



City of San Juan Bautista

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AGENDA

REGULAR PLANNING COMMISSION MEETING

TUESDAY ~ DECEMBER 7, 2021 ~ 6:00 P.M.

~ PUBLIC PARTICIPATION BY ZOOM ONLY ~

Join Zoom Meeting <https://zoom.us/j/89071582077>

or call 1 (669) 900-6833

Meeting ID: 890 7158 2077

THIS MEETING WILL BE CONDUCTED PURSUANT TO GOVT. CODE §54953(e)(1)(A).

In order to minimize the spread of the COVID 19 virus the Planning Commission is conducting this meeting by Zoom webinar and will be offering alternative options for public participation. You are encouraged to watch the meeting live on Zoom or Facebook.

PUBLIC COMMENTS WILL BE TAKEN ON AGENDA ITEMS BEFORE ACTION IS TAKEN BY THE PLANNING COMMISSION. DURING THE MEETING: TO PROVIDE VERBAL PUBLIC COMMENTS ON AN AGENDA ITEM DURING THIS MEETING CALL THE PHONE NUMBER LISTED ABOVE OR LOG INTO ZOOM AND ENTER THE MEETING ID NUMBER AS LISTED ABOVE.

When the Chairperson announces public comment is open for the item which you wish to speak, press *9 on your telephone keypad or if joining by Zoom, use the raise your hand icon. When called to speak, please limit your comments to three (3) minutes, or such other time as the Chairperson may decide, consistent with the time limit for all other speakers for the particular agenda item. Comments from other platforms will not be considered during the meeting. If you would like to participate you **MUST** log in to Zoom.

Written comments may be mailed to the Deputy City Clerk at 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., December 7, 2021, and will be read into the record during public comment on the item.

In compliance with the Americans with Disabilities Act, City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Deputy City Clerk a minimum of 48 hours prior to the meeting at (831) 623-4661.

If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure.

Materials related to all items on this agenda are available in the agenda packet on the City website www.san-juan-bautista.ca.us subject to Staff's ability to post the documents before the meeting, or by emailing deputycityclerk@san-juan-bautista.ca.us or calling the Deputy Clerk (831) 623-4661 during normal business hours.

1. Call to Order

Roll Call

Pledge of Allegiance

**2. Public Comment on Items Not on the Agenda but Within the Subject Matter
Jurisdiction of the Planning Commission**

This portion of the meeting is reserved for persons desiring to address the Commission on matters not on this agenda. The law does not permit Commission action or extended discussion of any item not on the agenda except under special circumstances. If Commission action is requested, the Commission may place the matter on a future agenda.

3. Consent Items

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

A. Approve Affidavit of Posting the Agenda

B. Approve Affidavit of Posting the Public Hearing Notice

C. Approve Minutes of the January 5, 2021 Planning Commission Meeting

4. 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.

A. No projects to present.

5. Public Hearing Items

A. Adopt a Resolution of the Planning Commission of the City of San Juan Bautista Approving a Combined Development Permit Consisting of: 1) Lot Line Adjustment to Adjust Parcel A (0.163 Acres / 7,105 sf) and Parcel B (0.137 Acres / 6005 sf) to Parcel 1 (0.15 Acres/ 6550 sf) and Parcel 2 (0.15 Acres / 6550 sf); 2) Conditional Use Permit to Allow the Establishment of a Bar on the Main Floor; 3) Conditional Use Permit to Allow On-Site Alcohol Sales/Consumption; 4) Site & Design Review Permit to Allow Two Multi-Family Dwelling Units [1 – 2 bed/1 bath (920 sf) and 1 – 1 bed/1 bath (707 Sf)] Totaling 1,627 sf for the Property Located at the Intersection of The Alameda and Pearce Street, APN: 002-460-002 and 002-460-001. The Applicants are Jesus and Katherine Zavala.

6. Comments

A. Planning Commissioners

B. City Manager

C. Community Development Director

7. Adjournment

AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK IN THE CITY OF SAN JUAN BAUTISTA AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED PLANNING COMMISSION AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 3rd DAY OF DECEMBER 2021, 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 3RD DAY OF DECEMBER 2021.



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 IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA ON THE 24th DAY OF NOVEMBER.

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 29TH DAY OF NOVEMBER 2021.



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 **December 7, 2021** at 6:00 p.m.

In order to protect public health, the meeting will be held via teleconference and accessible electronically. There will be NO physical location of the meeting for members of the public or the Commission. Members of the public and the Commission may participate virtually. Members of the public are instructed to be on mute during the proceedings and to speak only when public comment is allowed, after requesting and receiving recognition from the Planning Commission Chairperson.

During the public hearing, the following items will be discussed:

Consider a Resolution for a Combined Development Permit for the property located at the intersection of **The Alameda and Pearce Street (APN 002-460-002 and 002-460-001)**. The applicants are Jesus and Katherine Zavala.

- 1) Lot Line Adjustment to adjust Parcel A (0.163 acres / 7,105 SF) and Parcel B (0.137 acres / 6005 SF) to Parcel 1 (0.15 Acres/ 6550 sq ft) and Parcel 2 (0.15 acres/6550 SF);
- 2) Conditional Use Permit to allow the establishment of a bar on the main floor;
- 3) Conditional Use Permit to allow on-site alcohol sales/consumption;
- 4) Site & Design Review Permit to allow the construction of a 3,525 SF mixed use building including two multi-family dwelling units [1 – 2 bed/1 bath (920 SF) and 1 – 1 bed/1 bath (707 SF)] totaling 1,627 SF, and a 1,367 SF ground floor restaurant.

CEQA: The project is exempt from CEQA per Sections 15303 and 15305.

Staff reports and the full text of all items to be discussed will be available for public review at City Hall and on the City website on **December 3, 2021**. All members of the public are encouraged to attend the meeting **remotely via Zoom** at <https://us02web.zoom.us/j/89071582077> 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 emailed to acm-cddirector@san-juan-bautista.ca.us, not later than **5:00 p.m., December 7, 2021**.

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.

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION REGULAR MEETING
JANUARY 5, 2021
DRAFT MINUTES**

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

1. CALL TO ORDER – Vice Chairman Medeiros called the meeting to order at 6:00 p.m.

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

(Commissioner Freels and Brewer both termed out, and Commissioner Freels was elected to, and now serves on, the City Council)

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

C. Approve Minutes for the December 1, 2020 Regular Meeting

A motion was made by Commissioner Delgado and seconded by Commissioner Matchain to approve all items on the consent agenda. The motion passed unanimously, 3-0.

5. PUBLIC HEARING ITEMS

A. Consider Approval of an Application for a Conditional Use Permit (CUP) to allow on-site sales of alcoholic beverages (Type 47 License) for the property located at 206 Fourth Street (currently Smoke Point). APN 002-190-007. The applicants are Jarad Gallagher and Mary Risavi.

City Contract Senior Planner David Mack provide a slide presentation and reported that the proposed project does not involve any structural alterations, additions, or changes to the building or exterior parklet, therefore even though the site is located within the Historic District of the Downtown, no other discretionary planning permit or consideration is required for the provision of alcohol sales. The applicants were present.

Vice Chairperson Medeiros opened the public hearing. Fran Fitzharris spoke in support of the project. Vice Chairperson Medeiros closed the public hearing.

A motion was made by Commissioner Delgado and seconded by Commissioner Matchain to adopt Resolution 2021-01 Approving a Conditional Use Permit to Allow on- and off- site sales of Alcoholic Beverages Associated with the Sale of Food (Type 47, beer, wine and spirits) for the property located at 206 Fourth Street (currently Smoke Point Restaurant) APN 002-190-007. The motion passed unanimously, 3-0.

6. ACTION ITEMS

A. Revisit the Franklin Park Design

City Manager Reynolds introduced Rochelle Eagen who provided a report.

Commissioner Delgado interjected that she could not participate as she owns property on Franklin Circle. City Manager Reynolds reported this is no longer an action item, but only for discussion. Rochelle Eagen continues with her Powerpoint presentation. There was discussion but not action was taken. There was no public comment received.

7. DISCUSSION ITEMS

A. Commissioner Appointment Process Update

Deputy City Clerk Trish Paetz provided an update on recruitment and the selection process for two vacancies on the Planning Commission and Historic Resources Board. The item will be on the City Council Regular Meeting agenda later this month.

8. COMMENTS & REPORTS

A. Planning Commissioners

Commissioner Delgado was displeased the Franklin Circle item was on the agenda as an action item.

B. Senior Planner

No comments were received.

C. City Manager

No comments were received.

8. ADJOURNMENT

The meeting adjourned at 6:38 p.m.



CITY OF SAN JUAN BAUTISTA PLANNING COMMISSION STAFF REPORT

AGENDA TITLE: Combined Development Permit consisting of: 1) Lot Line Adjustment to adjust Parcel A (0.163 acres / 7,105 SF) and Parcel B (0.137 acres / 6005 SF) to Parcel 1 (0.15 Acres/ 6550 SF) and Parcel 2 (0.15 acres/6550 SF); 2) Conditional Use Permit to allow the establishment of a bar on the main floor; 3) Conditional Use Permit to allow on-site alcohol sales/consumption; 4) Site & Design Review Permit to allow two multi-family dwelling units [1-2bed/1bath (920 SF) and 1-1bed/1bath (707 SF)] totaling 1,627 SF. **CEQA DETERMINATION:** Exempt per 15303 and 15305 of the California Environmental Quality Act.

