     |             |                             |               |
| 30             | S.S SHELF                            | SSP            | EWMS-14-96   |             |                             |               |
| 31             | CHAIRS                               |                |              |             |                             |               |
| 32             | HEATED DISPLAY CASE                  | FEDERAL        | CH2428       |             | 115/60/1<br>5.8 AMP         |               |
| 33             | TABLE TOPS                           |                |              |             |                             |               |
| 34             | TABLE BASES                          |                |              |             |                             |               |
| 35             | WATER HEATER                         | TAKAGI         | TKJr2-in-N   |             |                             |               |
| 36             | CHEMICAL CABINET                     | WINHOLT        | WL-55        |             | 115/60/1<br>5.8 AMP         |               |
| 37             | LOCKERS                              | WINHOLT        | WL-11        |             |                             |               |
| 38             | DRY STORAGE SHELVES                  | METRO          | 2448BR       |             |                             |               |



FLOOR PLAN

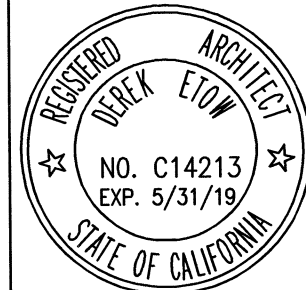
1/4" = 1'-0"

EXISTING WALLS  
NEW WALLS

| FINISH SCHEDULE |       |           |           |         |          |        |             |     |                 |          |
|-----------------|-------|-----------|-----------|---------|----------|--------|-------------|-----|-----------------|----------|
| ROOM            | FLOOR |           |           | WALL    |          |        | CEILING     |     |                 | REMARKS  |
|                 | mat.  | base      | fin.      | mat.    | ht.      | fin.   | mat.        | ht. | fin.            |          |
| ORDER / PUBLIC  | tile  | tile      | slip res. | gyp.    | 8'       | smooth | gyp bd clg. | 8'  |                 | existing |
| KITCHEN PREP    | tile  | tile covd | slip res. | frp     | 8'       | smooth | gyp bd clg. | 8'  | smooth washable | existing |
| RESTRM.         | tile  | tile      | slip res. | frp gyp | 4' above | smooth | gyp bd clg. | 8'  | smooth washable | existing |

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**ETOW ARCHITECTS**  
607 CHARLES AVENUE  
SEASIDE, CA. 93955 (831) 277-3433  
SUITE C



**GENERAL CONTRACTOR**  
237510 CLASS B  
MONTEREY BAY  
RESTAURANT EQUIPMENT  
325 ELDER AVE.  
SAND CITY CA 93955

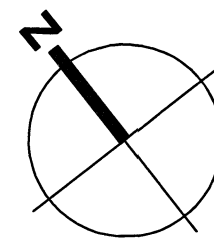
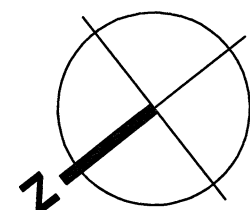
**TERIYAKI STICKS  
BOWLS AND MORE**  
406 THIRD STREET  
SAN JUAN BAUTISTA, CA

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**1/8" = 1'-0"**



## Owner

|                             |              |               |             |
|-----------------------------|--------------|---------------|-------------|
| <b>Occupancy Load</b>       |              |               |             |
| Dining                      | 1 per 15 sf  | 465.5 / 15 =  | 30.8        |
| Kitchen/prep                | 1 per 200 sf | 409.5 / 200 = | 2.0         |
| <b>Total Occupancy Load</b> |              |               | <b>32.8</b> |
| <b>One Exit Required</b>    |              |               |             |

**Tenant Improvement:**

2016 CBC, CMC, CPC, CA ELECT CODE, CAL GREEN,  
CA ENERGY CODE, SOMC TITLE 18

|     |   |
|-----|---|
| A1  | Site Plan                                   |
| A2  | Floor Plan                                  |
| A3  | Details / Accessibility                     |
| EP1 | Electrical / Plumbing Plans                 |
| M1  | Hood Details                                |
| M2  | CaptiveAir Hood Drawings and Specifications |

**SAN BENTO COUNTY HEALTH DEPARTMENT  
DIVISION OF ENVIRONMENTAL HEALTH**







10-24-17  
J. W. P. M.  
authenticity (date)

**TERIYAKI STICKS  
BOWLS AND MORE**  
406 THIRD STREET  
SAN JUAN BAUTISTA, CA

**GENERAL CONTRACTOR  
237510 CLASS B  
MONTEREY BAY  
RESTAURANT EQUIPMENT**

**325 ELDER AVE.  
SAN DIEGO, CA 92105**

**ETOW**  
**ARCHITECTS**  
607 CHARLES AVENUE  
SUITE C  
SEASIDE, CA. 93955 (831) 277-9433

| REVISIONS   | BY |
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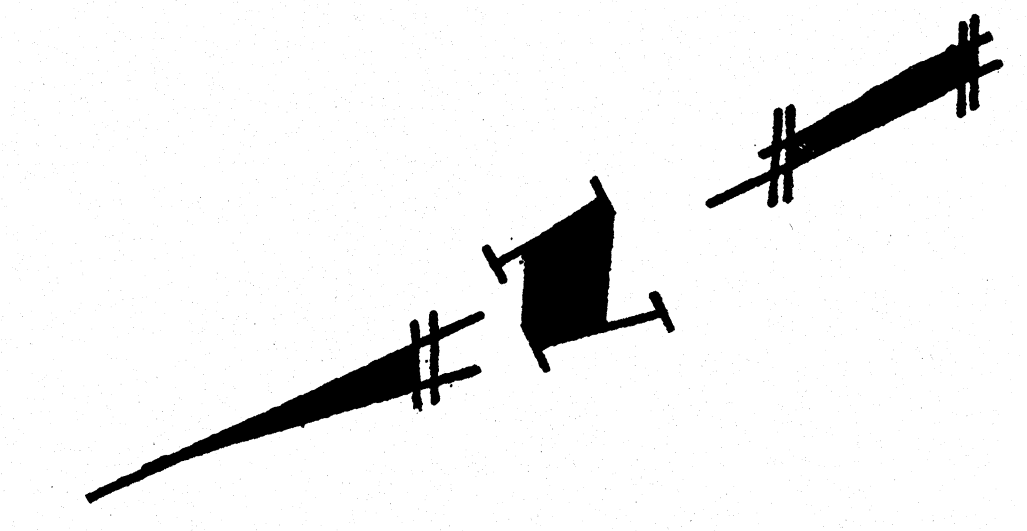
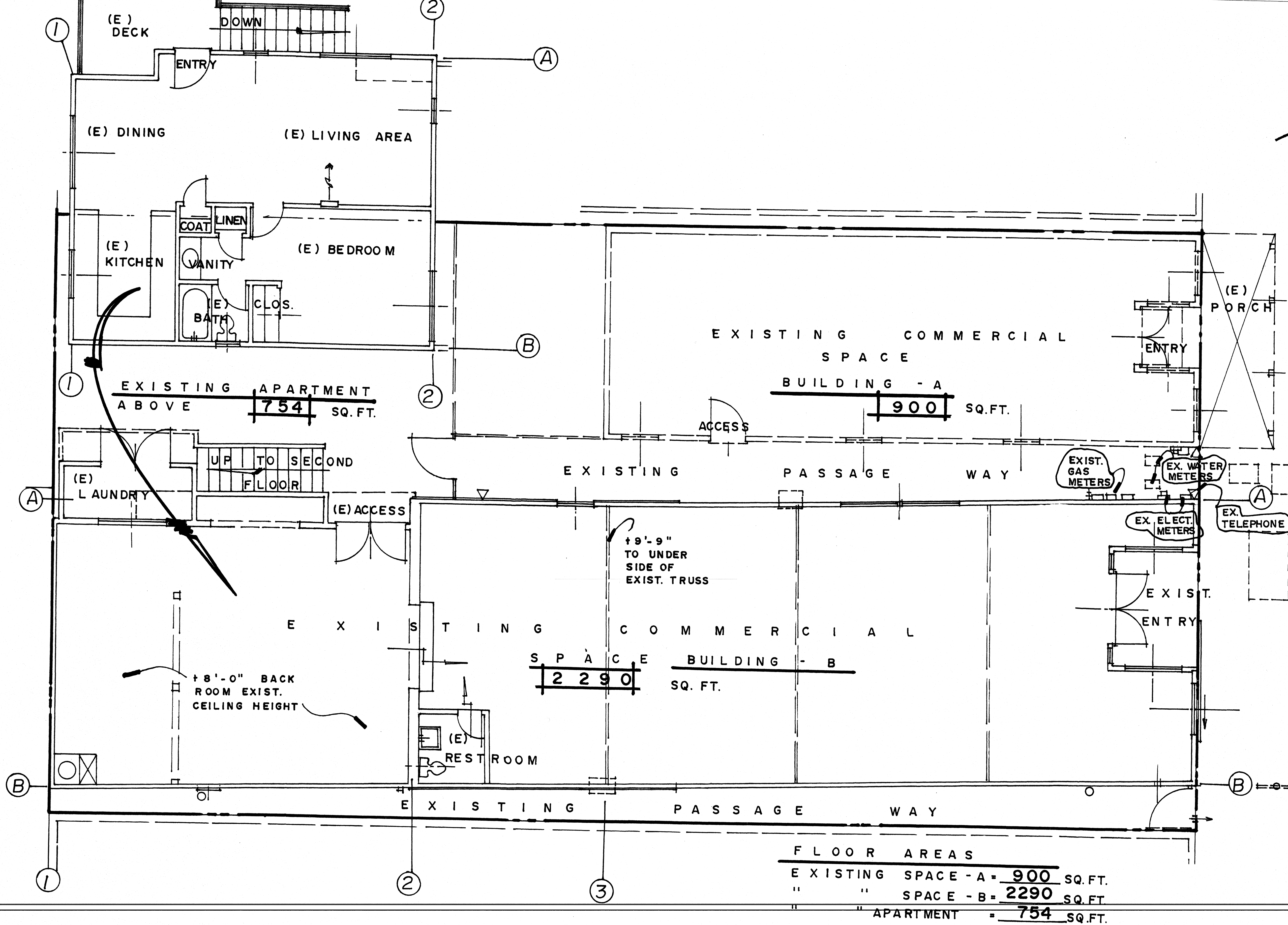
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**Manny Leal**  
 Drafting Services:  
 Custom Home Design,  
 Additions, Remodels, Bars,  
 And Agriculture Structures  
 930 San Benito Street  
 Hollister, Ca 95023  
 Off: (831) 637- 8059

**PROPOSED LIVING UNIT FOR:**  
**THANH & ANNE NGUYEN**  
**406 THIRD ST. SAN JUAN BAUTISTA CA. 95045**  
**Owner Phone: (408) 425-2860, (408) 390-5815**

**EXISTING**  
**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
**2**

10 / 18 / 18



# WALL LEGEND

- EXISTING WALL TO REMAIN OR BE RAISED TO NEW PLATE HEIGHT.
- EXISTING WALL TO BE REMOVED.
- NEW PROPOSED WALL PER NEW PLATE HEIGHTS AND WALL HEIGHT SCHEDULE.

## TITEN® Screws

Titen screws are 1/4" and 1/2" diameter masonry screws for attaching various components to concrete and masonry. Available in hex and Phillips head and both carbon and stainless steel (see the Simpson Strong-Tie Anchoring and Fastening Systems for Concrete and Masonry catalog for information on stainless steel versions). Use with appropriately sized Titen drill bits included with each box.

WARNING: Industry studies show that hardened fasteners can experience performance problems in wet or corrosive environments. Accordingly, use this product in dry and noncorrosive environments only or provide a moisture barrier.

### Titen Screw Anchors for Concrete

| Titen Diameter (in.) | Drill Bit Diameter (in.) | Embed. Depth (in.) | Critical Spacing (in.) | Critical Edge Dist. (in.) | Concrete Tension | Concrete Shear | CMU Tension | CMU Shear | Code Ref. |
|----------------------|--------------------------|--------------------|------------------------|---------------------------|------------------|----------------|-------------|-----------|-----------|
| 1/4"                 | 3/16"                    | 1"                 | 2 1/4"                 | 1 1/4"                    | 125              | 255            | 110         | 205       |           |
| 1/4"                 | 3/16"                    | 1 1/4"             | 2 1/4"                 | 1 1/4"                    | 305              | 415            | —           | —         |           |
| 1/4"                 | 3/16"                    | 1"                 | 3"                     | 1 1/4"                    | 145              | 225            | 150         | 250       |           |
| 1/4"                 | 3/16"                    | 1 1/4"             | 3"                     | 1 1/4"                    | 365              | 400            | —           | —         |           |

- Allowable loads may not be increased for short term loading due to wind or seismic forces.
- Concrete shall have a minimum  $f_c = 2000$  psi. CMU is based on installation into face shell of hollow and grout-filled CMU.
- The attached number or element may govern the allowable load. The designer shall verify allowable load.
- Refer to the Simpson Strong-Tie Anchoring and Fastening Systems for Concrete and Masonry catalog (Form C-545) for complete information on the Titen screws.

## SIMPSON



- PANTRY- PROV. MIN. 18" WIDE SHELVES (VERIFY).
- SHOWER- TYP. GRANITE OR TILE UP MIN. 60" ABOVE FINISH FLOOR, PROVIDE WATERPROOF WALL FINISH UP TO AT LEAST 70" ABOVE THE SHOWER DRAIN. MIN. 22" SAFETY GLASS DR.
- DOOR- PROVIDE 1-3/8" THICK SOLID CORE DOOR, OR 20 MINUTE RATED (LABELED) STEEL DOOR. PROVIDE 3 HINGES OUT OF WHICH 2 MIN. ARE SELF CLOSING AND POSITIVE LATCHING.
- PREFAB TUB 60"x60" SET ON RAISED CERAMIC TILE PLATFORM. PROVIDE BRASS FERRULE FITTING. PROVIDE 12"x12" MIN. JACUZZI MOTOR ACCESS PANEL.
- WASHER AND DRYER SPACE SEE ELECTRICAL AND MECHANICAL PLANS. PROVIDE DRYER VENT TO EXTERIOR OF BUILDING, WITH BACK DRAFT DAMPER. THE LENGTHS OF DRYER VENTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90° ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90° ELBOW IN EXCESS OF TWO. FLEX DUCTS CONNECTORS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION.
- LAUNDRY SINK- PRE FAB LAUNDRY SINK (OWNER VERIFY) WITH BACK SPLASH. PROVIDE WATERPROOF SHEET ROCK WHERE WATER IS SUBJECT TO SPLASH.
- A/C UNIT SEE ELECTRICAL AND MECHANICAL PLANS.
- 42" x 5'-5" TUB/SHOWER (28"x60") TILE OR GRANITE UP 60" ABOVE FINISH FLOOR, PROVIDE WATERPROOF WALL FINISH UP TO AT LEAST 70" ABOVE THE FINISH FLOOR. PROVIDE SHOWER DOOR SLIDER. 1/4" SAFETY GLASS.
- ATTIC FURNACE.
- USE 5/8" CEILING BOARD ON CEILING JOIST AND FLOOR JOIST THAT ARE 24" O.C. USE STANDARD 1/2" WALL BOARD ON ALL OTHER WALLS AND CEILINGS. USE 5/8" TYPE "X" ON GARAGE CEILING, TAPE AND FINISH AS REQ'D.
- 100 AMP ELECTRICAL PANELS.
- AOSMITH EFFEX HIGH EFFICIENCY 40 GAL. GAS OR EQUAL WATER HEATER. MODEL # SAHH-40 40,000 BTU. FIRST HOUR RATING TO GAL. RECOVERY RATE OF 43 GAL. 0.10 ENERGY FACTOR. ENERGY STAR QUALIFIED.

