



City of San Juan Bautista

The "City of History"

www.san-juan-bautista.ca.us

AGENDA

HISTORIC RESOURCES BOARD MEETING

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

TUESDAY ~ AUGUST 4, 2020

~ PUBLIC PARTICIPATION BY ZOOM ONLY ~

DO NOT ATTEND THIS MEETING IN PERSON*

Join Zoom Meeting at <https://us02web.zoom.us/j/88268707307>

Meeting ID# 882 6870 7307

NO PASSWORD REQUIRED

Dial by your location +1 669 900 6833 US (San Jose)

ZOOM TUTORIAL - <https://www.youtube.com/watch?v=fMUxzrgZvZQ>

MEETING LIVE STREAMED AT CMAPTV.ORG, CHANNEL 17

**All residents to follow the Governor's Shelter in Place Order and the CDC Guidelines regarding preventative measures. We can all do our part to flatten the curve and prevent further spread of COVID-19.*

Written comments may be mailed to City Hall (P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to deputycityclerk@san-juan-bautista.ca.us not later than 5:00 p.m., August 4, 2020, and will be read into the record during public comment on the item.

1. Call to Order
Pledge of Allegiance
Roll Call

6:00 PM

2. Public Comment

3. Informal Project Review

Any potential and/or future project applicant may present 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. Discussion Items**
 - A. Additions to Third Street Parklet Design**
- 5. Action Items**
 - A. Approve Affidavit of Posting Agenda**
- 6. Comments**
 - A. Historic Resources Board Members**
 - B. Sr. Planner (Contractor)**
 - C. City Manager**
- 7. Adjournment**

Any writings or documents provided to a majority of the Historic Resources Board 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.

AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA, AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED HISTORIC RESOURCES BOARD MEETING AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 30th DAY OF JULY 2020, 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 30th DAY OF JULY 2020.



Trish Paetz, Deputy City Clerk



City of San Juan Bautista

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AGENDA

REGULAR PLANNING COMMISSION MEETING

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

TUESDAY ~ AUGUST 4, 2020

~ PUBLIC PARTICIPATION BY ZOOM ONLY ~

DO NOT ATTEND THIS MEETING IN PERSON*

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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 Items

All matters listed under the Consent Agenda may be enacted by one motion authorizing actions indicated for those items so designated. There will be no separate discussion of these items unless requested by a member of the 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 February 4, 2020 Meeting**
- D. Approve Minutes for the March 10, 2020 Meeting**
- E. Approve Minutes for the June 2, 2020 Meeting**

5. Public Hearing Items

- A. Consider Approval of a Site and Design Review Application for a New 1,741 sq. ft. Single Family Residence at 302 Seventh Street (APN: 002-420-017).
The Applicant is Tom Nino.**

6. Comments

- A. Planning Commissioners**
- B. Contract Senior Planner**
- C. City Manager**

7. Adjournment

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.

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 30th DAY OF JULY 2020, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

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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 30th DAY OF JULY 2020.



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 24th DAY OF JULY 2020, 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 28th DAY OF JULY 2020.



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 **August 4, 2020** at 6:00 p.m. in the Council Chambers at San Juan Bautista City Hall, 311 Second Street. During the public hearing, the following items will be discussed:

- Consider Approval of a Resolution for a Site and Design Review Application (SDR 2019-02) for a new single-family residence located at 302 Seventh Street, San Juan Bautista (APN: 002-420-017).

Staff reports and the full text of all items to be discussed will be available for public review at City Hall on **July 28, 2020**. All members of the public are encouraged to attend the meeting and may address the Planning Commission 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 David.Mack@WeAreHarris.com, not later than **5:00 p.m., August 3, 2020**.

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: July 24, 2020

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
FEBRUARY 4, 2020
DRAFT MINUTES**

1. CALL TO ORDER – Chairman Freels called the meeting to order at 6:24 p.m.

B. ROLL CALL

Present: Commissioners Freels, Medeiros and Delgado

Absent: Commissioners Matchain and Brewer

Staff Present: Associate Planner Kennedy, City Manager Reynolds and Administrative Services Manager Paetz

2. PUBLIC COMMENT

There was no public comment received.

3. INFORMAL PROJECT REVIEW

Nothing was presented.

4. PRESENTATION

A. Bill Nicholson, LAFCo Executive Officer

Commissioners listened to a presentation on the Responsibilities and Policies of LAFCo. A question and answer period followed.

5. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Minutes for the December 3, 2019 Meeting

D. Approve Minutes for the October 1, 2019 Meeting

D. Approve Minutes for the July 2, 2019 Meeting

A motion was made by Commissioner Medeiros and seconded by Commissioner Delgado to approve all items on the Consent Agenda. The motion passed 3-0-0-2 with Commissioners Matchain and Brewer absent.

6. DISCUSSION ITEMS

A. Parking Plan

City Manager Reynolds provided a report on parking in the city's Historic downtown area including the cost associated with providing parking, and a Preliminary Downtown Parking Strategy report prepared by Harris and Associates. There was no public comment.

B. Application Received for a New Construction of a Single Family Residence at 302 Seventh Street

Associate Planner Kennedy provided an overview of a project that will come to the Planning Commission in the future. There was no public comment.

C. Proposed Water Ordinance

Associate Planner Kennedy informed Commissioners of plans to submit to the City Council a water ordinance that would address water conservation in landscaping plans for new developments.

D. Confirm Rescheduling of March Meeting.

Commissioners agreed to reschedule the March 3rd Planning Commission meeting to March 10 as it conflicts with the State Primary Election.

