



# City of San Juan Bautista

*The "City of History"*

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## **AGENDA**

### **REGULAR PLANNING COMMISSION MEETING**

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

**TUESDAY ~ OCTOBER 1, 2019**

*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 Planning Commission regarding any item on this agenda will be made available for public inspection at the meeting and in the City Clerk's office located at City Hall, 311 Second Street, San Juan Bautista, California during normal business hours.*

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

**6:00 PM**

**2. Public Comment**

**3. Informal Project Review**

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

**4. Consent Agenda**

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

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavit of Posting Public Hearing Notice**
- C. Approve Minutes for the September 5, 2017 Meeting**
- D. Approve Minutes for the December 5, 2017 Meeting**

**5. Public Hearing Items**

- A. Recommend to the City Council Approval of a General Plan Amendment and a Zone Change for 70 Muckelemei Street (APN 002-320-002) as an Adequate Site for Affordable Housing. The property is currently zoned Mixed-Use, proposed amendment to High Density Residential.**

**6. Discussion Items**

- A. Alterations to La Casa Rosa, 107 Third Street**
- B. Design Criteria for Accessory Dwelling Units (ADU)**
- C. Report by Associate City Planner on Cal APA (American Planning Assn.) Conference**

7. Comments
  - A. Planning Commissioners
  - B. Associate City Planner
  - C. City Manager

8. Adjournment

### AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 26<sup>st</sup> DAY OF SEPTEMBER 2019, 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 26<sup>th</sup> DAY OF SEPTEMBER 2019.



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TRISH PAETZ, DEPUTY CITY CLERK

### AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION PUBLIC HEARING NOTICE. I FURTHER DECLARE THAT I POSTED SAID NOTICE ON THE 20<sup>th</sup> DAY OF SEPTEMBER 2019, 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.
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SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA,  
ON THE 26<sup>TH</sup> DAY OF SEPTEMBER 2019.



TRISH PAETZ, DEPUTY CITY CLERK

## **NOTICE OF PUBLIC HEARING CITY OF SAN JUAN BAUTISTA**

Pursuant to Government Code Section 65090, the Planning Commission of the City of San Juan Bautista gives notice of a public hearing on **October 1, 2019** at 6:00 p.m. in the Council Chambers at San Juan Bautista City Hall, 311 Second Street. During the public hearing, the following items will be discussed:

- Consider a General Plan Amendment and a Zone Change for an Adequate Site for the parcel 002-350-002 located at 70 Muckelemi Street (currently zoned Mixed-Use to be amended to High Density Residential). This item is subject to California Environmental Quality Act (CEQA) requirements and a Mitigated Negative Declaration is intended to be adopted.
- Reconsider a recommendation for a Zoning Ordinance Text Amendment – Accessory Dwelling Units, Transitional and Supportive Housing, Emergency Shelters, and Special Development Standards for the Rezoned Site to include design and historic review.

Staff reports and the full text of all items to be discussed will be available for public review at City Hall on **September 24, 2019**. All members of the public are encouraged to attend the meeting and may address the City Council on the issue during the public hearing. Written comments may be hand delivered or mailed to City Hall (311 Second Street, P.O. Box 1420, San Juan Bautista, CA 95045), or e-mailed to [cityplanning@san-juan-bautista.ca.us](mailto:cityplanning@san-juan-bautista.ca.us), not later than **5:00 p.m., October 1, 2019**.

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

Posted: September 20, 2019

**CITY OF SAN JUAN BAUTISTA  
PLANNING COMMISSION REGULAR MEETING  
SEPTEMBER 5, 2017  
DRAFT MINUTES**

**1. CALL TO ORDER** – Chairman Hopper called the meeting to order at 6:23 p.m.

**B. ROLL CALL**

<b>Present:</b>	Commissioners Hopper, Boyd, Freels and Franco
<b>Absent:</b>	Commissioner Moore
<b>Staff Present:</b>	Acting City Manager Orbach, City Attorney Mall and Administrative Services Manager Paetz

**2. PUBLIC COMMENT**

There were no comments.

**3. INFORMAL PROJECT REVIEW**

There were no projects for review.

**4. CONSENT ITEMS**

**A. Approve Affidavit of Posting Agenda**

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

**C. Approve Minutes for the June 6, 2017 Meeting**

**D. Approve Minutes for the July 10, 2017 Meeting**

A motion was made by Commissioner Franco and seconded by Commissioner Freels to approve all items on the consent agenda. The motion passed 4-0-0-1 with Commissioner Moore absent.

Chairperson Hopper request Action Item 6A be moved up in the agenda.

**6. ACTION ITEMS**

**A. Consider Sign Permit for 507 Third Street for Mission Hardware - Applicant: Vina and Mike Statua**

Acting City Manager Orbach provided a report stating the Statuas are requesting sign permit approval for two signs for their Mission Hardware store at 507 Third Street. The first proposed signs is 12' W x 2.5' H, vinyl, dark brown/wood color with white lettering in ad lib font style, and has a total area of 30 square feet; and the second sign is 8' W x 2.5' H, vinyl, dark brown/wood color with white lettering in ad lib font style, and has a total area of 22.4 square feet. The larger sign will be centered on the upper part of the back wall of the main building and the smaller sign will be placed on the upper part of the fence on the right side of the front gate. The signs are in compliance with the City's sign ordinance. The goal is to eventually replace these signs with hand carved wooden ones. There was no public comment.

A motion was made by Commissioner Boyd and seconded by Commissioner Franco to approve a sign permit for 507 Third Street, Mission Hardware. The motion passed unanimously, 4-0-0-1, with Commissioner Moore absent.

## **5. PUBLIC HEARING ITEMS**

### **A. Consider Ordinance Banning Recreational Marijuana Sales, Cultivation, and Delivery**

City Attorney Mall provided a report stating the City currently has a ban on medical marijuana dispensaries. The City Council desires to revise the current ban to include a ban on both commercial adult-use cannabis activity and commercial medicinal cannabis activity, including those operations for which licenses may be obtained, as set forth in California Business and Professions Code Sections 26050 and 26061. The City Council sees the revised ordinance as provisional and anticipates that the ordinance may be repealed and replaced with an ordinance to permit uses, at such time as such an ordinance has been vetted and ready for adoption.

Chairperson Hopper opened the public hearing. There was no public comment. Chairperson Hopper closed the public hearing.

A motion was made by Commissioner Boyd and seconded by Commissioner Freels to Approve Resolution 2017-25 recommending to the City Council a revision to the current ordinance banning recreational marijuana sales, cultivation, and delivery in the City of San Juan Bautista. The motion passed unanimously, 4-0-0-1, with Commissioner Moore absent.

### **B. Consider Approval of Initial Study for Well #5**

#### **i. Consider Approval of Resolution 2017-26 Adopting a Categorical Exemption for Initial Study for Well #5**

Acting City Manager Orbach provided a report stating that, after completing the environmental checklist and conferring with representatives from the State Water Resources Control Board, City staff determined that Capital Improvement Project - Domestic Water Well Number 5 (CIP 46-802) qualified for a categorical exemption under CEQA §15302 "Replacement or Reconstruction." This determination was based on the fact that the project consists of the replacement of an existing facility where the new facility will be located on the same site as the facility replaced and will have substantially the same purpose and capacity as the facility replaced. Chairperson Hopper opened the public hearing. There was no public comment. Chairperson Hopper closed the public hearing.

A motion was made by Commissioner Franco and seconded by Commissioner Boyd to approve Resolution 2017-26 adopting a categorical exemption for an initial study for Well #5. The motion passed unanimously, 4-0-0-1, with Commissioner Moore absent.

**ii. Consider Approval of Resolution 2017-27 Approving an Initial Study for Well #5**

Chairperson Hopper opened the public hearing. There was no public comment.  
Chairperson Hopper closed the public hearing.

A motion was made by Chairperson Hopper and seconded by Commissioner Freels to approve Resolution 2017-27 approving an initial study for Well #5. The motion passed unanimously, 4-0-0-1, with Commissioner Moore absent.

**C. Consider Approval of Initial Study for Well #6**

**i. Consider Approval of Resolution 2017-28 Adopting a Categorical Exemption for Initial Study for Well #6**

Acting City Manager Orbach provided a report stating that after completing the environmental checklist and conferring with representatives from the State Water Resources Control Board, City staff determined that Capital Improvement Project - Domestic Water Well Number 6 (CIP 46-801) qualified for a categorical exemption under CEQA §15301 "Existing Facilities." This determination was based on the fact that the project consists of the City taking over ownership and operation (with minor alterations to the pad and pump) of existing structures, facilities, and mechanical equipment involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Chairperson Hopper opened the public hearing. There was no public comment. Chairperson Hopper closed the public hearing.