WATER HEATER CLOSET DOOR SHALL HAVE TWO OPENINGS WITH NOT LESS THAN 100 SQUARE INCHES ONE OPENING SHALL COMMENCE WITHIN 12 INCHES OF THE TOP, AND ONE OPENING SHALL COMMENCE WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. THE DIMENSION OF AIR OPENINGS SHALL BE NOT LESS THAN 3 INCHES.

## Floor Plan Key Notes

- PHANTOM LINE DENOTES ROOF LINE, SEE ROOF FRAMING PLAN.
- TYPICAL STUD WALL, 2x4 INTERIOR AND 2x EXTERIOR WALLS @ 16" O.C. WITH TOP PLATE HEIGHT
- PORCH/ PATIO SLAB- 3-1/2" CONC. SLAB, 1/4" SLOPE FOR DRAINAGE, SEE FOUNDATION PLAN.
- STOOP 3-1/2" CONC. STOOP 1/4" SLOPE FOR DRAINAGE, BROOM FINISH. SEE FOUNDATION PLAN.
- INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E04. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.  
CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450.  
CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450.  
CLASS C: FLAME SPREAD 76-200; SMOKE-DEVELOPED 0-450.  
EXCEPTION: MATERIALS, OTHER THAN TEXTILES, TESTED IN ACCORDANCE WITH SECTION 803.2, PROVIDE 5/8" SHEET ROCK ON ALL WALLS AND CEILINGS UNO TAPE AND TEXTURE.

- PLUMBING LINES TO AND FROM THE WH SHALL BE WRAPPED WITH R-4 INSULATION FOR THE FIRST 5'-0".
- HOSE BIBBS- HOSE BIBB SHALL BE EQUIPPED WITH A LISTED NON-REMOVABLE HOSE BIBB TYPE VACUUM BREAKER DEVICE.
- TILE, VINYL, CARPET W/ADDING OR WOOD FLOOR. INSTALL PER MANUFACTURER'S SPECIFICATIONS. (OWNER TO VERIFY COLOR AND STYLE).
- REFRIGERATOR SPACE- PROVIDE DEDICATED OUTLET. PROVIDE STUB OUT FOR AUTOMATIC ICE MAKER. (VERIFY)
- COOKTOP/RANGE- PROVIDE MIN. 30" VERT., & 6" HORIZ. CLEARANCE FROM BURNERS TO ALL COMBUSTIBLES. PROVIDE INSTALLATION INSTRUCTIONS FOR ALL TYPES OF COOKTOP & RANGES. MICROWAVE
- DISHWASHER SPACE-INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE ELECTRICAL PLAN.
- OVEN- PROVIDE INSTALLATION INSTRUCTIONS FOR ALL TYPES OF OVENS. SEE ELECTRICAL PLAN.
- SINK- PROVIDE DBL. BASIN KITCHEN SINK W/ GARBAGE DISPOSAL. (VERIFY).
- CABINETS- DASHED LINE DENOTES UPPER CABINETS. (VERIFY). GRANITES TOP OR TILE TOPS
- ATTIC ACCESS- INSTALL MIN. 22"x30" ACCESS WITH A MIN. 30" VERT. HEADROOM AT THE ATTIC ACCESS LOCATION. INSTALL ATTIC ACCESS IN AN UNOBSTRUCTED LOCATION. PROVIDE 30"x30" ATTIC ACCESS FOR ATTIC FURNACE.
- CLOSET- PROVIDE SHELF AND POLE IN CLOTHES CLOSET TYPE.
- LINEN- TYP. LINEN CLOSET, 5 SHELVES. (VERIFY).
- LAVATORY- INSTALL LAVATORY W/ CABINET, W/ GRANITE OR TILE COUNTERTOP (VERIFY)
- WATER CLOSET- TYP. LOW FLOW 1.28 GAL. WATER CLOSET.
- FLAT, VAULTED, COFFERED CEILING FOR CEILING TREATMENTS REFER TO CEILING FRAMING PLAN AND BUILDING SECTIONS. PROVIDE DBL. JOISTS AT ALL MAIN SUPPORTS. (U.O.N).

PROPOSED LIVING UNIT FOR:

THANH & ANNE NGUYEN

406 THIRD ST. SAN JUAN BAUTISTA CA. 95045

Owner Phone: (408) 425-2860, (408) 390-5815

10/18/18

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## GENERAL NOTES

- ALL WINDOWS SHALL BE DUAL PANE, UNLESS OTHERWISE NOTED. S.G.W.= HORIZONTAL SLIDING GLASS WINDOW, S.H.W.= VERTICAL SLIDING SINGLE-HUNG WINDOW, F.V.D. GLS.= FIXED GLASS, STD. GLS.= STAINED GLASS, FR. DR.= FRENCH DOOR (TEMP.) S.G.D.= SLIDING GLASS DOOR (TEMP. GLS) ALUM. THRES.= ALUMINUM THRESHOLD D.T.= DVAL TOP, R.T.= RADIAL TOP.
- ALL EXTERIOR DOORS LEADING INTO HOUSE SHALL HAVE ALUMINUM THRESHOLD & BE FULLY WEATHERSTRIPPED AS REQUIRED.
- ALL ROOMS W/ FIXED GLASS WINDOWS SHALL HAVE A MINIMUM 5 AIR CHANGES PER HOUR.
- ALL EXHAUST SHALL HAVE BACKDRAFT DAMPERS.
- LABELED SAFETY GLAZING SHALL BE PROVIDED @ ALL WINDOWS WITHIN A 24" RADIUS OF ANY DOOR, & @ ALL GLASS WITHIN 18" OF FINISH FLOOR.
- CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLIANCE FOR INSULATION VALUES SPECIFIED. SEE BUILDING SECTIONS, & TITLE 24 SHEETS INSULATION VALUES SPECIFIED.
- WATER METER SHALL BE INSTALLED PRIOR TO FINAL INSPECTION, & SHALL NOT BE LOCATED IN A DRIVEWAY OR APPROACH.
- ALL WEATHERSTRIPPING, CAULKING, & SEALING OF EXTERIOR DOORS, WINDOWS, & ALL OPENINGS SHALL BE SUBJECT TO FIELD INSPECTION PER LOCAL & STATE REQUIREMENTS.
- ALL MANUFACTURED DOORS & WINDOWS SHALL BE CERTIFIED & LABELED. (I.E., LABELED SAFETY GLAZING.)

- STORAGE TYPE WATER HEATERS SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING A THERMAL RESISTANCE OF R-12 OR GREATER.
- PIPING IN UNCONDITIONED SPACE LEADING TO & FROM WATER HEATERS SHALL BE INSULATED W/ INSULATION HAVING A THERMAL RESISTANCE OF R-4 OR GREATER, FOR THE FIRST 5 FEET OF PIPE CLOSEST TO THE WATER HEATER
- DEPTH MARKERS SHALL BE PROVIDED IN ATTIC SPACES WHERE PNEUMATICALLY BLOWN INSULATION IS TO BE INSTALLED. A SUFFICIENT NUMBER OF MARKERS SHALL BE INSTALLED IN ORDER, SO THE BUILDING OFFICIAL CAN EASILY INSPECT PROPER INSUL. DEPTH FROM THE ATTIC ACCESS AREA WITHOUT HAVING TO ENTER THE ATTIC AREA.
- MARKERS SHALL BE IN PLACE @ THE TIME OF FRAMING INSPECTION.
- ALL WATER CLOSETS SHALL BE LOW FLOW 1.28 GALLON MAX. FLUSH.
- ALL HOSE BIBBS INSTALLED SHALL BE PROTECTED BY AN APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICE.
- WATER HEATERS SHALL BE PROVIDED W/ TEMPERATURE RELIEF VALVES, HAVING FULL SIZE COPPER DRAIN LINE TO EXTERIOR OF THE BUILDING.
- BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, & ROOMS HAVING MOISTURE, SHALL BE PROVIDED W/ VENTILATION BY WAY OF AN OPENABLE WINDOW CAPABLE OF PROVIDING 1/20 OF THE TOTAL FLOOR AREA OF THAT ROOM, OR A FAN EQUAL TO, BUT NOT LESS THAN 7 PERCENT C.F.M. OF THE TOTAL AREA OF THAT ROOM.
- WALL SURFACES BEHIND CERAMIC TILE SUBJECT TO WATER SPLASH SHALL BE CONSTRUCTED OF APPROVED WATERPROOF MATERIALS SUCH AS W.P. CEMENT BOARD

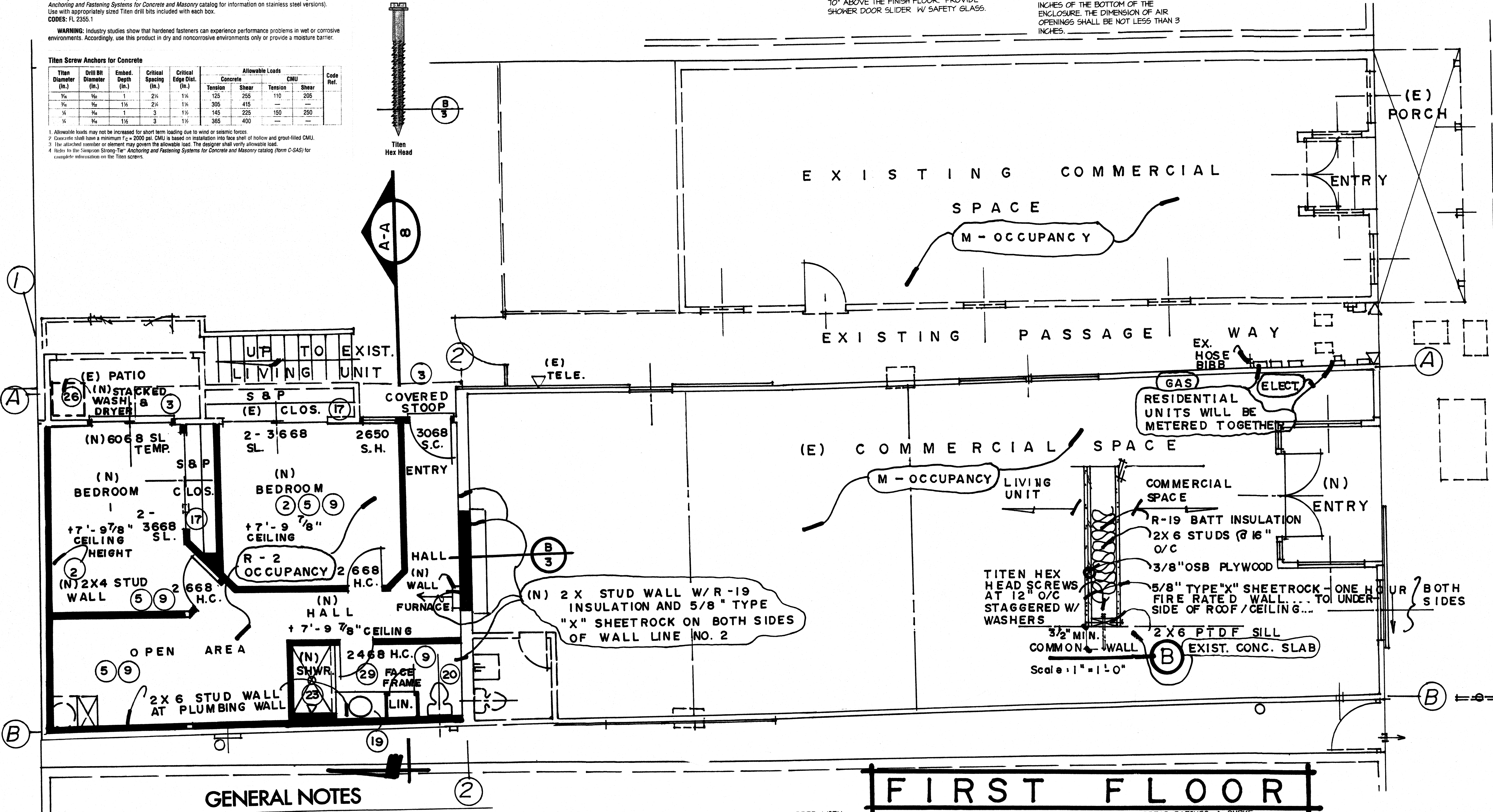
- INSULATION SHALL CONFORM TO THE FLAME SPREAD RATINGS, & SMOKE DENSITY REQUIREMENTS OF THE LATEST EDITION OF THE C.B.C.
- UPON INSTALLATION OF INSULATION, AN INSULATION CERTIFICATE, SIGNED BY THE INSTALLER & BUILDER SHALL BE POSTED IN A CONSPICUOUS LOCATION.
- PRIOR TO FINAL INSPECTION, AN APPLIANCE CERTIFICATE, SIGNED BY THE INSTALLER OR CONTRACTOR SHALL BE POSTED IN A CONSPICUOUS LOCATION.

## FLOOR AREA

NEW LIVING AREA = 677 SQ.FT.  
FRONT COMMERCIAL AREA = 1613 SQ.FT.  
TOTAL AREA = 2290 SQ.FT.

## PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"



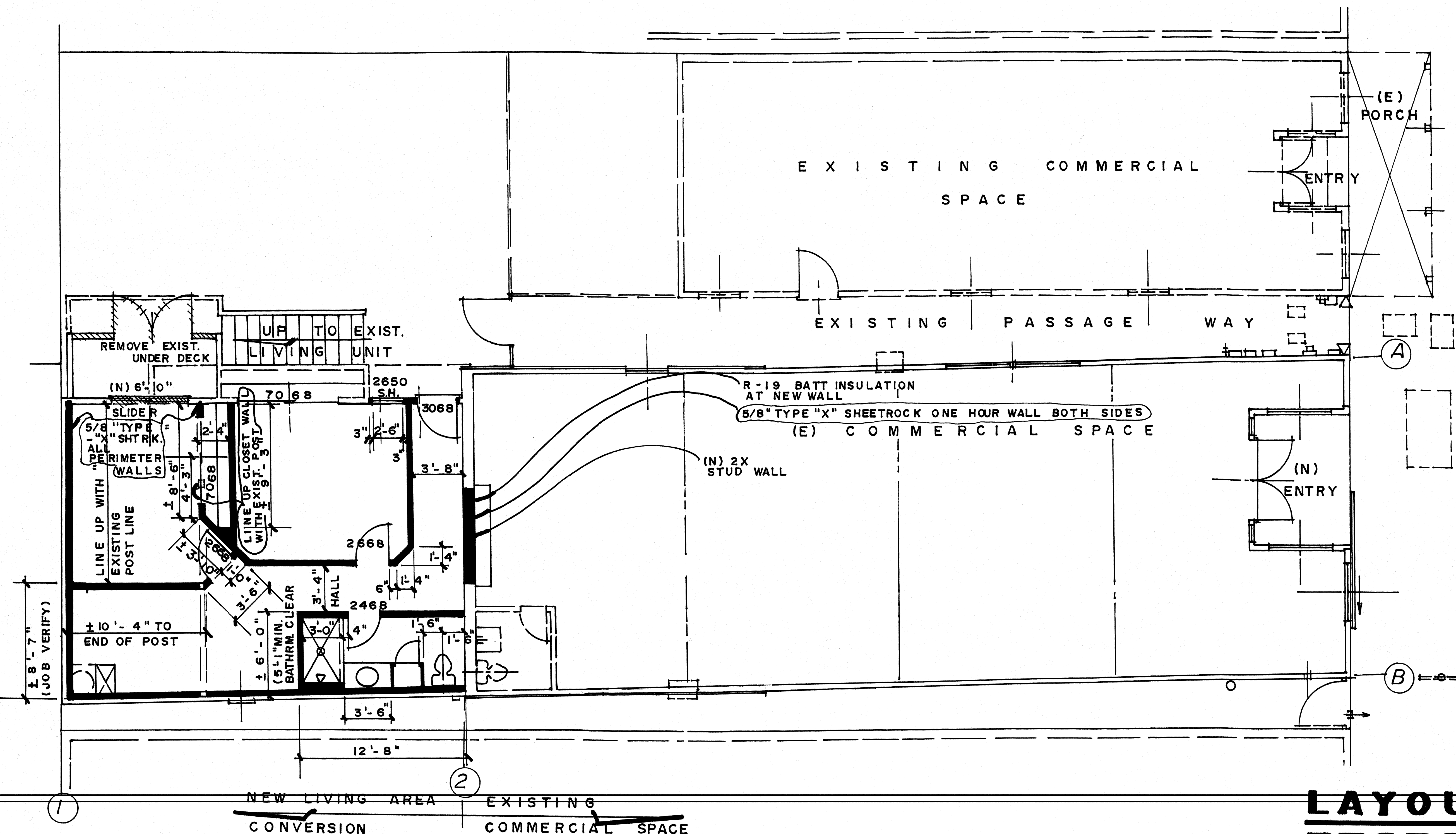


# WALL LEGEND

= EXISTING WALL TO REMAIN OR BE RAISED TO NEW PLATE HEIGHT.

= EXISTING WALL TO BE REMOVED.

= NEW PROPOSED WALL PER NEW PLATE HEIGHTS AND WALL HEIGHT SCHEDULE.



## LAYOUT PROPOSED EXISTING FLOOR PLAN

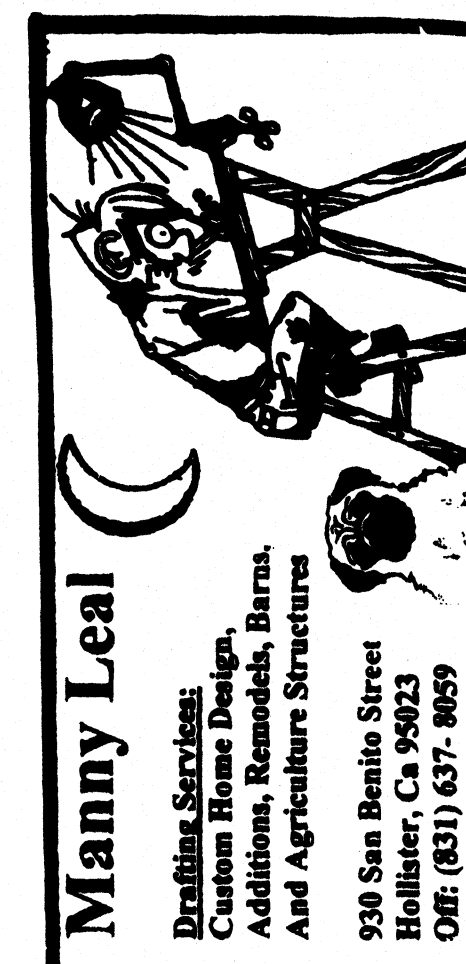
SCALE: 1/4" = 1'-0"

PROPOSED LIVING UNIT FOR:

**THANH & ANNE NGUYEN**

406 THIRD ST. SAN JUAN BAUTISTA CA. 95045

Owner Phone: (408) 425-2860, (408) 390-5815



10 / 18 / 18



| GENERAL INFORMATION |                              |                        |    |                                  |
|---------------------|------------------------------|------------------------|----|----------------------------------|
| 01                  | Project Name                 | Thanh & Anne Nguyen    |    |                                  |
| 02                  | Calculation Description      | Single Family Dwelling |    |                                  |
| 03                  | Project Location             | 406 Third Street       |    |                                  |
| 04                  | City                         | San Juan Bautista      | 05 | Standards Version                |
| 06                  | Zip Code                     | 95045                  | 07 | Compliance Manager Version       |
| 08                  | Climate Zone                 | CZ4                    | 09 | Software Version                 |
| 10                  | Building Type                | Single Family          | 11 | Front Orientation (deg/Cardinal) |
| 12                  | Project Scope                | Newly Constructed      | 13 | Number of Dwelling Units         |
| 14                  | Total Cond. Floor Area (ft²) | 1090                   | 15 | Number of Zones                  |
| 16                  | Slab Area (ft²)              | 1090                   | 17 | Number of Stories                |
| 18                  | Addition Cond. Floor Area    | N/A                    | 19 | Natural Gas Available            |
| 20                  | Addition Slab Area (ft²)     | N/A                    | 21 | Glazing Percentage (%)           |

| COMPLIANCE RESULTS |   |
|--------------------|---|
| 01                 | Building Complies with Computer Performance   |
| 02                 | This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider. |
| 03                 | This building incorporates one or more Special Features shown below   |

| ENERGY USE SUMMARY       |                 |                 |                   |                     |
|--------------------------|-----------------|-----------------|-------------------|---------------------|
| 04                       | 05              | 06              | 07                | 08                  |
| Energy Use (KTDV/ft²-yr) | Standard Design | Proposed Design | Compliance Margin | Percent Improvement |
| Space Heating            | 19.88           | 22.86           | -2.98             | -15.0%              |
| Space Cooling            | 5.91            | 5.05            | 0.86              | 14.6%               |
| IAQ Ventilation          | 1.43            | 1.43            | 0.00              | 0.0%                |
| Water Heating            | 21.23           | 19.08           | 2.15              | 10.1%               |
| Photovoltaic Offset      | ----            | 0.00            | 0.00              | ----                |
| Compliance Energy Total  | 48.45           | 48.42           | 0.03              | 0.1%                |

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| OPAQUE SURFACES       |                       |                               |         |             |                  |                          |            |
|-----------------------|-----------------------|-------------------------------|---------|-------------|------------------|--------------------------|------------|
| 01                    | 02                    | 03                            | 04      | 05          | 06               | 07                       | 08         |
| Name                  | Zone                  | Construction                  | Azimuth | Orientation | Gross Area (ft²) | Window & Door Area (ft²) | Tilt (deg) |
| Front Wall 2x4        | New Conditioned Space | R15 ExtWall Vd2x4 Cons        | 315     | Front       | 378              | 150                      | 90         |
| Left Wall 2x4         | New Conditioned Space | R15 ExtWall Vd2x4 Cons        | 45      | Left        | 18               |                          | 90         |
| Rear Wall             | New Conditioned Space | T24-2008 ExtWall 2x6 16oc R19 | 135     | Back        | 436              |                          | 90         |
| Right Wall 2x4        | New Conditioned Space | R15 ExtWall Vd2x4 Cons        | 225     | Right       | 18               |                          | 90         |
| Front Wall 2x6        | New Conditioned Space | T24-2008 ExtWall 2x6 16oc R19 | 315     | Front       | 60               |                          | 90         |
| Left Wall 2x6         | New Conditioned Space | T24-2008 ExtWall 2x6 16oc R19 | 45      | Left        | 192              |                          | 90         |
| Right Wall 2x6        | New Conditioned Space | T24-2008 ExtWall 2x6 16oc R19 | 225     | Right       | 176              |                          | 90         |
| Ceiling (below attic) | New Conditioned Space | R38 Ceiling                   |         |             | 1090             |                          |            |

| ATTIC |                                    |            |           |                  |                |                 |           |
|-------|------------------------------------|------------|-----------|------------------|----------------|-----------------|-----------|
| 01    | 02                                 | 03         | 04        | 05               | 06             | 07              | 08        |
| Name  | Construction                       | Type       | Roof Rise | Roof Reflectance | Roof Emittance | Radiant Barrier | Cool Roof |
| Attic | Asphalt Shingle Roof - Conditioned | Ventilated | 5         | 0.1              | 0.85           | No              | No        |

| WINDOWS      |        |                               |    |            |             |            |            |          |      |
|--------------|--------|-------------------------------|----|------------|-------------|------------|------------|----------|------|
| 01           | 02     | 03                            | 04 | 05         | 06          | 07         | 08         | 09       | 10   |
| Name         | Type   | Surface (Orientation-Azimuth) |    | Width (ft) | Height (ft) | Multipl or | Area (ft²) | U-factor | SHGC |
| Front Window | Window | Front Wall 2x4 (Front-315)    |    | 22.0       | 5.0         | 1          | 110.0      | 0.40     | 0.39 |

| DOORS      |                  |            |          |
|------------|------------------|------------|----------|
| 01         | 02               | 03         | 04       |
| Name       | Side of Building | Area (ft²) | U-factor |
| Door       | Front Wall 2x4   | 20.0       | 0.50     |
| Entry Door | Front Wall 2x4   | 20.0       | 0.50     |

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| REQUIRED SPECIAL FEATURES   |  |
|---|--|
| The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis. |  |
| • Ceiling has high level of insulation<br>• Window overhangs and/or fins<br>• No cooling system included                              |  |

| HERS FEATURE SUMMARY  |  |
|---|--|
| The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below. |  |
| Building-level Verifications:<br>• IAQ mechanical ventilation<br>Cooling System Verifications:<br>• -- None --<br>HVAC Distribution System Verifications:<br>• Duct Sealing<br>Domestic Hot Water System Verifications:<br>• -- None --                       |  |

| ENERGY DESIGN RATING  |                      |                      |        |                     |
|---|----------------------|----------------------|--------|---------------------|
| This is the sum of the annual TDD energy consumption for energy use components included in the performance compliance approach for the Standard Design Building (Energy Budget) and the annual TDD energy consumption for lighting and components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics) and accounting for the annual TDD energy offset by an on-site renewable energy system. |                      |                      |        |                     |
| Total Energy (KTDV/2-yr)*   | Reference Energy Use | Energy Design Rating | Margin | Percent Improvement |
|   | 113.70               | 113.67               | 0.03   | 0.0%                |

\* Includes calculated Appliances and Miscellaneous Energy Use (AMEU)

| BUILDING - FEATURES INFORMATION |                              |                          |                    |                 |                                       |                                 |
|---------------------------------|------------------------------|--------------------------|--------------------|-----------------|---------------------------------------|---------------------------------|
| 01                              | 02                           | 03                       | 04                 | 05              | 06                                    | 07                              |
| Project Name                    | Conditioned Floor Area (ft2) | Number of Dwelling Units | Number of Bedrooms | Number of Zones | Number of Ventilation Cooling Systems | Number of Water Heating Systems |
| Thanh & Anne Nguyen             | 1090                         | 1                        | 2                  | 1               | 0                                     | 1                               |

| ZONE INFORMATION      |             |                  |                       |                     |                        |                        |
|-----------------------|-------------|------------------|-----------------------|---------------------|------------------------|------------------------|
| 01                    | 02          | 03               | 04                    | 05                  | 06                     | 07                     |
| Zone Name             | Zone Type   | HVAC System Name | Zone Floor Area (ft²) | Avg. Ceiling Height | Water Heating System 1 | Water Heating System 2 |
| New Conditioned Space | Conditioned | HVAC System      | 1090                  | 8                   | DHW System             |                        |

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| OVERHANGS AND FINS |          |         |             |              |          |       |           |       |        |       |        |        |        |
|--------------------|----------|---------|-------------|--------------|----------|-------|-----------|-------|--------|-------|--------|--------|--------|
| 01                 | 02       | 03      | 04          | 05           | 06       | 07    | 08        | 09    | 10     | 11    | 12     | 13     | 14     |
|                    |          |         |             |              |          |       |           |       |        |       |        |        |        |
| Window             | Overhang |         |             | Left Fin     |          |       | Right Fin |       |        |       |        |        |        |
|                    | Depth    | Dist Up | Left Extant | Right Extant | Flap Ht. | Depth | Top Up    | DistL | Bot Up | Depth | Top Up | Dist R | Bot Up |
| Front Window       | 6        | 1       | 8           | 8            | 0        | 0     | 0         | 0     | 0      | 0     | 0      | 0      | 0      |

| OPAQUE SURFACE CONSTRUCTIONS       |                        |                     |   |                      |                       |   |
|------------------------------------|------------------------|---------------------|---|----------------------|-----------------------|---|
| 01                                 | 02                     | 03                  | 04  | 05                   | 06                    | 07  |
| Construction Name                  | Surface Type           | Construction Type   | Framing                                   | Total Cavity R-value | Winter Design U-value | Assembly Layers   |
| Asphalt Shingle Roof - Conditioned | Attic Roofs            | Wood Framed Ceiling | 2x4 Top Chord of Roof Truss @ 24 in. O.C. | none                 | 0.644                 | • Cavity / Frame: no insul. / 2x4 Top Chrd<br>• Roof Deck: Wood Siding/sheathing/decking<br>• Roofing: Light Roof (Asphalt Shingle) |
| R15 ExtWall Vd2x4 Cons             | Exterior Walls         | Wood Framed Wall    | 2x4 @ 16 in. O.C.                         | R 15                 | 0.095                 | • Inside Finish: Gypsum Board<br>• Cavity / Frame: R-15 / 2x4<br>• Exterior Finish: 3 Coat Stucco                                   |
| R38 Ceiling                        | Ceilings (below attic) | Wood Framed Ceiling | 2x4 Bottom Chord of Truss @ 24 in. O.C.   | R 38                 | 0.025                 | • Inside Finish: Gypsum Board<br>• Cavity / Frame: R-8.1 / 2x4 Blm Chrd<br>• Over Ceiling Joists: R-28.9 insul.                     |
| T24-2008 ExtWall 2x6 16oc R19      | Exterior Walls         | Wood Framed Wall    | 2x6 @ 16 in. O.C.                         | R 19                 | 0.072                 | • Inside Finish: Gypsum Board<br>• Cavity / Frame: R-19 / 2x6<br>• Exterior Finish: 3 Coat Stucco                                   |

| SLAB FLOORS   |                       |            |                |                             |                   |        |
|---------------|-----------------------|------------|----------------|-----------------------------|-------------------|--------|
| 01            | 02                    | 03         | 04             | 05                          | 06                | 07     |
| Name          | Zone                  | Area (ft²) | Perimeter (ft) | Edge Insul. R-value & Depth | Carpeted Fraction | Heated |
| Slab On Grade | New Conditioned Space | 1090       | 165            | None                        | 0.8               | No     |

| BUILDING ENVELOPE - HERS VERIFICATION |   |                               |       |
|---------------------------------------|---|-------------------------------|-------|
| 01                                    | 02  | 03                            | 04    |
| Quality Insulation Installation (QII) | Quality Installation of Spray Foam Insulation | Building Envelope Air Leakage | CFM50 |
| Not Required                          | Not Required                                  | Not Required                  | ---   |