7. COMMENTS & REPORTS

A. Planning Commissioners

Commissioner Delgado commented on plans to revitalize Franklin Park, expressed a need for completing a bathroom at Verutti Park. Chairman Freels commented on the color of the signage at Rancho Vista.

B. Associate Planner

Associate Planner Kennedy asked commissioners to contact Trish Paetz if they plan to attend the Planning Commissioners Academy in Sacramento, and reminded Commissioners they would be asked to appoint a chairman and vice chairman at the next meeting.

C. City Manager

City Manager Reynolds reported on an upcoming City Council workshop that will be facilitated by Citygate.

8. ADJOURNMENT

The meeting adjourned at 8:09 p.m.

CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
MARCH 10, 2020
DRAFT MINUTES

1. CALL TO ORDER – Chairman Freels called the meeting to order at 7:08 p.m.

B. ROLL CALL **Present:** Commissioners Freels, Medeiros, Brewer,
Matchain and Delgado

Staff Present: Associate Planner Kennedy, City Manager
Reynolds and Administrative Services
Manager Paetz

2. PUBLIC COMMENT

Cara Vonk asks for a report on projects.

3. INFORMAL PROJECT REVIEW

Nothing was presented.

4. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Affidavit of Posting Public Hearing Notice

A motion was made by Commissioner Medeiros and seconded by Commissioner Brewer to approve all items on the Consent Agenda. The motion passed unanimously, 5-0.

5. ACTION ITEMS

A. Appoint New Chair and Vice Chair of the Planning Commission

Commissioner Brewer motioned to nominate Commissioner Freels to continue on as the Chairperson of the Planning Commission. The motion was seconded by Commissioner Medeiros. The motion passed unanimously, 5-0.

Commissioner Medeiros motioned to nominate Commissioner Brewer as Vice Chairperson of the Planning Commission. Commissioner Brewer opposed the nomination. Motion died for lack of second.

Whereupon, Commissioner Delgado motioned to nominate Commissioner Medeiros as Vice Chairperson of the Planning Commission. The motion was seconded by Commissioner Brewer. The motion passed unanimously, 5-0.

B. Consideration of a Recommendation from the Historic Resources Board of the San Juan Bautista Certified Local Government (CLG) Annual Report

Associate Planner Kennedy reviewed the CLG report, stating this is the first report submitted to the SHPO since 2014, in order to maintain our status, report needs to be submitted. Recommended approval of the report. No public comment was received. A motion was made by Commissioner Medeiros and seconded by Commissioner Delgado to approve Resolution 2020-01, approving the 2018-2019 CLG Annual Report. The motion passed unanimously, 5-0.

6. PUBLIC HEARING ITEMS

A. Consider and Recommend to City Council a Model Water Efficient Landscape Ordinance

Associate Planner reviewed his report on the proposed Model Water Efficient Landscape ordinance. Since 2015 the City has used the State's MWELO. The proposed 40 page ordinance provided was modeled after the City of Hollister's ordinance, which mirrors the State's ordinance. Commissioner Matchain was concerned with whether fake lawns are included in the computations in the ordinance. Commissioner Medeiros was concerned with what the rural community is using to save water. City Manager Reynolds replied the City has no jurisdiction over the rural community, but other groups are stepping up to address their situation. Chairperson Freels opened the public hearing. There was no public comment. Chairperson Freels closed the public hearing.

A motion was made by Commissioner Delgado and seconded by Commissioner Brewer to recommend to the City Council approval of an amendment to the municipal code to include a water efficient landscape ordinance. The motion passed unanimously, 5-0.

7. DISCUSSION ITEMS

A. Re-Establishment of an Urban Growth Boundary

Contract Senior Planner David Mack provided a Powerpoint presentation and reported that currently the city does not have an urban growth boundary in place; that it was dropped off during the adoption and implementation of the 2035 General Plan. Additionally, it is not clear that the "Sphere of Influence" shown in the 2035 General Plan is correct and/or valid, as it was never adopted or approved by LAFCo during the 2035 General Plan adoption. A question and answer period followed. Planning Commissioners supported implementation of an urban growth boundary.

B. Mobile Food Vendors Ordinance

Associate Planner Kennedy asked the Commissioners to consider allowing mobile food vendors in the City, and determine what if any conditions would be imposed on the vendors. City Manager Reynolds commented that maybe it has not been the desire of the city to have mobile vendors as the current ordinance specifies ten minute duration to park. During public comment Tami Castaneda Huaracha of Dona Esther's Restaurant, Margot Tankersley of Margot's Ice Cream Parlor and Rachel Ponce spoke against mobile food vendors citing lack of code enforcement and the need to support local restaurants. Cara Vonk pointed out that City food and art fairs have food trucks.

Commissioners were not in support stating mobile food vendors do not fit with the city, already have a parking problem, ability of the city to collect tax revenue. City Manager Reynolds stated it is left up to the promoter to have mobile food trucks during events.

C. Report by Commissioners Delgado and Matchain on the League of California Cities Planning Commissioners Academy

Commissioner Delgado provided an overview of the academy. Commissioner Matchain was not able to attend.

7. COMMENTS & REPORTS

A. Planning Commissioners

No comments were received.

B. Associate Planner

No comments were received.

C. City Manager

City Manager Reynolds provided an overview of city projects.

8. ADJOURNMENT

The meeting adjourned at 8:37 p.m.