A motion was made by Commissioner Freels and seconded by Commissioner Franco to approve Resolution 2017-28 adopting a categorical exemption for an initial study for Well #6. The motion passed unanimously, 4-0-0-1, with Commissioner Moore absent.

**ii. Consider Approval of Resolution 2017-29 Approving an Initial Study for Well #6**

Chairperson Hopper opened the public hearing. There was no public comment.  
Chairperson Hopper closed the public hearing.

A motion was made by Chairperson Hopper and seconded by Commissioner Boyd to approve Resolution 2017-29 approving an initial study for Well #6. The motion passed unanimously, 4-0-0-1, with Commissioner Moore absent.

**7. DISCUSSION ITEMS**

**A. Agenda Items for Next Joint Meeting with City of Hollister and San Benito County Planning Commissions**

Chairperson Hopper provided an update.

**8. COMMENTS**

**A. Planning Commissioners**

Commissioner Freels asked the Acting City Manager to provide a record of inspections for Harvey's Lockup.



**B. City Planner**

Not present.

**C. Acting City Manager**

No comments provided.

**9. ADJOURNMENT**

The meeting adjourned at 7:07 p.m.

**CITY OF SAN JUAN BAUTISTA  
PLANNING COMMISSION REGULAR MEETING  
DECEMBER 5, 2017  
DRAFT MINUTES**

**1. CALL TO ORDER** – Chairman Hopper called the meeting to order at 6:44 p.m.

**B. ROLL CALL**      **Present:**      Commissioners Hopper, Boyd, Franco, Freels  
and Medeiros

**Staff Present:**      City Planner Walgren, Interim City Manager  
Tewes and Administrative Services Manager  
Paetz

**2. PUBLIC COMMENT**

Mandisa Snodey commented on the Town Hall Meeting scheduled for the next evening and a sensitive use buffer map for cannabis.

**3. INFORMAL PROJECT REVIEW**

There were no projects to review.

**4. CONSENT ITEMS**

**A. Approve Affidavit of Posting Agenda**

**B. Approve Minutes of August 1, 2017 Meeting**

Commissioner Franco asked that the minutes be pulled for discussion, stating he would provide input to Planning Commission Secretary Paetz.

A motion was made by Commissioner Freels and seconded by Commissioner Franco to approve the affidavit of posting agenda. The motion passed unanimously, 5-0.

**5. DISCUSSION**

**A. Consider City Manager Approval of New City Hall and Public Works**

**Department Public Identification Signs**

City Planner Walgren provided a report stating the Public Works Supervisor built and installed new signs in front of City Hall and at the Corporation Yard. The signs are like other signs in the City but not of the same quality. The Planning Commission was not given the opportunity to review the signs. A question and answer period followed.

Commissioner Medeiros felt the City needed to follow their sign ordinance.

Commissioner Boyd stated she did not support the process used to install the signs.

During public comment, Georgana Gualarte felt the Historic Resources Board and Planning Commission should have been asked to review sign proposals; the Public Works Department needs to follow the process and be an example to the public. Rachel Ponce spoke in support of the signs. It was the consensus of the Commission to allow the signs to stay up until staff can come back with direction.

## **6. Comments and Reports**

### **A. Planning Commissioners**

Commission Franco asked that traffic speeds on Third Street be discussed at a future meeting. Commissioner Freels was concerned with bullying of Commissioners by City Council members.

### **B. Community Development Director**

City Planner Walgren stated a produce transfer station project, namely Midnight Express, would be brought to the Commission at a future meeting.

### **C. City Manager**

Interim City Manager Tewes reminded Commissioners there would be a Town Hall meeting tomorrow to discuss cannabis. Additionally, Council will be asked to discuss whether to increase the City's development impact fees this month, as well as a water compliance action plan involving city wells. A comprehensive report on the Rancho Vista Development Agreement and proposal to authorize build out of more lots will go to the Council in January.

## **7. ADJOURNMENT**

The meeting adjourned at 7:35 p.m.



## CITY OF SAN JUAN BAUTISTA PLANNING COMMISSION STAFF REPORT

**AGENDA TITLE:** PUBLIC HEARING AND RECOMMENDATION OF APPROVAL FOR EITHER: OPTION 1) A GENERAL PLAN AND ZONING CLASSIFICATION AMENDMENT, WITH SPECIAL CONDITIONS FOR A SELECTED R-3 (HIGH-DENSITY RESIDENTIAL) PARCEL; OR OPTION 2) SPECIAL CONDITIONS FOR A SELECTED MU (MIXED USE) PARCEL; EITHER OF WHICH WOULD BE FOR THE PURPOSE OF IMPLEMENTING THE SAN JUAN BAUTISTA GENERAL PLAN HOUSING ELEMENT

**DATE:** October 1, 2019

**DEPARTMENT HEAD:** Todd Kennedy, Associate Planner

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**RECOMMENDED ACTION:** Receive a staff report from City staff and the housing element consultant; hold a public hearing to receive public comment; approve one of two alternative resolutions, as follows:

- Resolution PC-2019-XX (Attachment 1), which recommends revisions to the San Juan Bautista General Plan Land Use Diagram, revisions to the San Juan Bautista Zoning Map (Section 11-02-040, Zoning Map and District Locations and Boundaries, of Chapter 11-02, Zoning Districts, of Title 11, Zoning, of the San Juan Bautista Municipal Code), with special R-3 High Density Residential development conditions, or
- Resolution PC-2019-YY (Attachment 2), which recommends revisions to the San Juan Bautista Zoning Ordinance (Section 11-03-101, Development Standards Matrix, of Chapter 11-03, Zoning District Development Standards, of Title 11, Zoning, of the San Juan Bautista Municipal Code) to add special MU Mixed Use development conditions.

One of these actions is necessary to implement the San Juan Bautista General Plan Housing Element.

**BACKGROUND INFORMATION:** The San Juan Bautista General Plan Housing Element contains Housing Programs 3.1, which calls for the re-zoning of at least one acre of land within the City limits to High Density Residential/R-3 for the purpose of providing adequate sites to accommodate the City's regional housing needs allocation.

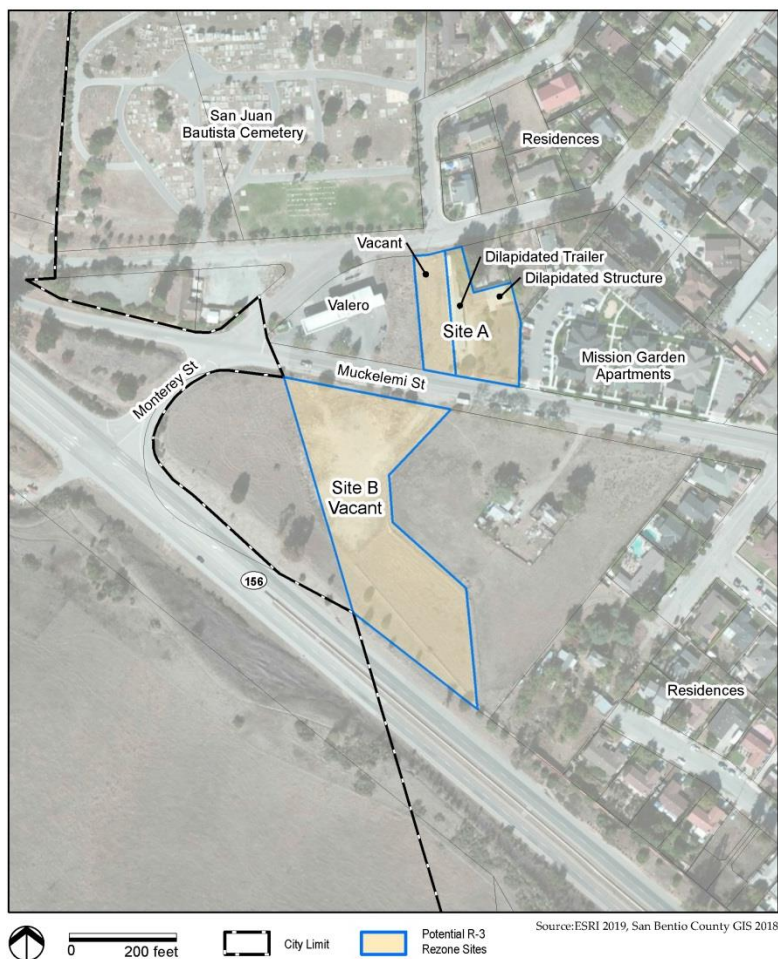
The San Juan Bautista General Plan Housing Element identifies four alternative properties for re-zoning:

**Potential Re-zone Site A** (only APN: 002-320-007). This underutilized parcel is comprised of 0.57 acres and currently zoned for commercial. The parcel includes one structure and one trailer that are both dilapidated, and the City re-zone could create an incentive for redevelopment. The size of the site would be better suited for residential redevelopment, which would blend with the adjacent apartment complex to the east. See Image 1 below.