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TITLE - 24  
REPORT

5



| 01               | 02          | 03                | 04                    | 05                | 06                 |
|------------------|-------------|-------------------|-----------------------|-------------------|--------------------|
| Name             | System Type | Distribution Type | Water Heater          | Number of Heaters | Solar Fraction (%) |
| DHW System - 1/1 | DHW         | Standard          | Std NatGas DHW Heater | 1                 | - none -           |

| 01                    | 02                  | 03            | 04                | 05                          | 06           | 07                               | 08                      |
|-----------------------|---------------------|---------------|-------------------|-----------------------------|--------------|----------------------------------|-------------------------|
| Name                  | Heater Element Type | Tank Type     | Tank Volume (gal) | Energy Factor or Efficiency | Input Rating | Tank Exterior Insulation R-value | Standby Loss (Fraction) |
| Std NatGas DHW Heater | Natural Gas         | Small Storage | 40                | 0.65                        | 40000-Btu/hr | 0                                |                         |

| 01               | 02              | 03              | 04                   | 05           | 06                    | 07                       |
|------------------|-----------------|-----------------|----------------------|--------------|-----------------------|--------------------------|
| Name             | Pipe Insulation | Parallel Piping | Compact Distribution | Point-of Use | Recirculation Control | Central DHW Distribution |
| DHW System - 1/1 | ---             | ---             | ---                  | ---          | ---                   | ---                      |

| 01          | 02                               | 03                | 04                | 05       | 06                  |
|-------------|----------------------------------|-------------------|-------------------|----------|---------------------|
| SC Sys Name | System Type                      | Heating Unit Name | Cooling Unit Name | Fan Name | Distribution Name   |
| HVAC System | Other Heating and Cooling System | Heating System    | Cooling System    | None     | Distribution System |

| 01             | 02   | 03         |
|----------------|--|------------|
| Name           | Type                                       | Efficiency |
| Heating System | Centrifurnace - Fuel-fired central furnace | 90 AFUE    |

| 01             | 02          | 03  | 04   | 05                 | 06                     | 07                |
|----------------|-------------|-----|------|--------------------|------------------------|-------------------|
| Name           | System Type | EER | SEER | Zonally Controlled | Multi-speed Compressor | HERS Verification |
| Cooling System | NoCooling   | --- | ---  | ---                | ---                    | ---               |

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| 01                  | 02         | 03                | 04                 | 05            | 06          | 07                             |
|---------------------|------------|-------------------|--------------------|---------------|-------------|--------------------------------|
| Name                | Type       | Duct Leakage      | Insulation R-value | Duct Location | Bypass Duct | HERS Verification              |
| Distribution System | DuctsAttic | Sealed and tested | 6                  | Attic         | None        | Distribution System -hers-dist |

| 01                             | 02                        | 03                      | 04                     | 05                   | 06           | 07                  | 08                      |
|--------------------------------|---------------------------|-------------------------|------------------------|----------------------|--------------|---------------------|-------------------------|
| Name                           | Duct Leakage Verification | Duct Leakage Target (%) | Verified Duct Location | Verified Duct Design | Buried Ducts | Deeply Buried Ducts | Low-leakage Air Handler |
| Distribution System -hers-dist | Required                  | 6.0                     | Not Required           | Not Required         | Not Required | Not Required        | ---                     |

| 01              | 02      | 03            | 04           | 05                            | 06                |
|-----------------|---------|---------------|--------------|-------------------------------|-------------------|
| Dwelling Unit   | IAQ CFM | IAQ Watts/CFM | IAQ Fan Type | IAQ Recovery Effectiveness(%) | HERS Verification |
| SFan IAQVentRpt | 33.4    | 0.25          | Default      | 0                             | Required          |

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:  
Brandon Rianda

Documentation Author Signature:  
*Brandon Rianda*

Company:  
Rianda Air Inc.

Signature Date:  
2016-11-17 14:58:34

Address:  
703 McCray Street

CEA/HERS Certification Identification (if applicable):

City/State/Zip:  
Hollister, CA 95023

Phone:  
831-524-0564

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.

2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:  
Manuel Leal

Responsible Designer Signature:  
*Manuel Leal*

Company:  
Manuel Leal

Date Signed:  
2016-11-17 15:00:07

Address:  
930 San Benito St

License:  
N/A

City/State/Zip:  
Hollister, CA 95023

Phone:  
831-637-8059

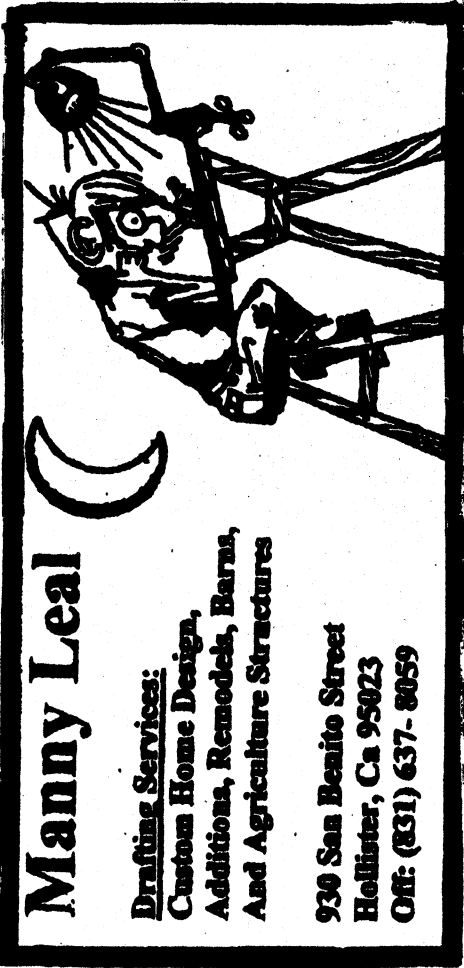
Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration.

Provider responsibility for the accuracy of the information.

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TITLE - 24  
REPORT

State of California - The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary #:

HRI #:

Trinomial:

NRHP Status Code: 5D1

Other Listings:

Survey #:

DOE #:

Review Code:

Reviewer:

Date: -/-/

\*Resource Name or #: 404 Third Street; San Juan Bautista, CA  
95045

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☒ not for publication ☐ unrestricted

a. County: San Benito \_\_\_\_\_ and

b. USGS 7.5' Quad: \_\_\_\_\_ YEAR: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address: 404 Third Street \_\_\_\_\_ City: San Juan Bautista \_\_\_\_\_ State: CA \_\_\_\_\_ Zip Code: 95045

d. UTM: Zone: \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data:

\*P3a. Description:

This building is a one-story, commercial building constructed in the False Front style. It has a wood framed structural system. The foundation is concrete. The south facing façade is symmetrical. The...*Continued below...*

\*P3b. Resource Attributes: HP06

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of a District ☐ Other

P5a. Photograph or Drawing



P5b. Description of Photo:

south facing facade

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ PreHistoric ☐ Both ☐ Neither

Year Built: 1955 - Estimated

\*P7. Owner and Address:

Name: Unknown

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

\*P8. Recorded By:

Catherine Templeton

Volunteer

Galvin Preservation Associates Inc.

\*P9. Date Recorded: 08/15/2006

\*P10. Survey Type: Survey - Reconnaissance

Survey Title: 2005 San Juan Bautista Survey

\*P11. Report Citation:

"Updated Historic Context and Citywide Inventory of Architectural Resources Within the City of San Juan Bautista," Galvin Preservation Associates Inc., September, 2006.

\*Attachments:

☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other: \_\_\_\_\_

\*Resource Name or #: 404 Third Street; San Juan Bautista, CA 95045

\*Recorded by: Catherine Templeton

\*Date: 08/15/2006

☒ Continuation ☐ Update

**P3a.Description (continued):**

exterior is clad with horizontal wood siding. The building is covered by a moderately pitched, front gabled roof made of composition shingles. The front gable is hidden by a false front rectangular parapet with coping that overhangs on the sides.

There is one full width porch that has a consists of a secondary dropped roof. The porch has wood rectangular post supports and concrete steps. The main entry consists of a double glass and wood door. Any other entries could not be observed. There are two windows on the façade. They are symmetrically spaced and consist of wood sash fixed windows with four panes each. There are boxed planters under each window.

The building is constructed up to the property line with the east elevation abutting an adjacent building.

No alterations could be observed. The condition of the building is excellent to good.

The character defining features of this False Front building include:

- Property built up to the property line with the east elevation abutting an adjacent building
- Located within downtown San Juan Bautista
- Rectangular plan
- Symmetrical façade
- Horizontal wood clapboard siding
- Moderately pitched front gabled roof with a rectangular parapet and coping
- Full width porch supported by rectangular wood posts
- Storefront with a recessed double door entry and four display windows

State of California - The Resource Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Survey #:  
DOE #:

Primary #: \_\_\_\_\_  
HRI #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_  
NRHP Status Code: 5D1  
Other Listings: \_\_\_\_\_  
Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_  
Date: -/-/ -

\*Resource Name or #: 406 Third Street; San Juan Bautista, CA  
95045

P1. Other Identifier: J. A. Hudner owned blacksmith shop

\*P2. Location: ☒ not for publication ☐ unrestricted

a. County: San Benito and

b. USGS 7.5' Quad: \_\_\_\_\_ YEAR: \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address: 406 Third Street City: San Juan Bautista State: CA Zip Code: 95045

d. UTM: Zone: \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN:  
21400050

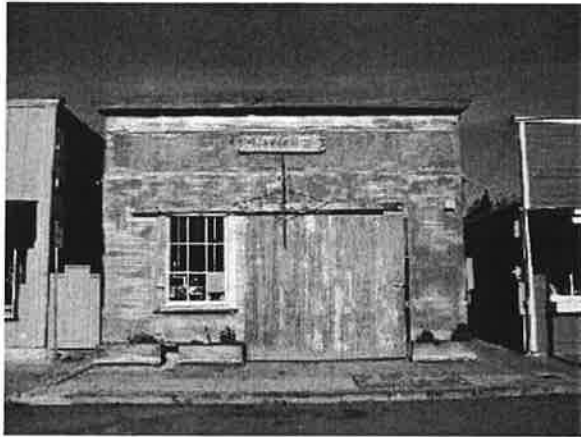
\*P3a. Description:

This building is a one-story, blacksmith shop constructed in the Western False Front style. It has a wood framed structural system with a concrete foundation. The south facing façade is asymmetrical....Continued below...

\*P3b. Resource Attributes: HP06

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of a District ☐ Other

P5a. Photograph or Drawing



P5b. Description of Photo:

south facing facade

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ PreHistoric ☐ Both ☐ Neither

Year Built: 1910 - Estimated

\*P7. Owner and Address:

Name: Mayfield Family Trust  
(Richard and Doris)

Address: 1200 Mira Mar Avenue, #729  
Medford, OR 97504

\*P8. Recorded By:

Wanda Guibert  
Volunteer  
Galvin Preservation Associates Inc.

\*P9. Date Recorded: 08/15/2005

\*P10. Survey Type: Survey - Reconnaissance

Survey Title: 2005 San Juan Bautista Survey

\*P11. Report Citation:

"Updated Historic Context and Citywide Inventory of Architectural Resources Within the City of San Juan Bautista," Galvin Preservation Associates Inc., September, 2006.

\*Attachments:

☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record  
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☐ Photograph Record Other: \_\_\_\_\_



\*Resource Name or #: 406 Third Street; San Juan Bautista, CA 95045

\*Recorded by: Wanda Guibert

\*Date: 08/15/2005

☒ Continuation ☐ Update

**P3a.Description (continued):**

The exterior is clad with pressed metal at the façade and corrugated metal at the east and west elevations. The evaluated building is covered by a moderately pitched, front gabled roof clad with metal sheets, hidden by a rectangular false front. The eaves have a very slight overhang, and the storefront has a molded extended cornice.

The main entry is located on the façade and consists of a corrugated metal sliding door. A wrought iron scrolled sign extends out over the façade. Any other entries could not be observed. There is a single fixed wood window with nine panes and wood sills at the façade. Any other potential windows on the other elevations could not be observed.

The building was constructed up to the property line. There are box planters at the façade.

Alterations could not be observed. The condition of the building is good to fair.

The character defining features of this Western False Front style building include:

- Property built up to the property line
- Located within downtown San Juan Bautista
- Rectangular plan
- Pressed metal at the façade and corrugated metal at the east and west elevations
- Moderately pitched front gabled roof with a rectangular parapet and molded extended cornice
- Corrugated metal sliding door at the façade

## **CITY OF SAN JUAN BAUTISTA**

### **HISTORIC RESOURCES BOARD/PLANNING COMMISSION**

#### **STAFF REPORT**

**DATE:** December 4, 2018

**ITEM:** San Juan Bautista Historic Downtown Streetscape Guidelines

#### **DISCUSSION:**

This item was reviewed by the Historic Resources Board at their November 13, 2018 Hearing. They recommended approval to the Planning Commission with additional edits. Further documentation and edits have been made to the proposed raft section.

#### **ACTION:**

Staff recommends this item be recommended for Council Approval. Staff has no other suggested changes.

#### **ATTACHED:**

Draft Resolution

Updated Draft Document with edits

Draft Document

Current Table of Contents for Design Guidelines

Approved Resolution 2004-09

## **RESOLUTION 2018 - xx**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA RECOMMENDING APPROVAL TO THE CITY COUNCIL A TEXT AMENDMENT TO THE CITY DESIGN GUIDELINES FOR THE CITY OF SAN JUAN BAUTISTA**

**WHEREAS**, in 2004 the San Juan Bautista City Council passed a resolution adopting Design Guidelines per Resolution 2004-09, and

**WHEREAS**, the Historic Resources Board reviewed the proposed amendment at their previous hearings in both April and May of 2016 and forwarded a recommendation to the Planning Commission, and

**WHEREAS**, the Historic Resources Board has reviewed the proposed amendment on November 13, 2018 and forwarded a recommendation of approval with additional edits to the Planning Commission, and

**WHEREAS**, the Planning Commission has considered the recommendation from the Historic Resources Board and makes the following finding to recommend approval to the City Council.