MEETING DATE: December 7, 2021

SUBMITTED BY: David J. R. Mack, AICP, Contract Planner (Harris & Associates)

DEPARTMENT HEAD: Brian Foucht, Asst City Manager/Community Development Director
Don Reynolds, City Manager

RECOMMENDED ACTION(S): Staff recommends the following:

1. Approve the Lot Line Adjustment to adjust the dimensions of Parcel A (0.163 acres / 7,105 SF) and Parcel B (0.137 acres / 6005 SF) to Parcel 1 (0.15 Acres/ 6550 SF) and Parcel 2 (0.15 acres/6550 SF);
2. Approve a Conditional Use Permit to allow the establishment of a bar on the main floor of the mixed-use building;
3. Approve a Conditional Use Permit to allow the onsite sale and consumption of alcoholic beverages; and
4. Approve a Site and Design Review Permit (DR-1) to allow two multifamily dwelling units in the mixed-use-building.

BACKGROUND INFORMATION:

On The Alameda is a proposed mixed-use building to be located on a vacant parcel at the intersection of The Alameda and Pearce Street (APN 002-460-002). The existing parcel is a 7,105 square feet (SF) (0.163 acre) vacant lot in a rectangular orientation with the larger portion of the lot fronting Pearce Street. A lot line adjustment involving the adjacent L-shaped parcel (APN 002-460-001) would shift the rectangular orientation

of Parcel 2 so that the larger portion of the lot fronts The Alameda and reduce the size of the parcel to 6,560 SF (0.15 acre) (see attached Lot Line Adjustment).

The lot line adjustment would place an existing barn on the realigned Parcel 2. This barn would be demolished prior to construction of the new mixed-use building. An existing house and garage on realigned Parcel 1 will remain.

Fronting on The Alameda is a proposed two-story, 3,525-SF mixed-use building with a 1,367 SF restaurant and bar on the ground floor, two (2) separate apartments totaling 1,627 SF and a 56 SF office on the second floor, and an attached 475-SF 2-car garage. The restaurant includes a bar and dining area, a kitchen, and two (2) restrooms. An outdoor courtyard will provide additional seating for customers. The second floor includes a 56-SF office associated with the restaurant and two residential units – Unit A (707 SF, 1 bedroom) and Unit B (920 SF, 2 bedrooms).

As specified in San Juan Bautista Municipal Code (SJBMC) Section 11-02-050, the project requires Site and Design Review for the multifamily residential units and Conditional Use Permits for the establishment of a bar on the main floor of the mixed-use building and for the onsite sale and consumption of alcoholic beverages.

PROCESS/ANALYSIS:

Lot Line Adjustment

SJBMC Section 10-2-200(M) defines a lot line adjustment as a minor shift or rotation of an existing lot line or other adjustments where a greater number of parcels than originally existed is not created.

Section 10-2-120 exempts a lot line adjustment between two (2) or more existing adjacent parcels where the land taken from one (1) parcel is added to an adjacent parcel from the required findings for filing a parcel map, provided the lot line adjustment is approved by the City Engineer.

Pursuant to Section 10-2-410(C), a tentative map and parcel map shall not be required for lot line adjustments provided that: 1) no additional parcel or building sites have been created; 2) the adjustment does not create the potential to further divide any of the original parcel into more parcels than would have been otherwise possible; and 3) there are no resulting violation of the San Juan Bautista Municipal Code.

The adjustment proposed Lot Line Adjustment is between two existing parcels or building site and does not create additional lots of building sites. The proposed adjustment does not create lots new lots large enough to be further divides than would have been previously allowed or possible. The proposed adjustment also does not require in violations of the municipal code or no-confirming lots/parcels. Therefore, a tentative map and/or parcel map is not required for the proposed adjustment.

Furthermore, because the proposed Lot Line Adjustment is consistent with the provisions of Section 10-2-410(c), no formal review or approval from the Planning Commission or City Council is required.

Conditional Use Permits

SJBMC Section 11-20-030 details the Findings the Planning Commission is required to make for all proposed Use Permit applications. The proposal requires the issuance of two separate Conditional Use Permits (CUP), which are both interrelated to the service of alcohol. One CUP is required to allow the establishment of bar on the first floor of the mixed use building, and another CUP is required to allow the on-site sales and consumption of alcoholic beverages. Because both CUPs are similar in nature, the analysis below is combined for both CUPs.

- A) *That the use is necessary or desirable in relation to the purposes and intent of the San Juan Bautista General Plan, Zoning Ordinance, and the economic, social and environmental status of the City.*

Evidence: The proposed uses are both conditionally permitted in the Mixed Use (MU) zoning designation. The proposed uses will provide economic benefit and development to the currently unused parcel, allow an existing business to expand services, and provide increased merchant and sales tax revenue to the city.

- B) *That the use will be properly related to other uses, transportation facilities, and other public facilities in the area, and will not cause undue environmental impacts related to noise, odor, pollution, etc.; and*

Evidence: The proposed uses are consistent with normal activities and uses within the Mixed Use zoning district (bar and alcohol sales) and will not cause undue environmental impacts related to noise, odor, or pollution. Onsite alcoholic sales and consumption, in general, do not result in excessive noise or odors beyond levels considered acceptable for a mixed use zoning district. The proposed uses are consistent with the permitted uses of other restaurant establishments within the Mixed Use district. (Note: The establishment of a restaurant within the "MU" zoning district is an allowed use, and does not require the granting of a CUP for this portion of the proposal).

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

Evidence: The proposed uses will not adversely affect the health and safety of persons living or working in the vicinity nor will it be detrimental to the public welfare of the City and its residents. The establishment of bar and onsite sale/consumption of alcoholic beverages is a conditionally permitted use in the

Mixed Use zoning district. The sale of alcoholic beverages in association with a restaurant is similar to multiple other establishments within the Mixed Use zoning district in the City.

Site and Design Review

SJBMC Section 11-18-040 details the Findings the Planning Commission is required to make for all proposed Site Plan and Design Review Permit applications. For the proposed project a Site and Design Review Permit is required to allow two multifamily dwelling units to be established in the mixed-use-building.

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

Evidence: The proposed use is consistent with the Mixed Use zoning district.

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

Evidence: As designed, the project is consistent with goals and policies of the General Plan, specifically relating to Infill Development (Policy LU-2.1.3; Objective LU-2.4; Objective LU-2.5; Policy LU-4.1.2), and Housing (Objective HO-1.1; Policy HO-3.3.1; Policy HO-4.1.2.1).

Policy LU-2.1.3 – Encourage mixed-use and commercial developments along the corridor of Muckelemei Street, 3rd Street, and The Alameda.

The project is located along The Alameda and consists of a mixed-used (residential/commercial) development.

Objective LU-2.4 – Increase the amount of infill development in the City.

The project consists of infill development. The current site is a vacant lot located within a primarily development area and will be consistent with other developments within the vicinity.

Objective LU-2.5 – Diversify housing stock to accommodate all San Juan residents.

The project will provide two new market rate housing units, which will provide additional housing stock to a San Juan Bautista.

Policy LU-4.1.2 – Identify and diversity land uses compatible with mixed-use land use patterns.

The proposed project will continue the mixed use land use pattern within the downtown area.

Objective HO-1.1 – Accommodate at least 450 additional housing units by 2035 to fulfill Regional Housing Needs Assessment (RHNA) housing unit projects as mandated by the San Benito Council of Governments.

The project will provide two additional market rate housing units to the housing stock of San Juan Bautista.

Policy HO-3.3.1 – Allow for medium- and high-density housing in the downtown core.

The project will provide two housing units on the second level in a mixed-use building.

Program HO-4.1.2.1 – Adopt an ordinance with incentives for housing developments in the Mixed-Use District through the use of regulatory mechanisms such as, but not limited to, density bonuses, development fee waivers, or expedited permitting.

While an ordinance has yet to be fully developed, the project is within a Mixed-Use District. Staff has attempted to process this application timely (expedited permitting). All of these requests/actions are in keeping with the intent of the policy.

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

Evidence: The proposed project is consistent with the City's goal to encourage walkable and visually rich neighborhoods. Historic resources will not be impacted by this project, as the subject site is not within the designated historic district and no buildings on the site are considered to be of historic value or significance.

The existing site garage was the subject a Phase One historic assessment (prepared by PAST Consultants), which concluded that the commercial building (garage/shed) is not a historic resource, and was not listed as potentially eligible historic resource in the 2006 Context Statement.

- D) *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 are incorporated into the project.*

Evidence: The San Juan Bautista Design Guidelines encourage the "Monterey Style" for Used Mix structure because of its opportunities to accommodate exterior circulation and balconies. The proposed project incorporated the "Monterey" style, including exterior circulation (stairways, arch ways, open-air courtyard) and incorporated upper-level balconies. The proposed building is of

similar design and character of other structures within the immediate vicinity located along The Alameda. The proposed building does not utilize false parapets or false high ceilings, and is designed to not be “over-scaled” and does not utilize large flat walls in the public viewing area. Additionally, the structure incorporates “full-pitched roof” design to continue the small-town/historic character of the area.

- E) *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.*

Evidence: The height (two stories) and location of the building (built to lot line) are typical of similar structures in the Mixed Use zoning district, including structures in the immediate vicinity of the project. The project is consistent with the development regulations, policies, and standards for the Mixed Use zoning designation.

- F) *The project effectively uses architectural features 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.*

Evidence: The proposed project includes a variety of features that break up mass, including subtle variations in roof planes, articulation in building façades, ample fenestration (particularly on the east-facing elevation), and design elements including a courtyard and decorative tiling on the north face.