The Initial Study prepared to support the adoption of the San Juan Bautista General Plan Housing Element and various implementing actions indicates that development of this site would be constrained by two categories of environmental impact—biological resources and air quality.

With regard to biological impacts, the site is located within 0.39 miles of a known breeding habitat for the California tiger salamander, which means that biological monitoring would be required during ground disturbance activities. With regard to air quality impacts, the site is located approximately 430 feet from Highway 156 and therefore subject to toxic air contaminants generated by vehicles operating on the highway. This means that property developers would have to undertake a toxic air contaminants analysis to determine what measures might be necessary to ensure future residents are not exposed to contaminants.

**Potential Re-zone Site B** (APN: 002-350-030). This vacant parcel is comprised of 2.30 acres and currently zoned for commercial/mixed use, with public utilities available to the site. Property to the west of the site is zoned for commercial use, and property to the east is zoned for mixed use. The size of this site would accommodate a large residential project whose residents would provide ready market for neighboring commercial and other mixed uses. See Image 1 below.



**Image 1:** This aerial image shows the existing land on and surrounding Potential Re-zone Sites A and B.

The Initial Study prepared to support the adoption of the San Juan Bautista General Plan Housing Element and various implementing actions indicates that development of this site would be constrained by three categories of environmental impact—biological resources, air quality, and land use.

With regard to biological impacts, the site is also located within 0.39 miles of a known breeding habitat for the California tiger salamander, which means that biological monitoring would be required during ground disturbance activities.

With regard to air quality impacts, the site is located immediately adjacent to Highway 156 and therefore subject to toxic air contaminants generated by vehicles operating on the highway. This means that property developers would have to undertake a toxic air contaminants analysis to determine what measures might be necessary to ensure future residents are not exposed to contaminants.

With regard to land use impacts, the site is located next to vacant commercial and mixed use property on two sides, a small gas station on a third side across the street, and Highway 156 immediately south of the site. The neighboring vacant commercial property, once developed,

would be minimally compatible with the proposed high-density residential use. The highway use to the south would be considered a less-than-perfect neighbor.

**Potential Re-zone Site C** (APN: 002-520-001). This underutilized parcel is currently zoned for low density residential and in its entirety is comprised of 5.96 acres. However, for the purposes of re-zoning to R-3, the City is looking at the western portion (approximately 2.30 acres) of this parcel. Image 2 below shows the part of the site that would be re-zoned to R-3.

The Initial Study prepared to support the adoption of the San Juan Bautista General Plan Housing Element and various implementing actions indicates that development of this site would be constrained by the same three categories of environmental impact—biological resources, air quality, and land use—that affect Site B.

With regard to biological impacts, the site is located within 0.92 miles of a known breeding habitat for the California tiger salamander, which means that biological monitoring would be required during ground disturbance activities.

With regard to air quality impacts, the site is located approximately 160 feet from Highway 156 and therefore subject to toxic air contaminants generated by vehicles operating on the highway. The site is also located in proximity to the major intersection of Highway 156 and The Alameda, where the regular acceleration and deceleration of large trucks may increase toxic air contaminant emissions. As is the case for Sites A and B, this means that property developers would have to undertake a toxic air contaminants analysis to determine what measures might be necessary to ensure future residents are not exposed to contaminants.

With regard to land use impacts, the site is located next to existing single-family residences on two sides and Highway 156 north of the site. The neighboring single-family uses would be minimally compatible with the proposed high-density residential use. The highway use to the north would be considered a less-than-perfect neighbor.



**Image 2:** This aerial image shows the existing land on and surrounding Potential Re-zone Site C.

**Potential Re-zone Site D** (APN: 002-350-002). This vacant parcel is comprised of 3.84 acres and currently zoned for mixed use, with public utilities available to the site. The property to the west of the site is zoned for commercial use, and property to the east is zoned for residential use. The size of this site would accommodate a large residential project whose residents would provide ready market for neighboring commercial and other mixed uses.

The Initial Study prepared to support the adoption of the San Juan Bautista General Plan Housing Element, including various implementing actions, indicates that development of this site would be constrained by four categories of environmental impact—historical resources, biological resources, air quality, and land use.

With regard to historical resources, the 3.84-acre site contains the old Chalmers House, which is located on approximately 0.4 acres of the site and considered a locally significant historical resource. The special MU development conditions to be placed on this site include a requirement to protect the 0.4-acre Chalmers House site from any disruption or degradation.



This condition would ensure that impacts related to historical resources would be less than significant.

With regard to biological impacts, the site is also located within 0.39 miles of a known breeding habitat for the California tiger salamander, which means that biological monitoring would be required during ground disturbance activities.

With regard to air quality impacts, the site is located immediately adjacent to Highway 156 and therefore subject to toxic air contaminants generated by vehicles operating on the highway. This means that property developers would have to undertake a toxic air contaminants analysis to determine what measures might be necessary to ensure future residents are not exposed to contaminants.

With regard to land use impacts, the site is located next to a vacant commercial property on one side, an existing single-family development on the other side, an existing multi-family development across the street, and Highway 156 immediately south of the site. The neighboring vacant commercial property, once developed, would be minimally compatible with the proposed high-density residential use. The highway use to the south would be considered a less-than-perfect neighbor.



Image 3: This aerial image shows the existing land on and surrounding Potential Re-zone Site D.

**Summary of Environmental Constraints.** Table 1 compares biological and air quality impacts on the three potential re-zone sites. As the table shows, Site A is affected the least by the identified environmental impacts.

**Table 1. Impact Comparison for Re-Zone Sites**

Site	Potential Biological Impact	Potential Air Quality Impacts	Land Use Compatibility	Potential Historical Impact	Impact Ranking (1 = Best; 3 = Worst)
A	Moderate	Low	Very Good	None	1
B	Moderate	High	Minimal	None	2
C	Moderate/Low	Very High	Minimal	None	3
D	Moderate	High	Minimal	Low	2

Source: EMC Planning Group

**REQUIRED ACTION:** One of two possible courses of action is required to be taken by the City to implement Housing Program 3.1:

1. Option 1: A general plan amendment and re-zoning of one site for multi-family housing (to “High Density Residential” and “R-3 High Density Residential,” respectively), plus a Zoning Ordinance text amendment to place special R-3 High Density Residential development conditions on the chosen site; or
2. Option 2: No general plan amendment or re-zoning, but a Zoning Ordinance text amendment to place special MU Mixed Use development conditions on the chosen site.

Each of these options is discussed in more detail below.

**Option 1: General Plan Amendment, Zone Change, and Text Amendment.** The actions related to Option 1 are achieved as follows:

The proposed revision to the San Juan Bautista General Plan Land Use Diagram is achieved through a recommendation by the Planning Commission and subsequent adoption of a resolution by the City Council. A map of the site that was chosen for re-designation is attached to the resolution recommending adoption of the general plan amendment (see Attachment 1).

The proposed zone change is achieved through a recommendation by the Planning Commission and the adoption of an ordinance. The ordinance would revise the San Juan Bautista Zoning Map (Section 11-02-040 (Zoning Map and District Locations and Boundaries), of Chapter 11-02

(Zoning Districts), of Title 11 (Zoning), of the San Juan Bautista Municipal Code. A map of the site that was chosen for rezoning is attached to the resolution recommending adoption of the zone change (see Attachment 1).

The Zoning Ordinance text amendment was recommended by the Planning Commission at its September 3, 2019 meeting. As a reminder, that recommendation involved creating a new Footnote 14 that reads as follows:

<sup>14</sup> Special standards and conditions apply to one affordable housing site (APN \_\_\_\_\_) in this zoning district through the year 2024 only, as follows:

- The allowable density for the designated affordable housing site is a minimum of 20 units per acre and a maximum of 24 units per acre;
- Twenty (20) percent of the development on the affordable housing site must be owner-occupied and/or rental multi-family uses that are affordable to lower-income households; and
- All development on this affordable housing site must be permitted by right (i.e., no conditional use permit, planned development permit, or other discretionary review or approval).

Except for those usual standards in conflict with the special standards and conditions above, all usual development standards for this zoning district (as shown in the table) also apply to the affordable housing site.

All of these actions are contained in one Planning Commission resolution, which is attached (see Attachment 1). Once the Planning Commission chooses the site it prefers (Site A, B, C, or D), the map corresponding to the choice will be attached to the Planning Commission resolution before action is taken to approve the resolution.