1. The proposed text amendment will further improve the City Design Guidelines.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of San Juan Bautista hereby recommends approval the proposed text amendment to the City Design Guidelines for the City of San Juan Bautista, California.

**PASSED AND ADOPTED** by the Planning Commission of the City of San Juan Bautista at a regular meeting held on December 4, 2018 by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Darlene Boyd, Chairperson

ATTEST:

---

Trish Paetz, Deputy City Clerk

# San Juan Bautista Third Street Historic District Streetscape Guidelines

Third Street between 406 Third Street and Franklin Street (see map)

## Introduction

The California State Office of Historic Preservation defines **Streetscape** as *"The visual character of a street as determined by elements such as structures, access, greenery, open space, view, and the like. The scene as may be observed along a public street or public alley composed of natural and man-made components including buildings, paving, planting, street hardware and miscellaneous structures."*

Streets are the most highly used and visible public open spaces in the city. They both welcome visitors and assist residents with daily activities. Streets define and broadcast the character and ambiance of historic San Juan Bautista, City of History, to the public, thereby becoming a main and vitally important identifying element of the city itself.

Our streetscape should be durable, safe, and attractive to celebrate our unique history, to reinforce a sense of place and economic vitality, and to promote visual continuity throughout San Juan Bautista in order to enhance our historic downtown as a destination for visiting, working, playing and living.

The San Juan Bautista Design Guidelines state, *"A consistent and coherent rhythm of structures and open spaces should be promoted along the street edge."* It is important to establish uniform elements and implement patterns that reoccur to create an overall aesthetic identity. It is the goal of these recommendations to suggest an historically sensitive and aesthetically pleasing streetscape package.

## **Guidelines**

### **ADA Ramps & Curbs**

Color of ADA warning pads/tactile domes/tactile paving shall be muted to blend with sidewalk color (i.e. gray or black). Curbs should be painted a more muted blue color.

### **Art in Public Places & Public Art**

Pending. Refer to Design Guidelines.

### **Benches**

Benches should be made of wood or other natural materials and should be located where they do not interfere with pedestrian movement.

### **Bicycle Racks**

Bicycle racks encourage visitors to arrive by bicycle and stop in the historic downtown, rather than traveling on through. They should be firmly attached to the sidewalk and placed so as to prevent any attached bicycles from blocking pedestrian passage. Style, color and placement must be appropriate for the Third Street Historic District.

### **Colors**

The color palette should be consistent with a two-century-old Mission town (preferably in at least a three-tone palette) and compatible with the neighboring buildings. Use of a historically recognized palette (i.e. Kelly Moore) is recommended.

### **Light Fixtures**

The intent is to ensure that future lighting within the Third Street Historic District area is consistent and appropriate for the area's historic resources, design character, and safety needs. The design, color, and placement of poles and fixtures (in the public realm as well as lighting on private property that is visible from the public way), lighting levels, and lighting quality must be appropriate for the downtown district. See Light Ordinance.

### **Planters**

Planters should enhance the historic Third Street Historic District, preferably using natural materials. Half barrels continue a long San Juan Bautista tradition for planters, preferably natural gray color with natural iron bands.

## **Rooflines**

Television antennae, satellite dishes (or similar items), and mechanical equipment such as air-conditioning units shall be painted to match background (to minimize visual impact) and placed in an inconspicuous location where they will not detract from the historic character of the Third Street Historic District area.

## **Sidewalks**

Lamp Black or other colorant should be used uniformly in new sidewalk replacements to keep the sidewalk color consistent throughout the District. Scoring and texture should match existing patterns.

Curb painting should be implemented only where needed for safety reasons and in muted colors.

## **Signage**

To the extent possible public street signage should be minimized or customized using natural materials. See Sign Ordinance.

## **Trash/Recycling Receptacles**

Trash/recycling receptacles and ash urns potentially occupy one of the most important roles on a streetscape. They provide people with a place to discard their trash and help to keep the streetscape clean and fresh.

Barrels are used by the State Park and have been used in San Juan Bautista for many years. The barrel should be SJB's official trash receptacle. To the extent possible appropriate secure lids should be added.

## **Historic Resources Board Approval of Public Improvement**

The Historic Resources Board must review and approve alterations or additions to the publicly owned components of the Historic District, including curb color and road striping, crosswalks, sidewalks, signage, lighting fixtures, and street furniture such as benches, bike racks, trash receptacles

132 in order to be sure they are consistent with the above guidelines. Staff may  
133 replace existing approved components in kind.

134  
135 The Board must approve the choice of sidewalk material, including concrete,  
136 pavers and curbstones, the design of lighting fixtures, and the material,  
137 design and location of benches and trash receptacles should reinforce the  
138 historic character of the District. Where possible, methods and materials of  
139 public improvements should be guided by historical documentation. The  
140 Board retains authority over the *appearance* of other improvements (such as  
141 ADA ramps) required by other government agencies. In addition, the Board  
142 must approve traffic calming measures such as speed bumps and changes to  
143 directional traffic and parking standards within the Third Street Historic  
144 District. These guidelines are in addition to other previously-approved City  
145 Ordinances and must be in accordance with State law:  
146 [http://www.dot.ca.gov/construction/docs/Permanent\\_Pedestrian\\_Facilities\\_A](http://www.dot.ca.gov/construction/docs/Permanent_Pedestrian_Facilities_ADA_Compliance_Handbook.pdf)  
147 [DA\\_Compliance\\_Handbook.pdf](http://www.dot.ca.gov/construction/docs/Permanent_Pedestrian_Facilities_ADA_Compliance_Handbook.pdf).

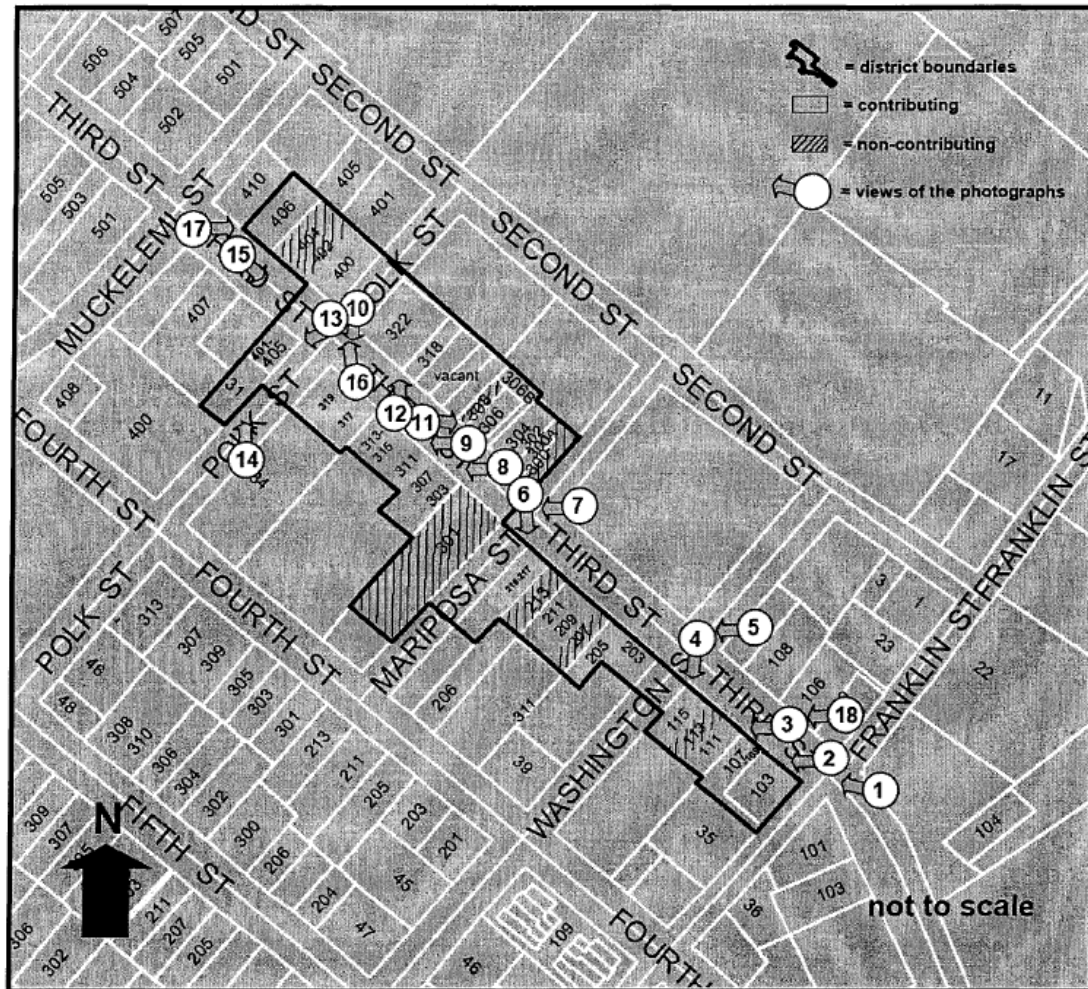
# National Register of Historic Places Continuation Sheet

United States Department of the Interior  
National Park Service

San Juan Bautista Third Street Historic District  
San Benito County, California

Section number 10 Page 28

## SKETCH MAP



149  
150



1 **San Juan Bautista Third Street Historic District Streetscape**  
2 **Guidelines**

3 Third Street between 406 Third Street and Franklin Street (see map)  
4

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5  
6  
7 ~~**San Juan Bautista Historic Downtown Streetscape Guidelines**~~  
8 ~~(Third Street, Franklin to Muckelemi)~~  
9

10  
11 **Introduction**

12  
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15 *structures, access, greenery, open space, view, and the like. The scene as*  
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17 *and man-made components including buildings, paving, planting, street*  
18 *hardware and miscellaneous structures."*  
19

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36 recommendations to suggest an historically sensitive and aesthetically  
37 pleasing streetscape package.  
38  
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## Guidelines

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Color of ADA warning pads/tactile domes/tactile paving shall be muted to blend with sidewalk color (i.e. gray or black). Curbs should be painted a more muted blue color.

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Pending. Refer to Design Guidelines.

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### Benches

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Benches should be made of wood or other natural materials and should be located where they do not interfere with pedestrian movement.

### Bicycle Racks

Bicycle racks encourage visitors to arrive by bicycle and stop in the historic downtown, rather than traveling on through. They should be firmly attached to the sidewalk and placed so as to prevent any attached bicycles from blocking pedestrian passage. Style, color and placement must be appropriate for the ~~downtown~~ Third Street Historic District.

### Colors

The color palette should be ~~low-key and~~ consistent with a two-century-old Mission town. ~~Where possible, natural subdued tones should be used~~ (preferably in at least a three-tone palette) ~~and compatible consistent with the town's historic character the neighboring buildings. Use of a historically recognized palette (i.e. Kelly Moore) is recommended.~~

### Light Fixtures

The intent is to ensure that future lighting within the Third Street Historic ~~Downtown~~ District area is consistent and appropriate for the area's historic resources, design character, and safety needs. The design, color, and placement of poles and fixtures (in the public realm as well as lighting on private property that is visible from the public way), lighting levels, and

lighting quality must be appropriate for the downtown district. See Light Ordinance.

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Planters should enhance the historic Third Street Historic District, preferably using natural materials. Half barrels continue a long San Juan Bautista tradition for planters, preferably natural gray color with natural iron bands.

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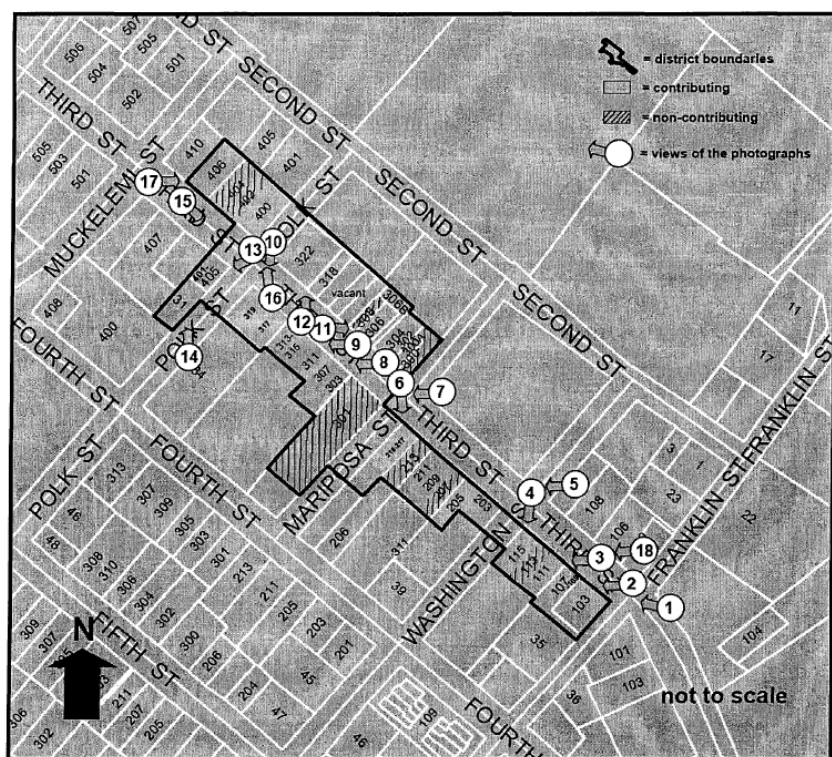
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145 Board retains authority over the *appearance* of other improvements (such as  
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151 [http://www.dot.ca.gov/construction/docs/Permanent\\_Pedestrian\\_Facilities\\_A](http://www.dot.ca.gov/construction/docs/Permanent_Pedestrian_Facilities_A)  
152 [DA\\_Compliance\\_Handbook.pdf](#).  
153

**National Register of Historic Places  
Continuation Sheet****United States Department of the Interior  
National Park Service**Section number 10 Page 28San Juan Bautista Third Street Historic District  
San Benito County, California**SKETCH MAP**

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## RESOLUTION 2004-09

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA ADOPTING DESIGN GUIDELINES

**WHEREAS**, San Juan Bautista Municipal Code Chapter 22 of Title XI entitled "Site Plan and Design Review" sets forth procedures for the City to conduct design review on new development within the City; and

**WHEREAS**, the Site Plan and Design Review Ordinance requires that all projects, with the exception of minor alterations of structures that will not affect a cultural resource, be reviewed by the Planning Commission, with consideration of the recommendations of the Historic Resources Board on projects that may affect a cultural resource; and

**WHEREAS**, the Design Guidelines will provide guidance to project applicants to ensure that new and redevelopment projects contribute to and preserve San Juan Bautista's historical character and small town charm; and

**WHEREAS**, the Design Guidelines are instructive and are intended to provide project applicants with the flexibility to make their own decisions regarding the image and style of their project; and

**WHEREAS**, the City Council adopted Resolution 2003-19 ADOPTING A NEGATIVE DECLARATION FOR THE HISTORIC PRESERVATION ORDINANCE, SITE PLAN AND DESIGN REVIEW ORDINANCE AND DESIGN GUIDELINES that determined that adoption of the Design Guidelines will not have a significant effect on the environment.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of San Juan Bautista adopts the Design Guidelines, attached hereto as Exhibit A and incorporated by reference herein.