- G) *The landscape design, if any, including 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.*

Evidence: The project incorporates few landscaping elements. Flower baskets on the east facing elevation adjacent to the stairwell create visual interest.

- H) *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 or pedestrian hazards, and promotes public health, safety, and welfare.*

Evidence: The location of the proposed building at lot line increases visual interest for pedestrians and helps to visually narrow the street, reducing vehicular speeds. The proposed building/use is compatible with existing and proposed development in the vicinity of the project.

- l) *The existing or proposed public facilities necessary to accommodate the proposed project are available to serve the subject site.*

Evidence: Existing public facilities, including fire protection, public utilities, sewers, sidewalks, storm drains, streets, street lights, and traffic control devices, are adequate and can accommodate the proposed project.

Mixed Use Standards

SJBMC Section 11-03 details the development standards for projects within the Mixed Use zoning designation.

The project is consistent with all development standards including allowable Floor Area Ratio (FAR) of 1.5, in that it proposes an FAR of approximately 1.5; proposes a height of 25 feet and 2 stories (below the allowable 3 stories and/or 50 feet); and lot coverage, in so much as the proposed lot coverage is a 28.5% [(1,836 SF / 6,437 SF (lot size))] below the 85% (0.85) allowance.

Mixed Use Parking Standards

San Juan Bautista Municipal Code Section 11-11-120 details the parking requirements for Mixed Use zoning designations:

- 1) *On-Street Parking. Existing or required paved parking spaces for standard-sized vehicles in a public street or alley that abuts a parcel are eligible to meet part or all of the parking requirements for the development on that parcel. For parcels with mixed use development within the MU district, the number of on-street parking spaces for standard-sized vehicles within one hundred fifty feet (150') of a parcel, or the number that will be within one hundred fifty feet (150') upon completion of planned street/parking improvements, whichever is greater, may be counted toward the required number of parking spaces for commercial or mixed uses.*

The proposed project is required to provide approximately 17 total parking spaces consisting of 15 spaces for the bar/restaurant (125 SF Bar area; 833 SF restaurant/courtyard area; 6 employees) (1 space for every 60 SF of space and one space for every three employees) and 2 spaces for the residential units (1.0 space per 1 bedroom unit). The project includes the provision of 2 on-site covered parking spaces (one for each 1 bedroom unit) and 3 on-site uncovered parking spaces (2 standard spaces and 1 ADA space).

Therefore to be in compliance with Section 11-11-120, a total of 12 additional on-street parking spaces need to be within the surrounding streets.

Staff conducted research regarding the available on-street parking within the vicinity of 150-feet of the subject property. The areas identified, included along Pearce, The Alameda, and 4th Street. These three streets, provide as many as 14-18+ available parking spaces at any given time (6-8 parking spaces along Pearce; 8-10 parking spaces along a portion of 4th Street) Staff believes that available on-street parking is sufficient to meet the requirement of 12 additional parking spaces.

- 2) *Off-Street Parking Reduction. For parcels with mixed use development within the MU district, the number of off-street parking spaces required by this Section shall be reduced by ten (10) spaces or twenty-five percent (25%) of the otherwise required number of spaces, whichever is greater, if the parcel is within four hundred feet (400') of a public parking lot or garage. To be eligible for the parking space reduction, the property owner shall pay an in-lieu parking fee in accordance with subsection (F) of this Section.*

The Planning Commission could determine that the project is subject to a parking reduction (10-spaces or 25% of required (17 required), which is greater), as the parcel is located in the vicinity of a gravel parking area (north of The Alameda) which is commonly used as public parking. Should the Commission determine the project is eligible, the project could be subject to payment of a parking in-lieu fee, in an amount to be determined.

As mentioned above, adequate on-street parking is available within 150-feet of the development site and could also be used to satisfy the parking requirement for the proposed development.

- 3) *In-Lieu Fee. The City Council may determine that strict compliance with the off-street parking standard set forth in this Chapter is contrary to the goal of preserving and enhancing the historical character and pedestrian nature of the MU district. Upon making such a determination, an in-lieu parking fee shall be imposed in the manner and amount set by City Council. The funds shall be retained by the City and shall be used exclusively for the purpose of acquiring and developing public off-street parking facilities to serve the MU district.*

If the Planning Commission determines that the project is entitled to an "Off-Street Parking Reduction" subject to subsection (b) above, then the City Council would be required to determine if the payment of an in-lieu fee is required for the Project. If an in-lieu fee is required, the City Council

would also need to determine the appropriate amount of such payment for the waving of three-parking spaces.

As mentioned above, adequate on-street parking is available within 150-feet of the development site and could also be used to satisfy the parking requirement for the proposed development. At this time, Staff has not conditioned the project with the payment of an in-lieu fee.

CONDITIONAL USE PERMIT APPROVAL – Service of Alcohol:

Conditional Use Permit approval runs with the land, is not specific to the existing business and/or business owner/operator, and is transferrable to any subsequent restaurant use and/or business operator/owner on the same site/location and within the existing structure. Any new business would need to obtain its own alcohol license from the Department of Alcoholic Beverage Control (ABC) and have the City complete the required Zoning Affidavit prior to commencement of sales of alcoholic beverages.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The project is categorically exempt from the California Environmental Quality Act

ATTACHMENTS:

- 1) Draft Resolution of Approval
 - a. Proposed Conditions of Approval
- 2) Proposed Plans (Lot Line Adjustment)
- 3) Proposed Plans (Site and Design Review/Development Plans)
- 4) DRAFT Notice of Exemption (NOE)

**DRAFT
RESOLUTION 2021-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) LOT LINE ADJUSTMENT TO ADJUST PARCEL A (0.163 ACRES / 7,105 SF) AND PARCEL B (0.137 ACRES / 6005 SF) TO PARCEL 1 (0.15 ACRES/ 6550 SF) AND PARCEL 2 (0.15 ACRES/6550 SF); 2) CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A BAR ON THE MAIN FLOOR; 3) CONDITIONAL USE PERMIT TO ALLOW ON-SITE ALCOHOL SALES/CONSUMPTION; 4) SITE & DESIGN REVIEW PERMIT TO ALLOW TWO MULTI-FAMILY DWELLING UNITS [1-2BED/1BATH (920 SF) AND 1-1BED/1BATH (707 SF)] TOTALING 1,627 SF FOR THE PROPERTY LOCATED AT THE INTERSECTION OF THE ALAMEDA AND PEARCE STREET ASSESSOR'S PARCEL NUMBERS: 002-460-002 AND 002-460-001.

WHEREAS, on April 8, 2021, Jesus & Katherine Zavala (Applicant) applied for a Combined Development Permit to allow a lot line adjustment, development of mixed use building, establishment of bar, and on-site alcohol sales/consumption; and

WHEREAS, on October 14, 2021, the Combined Development Permit 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 11-20-030 (Use Permit – Required Findings), Section 10-2-410 (Division of Land – Four or fewer parcels), Section 11-18-040 (Site and Design Review); and

WHEREAS, the Planning Commission timely conducted a public hearing on December 7, 2021 to consider approval of the Combined Development Permit; and

WHEREAS, the Conditional Use Permit for on-site sales of alcohol runs with the land, and is not specific to the existing business and/or business owner/operator, and is transferrable to any subsequent restaurant use and/or business operator/owner on the same site/location and within the existing structure; and

WHEREAS, the Planning Commission, upon reviewing the application materials, staff report, and draft resolution, determined that the project is Categorically Exempt under Section 15303 and 15305 of the California Environmental Quality Act. Section 15303 (Class 3) exempts both a restaurant or similar structure not exceeding 2,500 SF in floor area and a duplex or similar multi-family residential structure. Section 15305 (Class 5) exempts minor lot line adjustments nor resulting in the creation of a new parcel. None of the exceptions found in Section 15300.2 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 application materials, staff report, and draft resolution, the Planning Commission finds that the project meets all of the Use Permit requirements in Section 11-20-030 of the San Juan Bautista Municipal Code, for both requested Use Permits (the allowance of a bar and the on-site sales of alcohol) as detailed below:

SECTION 11-20 – USE PERMIT REQUIRED FINDINGS:

The following findings are required for the approval of a Conditional Use Permit Application (11-20-030):

- A) *That the use is necessary or desirable in relation to the purposes and intent of the San Juan Bautista General Plan, Zoning Ordinance, and the economic, social and environmental status of the City.*

Evidence: The proposed uses are both conditionally permitted in the Mixed Use (MU) zoning designation. The proposed uses will provide economic benefit and development to the currently unused parcel, allow an existing business to expand services, and provide increased merchant and sales tax revenue to the city.

- B) *That the use will be properly related to other uses, transportation facilities, and other public facilities in the area, and will not cause undue environmental impacts related to noise, odor, pollution, etc.; and*

Evidence: The proposed uses are consistent with normal activities and uses within the Mixed Use zoning district (bar and alcohol sales) and will not cause undue environmental impacts related to noise, odor, or pollution. Onsite alcoholic sales and consumption, in general, do not result in excessive noise or odors beyond levels considered acceptable for a mixed use zoning district. The proposed uses are consistent with the permitted uses of other restaurant establishments within the Mixed Use district. *(Note: The establishment of a restaurant within the “MU” zoning district is an allowed use, and does not require the granting of a CUP for this portion of the proposal).*

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

Evidence: The proposed uses will not adversely affect the health and safety of persons living or working in the vicinity nor will it be detrimental to the public welfare of the City and its residents. The establishment of bar and onsite sale/consumption of alcoholic beverages is a conditionally permitted use in the Mixed

Use zoning district. The sale of alcoholic beverages in association with a restaurant is similar to multiple other establishments within the Mixed Use zoning district in the City.