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING**

JUNE 2, 2020

DRAFT MINUTES

(Meeting held via Zoom Internet Video/Audio Conference Service)

1. CALL TO ORDER – Chairman Freels called the meeting to order at 7:22 p.m.

B. ROLL CALL **Present:** Commissioners Freels, Medeiros, Brewer,
Matchain and Delgado

Staff Present: Sr. Planner David Mack, City Manager
Reynolds and Administrative Services
Manager Paetz

2. PUBLIC COMMENT

There was no public comment.

3. INFORMAL PROJECT REVIEW

Nothing was presented.

4. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Affidavit of Posting Public Hearing Notice

A motion was made by Commissioner Delgado and seconded by Commissioner Brewer to approve all items on the Consent Agenda. The motion passed unanimously, 5-0.

5. PUBLIC HEARING ITEMS

A. Consider a Minor Site and Design Review Application to Amend a Previously Approved Canopy Design on the Gas Station Project Located at 404 The Alameda (APN 002-520-012). The Site and Design Review Amendment is exempt from CEQA. Applicant: Harvey Dadwal.

City Contract Senior Planner David Mack provided a Powerpoint presentation. In his report he states the applicant wants to amend the previous approved canopy design, from a full pitched roof design to a partial pitched roof/parapet roof design. The purpose of the design amendment is to allow future installation of solar panels on the roofs for green power and to offset operational costs. The parapet roof line will hide the solar panel installation from public view while keeping with the previously approved design. The applicant was present. Commissioner Matchain suggested an alternate structural change. Commissioner Medeiros suggested the panels be installed on the building and not on the island structure. Chairperson Freels opened the public hearing. Cara Vonk, Jill Pagaran and EJ Stalavia preferred the previously approved design. Chairperson

Freels closed the public hearing. Commissioner Brewer spoke in favor of solar but preferred the pitched roof. Commissioner Medeiros agreed with Commissioner Brewer. Commissioner Matchain supports going green, but felt the design is horrible. Sr. Planner Mack clarified that solar panels can be installed on a tile roof but cannot produce glare to traffic on the highway, and asked the Commission to continue, deny or accept the project. Applicant Harvey Dadwal felt he can come up with a flatter roof design, while remaining mission-like. It was the consensus of the Planning Commission to table the item until the July 7 meeting, and allow the applicant to come back with further changes.

6. ACTION ITEMS

A. Consider Resolution 2020-03 Approving Selection of a Residential Structure for National Preservation Month Recognition

City Manager Reynolds explained the process. There was no public comment received.

A motion was made by Commissioner Brewer and seconded by Commissioner Matchain to approve Resolution 2020-03 approving selection of the Riphenburg residence at 709 Third Street for recognition during National Preservation Month. The motion passed unanimously, 5-0.

B. Consider Resolution 2020-04 Approving Selection of a Commercial Structure for National Preservation Month Recognition

No public comment was received. A motion was made by Commissioner Delgado and seconded by Commissioner Brewer to approve Resolution 2020-04 approving selection of the Inaka Japanese Restaurant at 313-315 Third Street for recognition during National Preservation Month. The motion passed unanimously, 5-0.

C. Selection of Members to the Urban Growth Boundary Ad Hoc Committee

Chairperson Freels appointed himself and Commissioner Matchain as members to the Urban Growth Boundary Ad Hoc Committee. Commissioner Medeiros asked the Commission receive regard updates from the committee.

7. COMMENTS & REPORTS

A. Planning Commissioners

Commissioner Delgado asked for an update of future projects.

B. Senior Planner

No comments were received.

C. City Manager

No comments were received.

8. ADJOURNMENT

The meeting adjourned at 8:46 p.m.



CITY OF SAN JUAN BAUTISTA PLANNING COMMISSION STAFF REPORT

AGENDA TITLE: Consider a Resolution a Site and Design Review Application (SDR 2019-02) for a new 1,741-square foot single-family residence, 488-square foot garage, and 54-square foot porch, located at 302 Seventh Street, San Juan Bautista (APN: 002-420-017).

MEETING DATE: August 4, 2020

SUBMITTED BY: David J. R. Mack, AICP, Senior Planner

DEPARTMENT HEAD: Don Reynolds, City Manager

RECOMMENDED ACTION(S): Staff recommends the Planning Commission:

1. Consider the Site and Design Review Application (SDR 2019-02) for a new 1,741-square foot single-family residence, 488-square foot garage, and 54-square foot porch, located at 302 Seventh Street; and
2. Adopt a Resolution finding the application exempt from CEQA per Section 15303 and Approving Minor Site and Design Review Application SDR 2019-02)

BACKGROUND INFORMATION:

On September 3, 2019, the property owner Tom Nino submitted an application for a Minor Site and Design Review to construct a new 1,741-square foot single-family residence, 488-square foot garage, and 54-square foot porch, located at 302 Seventh Street. Subsequent to receipt of the application, planning staff reviewed the submittal, provided comments/corrections, and prepared a preliminary memo for presentation and review by the Planning Commission.

On February 4, 2020, the initial project introduction/preliminary Staff Memo was presented to the Planning Commission (**Attachment 4**). On this date, no action was taken and no resolution was presented or adopted.

MINOR SITE AND DESIGN REVIEW APPLICATION:

On July 22, 2020, the Site and Design Review Application was deemed complete by all departments. Upon reviewing the proposed building plans, site layout of the structures, exterior elevations, architectural style, and design of the overall project in relationship to the surrounding area, the staff determined that the project meets all of the Site and Design Review requirements in Section 11-18-040 of the San Juan Bautista Municipal Code, City of San Juan Bautista Design Guidelines, and 2035 San Juan Bautista

General Plan, as detailed in the Draft Resolution (**Attachment 1**). Proposed colors/materials are shown in **Attachment 3** of this staff report.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The Minor and Design Review application is exempt from CEQA, per Section(s) 15303.