**Option 2: Zoning Ordinance Text Amendment Only (No Re-Designation or Re-Zoning).** The actions related to Option 2 are achieved as follows:

The proposed Zoning Ordinance Text Amendment is achieved through the application of the new Footnote 14 (described above) to the MU Mixed Use District in Section 11-03-010 (Development Standards Matrix), of Chapter 11-03 (Zoning District Development Standards), of Title 11 (Zoning), of the San Juan Bautista Municipal Code.

In addition, a new Footnote 15 would be added to the Mixed Use District to read as follows:

<sup>15</sup> Additional special standards and conditions apply to one affordable housing site (APN \_\_\_\_\_) in this zoning district, as follows:

- The owner of the site has the right to develop this mixed-use site as 100 percent multi-family housing without a Conditional Use Permit or other discretionary action;
- If the owner of the site chooses to develop the site as mixed use (commercial and residential, combined), then at least 50 percent of floor area must be developed as a minimum of 16 multi-family dwellings; and
- Any development that takes place on APN 002-350-002 would protect the 0.4-acre portion of the site that contains the Chalmers House from any disruption or degradation.

**CEQA REVIEW.** With one caveat, both Option 1 and Option 2 are adequately supported by an Initial Study and Mitigated Negative Declaration that evaluated the environmental effects of

the policies and programs contained in the General Plan Housing Element, including Housing Program 3.1. The Initial Study found that, with mitigations, re-zoning of any one of the three sites discussed above would engender no substantial effects on the environment. The Planning Commission considered the Initial Study and Mitigated Negative Declaration and recommended approval of the environmental document at its September 3, 2019 meeting. In addition, consultants have prepared additional environmental information related to Site D, which was not addressed in the original Initial Study/Negative Declaration.

One required caveat is as follows: If the Planning Commission chooses to apply Option 1 to the new Site D (that is: re-designate and re-zone Site D to R-3 High Density Residential), then the additional environmental information related to Site D would be circulated as an addendum to the original Initial Study/Negative Declaration for 30-day public review prior to City Council action.

**Attachments:**

1. Resolution Recommending Option 1 (General Plan Amendment, Zone Change, and Text Amendment)
2. Resolution Recommending Option 2 (Zoning Ordinance Text Amendment Only (No Re-Designation or Re-Zoning))

**RESOLUTION PC-2019-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA, RECOMMENDING TO THE CITY COUNCIL THE AMENDMENT OF THE GENERAL PLAN LAND USE DIAGRAM AND ZONE CHANGE FOR APN [APN to be inserted] FROM “[existing designation to be inserted]” TO “HIGH DENSITY RESIDENTIAL,” FOR THE PURPOSE OF IMPLEMENTING THE SAN JUAN BAUTISTA HOUSING ELEMENT**

**WHEREAS**, pursuant to Government Code Section 65583(a)(3), the State of California requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment; and

**WHEREAS**, pursuant to Government Code Section 65583(a)(3), the State of California the authority to require local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites; and

**WHEREAS**, the San Juan Bautista General Plan Housing Element, Housing Program 3.1, calls for the City to re-zone at least one acre of land within the City limits to High Density Residential/R-3 for the purpose of providing adequate sites to accommodate the City’s regional housing needs allocation; and

**WHEREAS**, the San Juan Bautista General Plan Housing Element identified three possible alternative sites for re-zoning, and after considering the pros and cons of each alternative site, the Planning Commission chose APN [APN to be inserted] as the appropriate location for high-density housing and of sufficient size to meet San Juan Bautista’s regional housing needs allocation; and

**WHEREAS**, in accordance with the California Environmental Quality Act (CEQA), an initial study was prepared and circulated for public review and comment. The initial study found the environmental effects of the policies and programs contained in the General Plan Housing Element, including environmental evaluation for each of the three potential re-designated sites, to be less than significant, with mitigation.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of San Juan Bautista recommends approval of an the amendment of the General Plan Land Use Diagram and Zone Change to change the designation of APN [APN to be inserted] from “[existing designation to be inserted]” to “High Density Residential” as described in Exhibit A, which is attached hereto and incorporated herein by this reference.

**THE FOREGOING RESOLUTION** was moved to recommend approval of the General Plan Land Use Diagram Amendment and Zone Change as reflected in Exhibit A to the San Juan Bautista City Council at a regular meeting of the Planning Commission of the City of San Juan Bautista held on the 1<sup>st</sup> day of October, 2019, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Planning Commission Chair, Scott Freels

**ATTEST:**

---

Trish Paetz, Deputy City Clerk

**RESOLUTION PC-2019-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA RECOMMENDING APPROVAL OF AMENDMENTS TO SECTION 11-03-010 (DEVELOPMENT STANDARDS MATRIX), OF CHAPTER 11-03 (ZONING DISTRICT DEVELOPMENT STANDARDS), OF TITLE 11 (ZONING), OF THE SAN JUAN BAUTISTA MUNICIPAL CODE, FOR THE PURPOSE OF IMPLEMENTING THE SAN JUAN BAUTISTA GENERAL PLAN HOUSING ELEMENT**

**WHEREAS**, pursuant to Article XI, Section 7 of the California Constitution, the City of San Juan Bautista may adopt and enforce ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens; and

**WHEREAS**, the San Juan Bautista General Plan Housing Element, Housing Program 3.1 (Adequate Sites Program), calls for the amendment of the San Juan Bautista Municipal Code to include the implementation of special development standards for new affordable housing sites; and

**WHEREAS**, the subject Ordinance protects the public health, safety and welfare by amending the San Juan Bautista Municipal Code to be consistent with mandates imposed by federal and state statute related to housing; and

**WHEREAS**, in accordance with the California Environmental Quality Act (CEQA), an initial study was prepared and circulated for public review and comment. The initial study found the environmental effects of the policies and programs contained in the General Plan Housing Element, including environmental evaluation for the proposed changes to Title 11 (Zoning), to be less than significant, with mitigation.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of San Juan Bautista hereby recommends approval of amendments to Section 11-03-010 (Development Standards Matrix), of Chapter 11-03 (Zoning District Development Standards), of Title 11 (Zoning), of the San Juan Bautista Municipal Code to implement the San Juan Bautista General Plan Housing Element. The amendments include adding the following two footnotes to the MU District (1<sup>st</sup> Column of the 1<sup>st</sup> table):

<sup>14</sup> Special standards and conditions apply to one affordable housing site (APN 002-350-002) in this zoning district through the year 2024 only, as follows:

- The allowable density for the designated affordable housing site is a minimum of 20 units per acre and a maximum of 24 units per acre;
- Twenty (20) percent of the development on the affordable housing site must be owner-occupied and/or rental multi-family uses that are affordable to lower-income households; and

- All development on this affordable housing site must be permitted by right (i.e., no conditional use permit, planned development permit, or other discretionary review or approval).

Except for those usual standards in conflict with the special standards and conditions above, all usual development standards for this zoning district (as shown in the table) also apply to the affordable housing site.

<sup>15</sup> Additional special standards and conditions apply to one affordable housing site (APN 002-350-002) in this zoning district, as follows:

- The owner of the site has the right to develop this mixed-use site as 100 percent multi-family housing without a Conditional Use Permit or other discretionary action;
- If the owner of the site chooses to develop the site as mixed use (commercial and residential combined), then at least 50 percent of floor area must be developed as a minimum of 16 multi-family dwellings; and
- Any development that takes place on APN 002-350-002 would protect the 0.4-acre portion of the site that contains the Chalmers House from any disruption or degradation.

**THE FOREGOING RESOLUTION** was moved to recommend approval of the proposed changes to Title 11 (Zoning) to the San Juan Bautista City Council at a regular meeting of the Planning Commission of the City of San Juan Bautista held on the 1<sup>st</sup> day of October, 2019, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

Planning Commission Chair, Scott Freels

**ATTEST:**

---

Trish Paetz, Deputy City Clerk



# CITY OF SAN JUAN BAUTISTA

## PLANNING COMMISSION STAFF REPORT

**DATE:** October 1, 2019

**Item:** La Casa Rosa Update on Proposed Development

**Location:** 107 Third Street, APN #002-021-004

### **Background:**

This report is being prepared in response to an application submittal by a new applicant for La Casa Rosa. La Casa Rosa is located at 107 Third and within the Third Street Historic District in Downtown San Juan Bautista.

La Casa Rosa was approved by Site Design to go through the necessary building alterations in order to be converted to a restaurant and a bar. This approval was done per Resolution 2017-08 on April 4, 2017. At that time, the project consisted of interior alterations with downstairs restaurant and a residential unit upstairs. The rear addition included part of the restaurant and access ways to the main building and a garage.