SECTION 11-18 – SITE AND DESIGN REVIEW REQUIRED FINDINGS:

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

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

Evidence: The proposed use is consistent with the Mixed Use zoning district.

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

Evidence: The proposed use is consistent with the goals of the General Plan, particularly goals related to Housing, Land Use, and Economic Development.

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

Evidence: The proposed project is consistent with the City's goal to encourage walkable and visually rich neighborhoods. Historic resources will not be impacted by this project, as the subject site is not within the designated historic district and no buildings on the site are considered to be of historic value or significance.

The existing site garage was the subject a Phase One historic assessment (prepared by PAST Consultants – Attachment 5 of the December 7, 2021 Planning Commission Staff Report), which concluded that the commercial building (garage/shed) is not a historic resource, and was not listed as potentially eligible historic resource in the 2006 Context Statement.

- D) *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 are incorporated into the project.*

Evidence: The San Juan Bautista Design Guidelines encourage the "Monterey Style" for Used Mix structure because of its opportunities to accommodate exterior circulation and balconies. The proposed project incorporated the "Monterey" style, including exterior circulation (stairways, arch ways, open-air courtyard) and incorporated upper-level balconies. The proposed building is of similar design and

character of other structures within the immediate vicinity located along The Alameda. The proposed building does not utilize false parapets or false high ceilings, and is designed to not be “over-scaled” and does not utilize large flat walls in the public viewing area. Additionally, the structure incorporates “full-pitched roof” design to continue the small-town/historic character of the area.

- E) *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.*

Evidence: The height (two stories) and location of the building (built to lot line) are typical of similar structures in the Mixed Use zoning district, including structures in the immediate vicinity of the project. The project is consistent with the development regulations, policies, and standards for the Mixed Use zoning designation.

- F) *The project effectively uses architectural features 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.*

Evidence: The proposed project includes a variety of features that break up mass, including subtle variations in roof planes, articulation in building façades, ample fenestration (particularly on the east-facing elevation), and design elements including a courtyard and decorative tiling on the north face.

- G) *The landscape design, if any, including 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.*

Evidence: The project incorporates few landscaping elements. Flower baskets on the east facing elevation adjacent to the stairwell create visual interest.

- H) *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 or pedestrian hazards, and promotes public health, safety, and welfare.*

Evidence: The location of the proposed building at lot line increases visual interest for pedestrians and helps to visually narrow the street, reducing vehicular speeds. The proposed building/use is compatible with existing and proposed development in the vicinity of the project.

- I) *The existing or proposed public facilities necessary to accommodate the proposed project are available to serve the subject site.*

Evidence: Existing public facilities, including fire protection, public utilities, sewers, sidewalks, storm drains, streets, street lights, and traffic control devices, are adequate and can accommodate the proposed project

Mixed Use Parking Standards

San Juan Bautista Municipal Code Section 11-11-120 details the parking requirements for Mixed Use zoning designations:

- 1) *On-Street Parking. Existing or required paved parking spaces for standard-sized vehicles in a public street or alley that abuts a parcel are eligible to meet part or all of the parking requirements for the development on that parcel. For parcels with mixed use development within the MU district, the number of on-street parking spaces for standard-sized vehicles within one hundred fifty feet (150') of a parcel, or the number that will be within one hundred fifty feet (150') upon completion of planned street/parking improvements, whichever is greater, may be counted toward the required number of parking spaces for commercial or mixed uses.*

The proposed project is required to provide approximately 17 total parking spaces consisting of 15 spaces for the bar/restaurant (125 SF Bar area; 833 SF restaurant/courtyard area; 6 employees) (1 space for every 60 SF of space and one space for every three employees) and 2 spaces for the residential units (1.0 space per 1 bedroom unit). The project includes the provision of 2 on-site covered parking spaces (one for each 1 bedroom unit) and 3 on-site uncovered parking spaces (2 standard spaces and 1 ADA space).

Therefore to be in compliance with Section 11-11-120, a total of 12 additional on-street parking spaces need to be within the surrounding streets.

Staff conducted research regarding the available on-street parking within the vicinity of 150-feet of the subject property. The areas identified, included along Pearce, The Alameda, and 4th Street. These three streets, provide as many as 14-18+ available parking spaces at any given time (6-8 parking spaces along Pearce; 8-10 parking spaces along a portion of 4th Street) Staff believes that available on-street parking is sufficient to meet the requirement of 12 additional parking spaces.

- 2) *Off-Street Parking Reduction. For parcels with mixed use development within the MU district, the number of off-street parking spaces required by this Section shall be reduced by ten (10) spaces or twenty-five percent (25%) of the otherwise required number of spaces, whichever is greater, if the parcel is within four hundred feet*

(400') of a public parking lot or garage. To be eligible for the parking space reduction, the property owner shall pay an in-lieu parking fee in accordance with subsection (F) of this Section.

The Planning Commission could determine that the project is subject to a parking reduction (10-spaces or 25% of required (17 required), which is greater), as the parcel is located in the vicinity of a gravel parking area (north of The Alameda) which is commonly used as public parking. Should the Commission determine the project is eligible, the project could be subject to payment of a parking in-lieu fee, in an amount to be determined.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Bautista approves a Combined Development Permit consisting of: 1) Lot Line Adjustment to adjust Parcel A (0.163 acres / 7,105 SF) and Parcel B (0.137 acres / 6005 SF) to Parcel 1 (0.15 Acres/ 6550 SF) and Parcel 2 (0.15 acres/6550 SF); 2) Conditional Use Permit to allow the establishment of a bar on the main floor; 3) Conditional Use Permit to allow on-site alcohol sales/consumption; 4) Site & Design Review Permit to allow two multi-family dwelling units [1-2bed/1bath (920 SF) and 1-1bed/1bath (707 SF)] totaling 1,627 SF; The Alameda and Pearce Street, San Juan Bautista (APN: 002-460-002 and 002-460-001), subject to the recommended Conditions of Approval attached.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 7th day of December, 2021, by the following vote:

AYES, COMMISSION MEMBERS:

NOES, COMMISSION MEMBERS:

ABSENT, COMMISSION MEMBERS:

ABSTAIN, COMMISSION MEMBERS:

Yolanda Delgado, 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) The Applicant/Owner shall enter into an Indemnification and Hold Harmless Agreement with the City of San Juan Bautista for the approval of the proposed project. The Applicant/Owner shall be responsible to pay fees for all review time and City/Legal costs prior to recordation and acceptance of the document.
- 3) 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.
- 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) The Applicant/Owner shall install/upgrade the domestic water, fire sprinkler, and monitoring service to each residential unit and commercial use within the proposed project. The applicant shall comply with all requirement within the Fire Code and/or those determined to be appropriate by the Fire Chief.
- 7) Prior to issuance of a building permit, the Owner/Applicant shall ensure that a complete One-Hour separation wall/ceiling from the first floor to the second floor has been shown on the proposed plans.
- 8) Prior to issuance of construction permits, the Owner/Applicant shall ensure each residence has its own water meter. All meters (size and services) shall be clearly shown on the proposed plans.
- 9) Mail service for all residential units of the project shall be picked up at the Post Office located in the Windmill Market complex. The Applicant/Owner shall work with the City and the Post Office to ensure that separate addresses are assigned to each residential unit (2 in total) and each commercial use (1 in total).

- 10) The Applicant/Owner shall submit to the Planning Department an application for all temporary on-site sales/rental signs and/or business signs for marketing purposes of both the residential and commercial use of the site. Such application(s) may include approval of a sign permit(s).
- 11) 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.”
- 12) The Applicant/Owner shall submit to the City a solid waste disposal plan for all solid waste material disposed of from the project site.
- 13) Prior to occupancy of the residential and/or commercial use(s), a final building inspection shall be performed by the City.
- 14) 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.
- 15) Commercial portions of the mixed-use building shall be designed and constructed to be solar – ready. Residential units shall have a photo voltaic system per 2019 California Energy Code.
- 16) The Applicant/Owner shall show undergrounding of all utilities (electrical, water, sewer, gas, telephone/internet, cable) on improvement and construction plans. Utility poles shall be relocated as appropriate and shown on the demolition plan. Any existing sewer and water services on the project site shall be terminated at the main line. Existing sewer and water services to be reused shall be shown on approved construction plans, and shall not cross newly established property lines.
- 17) The Applicant/Owner shall provide sound reduction-type windows on all residential units.
- 18) 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.