Section 15303(a) (Class 3) of the California Environmental Quality Act exempts the construction of a single family residence in a residential zone. The project site is zoned residential, and is intended for use as a residential site. Furthermore, the project is consistent with all applicable development regulations (setbacks, coverage, floor-area-ratio, and height) for the applicable zoning. None of the exceptions found in Section 15300.2 do not apply to the project site, in so much as the project is not located in an area of critical concern, will not pose a cumulative impact, is not located on or adjacent to a scenic highway, and is not located on or near a hazardous materials site.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to:

1. Find the Minor Site and Design Review application (SDR 2019-2) exempt from CEQA per Sections 15303; and
2. Approve Minor Site and Design Review application (SDR 2019-2) to the construction of a new single family residence located at 302 Seventh Street.

ATTACHMENTS:

1. Draft Resolution of Approval.
2. Minor Site and Design Review (SDR 2019-2) Plan Set.
3. Proposed Color Board/Samples.
4. February 4, 2020 Planning Commission Staff Memo.

**DRAFT
RESOLUTION 2020-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING A SITE AND DESIGN REVIEW APPLICATION (SDR 2019-02) FOR A NEW 1,741-SQUARE FOOT SINGLE-FAMILY RESIDENCE, 488-SQUARE FOOT GARAGE, AND 54-SQUARE FOOT PORCH, LOCATED AT 302 SEVENTH STREET, SAN JUAN BAUTISTA (APN: 002-420-017).

WHEREAS, on September 3, 2019, the City of San Juan Bautista Community Development Department received an application for Site and Design Review (SDR 2019-02) for a new single-family residence located at 302 Seventh Street; and

WHEREAS, on February 4, 2020, the Planning Commission received a staff memo providing a preliminary introduction of the proposed project, no formal action was taken, no resolution was adopted, and informal direction was provided to the applicant; and

WHEREAS, on July 22, 2020, the Site and Design Review Application was deemed complete by all departments and recommended conditions of approval were developed; and

WHEREAS, City Staff reviewed the application, made the required determination under San Juan Bautista Municipal Code (SBJMC) Section 11-18-040; and

WHEREAS, the Planning Commission timely conducted a public hearing on August 4, 2020 to consider approval of a Site and Design Review Permit (SDR 2019-2) to construct a new 1,741-square foot single-family residence, 488-square foot garage, and 54-square foot porch, located at 302 Seventh Street; and

WHEREAS, the Planning Commission, upon reviewing the proposed building plans, site layout of the structures, setbacks, height, exterior elevations, architectural style, density, and design of the overall project in relationship to the surrounding area, determined that the project is Categorically Exempt under Section 15303 of the California Environmental Quality Act. Section 15303(a) (Class 3) of the California Environmental Quality Act exempts the construction of a single family residence in a residential zone. The project site is zoned residential, and is intended for use as a residential site. Furthermore, the project is consistent with all applicable development regulations (setbacks, coverage, floor-area-ratio, and height) for the applicable zoning. None of the exceptions found in Section 15300.2 do not apply to the project site, in so much as the project is not located in an area of critical concern, will not pose a cumulative impact, is not located on or adjacent to a scenic highway, and is not located on or near a hazardous materials site.

WHEREAS, upon reviewing the proposed building plans, site layout, exterior elevations, architectural style, and design of the overall project in relationship to the surrounding area, the Planning Commission found that the project meets all of the Site and Design Review requirements

in Section 11-18-040 of the San Juan Bautista Municipal Code, City of San Juan Bautista Design Guidelines, and 2035 San Juan Bautista General Plan, as detailed below:

SECTION 11-18 - SITE PLAN AND DESIGN REVIEW FINDINGS:

The following findings are required for the approval of a Site Plan and Design Review Application (11-18-040):

1) The project is consistent with the standards and requirements of the San Juan Bautista Municipal Code.

As designed the project is consistent with the standard and requirements of the San Juan Bautista Municipal Code, in so much as the project is compliant with all development standards applicable to the residential zoning designation.

2) The project is consistent with the goals and policies of the General Plan and any applicable specific or community plans.

The Site and Design Review application proposes the construction of a new single-family residence at 302 Seventh Street, which is zoned residential. The construction of residential construction within the residential land use designation is consistent with the goals and policies of the General Plan.

3) The project contributes to safeguarding the City's heritage and cultural and historic resources.

The project involves an architectural style that is consistent with and similar with the surrounding residential architectural styles. This consistency will continue the City's heritage and will not jeopardize and/or change the cultural or historic resources within San Juan Bautista.

4) The project is compatible with the surrounding character of the environment because the architectural design, materials and colors harmonize with the character of surrounding development, or other improvements on the site and specific design elements (e.g., balconies, fencing, screening of equipment and utility installations, signs, and lighting) are incorporated into the project.

The project incorporates the similar architectural design, materials and colors, as the existing residential construction within the surrounding neighborhood.

Therefore once completed the project will harmonize with the aesthetics and character of the surrounding developments both on and off site.

5) The location and configuration of the project harmonizes with the site and with surrounding sites or structures. Structures do not dominate their surroundings to an extent inappropriate to their use and do not unnecessarily block significant views or solar access to adjacent properties.

The location and configuration of the proposed project is similar to prior entitlements and construction within the neighborhood. Therefore the project is consistent with the style of the surrounding sites and structures. The project will not unnecessarily block views or solar access to adjacent properties in any direction.