That approval was one part of the development approval aspect. The second part was the requirement to obtain building permits before any alterations can take place. Staff discovered a great deal of demolition work occurred without permits. In March, the City had to provide structural support work to prevent the balcony from falling. This cost the City \$15,500 and a lien was placed on the property.

### **Discussion:**

Staff became aware that the project was in escrow a few months ago, because the title company was seeking information about City costs to keep the building safe. The buyer has been in contact with staff to discuss various ways the property can be redeveloped. The proposal does not include any changes to the façade of the building except, of course, the need to structurally retro-fit it and re-side and paint the building. It will remain pink with blue shutters. Therefore, staff has determined that changes to the exterior fall under the Minor Alteration" of the Historic Preservation Ordinance 11-06-120 (c) 3. Minor alterations including paint, roofing and re-siding do not require HRB review. If the

structural retrofit changes any of the exterior features, HRB will have to review the design.

Within the zoning code, mixed uses are permitted with a housing density of "R-1" from 8-15 units per acre. The parcel is less than a tenth of an acre (1.35 units). With a conditional use permit it can have 2-units. If the units are affordable and deed restricted, a density bonus could be applied for four units total. The Inclusionary ordinance does not apply to this project (six units or more). The buyer is seeking approval of four units of affordable housing, as shown in the attached drawings. This scope, therefore, includes a complete interior alteration to the existing building to include a dining area and bar and an upstairs residential unit. A rear addition is proposed that includes three additional residential units. Staff has sent the revised plans to the Building, Engineering, and Fire Departments for review and comment.

The new scope will require a new resolution from the Planning Commission. The buyer hopes to bring this formal request forward to the Planning Commission at its November meeting. If deemed necessary, the HRB can also weigh in on the final design at that time.

In general, staff supports this project as we are very fortunate to have a buyer willing to invest this kind of time and resources in the Historic District. Providing four affordable units also supports the City's interest in meeting the Regional Housing Needs Allocation as provided in the new Housing Element. The City has not approved any affordable housing projects with deed restrictions recently.

**ACTION:**

Staff is seeking the Planning Commission's feedback regarding the proposed development project for Casa Rosa. The matter will return to the Planning Commission, and perhaps the Historic Resources Board, in November for their approval.

**ATTACHMENTS:**

1. Proposed Site Plan
2. Original Floor Plan
3. Proposed Floor Plan – First Floor
4. Proposed Floor Plan – Second Floor
5. Proposed Elevations

SHEET NOTES

1. PROPERTY LINES & EXISTING STRUCTURE ARE BASED ON A SURVEY PREPARED BY SAN BENITO ENGINEERING & SURVEYING, INC., DATED 2/15/2017.
2. REQUIRED ATTIC VENTILATION PER 2016 CBC 1203.2:

FRONT ATTIC  
AREA: 31'x31' = 961 SF  
REQ'D. VENTILATION:  
961 SF / 150 = 6.4 SF = 921.6 SQ IN  
FURNISHED VENTILATION  
(LOW) IN VENT-BOTH EAVES):  
6.75 SQ IN / LFx62 LF = 418.5 SQ IN  
FURNISHED VENTILATION  
(HIGH) COR-A-VENT V-400E:  
17 SQ IN / LFx31 LF = 527 SQ IN  
TOTAL:  
527 SQ IN+418.5 SQ. IN = 945.5 SQ IN

KITCHEN ATTIC  
AREA: 44.5'x14.5' = 645 SF  
REQ'D. VENTILATION:  
645 SF / 150 = 4.3 SF = 619.2 SQ IN  
619.2 SQ IN / 3 = 206 SQ IN / VENT  
(TOTAL OF 3)  
FURNISHED VENTILATION :  
A = (3.14) r<sup>2</sup> ; r = SQ ROOT ( A /3.14)  
= SQ ROOT (206 / 3.14)  
= 8" R; USE 16" Ø VENT

REAR ATTIC  
AREA: 436 SF (L SHAPED ATTIC)  
REQ'D. VENTILATION:  
436 SF / 150 = 2.9 SF = 418 SQ IN  
FURNISHED VENTILATION  
(2 GABLE END OPENINGS)  
418 SQ IN / 2 = 209 SQ IN  
= 16" x16" SQ IN GABLE END VENT  
TOTAL:  
512 SQ IN (GROSS)

3. REQUIRED UNDER FLOOR VENTILATION PER CBC 1203.4

AREA:  
FRONT: 31'x31' = 961 SF  
REAR DINING ROOM / KITCHEN: 915 SF  
(IRREGULAR SHAPE)  
TOTAL = 1,867 SF

REQUIRED VENTILATION OPENINGS:  
1,876 SF / 150 = 12.5 SF  
TOTAL VENT AREA

FURNISHED OPENINGS:  
TYP. FDN. VENT  
= 6"x14" = 84 SQ IN = .6 SF  
12.5 SF / .6 SF / VENT  
= 21 FDN. VENTS TOTAL  
ARRANGE TO PROVIDE  
REQ'D. CROSS-VENTILATION

KEY NOTES

- 1 TWO-STORY EXISTING BUILDING: RESTAURANT ON 1ST FLOOR; RESIDENTIAL ON 2ND FLOOR.
- 2 ONE-STORY BUILDING: RESTAURANT KITCHEN & SUPPORT AREAS.
- 3 2ND STORY REAR ADDITION OVER GARAGE.
- 4 2ND FLOOR ROOF DECK.
- 5 PARAPET WALL, TO CONCEAL MECHANICAL EQUIPMENT. ALIGN HEIGHT W/PATIO SIDE.
- 6 (E) BALCONY OVER SIDEWALK.
- 7 (E) BRICK PAVING, EXPANDED FOR DRIVEWAY USE.
- 8 ELECTRICAL SERVICE ENTRANCE.
- 9 (N) TRASH CONTAINER LOCATION.
- 10 (N) RAMP.
- 11 (E) WD. FENCE.
- 12 COMPOSITION SHINGLE ROOFING.
- 13 CAP SHEET ROOFING.
- 14 ACCESSIBLE PATH OF TRAVEL
- 15 PRECAST CONC. STAIRS.



107 THIRD STREET  
SAN JUAN BAUTISTA  
REMODEL

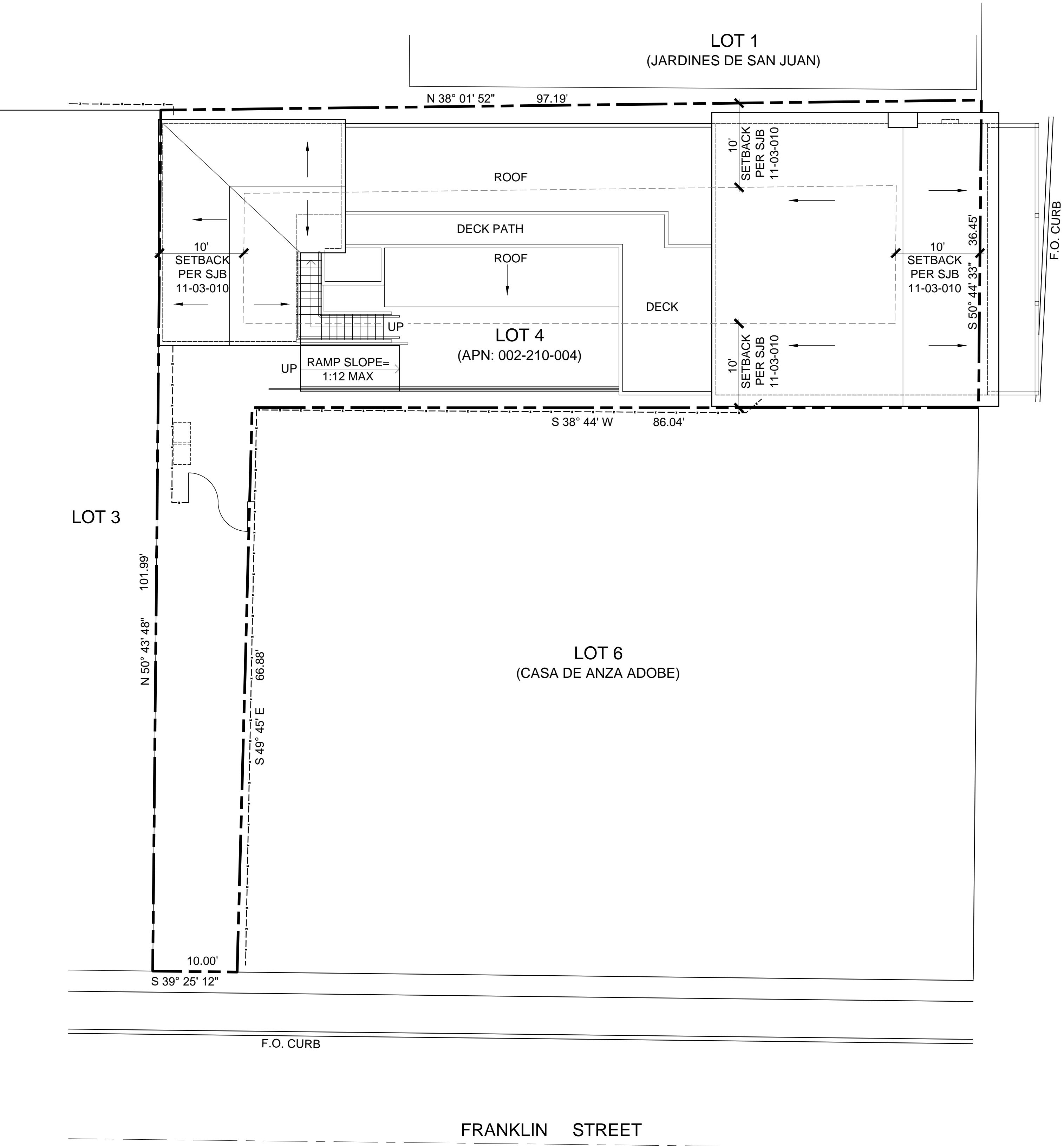
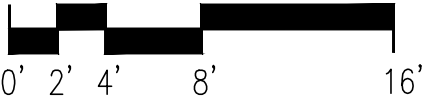
SITE PLAN  
PROPOSED