- 19) The applicant shall select mechanical equipment to meet applicable noise standard. To be considered "Normally Acceptable" mechanical noise would need to be limited to DNL 60 dB at the nearest residential property line.
- 20) All truck deliveries to the site that require the use of back-up alarms shall be limited to daytime hours only. Delivery trucks shall be limited to parking on Pearce Street, and shall not park on The Alameda, for deliveries to the site.
- 21) All grading permits shall reference specific City of Hollister Design Standards for storm drains, water laterals, sewer cleanouts, storm drain inlets and other public improvements. (<http://hollister.ca.gov/government/city-departments/engineering/engineering-standards/>)
- 22) Any required erosion control measures including construction entrance and inlet protection along Third Street shall be shown on the grading permit(s).
- 23) 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).
- 24) All curb, gutter sidewalks and drainage facilities to the street shall be constructed, repaired or replaced to the satisfaction of the City Engineer and Director of Public Works prior to final occupancy approval for any portion of the project.
- 25) All retail/restaurant uses within the main building shall be done in compliance with Section 11-04-110 of the San Juan Bautista Municipal Code. Any future retail/restaurant use(s) of a "large scale retail, formula retail/restaurant" shall be subject to additional discretionary review by the Planning Commission, pursuant to additional application(s) and appropriate fee(s) for each proposed "large scale retail" and/or "formula retail/restaurant" use.
- 26) Prior to issuance of building permits, the Owner/Applicant shall prepare colors boards (paint, materials, etc.) and submit plans to San Juan Bautista Community Development Director and/or City Manager for consideration and approval.
- 27) Any commercial/business use conducted within the mixed use portion of the building, shall be consistent/compliant with the noise restrictions of the City of San Juan Bautista. Additional business hours, including deliveries, shall be limited to no later than 10pm Monday – Sunday, 365 days/year.
- 28) Prior to issuance of construction permits (building and/or grading), the applicant/owner shall provide an updated Preliminary Title Report or Title Guarantee, to the City Engineer for review and acceptance.

- 29) Prior to issuance of construction permits (building and/or grading) the applicant/owner shall complete the proposed Lot Line Adjustment procedure. Proof of the Lot Line Adjustment approved by the City Engineer shall be submitted for review and acceptance.
- 30) The site is located in a FEMA floodzone (San Juan Creek). The building is required to be flood-proofed in conformance with FEMA requirements.
- 31) The proposed development exceeds the Central Coast Regional Water Quality Control Board's Performance Criteria No.2, 5,000 SF threshold for impervious surfaces, requiring that storm runoff be treated. The Owner/Applicant shall provide a preliminary stormwater treatment plan, a sizing calculation, showing treatment features and a connection to the city storm drain system.
- 32) Provide a grease/oil separator for the restaurant sanitary sewer connection (show on plans to confirm there is adequate room for the separator). Show the location of the new sewer lateral.
- 33) The trash enclosure shall be covered and shall have a floor sump connected to the sanitary sewer.
- 34) Prior to issuance of construction permits (building and/or grading) the Owner/Applicant shall contact the City to receive a final invoice for all contract services (planning, engineering, fire, etc.) and submit payment, to the City Manager and/or Community Development Director) for all processing fees.
- 35) The trash enclosure shall remain closed and orderly at all time. Trash materials (including cardboard and recycling, if applicable) shall be kept within the enclosure at all times and not allowed to be placed or accumulate outside the enclosure. The trash bin/containers shall be moved back into the enclosure on the same day at trash pickup. The area surrounding the enclosure shall be kept clean and checked daily for overflow and debris.
- 36) The owner/applicant shall install a landscape trellis to cover all blank walls of the trash enclosure. At any time if graffiti is discovered on the trash enclosure walls, it shall be removed or painted over with 24 hours (or less) of discovery.

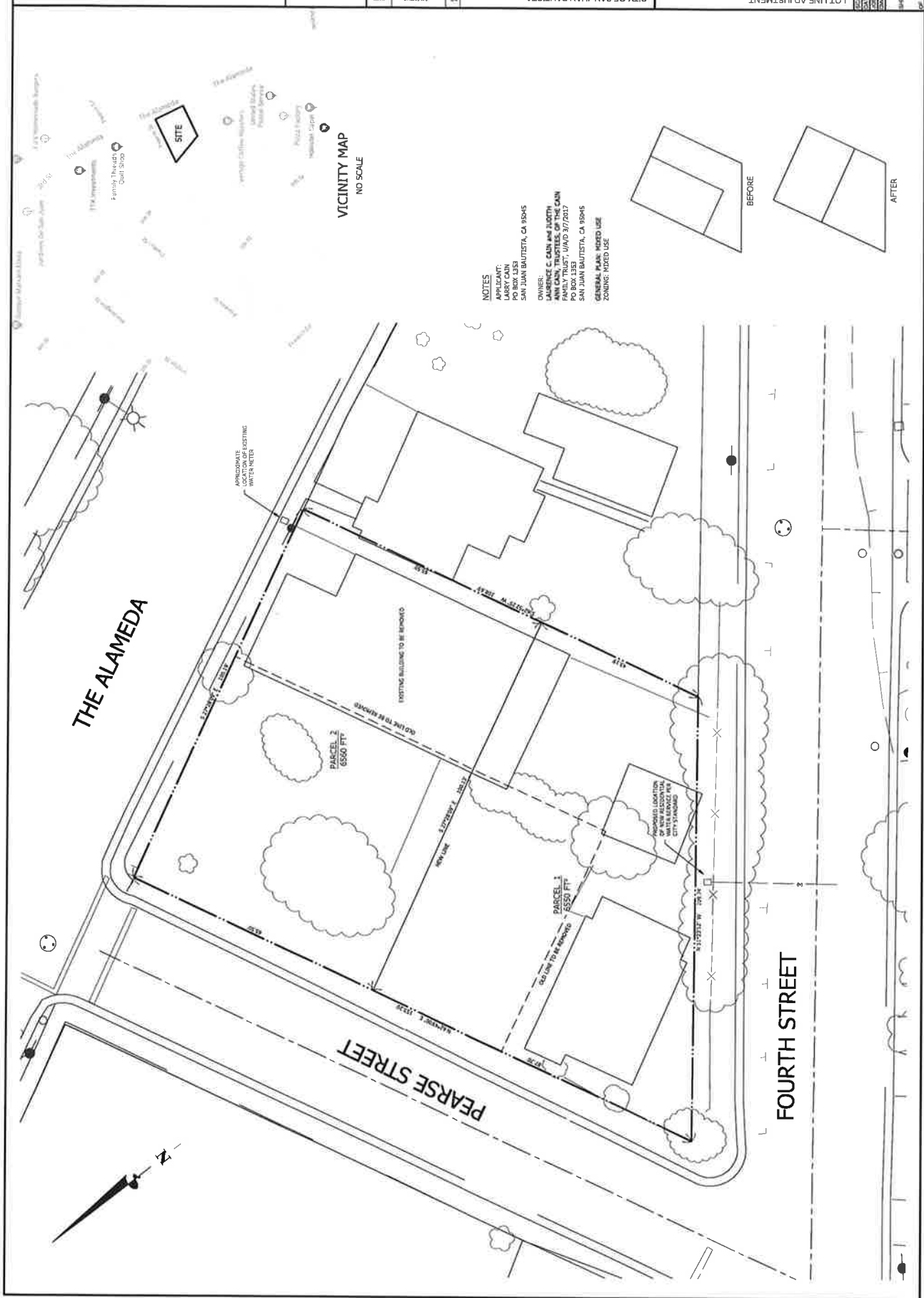
LOT LINE ADJUSTMENT

LARRY AND JUDITH CAIN

CITY OF SAN JUAN BAUTISTA
LOTS 1, 2, AND 3, BLOCK 3
THE ALAMEDA TRACT
SAN BENITO COUNTY, CALIFORNIA

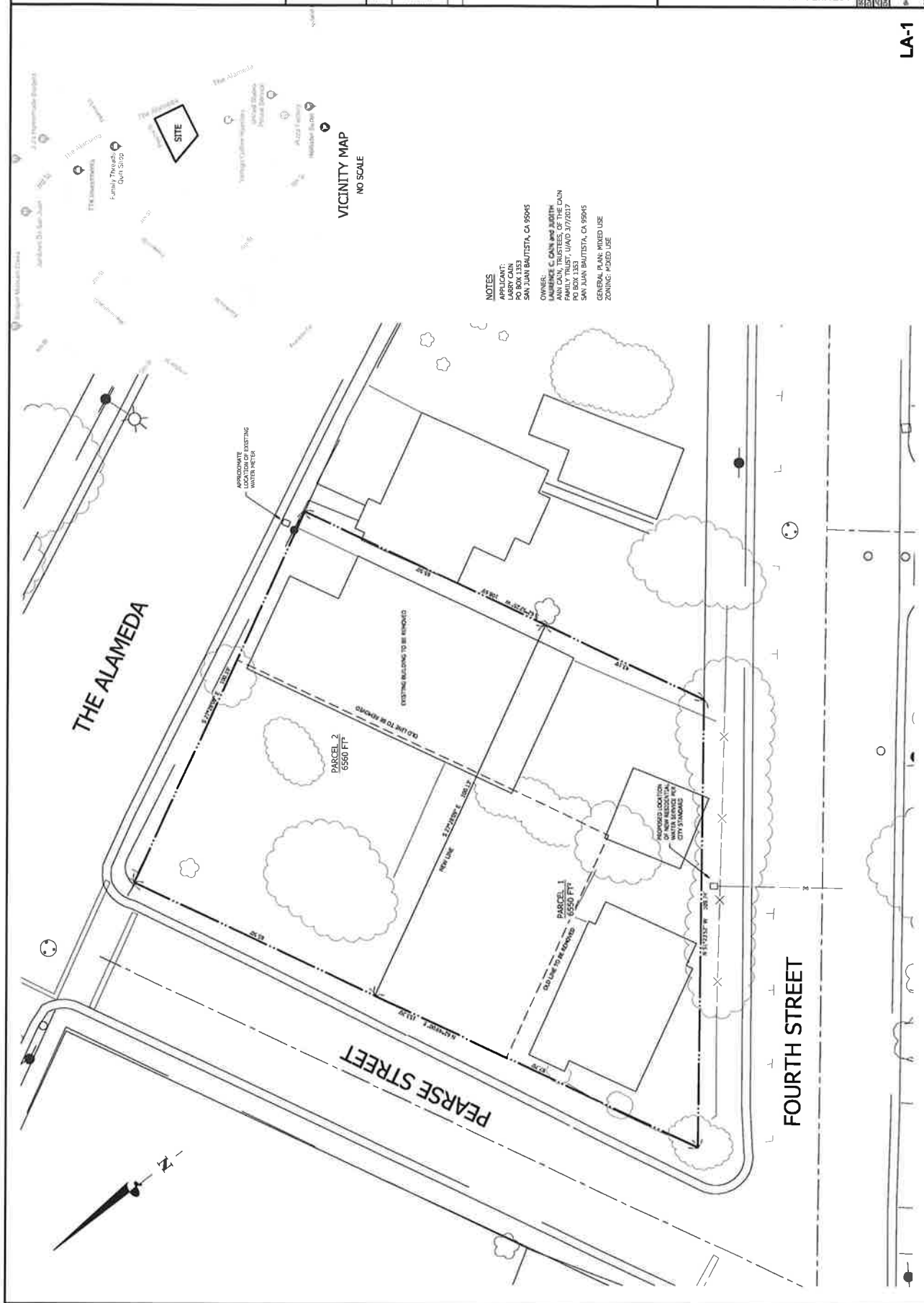
SAN BENITO ENGINEERING
& SURVEYING, INC.