- 6) **The project effectively uses architectural details to break up mass. Roof planes are varied without being overly complex. Otherwise monotonous long or two-story walls are well-articulated with details such as building off-sets and window features that are compatible with the design and not overly ornate.**

The front elevation contains roof and elevation breaks. The side elevations do involve large flat planes, however windows are placed strategically to provide visual breaks. The rear elevation contains a single-story roof projection to create up the massing of the structure. The overall design of the structure is similar to the surrounding design and massing of adjacent residences.

- 7) **The landscape design, if any, including the location, type, size, color, texture, and coverage of plant materials, provisions for irrigation, and protection of landscape elements have been considered to create visual relief and complement the structures to provide an attractive and water-conserving environment.**

The project has been conditioned to provide a landscape plan prior to issuance of building permit. A final landscape plan will be reviewed for conformance with this provision prior to approval and installation on site.

- 8) **The design and layout of the proposed project does not interfere with the use and enjoyment of neighboring existing or future development, does not result in vehicular and/or pedestrian hazards, and promotes public health, safety, and welfare.**

The project is an in-fill residential project within a residentially zoned area, and does not involve any aspect of development that will interfere with the use and enjoyment of neighboring or existing development. The construction of a residence will not result in vehicular or pedestrian hazards.

- 9) **The existing or proposed public facilities necessary to accommodate the proposed project (e.g., fire protection devices, public utilities, sewers, sidewalks, storm drains, street lights, traffic control devices, width and pavement of adjoining streets, etc.) are available to serve the subject site.**

City sewer and water are available and will be provided to the proposed project. Electricity and gas is available to be provided from Monterey Bay Community Power (PG&E). Sidewalk, curb, driveway and gutter will need to be installed or repaired prior to final inspection. Fire and police protection will be supplied through the existing service contracts with Hollister Fire and County of San Benito County Sheriff's Office.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Bautista approves a Site and Design Review Application (SDR 2019-02) for a new 1,741-square foot single-family residence, 488-square foot garage, and 54-square foot porch, located at 302 Seventh Street, San Juan Bautista (APN: 002-420-017), subject to the recommended Conditions of Approval and in substantial conformance to the plans attached.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 4th day of August, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Scott Freels, Planning Commission Chair

ATTEST:

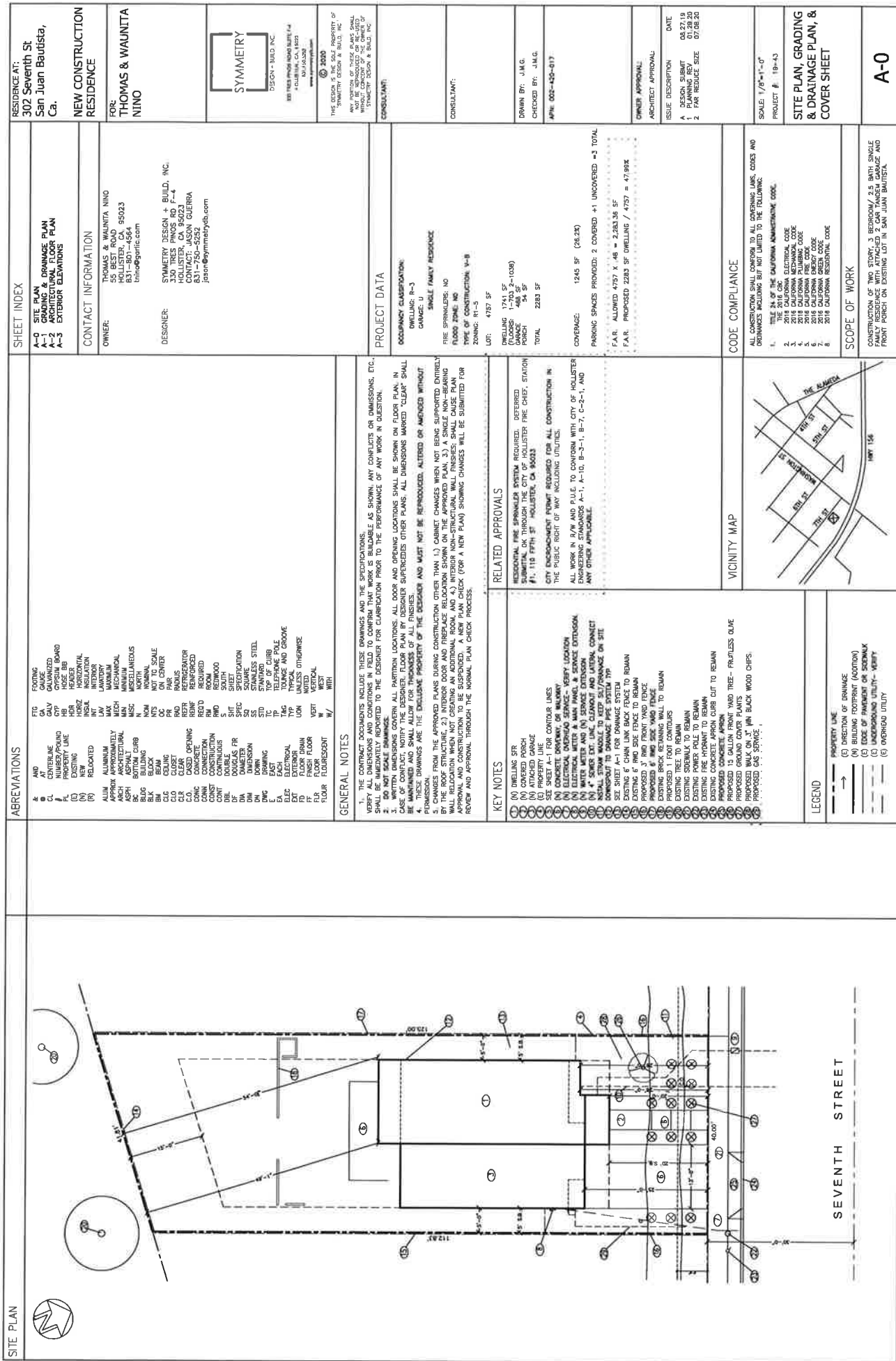
Trish Paetz, Deputy City Clerk

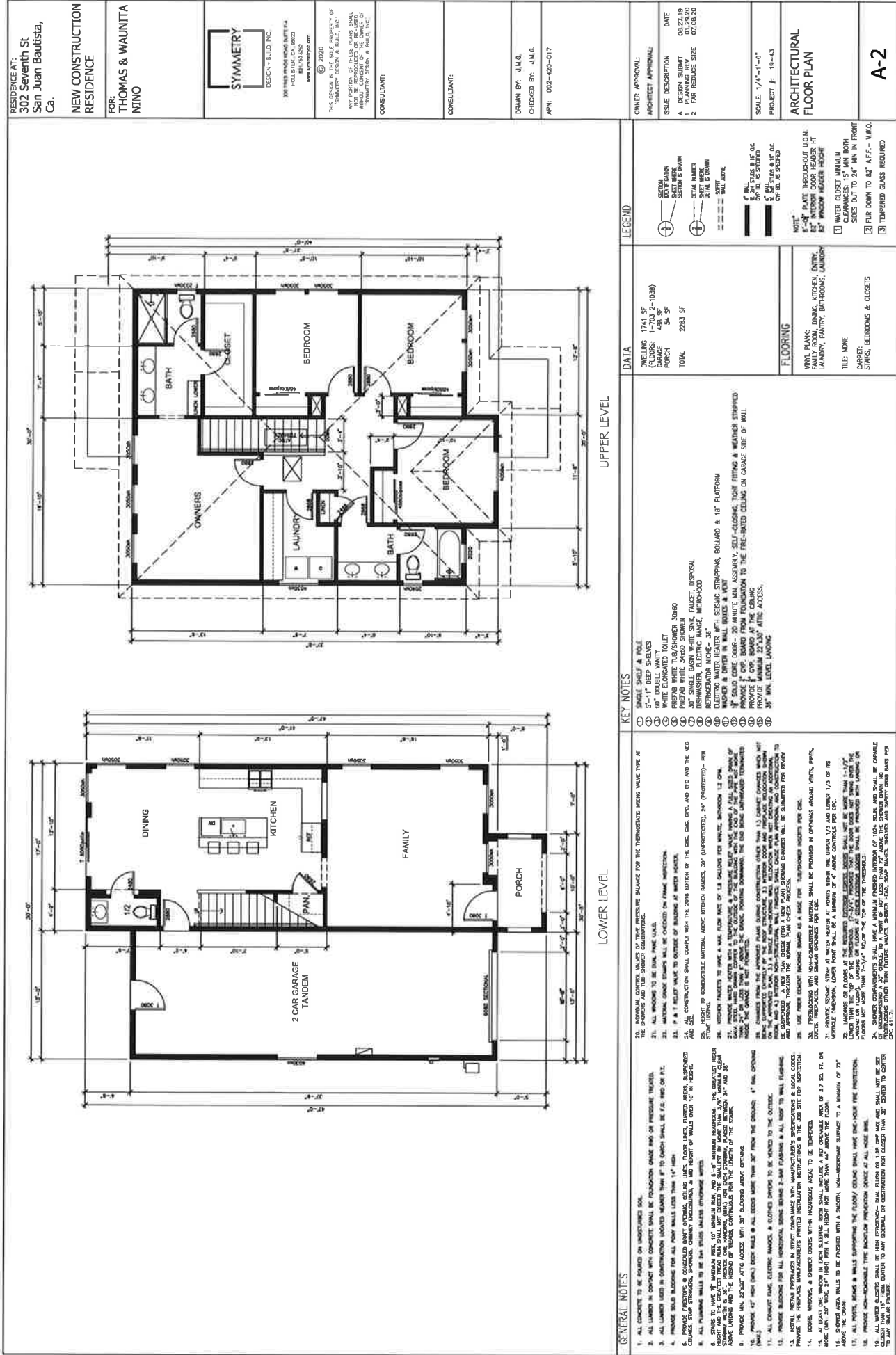
EXHIBIT A
CONDITIONS OF APPROVAL

- 1) All Conditions of Approval shall be placed as "Notes" and shown on a separate sheet of all proposed building and/or grading plans.
- 2) Prior to issuance of a building and/or grading permit, the Applicant/Owner shall submit a landscaping and irrigation plan to the City for review and approval by the City Manager.
- 3) Prior to issuance of a building and/or grading permit, the applicant shall provide geotechnical report and add geotechnical engineer's information to cover sheet.
- 4) The Applicant/Owner shall submit an on-site lighting plan conforming to the City's "Dark Sky" regulations and provided hooded shield deflectors on all lighting fixtures. All lighting within the inner courtyard shall be directed downward or deflected in a direction/manner away from adjacent residential homes. All on-site exterior lighting shall be equipped with warm white illumination.
- 5) The Applicant/Owner shall obtain appropriate encroachment permit(s) for all work required within the City of San Juan Bautista public right of way.
- 6) Prior to issuance of construction permits, the Owner/Applicant shall ensure the residence has its own water meter. The meter shall be clearly shown on the proposed plans. All the utilities shall be shown on the Site Plan. This includes gas line, water service and sewer laterals/ Note the size of all services and meters and show where the services connect to the mains.
- 7) —
- 8) 7) _____ Engineering plans shall be prepared and stamped by a registered Civil Engineer.
- 9) 8) _____ The Applicant/Owner shall have the following note placed on all construction drawings and plans:

"If prehistoric archaeological resources or human resources are unexpectedly discovered during construction, work shall be immediately halted within 10 meters (25 feet) of the find until it can be evaluated by a qualified professional archeologist. If the find is determined to be significant, appropriate measures shall be formulated and implemented."
- 10) 9) _____ Prior to issuance of a building permit, school impact fees shall be paid to the Aromas-San Juan school District, for the residential uses. A copy of such payment shall be submitted to the City.