**PASSED, AND ADOPTED** by the City Council of the City of San Juan Bautista this 20<sup>th</sup> day of April, 2004 by the following vote:

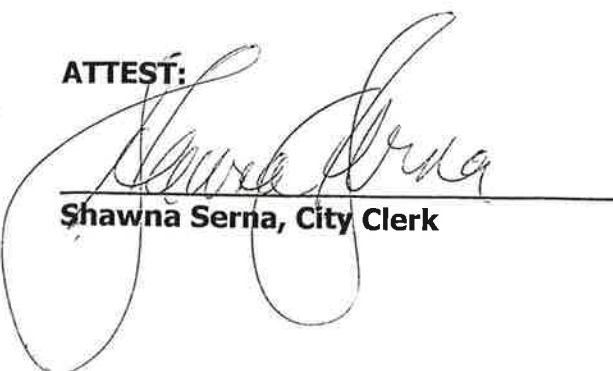
**AYES:** Rowe, Reed, Hill, Medina, Geiger

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**ATTEST:**

  
Shawna Serna, City Clerk

  
Mayor George Rowe, Jr.



## CITY OF SAN JUAN BAUTISTA

### HISTORIC RESOURCES BOARD/PLANNING COMMISSION

#### STAFF MEMO

**DATE:** December 4, 2018

**Item 6A:** Discussion of an application for Hacienda de Leal to issue an ABC License

**DISCUSSION:**

This item is being brought forward as requested by the Hacienda de Leal located at 410 The Alameda. The APN is 002-520-013. This application was received by Planning Staff by mail. The Zoning Classification on site is Commercial.

After research and due diligence, the site was approved on December 4, 2014 by Resolution 2014-30. Discussion on a liquor license application took place at the Planning Commission hearing on March 3, 2015. It was directed to the applicant to apply for a Conditional Use Permit per the minutes.

Staff wanted to acknowledge receipt of the application and discuss it with Planning Commission.

**ACTION:**

No Action necessary. Staff is seeking direction from the Planning Commission to process.

**Attached:**

ABC License Application Form  
ABC License Types  
Chapter 11-02 showing the Zoning Districts and uses  
Resolution 2014-30  
March 3, 2015 Meeting Minutes

## APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

AB 227

TO: Department of Alcoholic Beverage Control  
1137 WESTRIDGE PARKWAY  
SALINAS, CA 93907  
(831) 755-1990

File Number: 597564  
Receipt Number: 2539740  
Geographical Code: 3502  
Copies Mailed Date: November 15, 2018  
Issued Date:

DISTRICT SERVING LOCATION: SALINASFirst Owner: HACIENDA DE LEAL LLCName of Business: HACIENDA DE LEAL

Location of Business: 410 THE ALAMEDA  
SAN JUAN BAUTISTA, CA 95045-9547

County: SAN BENITOIs Premise inside city limits? Yes Census Tract 0002.00

Mailing Address: 300 MARANATHA DR  
(If different from HOLLISTER, CA 95023  
premises address)

Type of license(s): 47, 58

Transferor's license name:

Dropping Partner: Yes      No     

| <u>License Type</u>         | <u>Transaction Type</u> | <u>Fee Type</u> | <u>Master</u> | <u>Dup</u> | <u>Date</u> | <u>Fee</u>  |
|-----------------------------|-------------------------|-----------------|---------------|------------|-------------|-------------|
| 47 - On-Sale General Eating | ANNUAL FEE              | Pr              | Y             | 0          | 11-15-18    | \$637.00    |
| 47 - On-Sale General Eating | OPTIONAL FEES           | NA              | Y             | 0          | 09-10-18    | \$15,384.00 |
| 58 - Chapter Partner        | DUPLICATE SECONDARY     | NA              | N             | 1          | 11-15-18    | \$142.00    |
| Total                       |                         |                 |               |            |             | \$16,163.00 |

Have you ever been convicted of a felony? No

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the  
Department pertaining to the Act? No

Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of SAN BENITODate: September 10, 2018

I, undersigned, certify that each person whose signature appears below, certifies and swears: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statement therein made are true; (3) that no person other than the applicant or applicant, has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the date on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferee or to defraud or injure any creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Effective July 1, 2012, Revenue and Taxation Code Section 7057, authorizes the State Board of Equalization and the Franchise Tax Board to share taxpayer information with Department of Alcoholic Beverage Control. The Department may suspend, revoke, and refuse to issue a license if the licensee's name appears in the 500 largest tax delinquencies list. (Business and Professions Code Section 494.5.)

Applicant Name(s)

Applicant Signature(s)

See 211 Signature Page

HACIENDA DE LEAL LLC

## List Of License Types

### TEMPORARY LICENSES

| License Code | Description of License   |
|--------------|--|
| 30           | Temporary Retail Permit (Only in conjunction with a Person to Person transfer) |

### NON-PROFIT TEMPORARY LICENSES

| License Code | Description of License                         |
|--------------|--|
| 31           | Special Daily License (Temporary Beer or Wine) |
| 32           | Daily Beer                                     |
| 33           | Daily Wine                                     |
| 34           | Daily Beer and Wine                            |
| 37           | Daily On-Sale General                          |

### OFF-SALE LICENSES

| License Code | Description of License               |
|--------------|--------------------------------------|
| 20           | Off-Sale Beer and Wine               |
| 21           | Off-Sale General                     |
| 85           | Limited Off-Sale Retail Wine License |

### ON-SALE LICENSES

| License Code | Description of License   |
|--------------|--|
| 40           | On-Sale Beer   |
| 41           | On-Sale Beer and Wine for Bona Fide Public Eating Place                    |
| 42           | On-Sale Beer and Wine for Public Premises                                  |
| 43           | On-Sale Beer and Wine for Train  |
| 44           | On-Sale Beer for Fishing Party Boat  |
| 45           | On-Sale Beer and Wine for Boat   |
| 46           | On-Sale Beer and Wine for Airplane   |
| 47           | <u>On-Sale General for Bona Fide Public Eating Place</u>                   |
| 48           | On-Sale General for Public Premises  |
| 49           | On-Sale General for Seasonal Business                                      |
| 50           | On-Sale General for Club   |
| 51           | Club   |
| 52           | Veterans' Club   |
| 53           | On-Sale General for Train  |
| 54           | On-Sale General for Boat   |
| 55           | On-Sale General for Airplane   |
| 56           | On-Sale General for Vessel of more than 1,000 tons burden                  |
| 57           | Special On-Sale General  |
| 58           | <u>Caterer's Permit</u>  |
| 59           | On-Sale Beer and Wine for Seasonal Business                                |
| 60           | On-Sale Beer for Seasonal Business   |
| 61           | On-Sale Beer for Public Premises   |
| 62           | On-Sale General Bona Fide Public Eating Place Intermittent Dockside Vessel |
| 63           | On-Sale Beer and Wine for Hospital   |
| 64           | Special On-Sale General Theatre  |
| 65           | Special On-Sale Beer and Wine, Symphony                                    |
| 66           | Controlled Access Cabinet Permit   |
| 67           | Bed and Breakfast Inn  |
| 68           | Portable Bar   |
| 69           | Special On-Sale Beer & Wine Theater  |
| 70           | On-Sale General Restrictive Service  |
| 71           | Special On-Sale General License  |
| 75           | On-Sale General Brew-Pub   |

### Popular Links

[Human Trafficking Notice](#)  
[Precedential Decisions](#)  
[Press Releases](#)  
[Public Records Requests](#)  
[TRACE Hotline \(law enforcement only\)](#)



### Licensing

[ABC Licensing](#)  
[License Types](#)

## Chapter 11-02 ZONING DISTRICTS

### Sections:

#### Article 1. District Regulations

- 11-02-010 Zoning districts established.**
- 11-02-020 Intent.**
- 11-02-030 Overlay districts.**
- 11-02-040 Zoning map and district locations and boundaries.**
- 11-02-050 Permitted and conditional uses by zoning district, use matrix.**

#### Article 1. District Regulations

##### **11-02-010 Zoning districts established.**

The City is divided into the following zoning districts:

|     |                            |
|-----|----------------------------|
| R-1 | Low Density Residential    |
| R-2 | Medium Density Residential |
| R-3 | High Density Residential   |
| C   | Commercial                 |
| MU  | Mixed Use                  |
| I   | Industrial                 |
| P   | Park                       |
| PF  | Public Facilities          |
| A   | Agricultural               |

##### **11-02-020 Intent.**

(A) The intent of the residential (R) zoning districts is to:

- (1) Provide appropriately located areas for single-family and multifamily dwelling units consistent with the General Plan and with standards of public health and safety established by this Code;
- (2) Provide adequate light, air, privacy, and open space for each dwelling unit and protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse land use and environmental impacts;
- (3) Achieve design compatibility through the use of property development regulations;
- (4) Protect residential properties from the hazards, noise, and congestion created by commercial and industrial traffic;
- (5) Protect adjoining lower density residential districts from excessive noise or loss of sun, light, quiet, and privacy resulting from proximity to multiple-family dwellings;

(6) Provide sites for public and quasi-public land uses needed to complement residential development or requiring a residential setting; and

(7) Ensure the provision of public services and facilities needed to accommodate planned population densities.

(B) The intent of the commercial (C) district is to provide small-scale commercial centers in which certain convenience goods and related services typically used on a daily basis are made available within walking distance of residential neighborhoods, while not competing with services unique to the downtown. Development standards are intended to prevent significant adverse effects on residential uses adjoining a C district.

(C) The intent of the mixed use (MU) district is to locate a mixing of commercial and residential uses at intensities that support a pedestrian presence. The intent is to continue the established development pattern and pedestrian-oriented shopping environment characteristic of downtown in San Juan Bautista and expand them to other areas of the City, especially at the Highway 156 Gateways. Within the MU district, development can be either "vertical," meaning commercial use is on the first floor and residential is on the second, or "horizontal," meaning that two (2) uses exist side by side or front to back, with residential located to the rear, on the same lot. Vertical development is preferred in this district with retail and service uses on the ground floor in the front of the lot.

(D) The intent of the industrial (I) district is to designate areas suitable for industrial uses. The emphasis is on agricultural services and industries. Only uses which do not generate excessive environmental impacts—uses commonly referred to as "light" industry—should be considered appropriate.

(E) The intent of the park (P) district is to designate City parks for active and passive recreation and to designate open space areas along streams intended for conservation, future trails, or linear parks.

(F) The intent of the public facilities (PF) district is to accommodate a variety of public, nonprofit, and institutional uses that meet health, safety, education, and welfare needs.

(G) The intent of the agriculture (A) district is to promote the long-term conservation of land in agricultural use around San Juan Bautista.

#### **11-02-030 Overlay districts.**

The following overlay districts are hereby established:

(A) HD – City-Designated Historic District;

(B) NRHD – National Register Third Street Historic District.

#### **11-02-040 Zoning map and district locations and boundaries.**

The districts established in SJBMC 11-02-010 and 11-02-030 and locations and boundaries thereof shall be shown on the San Juan Bautista zoning map. This map and all notations, references, data, and other information shown thereon are made a part of this Title. Any amendment to the zoning map shall constitute an amendment to this Title. Wherever any uncertainty exists as to the boundary of any district shown on the zoning map, the following rules shall apply:

(A) Where boundary lines are indicated as following streets and alleys, they shall be construed as following centerlines thereof.

(B) Where boundary lines approximately follow lot lines, the lot lines shall be construed to be such boundaries.

(C) Where a boundary line divides a lot or crosses unsubdivided property, the location of the boundary shall be determined on the zoning map using the scale appearing on the zoning map.

(D) Where further uncertainty exists, the City Council, upon written application by the property owner and recommendation from the Planning Commission, or upon its own motion, shall by resolution determine the location of a disputed boundary, giving due consideration to the apparent indicated location thereof and the scale of the zoning map and the expressed intent of this Title.

**11-02-050 Permitted and conditional uses by zoning district, use matrix.**

| Use (Residential)                         | R-1     | R-2  | R-3  | C | MU   | I | P | PF | A    |
|---|---------|------|------|---|------|---|---|----|------|
| Accessory buildings                       | P, S    | P, S | P, S |   |      |   |   |    | P, S |
| Co-housing/shared housing                 |         |      | C    |   | C    |   |   |    |      |
| Day care facilities, large                | P, C, S | P, S | P, S | C | C    |   |   | C  |      |
| Day care facilities, small                | P, S    | P, S | P, S | C | C    |   |   | C  | P, S |
| Duplexes/duets                            |         | P, S | P, S |   |      |   |   |    |      |
| Emergency shelters                        | C       | C    | C    |   | C, P |   |   | C  |      |
| Farmworker housing                        |         | P, S | P, S |   |      |   |   |    | P, S |
| Home occupations                          | P       | P    | P    |   | C    |   |   |    | P    |
| Hostels                                   |         |      | C    | C | P    |   |   |    |      |
| Manufactured homes                        | P, S    | P, S |      |   |      |   |   |    | P, S |
| Mobile home parks                         |         |      | P, S |   |      |   |   |    |      |
| Multiple-family dwellings                 |         | P, S | P, S |   | P, S |   |   |    |      |
| Residential care facilities – Small 1 – 6 | P, S    | P, S | P, S |   |      |   |   |    |      |
| Residential care facilities – Large 7+    |         |      | P, S |   |      |   |   |    |      |
| Residential located above commercial      |         |      |      | C | P    |   |   |    |      |
| Rooming and boarding                      |         | C    | C    |   |      |   |   |    |      |
| Secondary units                           | P, S    | P, S | P, S |   | C    |   |   |    | P, S |
| Single-family dwellings                   | P, S    | P, S |      |   |      |   |   |    | P, S |
| Transitional housing, homeless shelters   | P, S    | P, S | P, S |   | C    |   |   | C  | P, S |