502 Monterey Street Hollister, California 95023
(831) 937-2763 FAX (831) 937-6835 email: sbes@garlic.com



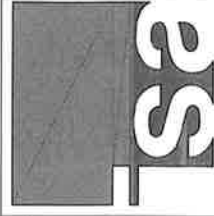
LARRY AND JUDITH CAIN

**SAN BENITO ENGINEERING
& SURVEYING, INC.**
502 Monterey Street Hollister, California 95023
(931) 937-2769 FAX (931) 937-0835 email: sbengr@aol.com



GENERAL NOTES

1. VERIFYING TO BE IN ACCORDANCE WITH THE CITY OF SALINAS, CALIFORNIA, AND THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS, ETC.



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

KEYED NOTES

- 1. REMOVE EXISTING BUILDING
- 2. SAW-CUT AND REMOVE CONCRETE CURBWALES, ETC. IN WAY OF NEW WORK
- 3. CLEAN & GRAB SITE FOR NEW BUILDINGS & NEW SITE DEVELOPMENT
- 4. RELOCATE (E) UTILITY HOLE COORDINATE WITH UTILITY COMPANIES

DATE	DESCRIPTION

THE ALAMEDA

LEGEND

- 1. DEMO / REMOVE BUILDING
- 2. DEMOLITION (E)MP
- 3. PROPOSED NEW

CLIENT

JJ'S HOMEMADE
BURGERS

PROJECT

NEW MIXED USE

THE ALAMEDA &
PEARCE STREET
SAN JUAN BAUTISTA, CA
95045

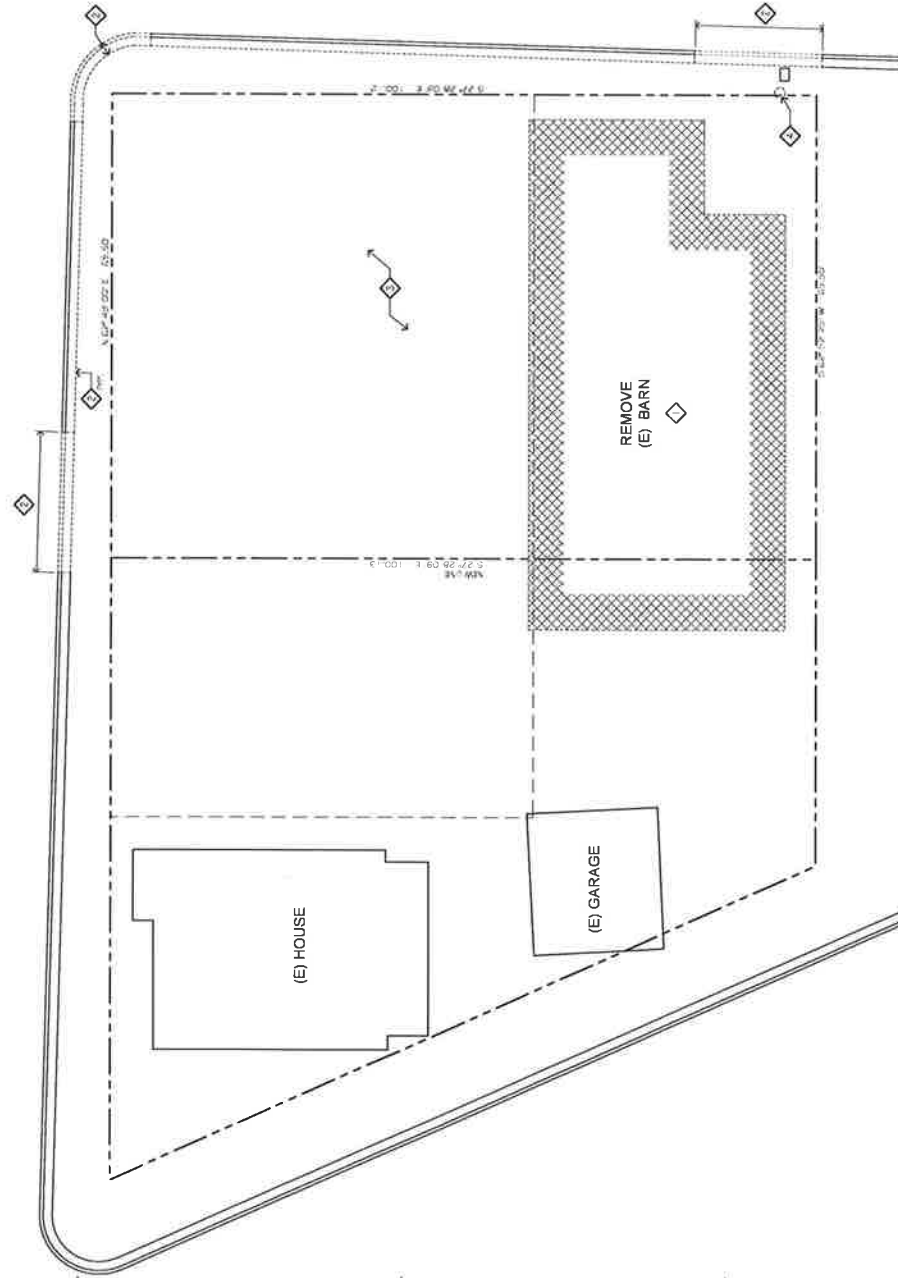
SHEET

DEMOLITION
SITE PLAN

PROJECT NUMBER:	2021
ISSUED:	10-1-2021
DRAWN BY:	LV / MLR / JR
CHECKED BY:	
FILENAME:	

A1.0

PEARCE STREET

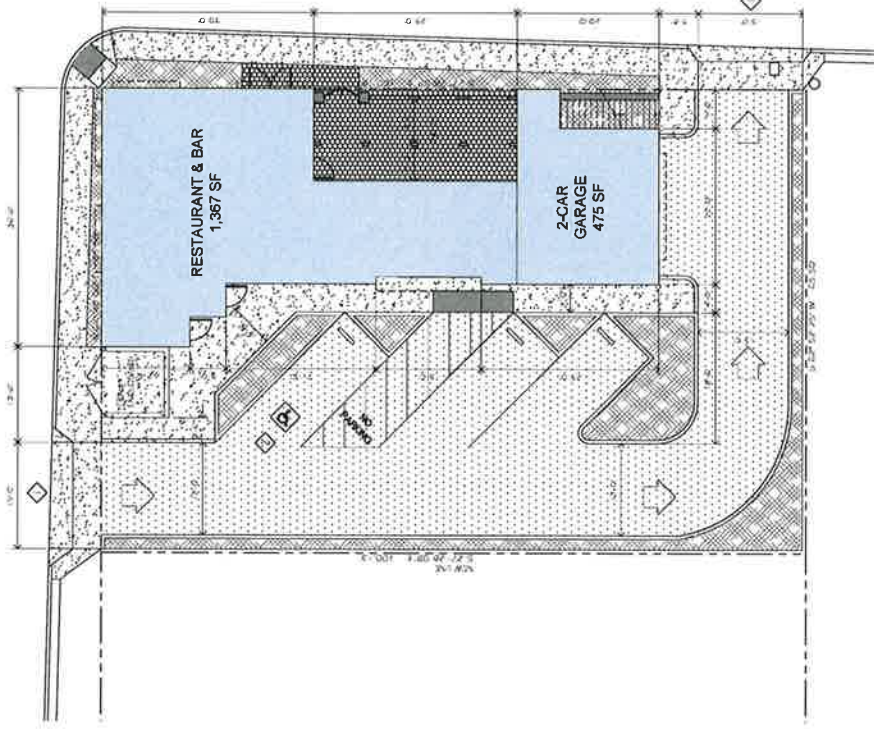


1 DEMO - SITE PLAN

GENERAL NOTES

1. EXISTING BUILDING IS NOT PART OF THIS PROJECT. SEE N

PEARCE STREET



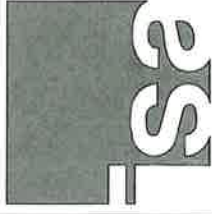
KEYED NOTES

- 1 IN TRUNKWAY ONE (WAY)
- 2 IN ACS PARKING

LEGEND

- NEW BUILDING
- EXISTING A-FA
- CONCRETE WINGS
- ASPHALT PAVING
- PAVING
- PROPERTY LINE

THE ALAMEDA



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATES



CLIENT

JJ'S HOMEMADE
BURGERS

PROJECT

NEW MIXED USE

THE ALAMEDA &
PEARCE STREET
SAN JUAN BAUTISTA, CA
95045

SHEET

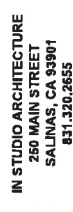
SITE PLAN

PROJECT NUMBER: 2021
ISSUED: 10-1-2021
DRAWN BY: LV / MLR / JR
CHECKED BY: FLENNER
FILE NAME:

A1.1

1 SITE PLAN
SCALE: 1/8" = 1'-0"





DATE _____



JJ'S HOMEMADE BURGERS

NEW MIXED USE

THE ALAMEDA &
PEARCE STREET
SAN JUAN BAUTISTA
95045

SECOND FLOOR PLAN

PROJECT NUMBER:	2021
ISSUED:	10-1-2021
DRAWN BY:	LV / MLR / JR
CHECKED BY:	
DESIGNER:	

A2.2

GOVERNMENT OF NEW JERSEY - CONTINUED

1

Distance 2000

2

C. Type 2.25
D. Type 2.00

U.S. 1112-01
P. 1112-01

F. TYPE 'P'

C. TYPE 'C'

1. Type "H"
1. Type "H"

THE J. M. J.

◀

2x WD FRAMED WALLS (2x6 S&S EXF + 2x4 @ IN' UO N)

***** MR. KATZ *****

24. NO REMEDIAL WALLS.

O **ORIENTAL SEMI REFINED**

FEL
FEE & FINE EXTINGUISHER TO MEET
NFPA 10. MNT AT 35 A.F.F. W/

CURRENT CERTIFICATION TAG
A Tag # 24-1042-014-4430005, 01

REACTION TIME: MAX. DISTANCE 75'

WALL PAPERING (with paint) 170

EXT. WASH. DRIVE A.G. U.O.N.

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2

100

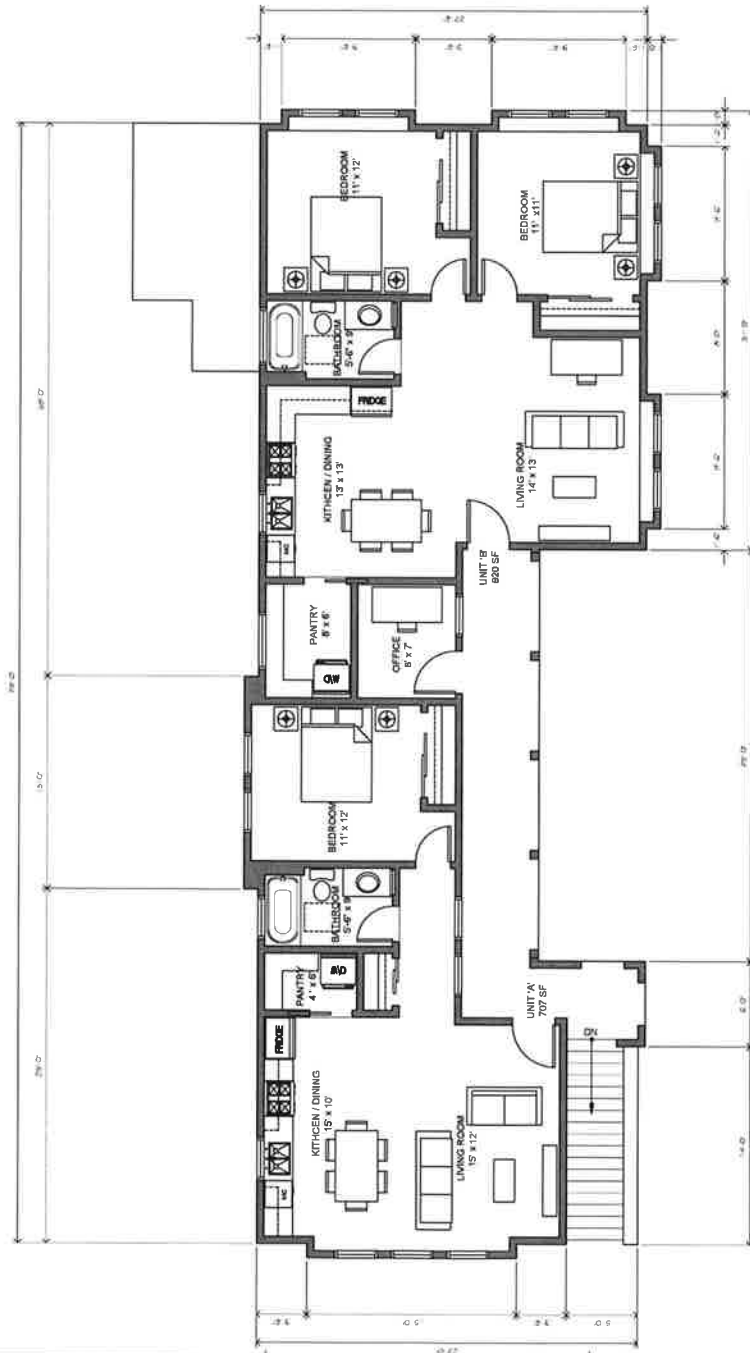
 WINDTAV TYPES: SEE SHEET A7.01

GOV. GOV. VACANCIES (LOOK UP 57/NO)

○

2000

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SECOND FLOOR PLAN

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

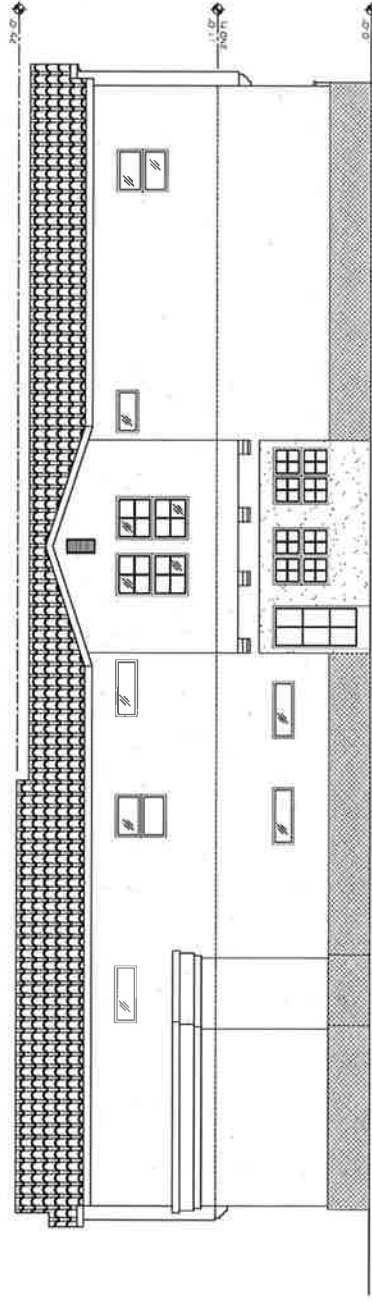


GENERAL NOTES

EVERYTHING IS NEW & PART OF THE CONTRACT U.O.N.

KEYED NOTES

- 1 TILE WALL ACCENTS
- 2 ORNAMENTAL IRON ACCENTS
- 3 WOOD POST AND BEAM



LEGEND



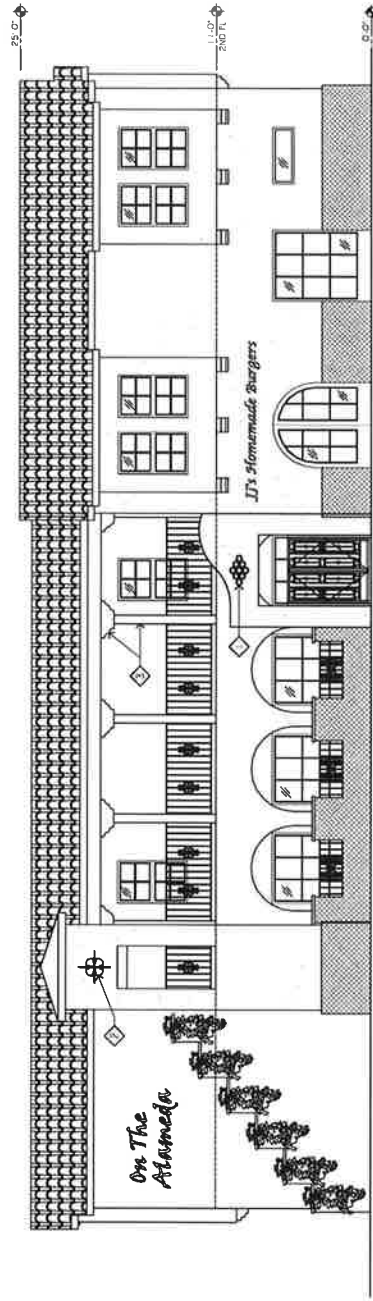
2 WEST ELEVATION

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



1 EAST ELEVATION

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



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATES



CLIENT
JJ'S HOMEMADE BURGERS

PROJECT
NEW MIXED USE

THE ALAMEDA & PEARCE STREET
SAN JUAN BAUTISTA, CA 95045

SHEET
ELEVATIONS

PROJECT NUMBER: 2021

DESIGNED BY:	10-1-2021
DRAWN BY:	LV / ALB / JR
CHECKED BY:	
FILE NAME:	