- ~~11~~10) The Applicant/Owner shall show undergrounding of all utilities (electrical, water, sewer, gas, telephone/internet, cable) on improvement and construction plans.
- ~~12~~11) Construction on the site shall be restricted to the hours of 7:00 AM to 6:00 PM (Monday through Friday) and 8:00 AM to 5:00 PM (Saturday). No construction shall be allowed on Sundays or Federal Holidays.
- ~~13~~12) All grading permits shall reference specific City of Hollister Design Standards for storm drains, water services, sewer laterals and cleanouts, storm drain inlets and other public improvements. (<http://hollister.ca.gov/government/city-departments/engineering/engineering-standards/>). The locations of all downspouts from the roofs shall be shown and directed to drainage inlets.
- ~~14~~13) Any required erosion control measures (Best Management Practices) including construction entrance and inlet protection along Seventh Street shall be shown on the grading permit(s).
- ~~15~~14) Prior to issuance of a grading and/or building permit, the Applicant/Owner shall provide detailed cost estimate for all construction within public right-of-way (Utilities, drainage, sidewalk, driveway approach, etc.). Proposed plans shall show replacement of any broken sidewalk(s) along the property frontage(s).





RESIDENCE AT:
302 Seventh St
San Juan Bautista,
Ca.

NEW CONSTRUCTION
RESIDENCE

FOR:
THOMAS & WAUNITA
NINO



DESIGN + BUILD INC.
300 TRLS PLANS ROAD SUITE
HOLLISTER, CA, 95023
831.750.5252
www.designbuildinc.com

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THIS DESIGN IS THE SOLE PROPERTY OF
"SYMMETRY DESIGN & BUILD INC.
ANY PORTION OF THESE PLANS SHALL
NOT BE REPRODUCED OR RE-USED
WITHOUT CONSENT OF THE OWNER OF
"SYMMETRY DESIGN & BUILD INC.

CONSULTANT:

CONSULTANT-

DRAWN BY: J.M.C.

CHRYSLER CR. 1990-91

1000

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OWNER APPROVAL:

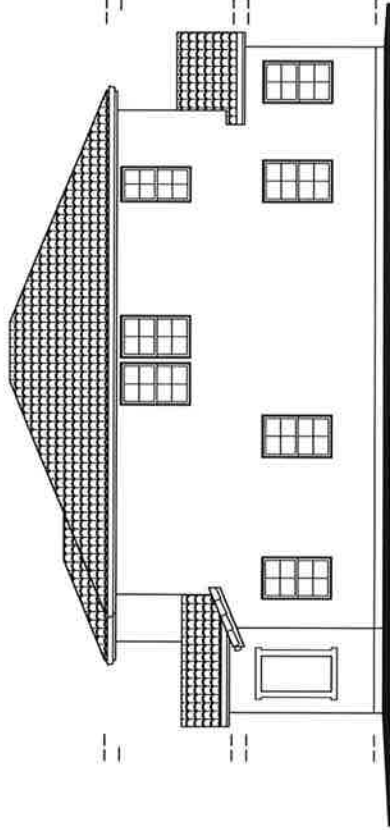
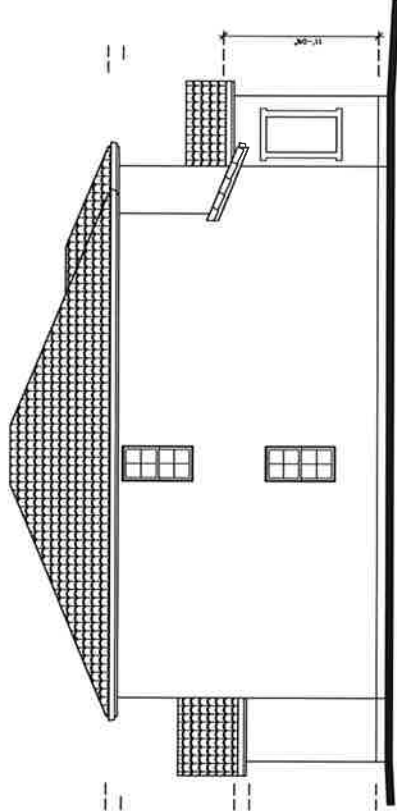
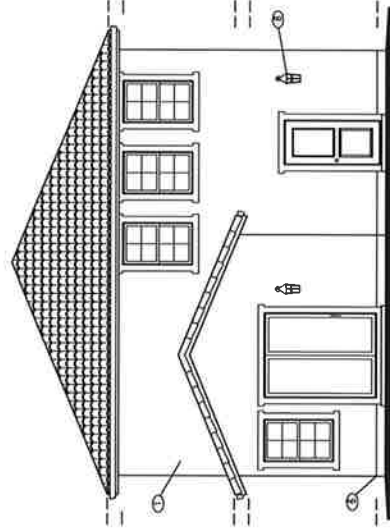
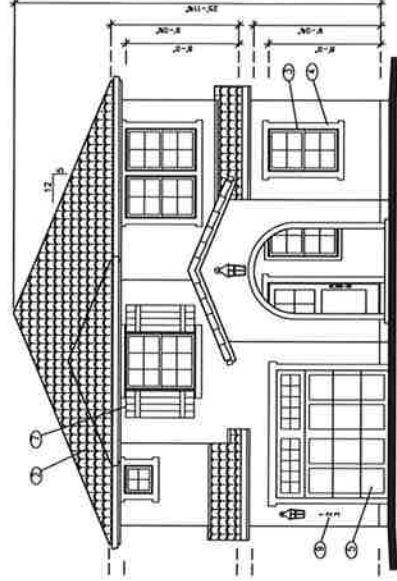
ARCHITECT APPROVAL:	ISSUE DESCRIPTION	DATE
	A DESIGN SUBMIT	08.27.19
	1 PLANNING REV	01.29.20
	2 FAR REDUCE SIZE	07.08.20