P – Permitted Use; C – Conditional Use; S – Site Review

| Use (Commercial)                         | R-1 | R-2 | R-3 | C | MU | I | P | PF | A |
|--|-----|-----|-----|---|----|---|---|----|---|
| Adult entertainment                      |     |     |     |   |    | C |   |    |   |
| Agricultural machinery sales and service |     |     |     |   |    | P |   |    |   |

| Use (Commercial)   | R-1 | R-2 | R-3 | C    | MU   | I | P | PF | A |
|--|-----|-----|-----|------|------|---|---|----|---|
| Agricultural processing facilities, when processing products raised on the same property                                 |     |     |     |      |      |   |   |    | C |
| Agricultural uses that are soil-dependent, including crop and tree farming, dry land farming, greenhouses, and vineyards |     |     |     |      |      |   |   |    | P |
| Agriculture – wholesale animal-raising facilities/livestock grazing  |     |     |     |      |      |   |   |    | C |
| Alcoholic beverage, off-site sales   |     |     |     | P    | P    | P |   |    |   |
| Alcoholic beverage, on-site sales  |     |     |     | C, P | C, P | C |   |    |   |
| Ambulance services   |     |     |     | C    |      | P |   | P  |   |
| Animal boarding and services   |     |     |     |      |      | C |   |    | C |
| Animal hospitals/veterinary offices  |     |     |     |      |      | C |   |    |   |
| Antennas and telecommunications facilities   |     |     |     | C    | C    | C |   | C  | C |
| Antique and collectible shops  |     |     |     | P    | P    | P |   |    |   |
| Assembly use/public assembly   | C   | C   | C   | C    | P    |   | C | C  |   |
| Auction houses   |     |     |     | C    | C    | C |   |    | C |
| Automated teller machines (ATMs)   |     |     |     | C    | C    |   |   |    |   |
| Automobile sales, new/used   |     |     |     |      |      | C |   |    |   |
| Automobile service stations, repair  |     |     |     | C    |      | C |   |    |   |
| Automobile parts   |     |     |     | P    |      | P |   |    |   |
| Automobile storage   |     |     |     |      |      | C |   |    | C |
| Automobile washing   |     |     |     | C    |      | C |   |    |   |
| Bakeries, retail   |     |     |     | P    | P    |   |   |    |   |
| Bakeries, wholesale  |     |     |     |      |      | P |   |    |   |
| Banks  |     |     |     | P    | P    |   |   |    |   |
| Bed and breakfast inns   |     | P   | P   | P    | C    |   |   |    |   |
| Bars, nightclubs   |     |     |     | C    | C    |   |   |    |   |
| Bicycle sales, rentals and service   |     |     |     | P    | P    | P |   |    |   |
| Blueprinting services  |     |     |     |      |      | C |   |    |   |
| Boat sales, new/used   |     |     |     |      |      | C |   |    |   |
| Bowling alleys   |     |     |     | C    |      | C |   |    |   |
| Breweries  |     |     |     | C    |      | C |   |    |   |
| Building materials, services   |     |     |     |      |      | C |   |    |   |
| Business services  |     |     |     | P    | P    |   |   |    |   |
| Card rooms   |     |     |     | C    |      | C |   |    |   |

| Use (Commercial)  | R-1 | R-2 | R-3 | C | MU | I    | P | PF   | A    |
|---|-----|-----|-----|---|----|------|---|------|------|
| Catering services   |     |     |     | P |    | P    |   |      |      |
| Cemeteries, public and private  |     |     |     |   |    |      |   | P, S |      |
| Commercial recreation and entertainment   |     |     |     |   |    | C    | C |      | C    |
| Communication facilities  |     |     |     |   |    | C    |   | C    | C    |
| Community gardens   | C   | C   | C   |   |    |      |   | C    |      |
| Contractor's yards  |     |     |     |   |    | C    |   |      |      |
| Convenience stores, retail  |     |     |     | C | C  |      |   |      |      |
| Dance studios, gymnasium, music studios   |     |     |     | C |    | C    |   |      |      |
| Drug stores, retail   |     |     |     | P | P  |      |   |      |      |
| Equipment sales, services, and rentals  |     |     |     |   |    |      | C |      | C    |
| Feed stores   |     |     |     | C |    | P, S |   |      | P, S |
| Financial institutions  |     |     |     | P | P  |      |   |      |      |
| Food and beverage sales, wholesale  |     |     |     | P | P  |      |   |      |      |
| Fortunetelling  |     |     |     | C | C  |      |   |      |      |
| Funeral services  |     |     |     | C |    | C    |   |      |      |
| Galleries, arts, crafts, and artist studios   |     |     |     |   | P  |      |   |      |      |
| Golf courses  |     |     |     |   |    |      |   | C    |      |
| Grocery stores and delis  |     |     |     | P | P  |      |   |      |      |
| Ice cream shops   |     |     |     | P | P  |      |   |      |      |
| Inns  | C   | C   | C   | C | C  |      |   |      | C    |
| Instructional services  |     |     |     | C | C  | C    |   | C    |      |
| Laboratories/research   |     |     |     | C |    | C    |   |      |      |
| Laundromats, dry cleaning   |     |     |     | P |    | P    |   |      |      |
| Maintenance and repair services (nonautomotive)   |     |     |     | C | C  | P    |   |      |      |
| Manufacturing, assembly, packaging, processing, and other industrial operation where all emissions are effectively confined |     |     |     |   |    | P, S |   |      |      |
| Medical clinics and laboratories  |     |     |     | P |    | P    |   |      |      |
| Motels and hotels   |     |     |     | C | C  |      |   |      |      |
| Offices (business, professional, administrative, and executive)   |     |     |     | P | P  | P    |   |      |      |



| Use (Commercial)   | R-1 | R-2 | R-3 | C | MU   | I | P | PF | A |
|--|-----|-----|-----|---|------|---|---|----|---|
| Outdoor dining as an accessory use to a principal on-site restaurant         |     |     |     | C | C    |   |   |    |   |
| Pawn shops   |     |     |     | C | C    |   |   |    |   |
| Personal services  |     |     |     | P | P    |   |   |    |   |
| Pet stores, including grooming as long as no kenneling services are provided |     |     |     | P | C, S |   |   |    |   |
| Plant nurseries – Indoor   |     |     |     | C | C    |   |   |    | P |
| Plant nurseries – Outdoor  |     |     |     | C | C    |   |   |    | P |
| Pool and billiards establishments  |     |     |     | C | C    |   |   |    |   |
| Printing, publishing, and blueprint services                                 |     |     |     |   |      | P |   |    |   |
| Public storage   |     |     |     |   |      | C |   |    |   |
| Public utilities facilities  | C   | C   | C   | C |      | C | C | C  | C |
| Recreation facilities, commercial  |     |     |     | C |      | P | C | C  | C |
| Recycling drop-off   |     |     |     | C |      | P |   |    |   |
| Recycling facilities   |     |     |     |   |      | C |   |    |   |
| Research and development   |     |     |     |   |      | C |   |    | C |
| Restaurants  |     |     | C   | P | P    |   |   |    |   |
| Retail shops   |     |     |     | P | P    |   |   |    |   |
| Secondhand or consignment shops  |     |     |     | C | C    | C |   |    |   |
| Shopping centers   |     |     |     | P | C    |   |   |    |   |
| Special events   |     |     |     | C | C    | C | C | C  |   |
| Theater  |     |     |     | C |      | P |   |    |   |
| Tow yards/impound  |     |     |     |   |      | C |   |    |   |
| Warehousing  |     |     |     |   |      | C |   |    | P |
| Wineries and wine tasting  |     |     |     |   |      | C |   |    | C |
| Wine tasting   |     |     |     | P | P    | C |   |    |   |

P – Permitted Use; C – Conditional Use; S – Site Design Review

| Use (Public)   | R-1 | R-2 | R-3 | C | MU | I | P | PF | A |
|--|-----|-----|-----|---|----|---|---|----|---|
| Clubs and lodges   |     |     |     | C |    | C |   | C  |   |
| Community centers  |     |     |     |   | P  |   | C | C  |   |
| Convalescent hospitals/nursing homes                             |     |     | C   | P | C  |   |   |    |   |
| Cultural or historical establishments (museums, libraries, etc.) |     |     |     | C |    |   | C | C  |   |

| Use (Public)                            | R-1 | R-2 | R-3 | C | MU | I | P | PF | A |
|---|-----|-----|-----|---|----|---|---|----|---|
| Government offices                      |     |     |     | C | C  | C |   | C  |   |
| Parking lot, public                     |     |     |     | C |    |   | C | C  |   |
| Parks and playgrounds, public           | C   | C   | C   |   |    |   |   |    |   |
| Places of worship                       | C   | C   | C   |   |    |   |   |    |   |
| Public utility service yards            |     |     |     |   |    | C |   |    |   |
| Recreation facilities,<br>noncommercial | C   | C   | C   |   |    |   |   |    |   |
| Schools, accredited/public              | C   | C   | C   |   |    |   |   | C  |   |
| Utilities                               | C   | C   | C   | C | C  | C | C | C  | C |

P – Permitted Use; C – Conditional Use

Legislative History: Ords. 2007-03 (2/20/07), 2012-05 (8/21/12), 2014-02 (8/19/14), 2016-02 (1/19/16).

Mobile Version

## **RESOLUTION 2014-30**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE PREPARATION OF A MITIGATED NEGATIVE DECLARATION FOR THE SITE PLAN AND DESIGN REVIEW FOR HACIENDA de LEAL PROJECT (DR 2014-1201) AT 410 THE ALAMEDA (APN 002-520-013)**

**WHEREAS**, the Planning Commission of the City of San Juan Bautista conducted a public hearing on December 4, 2014 for an application by Hacienda de Leal to construct a 11,250 square feet banquet building and a 3,928 square feet two story multiple personal care building at 410 The Alameda, and

**WHEREAS**, the Planning Commission received oral testimony, written comments, electronic communication, public input, staff report and information from the California Environmental Quality Act, and

**WHEREAS**, the Planning Commission reviewed the staff report, Initial Study and Mandatory Findings of Significance within the Initial Study that identified potential significant impacts of the proposed project, and

**WHEREAS**, the Planning Commission reviewed and considered the specific areas that could have a potential significant impact to the immediate area and would require some type of mitigation that would reduce the impacts to less than significant, and

**WHEREAS**, the Planning Commission determined that together with the oral testimony, public input, and information on the initial study and elements of the California Environmental Quality Act and, in light of the whole record before the Planning Commission, the proposed project will require a mitigated negative declaration to address the areas of potential impact and proposed mitigations to reduce the impacts to less than significant.

**NOW, THEREFORE BE IT RESOLVED** that the Planning Commission of the City of San Juan Bautista hereby finds that a mitigated negative declaration is required for processing the Site Plan and Design Review application for the Hacienda de Leal.

1. That the Planning Commission has independently reviewed and analyzed the initial study and checklist for the project.

2. That the Planning Commission determines that a mitigated negative declaration is necessary for compliance with the California Environmental Quality Act.
3. That the Planning Commission requires the applicant to prepare a mitigated negative declaration for the Hacienda de Leal proposed project addressing the impacts enumerated in the staff report and specified by the Planning Commission.

**PASSED AND ADOPTED BY** the Planning Commission of the City of San Juan Bautista on December 4, 2014 by the following vote.

**AYES:**           **Garratt, Gularte, Guibert, Medeiros, Franco**

**NOES:**           **None**

**ABSENT:**       **None**

**ABSTAIN:**      **None**



Vice Chairperson David Medeiros

ATTEST:



Connie Schobert, City Clerk

**CITY OF SAN JUAN BAUTISTA  
PLANNING COMMISSION REGULAR MEETING  
MARCH 3, 2014  
MINUTES**

**1. CALL TO ORDER** – Chairman Franco called the meeting to order at 6:15 p.m.

**B. ROLL CALL**

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

**Absent:** Commissioner Garratt

**Staff Present:** City Manager Grimsley, Deputy City Clerk Paetz, City Clerk Schobert and Asst. Planner Orbach

**2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

No comments were received.

**3. INFORMAL PROJECT REVIEW**

No projects were presented.

**4. CONSENT ITEMS**

**A. Approve Affidavit of Posting Agenda**

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

**C. Approve Minutes for November 5, 2014 Meeting**

Chairman Franco suggested continuing the minutes as Dave Medeiros was absent from the November 5, 2014 meeting.

A motion was made by Vice Chairman Medeiros and seconded by Commissioner Guibert to approve Items A and B on the consent agenda. The motion passed 3-0-0-1 with Commissioner Garratt absent.

**5. PUBLIC HEARING ITEMS**

**A. Consider a Conditional Use Permit for Hacienda de Leal allowing outdoor dining as an accessory use in the court yard and patio area, Section 11-04-030 (B) SJBMC (Continue public hearing)**

Assistant Planner Orbach presented his findings after considerable investigation into the history of the property. He determined that since the original CUP was authorized in 1978, the parcel was split, and the zoning code over several years is not clear.

Chairman Franco opened the public hearing. Bob Lund (SJB Mayor and Resident) was concerned with the zoning for this property. There was no other public comment.

Chairman Franco closed the public hearing.

The applicant, Frank Leal, was present and insisted the Commission authorize his request for a liquor license tonight as he would not be coming back before the Planning Commission. Chairman Franco informed the applicant that a conditional use permit is required in order to have a restaurant on the property, and that involves CEQA and an initial study. No action was taken.

**B. Consider Resolution 2015-17 Adopting a Notice of Exemption for a Minor Lot Division and Construct a New City Water Well No. 4, 150 ft. north of San Juan-Hollister Road and 1,100 ft. west of the intersection of Mission Vineyard Road and San Juan-Hollister Road**

City Manager Grimsley presented a report stating the project consists of a minor lot division to create a 0.224 acre parcel of land lying northerly and easterly of the west property line of APN 002-550-005 for the drilling and construction of a new water well No. 4.

A motion was made by Vice Chairman Medeiros and seconded by Commissioner Guibert to adopt Resolution 2015-17 adopting a notice of exemption for a minor lot division and construct a new city water well no. 4. The motion passed 3-0-0-1 with Commissioner Garratt absent.

**C. Consider Resolution 2015-18 Adopting a Notice of Exemption for a Minor Lot Division and Replacement of Existing City Water Well No. 2, 350 ft. north of San Juan-Hollister Road and 1,100 ft. east of the intersection of the Alameda and San Juan-Hollister Road.**

City Manager Grimsley presented a report stating the project is to construct a new water well at the site of the City's existing Well No. 2 which is substandard, situated on an 11.98 acre parcel of land (APN 012-130-031) lying northerly of San Juan-Hollister Road approximately 1,100 feet easterly of the intersection of The Alameda and San Juan-Hollister Road. The existing well is located on a 20' x 20' site and has a substandard annular sanitary seal of 36 feet. The new well site will have a minimum site of 100' x 100'. The well will be constructed to a depth of 500 feet with an annular sanitary seal of approximately 225 feet.

A motion was made by Vice Chairman Medeiros and seconded by Commissioner Guibert to adopt Resolution 2015-18 adopting a notice of exemption for a minor lot division and replacement of existing City water Well No. 2. The motion passed 3-0-0-1 with Commissioner Garratt absent.

**6. ACTION ITEMS**

**A. Consider Request for a Sign Permit for Golden Wheel Antiques at 407 Third Street. Applicant: Tony Cornaggia**

The applicant was not present and there was no recommendation from the Historic Resources Board. This item was continued.

### **B. Harvey's Lockup Compliance List Review**

City Manager Grimsley presented an itemized checklist from the Conditional Use Permit for Harvey's Lockup stating they need to install a sidewalk along Third Street. Property owner Steve Adair was present and stated installation of a sidewalk is planned for this spring or summer. This fire sprinkler system for the Monterey Street side and Second Street side will begin this month. During public comment Eric Gredassoff (SJB Resident) spoke in support of the sidewalk installation, but was concerned with the number of cats on the property in the past three to four months, and with trailers hooked up with power to the building. Mr. Adair explained that he allowed a contractor to use electricity, but then was asked to disconnect it.