PROJ. NO. 2019 - 089  
SCALE AS NOTED  
DATE 27 DEC 2016  
PHASE SD  
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1 SITE PLAN  
SCALE: 1/8" = 1'-0"



SHEET NOTES

1.

PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE DURING DEMOLITION OF ADJACENT AREAS.
2.

REMOVE & OFF-HAUL (E) BUILDING ELEMENTS SHOWN DASHED AS DEMOLITION, OR AS NOTED, INCLUDING PARTITIONS, DOORS, FLOOR / ROOF FRAMING & CASEWORK.
3.

PROTECT IN PLACE ALL (E) FLOORING TO REMAIN, U.O.N.
4.

.SALVAGE (E) BOARD & BATTEN SIDING TO THE GREATEST EXTENT POSSIBLE FOR REINSTALLATION ON EXTERIOR WALLS
5.

REMOVE (E) ROOFING DOWN TO (E) SHEATHING.
6.

REMOVE ALL (E) MECHANICAL EQUIPMENT, U.O.N.
7.

REMOVE (E) INTERIOR PANELS, WIRING, LIGHTING & OTHER ELECTRICAL EQUIPMENT, U.O.N.
8.

REMOVE (E) PLUMBING FIXTURES, FITTINGS, PIPING & HOT WATER HEATERS, U.O.N.
9.

REMOVE MISCELLANEOUS NON-REAL PERSONAL PROPERTY, U.O.N.
10.

COORDINATE DEMOLITION DRAWINGS W/STRUCTURAL DRAWINGS FOR LOCATIONS OF NEW (N) FOOTINGS, SHEAR WALLS & OTHER STRUCTURAL ELEMENTS.
11.

ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS ARE TO REMAIN IN PLACE, U.O.N.
12.

COORDINATE STORAGE LOCATION WITH OWNER FOR ANY DEMOLITION ITEMS TO BE SALVAGED.

KEY NOTES

- 1

REMOVE (E) HEARTH & FACE OF FIREPLACE BACK FLUSH W/ F.O.S.
- 2

PROTECT IN PLACE ALL (E) STEPS TO REMAIN AT BUILDING ENTRANCE.
- 3

REMOVE (E) WINDOWS & TRIM.
- 4

PROTECT (E) WINDOW.
- 5

REMOVE BUILT-OUT BASE IN FRONT OF (E) DOORS; PROTECT (E) DOORS.
- 6

REMOVE FURRING.
- 7

REMOVED PORTION OF STRUCTURE TO BE REBUILT.

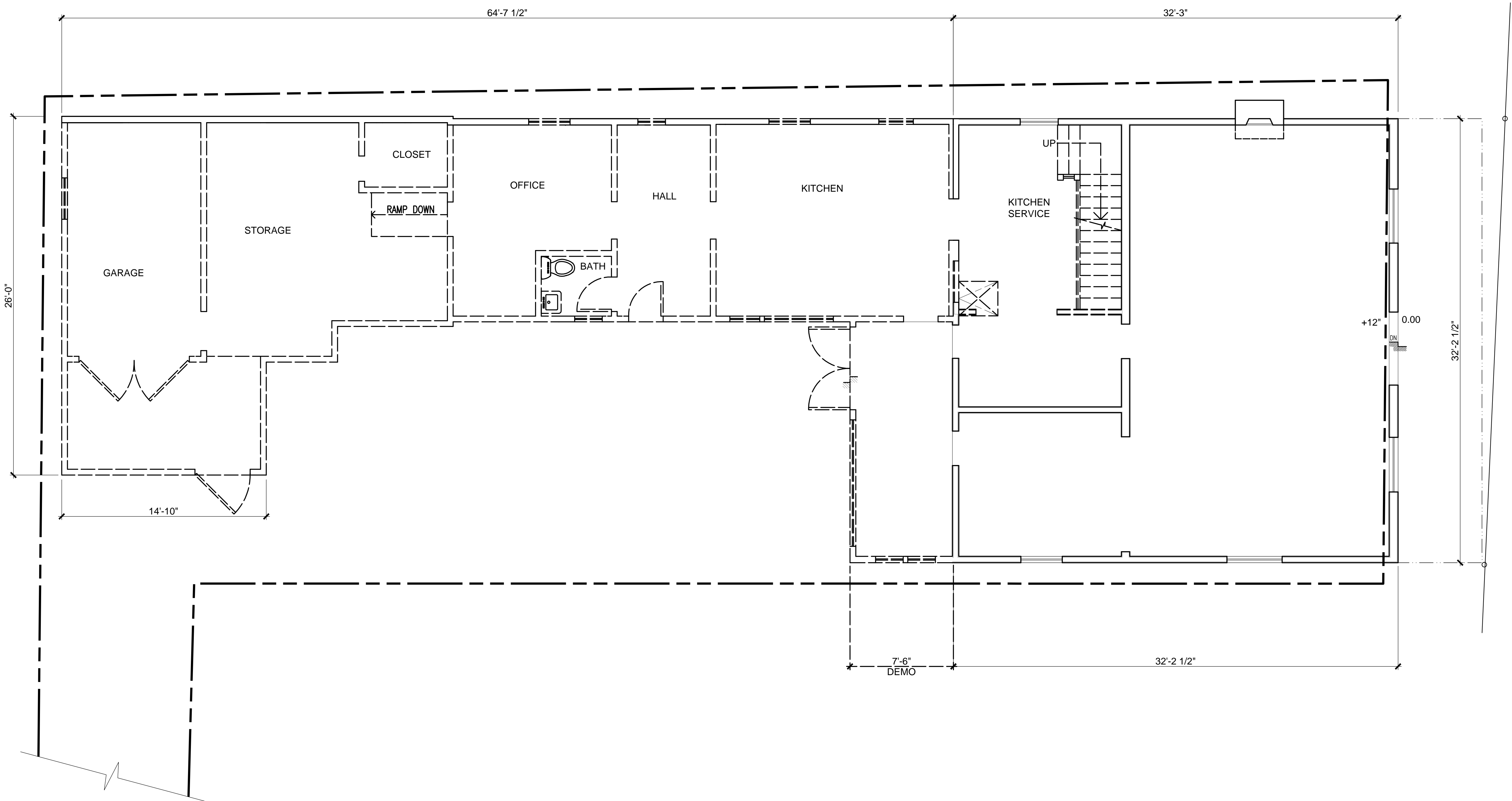
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107 THIRD STREET

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FLOOR PLAN

FIRST  
EXISTING / DEMO

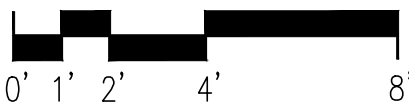
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1	23 SEP 2019	PLANNING SUBMITTAL

1

FIRST FLOOR PLAN

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



SHEET NO.

A-2.01

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SHEET NOTES

1.

PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE DURING CONSTRUCTION OF (N) PROPOSED ADJACENT AREAS.
2.

COORDINATE PROPOSED SCOPE OF WORK W/ ENGINEERING DRAWINGS FOR LOCATIONS OF NEW (N) FOOTINGS, SHEAR WALLS & OTHER BUILDING ELEMENTS.
3.

ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS ARE TO REMAIN IN PLACE & BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION, U.O.N.

KEY NOTES

- 1

EDGE OF BALCONY OVERHANG, ABOVE.
- 2

INSTALL (N) WALL FINISH OVER (E) FIREPLACE OPENING.
- 3

(N) EXT. SIDING TO MATCH & ALIGN W/ (E) ADJACENT SIDING.
- 4

(N) PERMEABLE PAVING. MAX. SLOPE: 2%. SLOPE TO DRAIN.
- 5

ADD REQUIRED FIRE PROTECTION AT WINDOWS AND EXTERIOR WALLS ADJACENT TO SIDE AND REAR PROPERTY LINES, PER 2016 CHBC 8-402.1.
- 6

METAL RAILING.
- 7

CRAWL SPACE ACCESS.

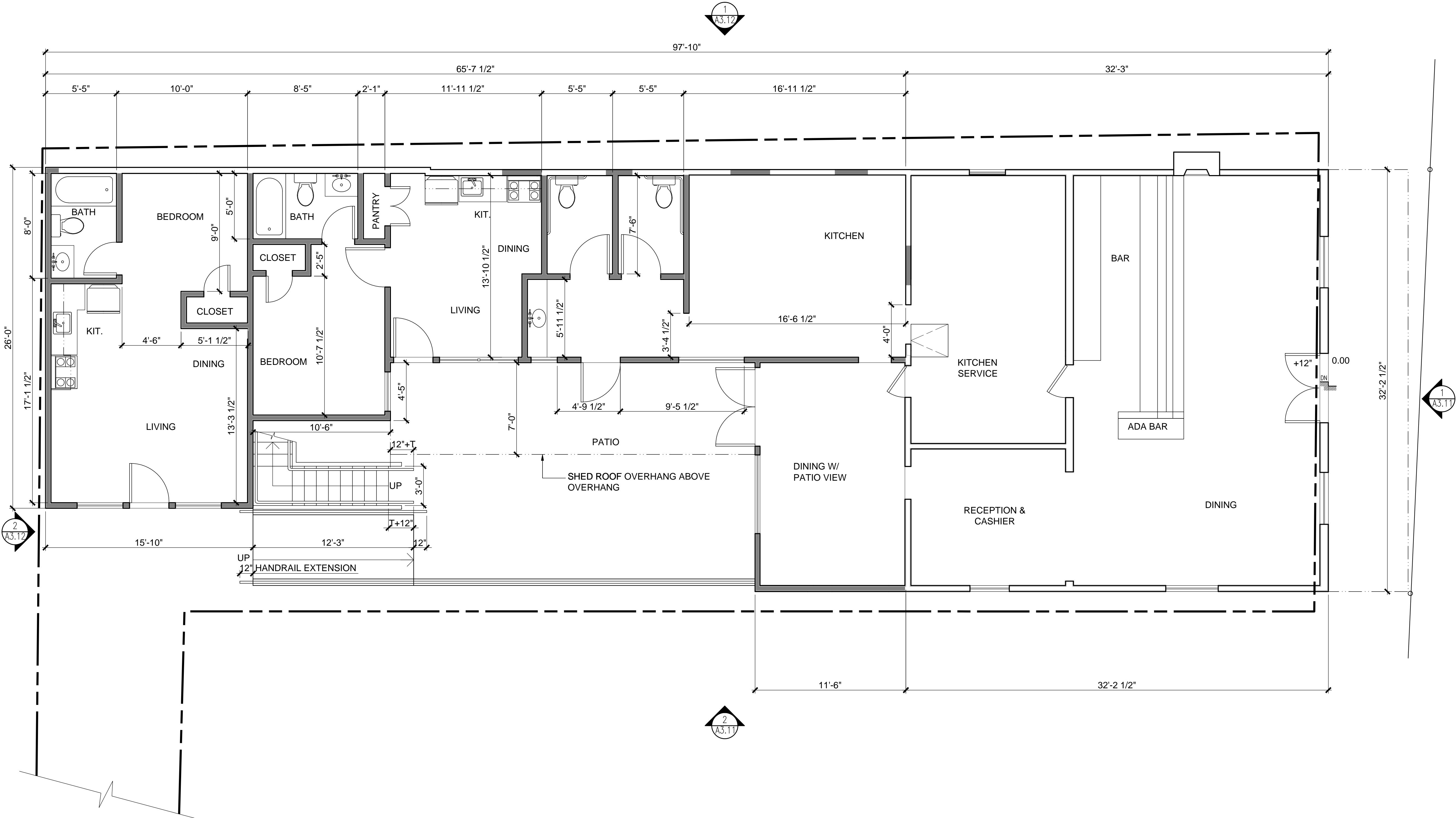
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107 THIRD STREET

SAN JUAN BAUTISTA  
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FLOOR PLAN

FIRST  
PROPOSED

PROJ. NO. 2019 - 089  
SCALE AS NOTED  
DATE 27 DEC 2016  
PHASE SD  
DRAWN HA  
CHECKED AW

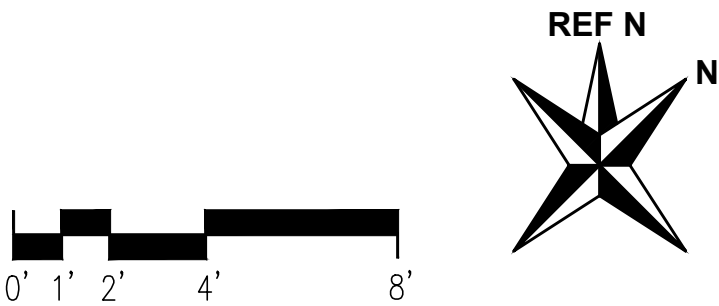
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1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



SHEET NOTES

1.

PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE DURING CONSTRUCTION OF (N) PROPOSED ADJACENT AREAS.
2.

COORDINATE PROPOSED SCOPE OF WORK W/ ENGINEERING DRAWINGS FOR LOCATIONS OF NEW (N) FOOTINGS, SHEAR WALLS & OTHER BUILDING ELEMENTS.
3.

ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS ARE TO REMAIN IN PLACE & BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION, U.O.N.

KEY NOTES

- 1

EDGE OF ROOF OVERHANG. 6" OVERHANG TYP. AT (N) REAR 2ND-STORY ADDITION.
- 2

INSTALL (N) WALL FINISH OVER (E) FIREPLACE OPENING.
- 3

ROOF RIDGE ABOVE.
- 4

(N) CAP SHEET ROOFING BELOW DECKING, O/ (N) STRUCTURAL SHEATHING. MINIMUM 1/4"/FT. SLOPE TO DRAIN.
- 5

(N) 42" HIGH GUARD WALL.
- 6

(N) 36" WIDE BLIND GATE, WITH WD. CAP AND FINISH SIDING TO MATCH ADJACENT PARAPET WALL.
- 7

(N) ROOF DRAIN W/ OVERFLOW THRU-WALL SCUPPER.
- 8

(N) WD. PALLETIZED DECKING.
- 9

PATCH FLOOR AT FORMER STAIRS.
- 10

REPAIR (E) BALCONY OVER SIDEWALK.
- 11

(N) STAIRS W/ HANDRAILS.
- 12

ALIGN T.O. PARAPET W/ T.O. GUARD @ DECK.
- 13

DOOR TO BE KEPT LOCKED; NO ACCESS TO FRONT BALCONY.
- 14

ADD REQUIRED FIRE PROTECTION AT WINDOWS AND EXTERIOR WALLS ADJACENT TO SIDE AND REAR PROPERTY LINES, PER 2016 CHBC 8-402.1.
- 15

METAL RAILING.