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

STATE 1/4/2006

EXTERIOR ELEVATIONS

A-3



CHIEF MATRONS

SHEET NOTES

INSTALL APPROVED CORROSION-RESISTANT FLASHING APPLIED SINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL, CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS:

- A) EXTERIOR WINDOW AND DOOR OPENINGS (PER MANUFACTURER'S RECOMMENDATIONS)
B) AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER

- C) UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS
- D) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM,
- E) WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION,
- F) AT WALL AND ROOF INTERSECTIONS,
- G) AT BUILDING CORNERS.

1501

- KEY NOTES**
- ① 3-CAT (7/16" THICK) COBERT PAPER D/ SELF RURING PAPER BACKED STUCCO
 - ② NETTING D/ 1 LAYER GRADE 20 PAPER (20 LAYERS GRADE 20 PAPER)
 - ③ CLASS 5-1/2" RIB OVER TYPE 30 FELT UNDERLAYMENT
 - ④ DISCREET SAND FINISH, SASH WINDOWS
 - ⑤ FROM FINISH ELEVATIONS
 - ⑥ FINISH WITH TEM SWATCH TO FINISH
 - ⑦ KEEP SHUDDER UNDER AT BOTTOM OF ALL STUCCO PER DETAIL 1/A-5
 - ⑧ 2- SPRUCE SHUTTERS- FIELD BOLD PER ELEVATIONS
 - ⑨ BLACK/BRONZE FOLD FINISHES- DARK SKY COMPLIANT
 - ⑩ PROVIDE ADDRESS NUMBERS, MINIMUM 4" HIGH
 - ⑪ 1/2" STROKE WIDTH PER DEC 319



CITY OF SAN JUAN BAUTISTA

PLANNING COMMISSION (PC)

STAFF MEMO

DATE: February 4, 2020

Item 6B: New home construction for a single-family home

Location: 302 Seventh Street. APN 002-420-017

Proposal: To review and discuss a proposed Major Site Plan and Design Review for a new construction on a vacant lot.

DISCUSSION:

This item is a proposed Site and Design Review for a proposed infill project that will consist of a single-family home. This project includes new construction on a vacant lot. The zoning classification onsite is R-1 (Low Density Residential).

The project application has been received and reviewed. Comments have been issued from Planning, Fire, Engineering, and Building and sent to the applicant in order to deem the application complete. City Staff believes this project should be reviewed by Planning Commission to introduce the project and to gather any feedback the Commission believes necessary.

At this time, the comments received from the reviewing departments include the following.

Planning:

- Please include the Accessors Parcel Number (APN) on the Plans. The APN is 002-420-017
- Please submit colored elevations for all sides of the proposal. The plans and elevations shall be submitted in electronic format.
- A correction to the front setback needs to be done. The setback indicated is 15 feet to the front porch. Although this is a porch, the porch is covered and is considered part of the main building wall. The front setback needs to be 20 feet minimum, but please verify that the setback is compatible with the adjacent structures.

- The Floor Area Ratio (FAR) needs to be reduced to 48%. After doing calculations, the FAR indicated on the plans is 51%.

Fire:

- Residential sprinklers are required.
- Defer submittal to the Hollister Fire Department at Fire Station #1, located at 110 Fifth Street, Hollister, CA 95023.

Engineering:

- Show all utilities on Site Plan. This includes gas line and meter; water service laterals to the buildings; and sewer line and cleanouts. Note the size of all services and meters and show where the services connect to the mains.
- Reference specific City of Hollister Design Standards for new driveways, sidewalk, storm drains, water laterals, sewer cleanouts, storm drain inlets and other public improvements. (<http://hollister.ca.gov/government/city-departments/engineering/engineering-standards/>)
- Add a separate plan for grading, drainage and erosion control. Show all required erosion control measures including construction entrance and inlet protection along Seventh Street and cross reference accordingly. Show all applicable construction details. Label all existing and proposed contours.
- Engineering plans shall be prepared, stamped, and wet-signed by a registered Civil Engineer.
- Provide detailed cost estimate for all construction within public right-of-way (Utilities, drainage, sidewalk, driveway approach, etc).
- Add note that Applicant shall obtain City Encroachment Permit for all construction in the public right-of-way.

Staff is awaiting revisions from the applicant at this time. Once the plans and documents reflect these comments, this item can be scheduled for a future Commission Hearing as an action item.

ACTION:

No action necessary. Discussion only.

ATTACHED:

Photos of the subject site
Plan Set