### **C. Review Landscaping Plan for Brewery Project**

City Manager Grimsley provided a list and description of approved City trees dating back to 1998, and suggested a new list be developed. During public comment Mirijana Tomas (SJB Resident) encouraged the commission to take time to approve the trees for the project as the city already has many trees that are messy and dangerous. Georgana Gularte (SJB Resident) suggested including trees on the list that are not susceptible to mistletoe. Karen Gredassoff (SJB Resident) commented that pepper trees are messy and have shallow roots.

## **7. DISCUSSION ITEMS**

### **A. General Plan EIR Update**

Assistant Planner Orbach reported on a public meeting held February 18 to solicit feedback from the community regarding Draft #4 of the 2035 General Plan and its supplemental background report. The meeting also served as a scoping meeting for the EIR that is the environmental impact report. During public comment John Freeman (SJB Resident) encouraged developments provide the conduit for high speed fiber optics and for hooking up to purple water line.

### **B. Wayfinding Update**

Assistant Planner Orbach reported there was nothing new to report but advised Wayfinding should be consistent throughout the county.

### **C. Secondary Unit: SJBMC Section 11-04-050 (B) (9)**

City Manager Grimsley reported he has reviewed Municipal Code Section 11-04-050 (B)(9), suggested it be amended, and asked for direction. During public comment Mirijana Tomas (SJB Resident) encouraged the building of secondary housing units to provide affordable housing for retirees and students. A question and answer period followed. No action was taken.

### **D. Fencing: SJBMC Section 11-04-070 (J)**

City Manager Grimsley provided Commissioners with Section 11-04-070 (J). A question and answer period followed. No action was taken.

**E. Minimum Lot Size for Affordable Housing Need**

City Manager Grimsley provided a report. A question and answer period followed. No action was taken.

**F. Strategic Planning Committee Report**

Commissioner Medeiros provided a report on the projects the Strategic Planning Committee has been working on.

**8. FUTURE AGENDA ITEMS**

Assistant Planner Orbach will be bringing back a matrix in the zoning code dealing with conditional use permits.

**8. COMMENTS**

**A. Planning Commissioners**

No comments were received.

**B. City Manager/Asst. Planner**

City Manager Grimsley announced Assistant Planner Matt Leal will not be coming back to the City as he has taken a position with CalTrans in San Luis Obispo.

**9. ADJOURN**

The meeting adjourned at 8:02 p.m.

  
Chairman Ernest J. Franco

ATTEST:

  
Trish Paetz, Secretary



|   | Project Name - Current City/Development Projects - Upgrades, Changes, Fixes | Issues/Notes/general info  | Status  | Permit Issuance   | Violations  | Comments/Complaints Questions   | Likelihood of Completion (Red or Green)  |
|---|---|--|---|---|---|---|--|
|   | Building/Planning   |  |   |   |   |   |  |
| 1 | Casa Rosa   | Project not Approved - Violation issued due to work on the interior of the structure without permits or plans. Contact has been made with the property owner. City Staff had a meeting with the owner on 7/30/18. He described the situation and how it evolved into the situation right now. Staff stressed the importance of getting the building back into compliance. Further review is taking place and fines are being assesed, <b>a staff report on actions has been drafted and will be presented at next meeting. Staff has made an appointment with a structural engineer on 11/20/18 at 10 am (11/14/2018).</b> | Project was approved by HRB as minor alteration (4/4/17). Scope of work indicates major alteration.   | Site Design and Review performed by HRB and Planning Commission approved in April of 2017. No building permits applied for or approved. | building violation issued - Stop Work Order - work commenced without building permit. Building Official would like to inspect current condition of the building. Mandatory inspection needed. | Staff has contacted the architect and internal discussions were discussed about the integrity of the building. Planning met with Historic Society. Staff has been in contact with the applicant. Further discussion is anticipated. Staff did inspections at the site and found serious concerns related to the integrity of the building. Staff wants the sidewalk back open and the building put back into the original state. <b>A work order was filed to put up a construction fence around the area under the balcony. Staff has been in contact with several structural engineers. A Structural Engineer was selected and the City Manager gave authorization to move forward. The appointment took place and a site inspection was done on 11/20/18. Awaiting the report.</b> | Unknown. Work is on hold because project needs an architect to draft plans and a structural engineer to assess the building. |
| 2 | Fault Line Restaurant   | Project has not started due to the required work having to go throught the Historical Resources Board. Garage was damaged by a tree fall in 2/17. Further building review is needed for the demolished garage. Historic review is required per City Code that references the inventory.  | <b>Council paased the First Reading of the Zone Change, the General Plan Amendment, and the Lot Merger. Second Reading is being scheduled for the 11/20/18 Council Meeting.</b> | Project is on hold due to historic and building review.   | none  | Staff is working with the applicant to finish the accessory building and ultimately reopen the restaurant. <b>The item for the second reading was done on 11/20/18, but was placed on hold. The Native American Tribes need to be consulted with prior to any general plan adoption. Staff is sending out information to the tribes at this time. Moving forward with the next steps in the zone change process.</b>  | 11/20 CC hearing for second reading.   |
| 3 | 10 Franklin existing contruction and demolition                             | approved per permit in 2015. construction has been ongoing. A new address was assigned from the existing structures to the large multi-family structure in June of 2018.   | phase 1 for the multi-unit building construction  | yes. For the large multi-family building and a remodel for one of the existing homes onsite   | none  | It is anticipated to demolish at least one of the other buildings onsite. Addresses have been assigned. The property is included in the rezoning proposal with 11 Franklin. The property owner has given the ok to include his property in that change. <b>The second reading of the zone change did not happen because the Native American Tribes need to be included. They expressed concern about burials in or around the site.</b>   | possibly by the end of 2018 per the applicant.   |
| 4 | Harvey's Lockup   | progress is being made on the frontage & right-of-way improvements. <b>Interior sprinklers have been installed in one area of the building, but need to cover the entire building per Fire Code. Fire Alarm and smoke dectectors are being reviewed. Permits to be pulled for Sprinklers. (10/26/18)</b>   | frontage work is in progress. Fire sprinkler work and prevention system to be completed when frontage work is complete.   | No active building permits. Encroachment permit to be pulled as needed.   |   | Requirments of conditions of approval are in progress. <b>Planning Commission gave direction to staff on October 2, 2018 to put this on the agenda for November 13, 2018. The item would be to discuss, review, and make a possible recommendation to Council. Commission reviewed the case 11/13/18. Staff presented the findings and the applicants provided testimoney. Commission supports to continue working with the business owner to take the neccessary steps to resolve the matter and meet the requirements as indicated in the signed agreement. No action was taken. After discussion and agreement with the owner, the full sprinkler and prevention system is anticiapted to be fully installed by the end of 2020. (11/14/18)</b>                                    | Owner is working with his contractor to install heat and smoke detection systems.  |
| 5 | Rancho Vista Subdivision  | 42 active permits. 1 application is on hold because of design.   | Under Construction  | 42 active permits. 1 application is on hold because of design.  | none  | <b>Construction is ongoing. Water moritorium is still in place. Staff needs to do reassign an address for one of the lots to correct a consistency issue. (10/26/18)</b>  | To be Determined - Estimate of Early 2019  |

|                 | Project Name - Current City/Development Projects - Upgrades, Changes, Fixes       | Issues/Notes/general info   | Status  | Permit Issuance   | Violations   | Comments/Complaints Questions   | Likelihood of Completion (Red or Green)   |
|-----------------|---|---|---|---|--|---|---|
| 6               | Copperleaf Subdivision  | 20 permits issued as of 6-15-18   | Under Construction  | Permits have been issued  | n/a  | Applicant has been granted the deffering of two Impact fees pending agreement with city. Traffic and Park development fee held until approved agreement or Final Inspection on each project. <b>Staff to issue addresses for the lots for clarification and consistency. (10/26/18)</b>   | To be Determined - Estimate of Winter 2019  |
| 7               | Building Department activity.   | Work continues on both subdivisions while smaller projects take place inside the city. Notable Projects include Midnight Express Warehouse undergoing plan check and Hillside Vista (D'Ambrosia) Model homes are undergoing plan check. (10/26/2018)  | n/a   | n/a   | none   | Code Enforcement is making regular rounds to check for work being done without permits and violations of the Municipal Code.  | n/a   |
| 8               | Well 3 and 6 exchange/Minor subdivision on Mission Vineyard and Old San Juan Road | NOE has been recorded and sent to the State for Minor Subdivision.  | Well 6 work is moving forward                                       | no permits issued   | none   | NOE and CEQA worksheet for the Waterboard has been completed and finalized. Moving forward with recording.  | August of 2018 for the the completion of the exchange process that includes map recording |
| 9               | 70 Muckelemi-No Project name  | Applicant wishes to demolish residence that is inside the historical inventory to make way for future projects. The process is being reviewed and staff is coming up with options for the applicant. The intention is to come up with an alternative instead of demolition.   | applicant is inquiring about the process involved in demolition.    | no  | In September of 2017 it was anticipated to hear the case about abating the nuisance by City Council. The item did not make the agenda. | Staff did a field inspection at the site on Monday, July 9, 2018. Discovered the structure is in exceedingly poor condition. <b>Staff met with the property owner. He is preparing for an informational project review for the 11/13/18 planning commission meeting. Staff is researching some information about the property and pending items. (11/8/18)</b>                                      | No-ETA yet.   |
| 10              | Brewery   | Project is showing activity towards deed to perfect and continuation of project towards to completion. Weed cleanup direction has been given to the property owner.   | no applications yet, working with owner for first submittal.        | No permits issued   | none   | The prospective tenant/buyer indicated he is no longer interested. Appears there were differences. Owner representative and builder met with staff on 8/22. Staff provided a copy of the resolution revoking the project from Council. They need to reapply from scratch in order to reactivate the site. Staff spoke with their architect on 9/20/18. Sent him the revocation resolution. 9/24/18. | no-ETA yet  |
| 11              | General Plan Timeline   | General Plan was updated and adopted in 2/16. Staff has been gathering information about the General Plan and the city limits. Adjustments to move city limits to property lines are being discussed. The housing element is being reviewed to track and turn in our housing numbers. We need to do so per State requirement. | n/a   | n/a   | n/a  | Staff is working on getting the Housing Element squared away for the State. Staff met with Lafco on 8/16/18 and went over the areas where property lines are bisected by city limits. <b>The area where the Faultline Resturant is moving forward with the zone change. That is the first waive of the general plan cleanup. (10/26/18)</b>   | n/a   |
| New Development |   |   |   |   |  |   |   |
| 1               | Hillside Vistas   | First Phase Approved  | Phase 1 completed and anticipated to be built out. Phase 2 to come. | New plan submittal undergoing plan check as of 10/9/18. <b>Planning and Engineering Approval of Models. Building is currently performing Plan Check. (11/08/2018)</b> | none   | <b>Staff has received revised master plan set on 10/26/18. That is being reviewed and stamped off. (10/26/18)</b>   | The developer has met with staff. Eager to continue with the project                      |

|   | Project Name - Current City/Development Projects - Upgrades, Changes, Fixes          | Issues/Notes/general info   | Status   | Permit Issuance  | Violations | Comments/Complaints Questions  | Likelihood of Completion (Red or Green)                               |
|---|--|---|--|--|------------|--|---|
| 2 | Loazza (957 First Street - 4 Parcel Minor Subdivision)                               | Review has started. Waiting for application payment. Applicants need to be notified they need to pay their application fees all upfront. Staff and City Manager discussed and that was the decision made.       | CEQA review completed. Staff is starting review. Working out payment options.              | No permits issued  | none       | Awating the \$5,000 payment at this time. One of the commissioners called in stating there is construction activity taking place. Staff reviewed this. The property owner claims they are cleaning out the existing building and doing some repair work. Staff met with them on 8/15/18. They are working on getting the agreement documents per the roundabout squared away before they proceed with their project. Staff also briefed them about the public records request from the neighboring property owner.   | unknown   |
| 3 | Gas Station to be located along The Alameda and Hwy 156                              | staff is working with the applicant to help move the project forward.   | on hold  | no permits have been issued  | none       | Staff is gathering case material. Gathering case due diligence at this time.   | Court ruled in favor of the project                                   |
| 5 | 410 Third Street - Peppertree Building   | A series of building permits and minor alterations reviewed and issued. All for maintenace and upkeep of the property. They include residing, reroofing, dryrot repair, repaint, and a tenant improvement.      | All approved and issued. The tenant improvement came in on 10/31/18.                       | All building permits filed thus far have been issued. No issues identified. The building is non-historic, but is located within the third street historic histriect. | n/a        | At the 10/2/18 Planning Commission, a question came up about the parking area along the side street being occupied by the building material and equipment. Staff spoke with the applicant afterward and they finished up by the end of the following week by 10/19/18. A repainting application was then filed. The proposed colors all met the design guidelines and staff approved it administratively per Minor Alteration. On 10/31/18, another Minor Alteration Application was turned in. This is for a tenant improvement for an existing suite. No building expansion is proposed. Project should all be complete by the second week of January per the applicant. | No issues per staff review. Compliance is being met.                  |
| 6 | 404 and 406 Third Street - Proposed Vietnamese Bistro and residential unit expansion | The property owners wish to open a new Bistro inside an existing building downtown. They also wish to relocate permanently to town and expand upon an existing residential unit in the rear of 406 third Street | Application submitted  | No permits have been issued. A health permit has been issued previously, but no permits from the City.   | n/a        | Applicable building, planning, and fire codes must be met. Planning staff has determined the tenant improvement for the bistro is a Minor Historic Alteration because the work is all interior and no outside expansions or alterations are proposed. This case was presented as a discussion item on November 13, 2018. No issues were raised. Staff has recieved comments from building anf fire and sent to the applicant.  | Staff is working with the applicant. Hearing is scheduled for 12/4/18 |
| 7 | Midnight Express   | Approved by Commission Resolution. <b>Plan set has been sbmitted for permit review. Comments have been issued. Awating for resubmittal with those comments met. (10/26/18).</b>                                 | Permit application is under building review. Planning and Engineering has issued comments. | Building permit application for warehouse submitted. Address issued of 451 San Juan-Hollister Road.  | n/a        | Permit submittal has been turned in. First round of comments have been issued. Building and Engineering staff met with the applicants on 11/1/18. Discussion about the development took place and phasing in parts of the development were discussed. Possible changes to the conditions of approval may be discussed. The applicant submitted a letter asking for changes to the project. They would like to reduce the intensity of the project scope.   | staff has issued first round of comments after review.                |
|   | Infrastructure   |   |  |  |            |  |   |
|   | Traffic Circle   |   |  |  |            |  |   |
|   | Parking  |   |  |  |            |  |   |
|   | Signage  |   |  |  |            |  |   |