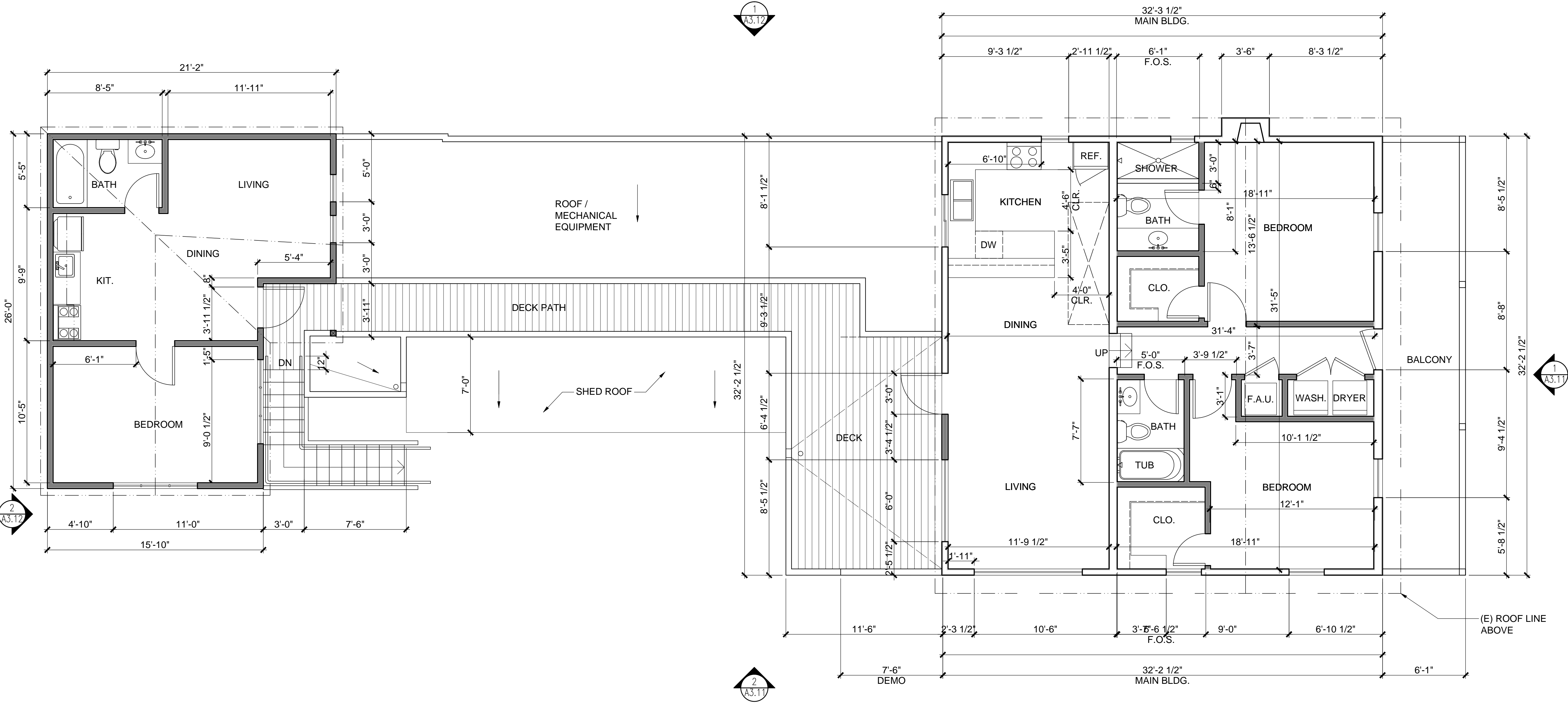
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FLOOR PLAN

SECOND  
PROPOSED

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SECOND FLOOR PLAN

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



SHEET NO.

A-2.12

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SHEET NOTES

1.

PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE DURING CONSTRUCTION OF (N) PROPOSED ADJACENT AREAS.
2.

PROTECT IN PLACE ALL (E) EXTERIOR ROOF OVERHANGS & OTHER TRIM, U.O.N.
3.

COORDINATE PROPOSED SCOPE OF WORK W/ ENGINEERING DRAWINGS FOR LOCATIONS OF (N) STRUCTURAL & OTHER BUILDING ELEMENTS.
4.

ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS ARE TO REMAIN IN PLACE & BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION, U.O.N.

KEY NOTES

- 1

(E) WD. SIDING, REPAIR AS REQUIRED.
- 2

(N) WD. BOARD-&-BATTEN SIDING, TO MATCH PROFILE OF (E).
- 3

(E) FRONT BALCONY OVERLOOKING STREET, REPAIR AS REQUIRED.
- 4

42" HIGH GUARD WALL.
- 5

ALIGN T.O. PARAPET W/ T.O. GUARD @ DECK.
- 6

(N) LAP SIDING.
- 7

(N) SHED ROOF.
- 8

THRU-WALL OVERFLOW SCUPPER.
- 9

(N) "CARRIAGE STYLE" SECTIONAL OVERHEAD GARAGE DOOR.
- 10

(N) WOOD WINDOWS.
- 11

(N) HANDRAIL @ RAMP.
- 12

REPAIR (E) DOORS, ADD FULL PERIMETER WEATHER STRIPPING AND FIXED CLOSED.
- 13

RIDGE VENT. SEE DET. 13/A-801.
- 14

GABLE END ATTIC VENT.

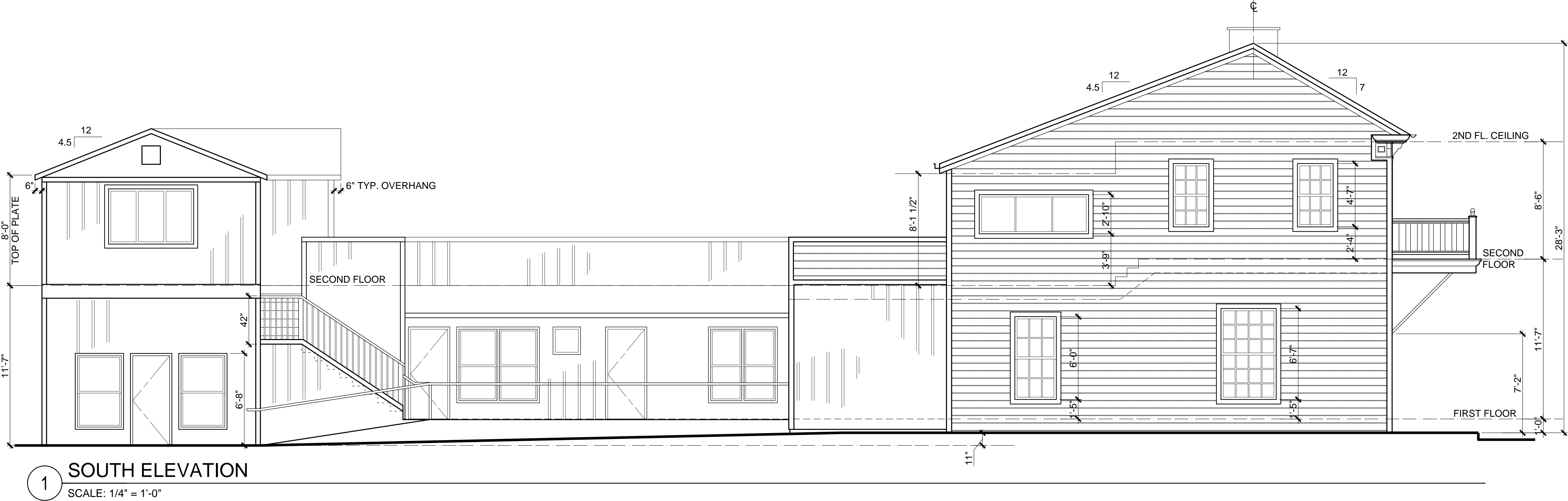
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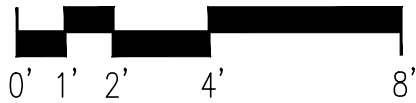
EXTERIOR ELEVATIONS  
PROPOSED



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## CITY OF SAN JUAN BAUTISTA PLANNING COMMISSION STAFF REPORT

**AGENDA TITLE:** PUBLIC HEARING AND DISCUSSION FOR REVISIONS TO SECTION 11-04-050 (SECONDARY DWELLING UNITS) OF THE SAN JUAN BAUTISTA MUNICIPAL CODE, ALL FOR THE PURPOSE OF IMPLEMENTING THE SAN JUAN BAUTISTA GENERAL PLAN HOUSING ELEMENT

**DATE:** October 1, 2019

**DEPARTMENT HEAD:** Todd Kennedy, Associate Planner

---

**RECOMMENDED ACTION:** Receive a staff report from City staff and housing element consultant, open a public hearing for discussion, and continue this item to the first Planning Commission hearing in January when new State law related to accessory dwelling units comes into effect. These actions are necessary to implement the San Juan Bautista General Plan Housing Element.

**SEPTEMBER 3, 2019 PLANNING COMMISSION HEARING:** On September 3, 2019, Planning Commission voted to approve the implementing ordinances that included Accessory Dwelling Units (ADUs). A question was raised about design criteria for ADUs. After further discussion between City Staff and EMC Staff, design standards are being considered.

Also, since the September 3, 2019 meeting, housing element consultants have learned that new legislation is on the Governor's desk related to the regulation of ADUs. It is unknown what bills will be signed, so the consultant is recommending that consideration of this item be postponed until January, after it is known what new regulations might apply to ADUs.

Design standards and any other necessary changes to ADU regulation that comes from new State law will be further discussed at the January 2020 Planning Commission Hearing.