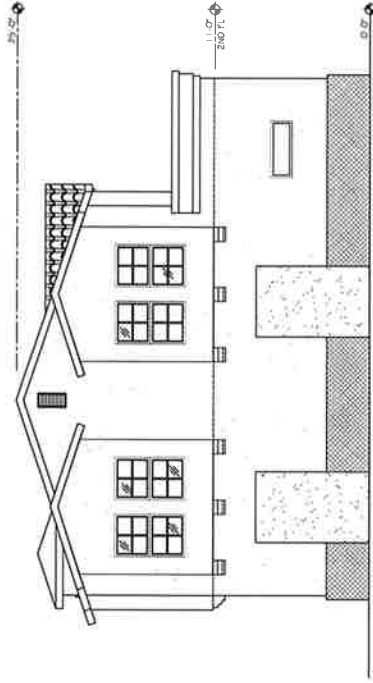
A3.1

GENERAL NOTES

EVERYTHING IS NEW UNLESS NOTED OTHERWISE

KEYED NOTES

- 1 TILE WALL ACCENTS
- 2 ORNAMENTAL WOOD ACCENTS
- 3 WOOD POST AND BEAM



2 NORTH ELEVATION

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



LEGEND



CONG. TILE ROOFING



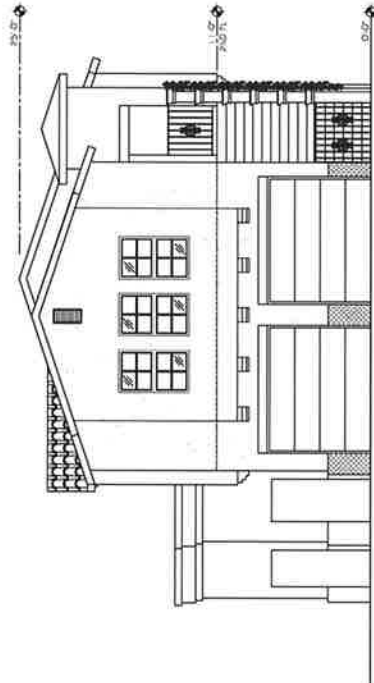
7/8\"/>



WAINSCOT (OWNER OPTION):
- CEMENT PLASTER
- STONE VENER

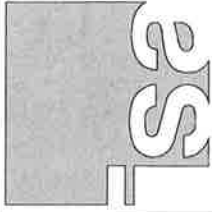


WOODWORK
CARPENTRY



1 SOUTH ELEVATION

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



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATES



CLIENT

JJ'S HOMEMADE
BURGERS

PROJECT

NEW MIXED USE

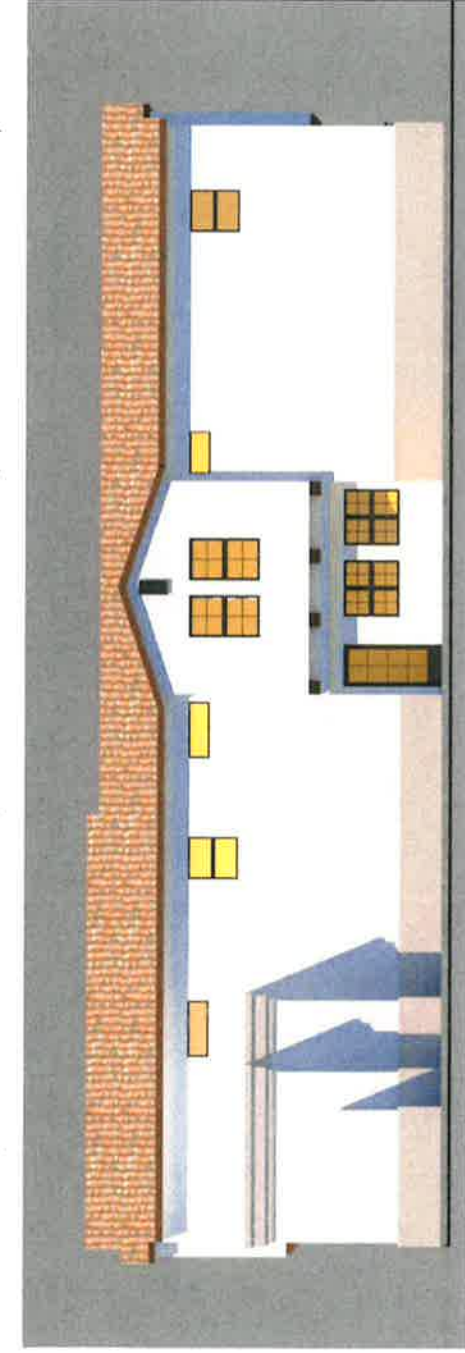
THE ALAMEDA &
PEARCE STREET
SAN JUAN BAUTISTA, CA
95045

SHEET

ELEVATIONS &
SECTIONS

PROJECT NUMBER:	2021
DATE:	10-1-2021
DRAWN BY:	LV / MJB / JR
CHECKED BY:	
FILE NAME:	

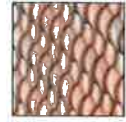
A3.2



2 WEST ELEVATION - RENDERING
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION - RENDERING
SCALE: 1/8" = 1'-0"



DAVID SHAPIRO
GARY TIERNEY
JAMES WATSON



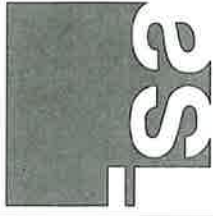
ASCA COFFEE
QUALITY
GUARANTY
TURN COFFEE

EL DORADO STONE
SILICO LIMESTONE

BODY COLOR
KELLENMOORE
P.S. 4203
MOON DOGGIE



OSCAR
MILGARD LUSCANY



IN STUDIO ARCHITECTURE
250 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATE



CLIENT

JJ'S HOMEMADE BURGERS

PROJECT

NEW MIXED USE

**THE ALAMEDA &
PEARCE STREET
SAN JUAN BAUTISTA, CA
95045**

SHEET

MATERIALS & COLORS / RENDERINGS

PROJECT NUMBER: 2021
ISSUED: 10-1-2021
DRAWN BY: LV / MLR / JR
CHECKED BY:
FILENAME:

A3.3



2 NORTH ELEVATION - RENDERING
N.T.S.



1 SOUTH ELEVATION - RENDERING
N.T.S.



ROOF - TERRAZZO
PASA CASANO



FASCIA COLOR
KELLYMORE
SWAY 10
FUCKIN' COITEL



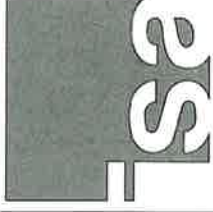
ST. STUCCO IN ONE
SHED INSIDE ONE



BODY COLOR
KELLYMORE
MORN DOGGIE



WOOD - LUSKAY
EXPRESSO



IN STUDIO ARCHITECTURE
280 MAIN STREET
SALINAS, CA 93901
831.320.2655

DATES

Architect's Seal: State of California, License No. 12345, Exp. 12/31/2021, Seal No. 12345



CLIENT

JJ'S HOMEMADE
BURGERS

PROJECT

NEW MIXED USE

THE ALAMEDA &
PEARCE STREET
SAN JUAN BAUTISTA, CA
95045

SHEET

MATERIALS &
COLORS /
RENDERINGS

PROJECT NUMBER: 2021
DESIGN: 2021
DRAWN BY: LV / M.R. / JR
CHECKED BY:
FILENAME:

A3.4

Notice of Exemption

To: ✓ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Rm 222
Sacramento, CA 95812-3044

From: Planning Department
City of San Juan Bautista
P.O. Box 1420
San Juan Bautista, CA 95045

✓ County Clerk
San Benito County
440 5th Street
Hollister, CA 95023

Project Title: Combined Development Permit for JJ's Homemade Burgers Mixed Use Building and Lot Line Adjustment

Project Location - Specific:

- Pearce & The Alameda – APN 002-460-001 and 002-460-002

Project Location – City: San Juan Bautista

Project Location – County: San Benito

Description of Project: Combined Development Permit consisting of: 1) Lot Line Adjustment to adjust Parcel A (0.163 acres / 7,105 SF) and Parcel B (0.137 acres / 6005 SF) to Parcel 1 (0.15 Acres/ 6550 SF) and Parcel 2 (0.15 acres/6550 SF); 2) Conditional Use Permit to allow the establishment of a bar on the main floor; 3) Conditional Use Permit to allow on-site alcohol sales/consumption; 4) Site & Design Review Permit to allow two multi-family dwelling units [1-2bed/1bath (920 SF) and 1-1bed/1bath (707 SF)] totaling 1,627 SF

On December 7, 2021 following a duly-noticed public hearing, the City of San Juan Bautista Planning Commission approved a Combined Development Permit for the JJ Homemade Burger's Mixed Use development. A copy of the document(s) may be examined at 311 2nd Street, San Juan Bautista, CA 95045

Name of Public Agency Approving Project: San Juan Bautista Planning Commission.

Name of Person or Agency Carrying Out Project: City of San Juan Bautista

Exempt Status: (*check one*)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ✓ Categorical Exemption. State type and section number: Categorical Exemption – 15303 and 15305
- Statutory Exemptions. State code number:

Reasons why project is exempt: this Combined Development Permit is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines 15303 and 15305 for the following reasons:

1. CEQA section 15303 (Class 3), exempts both a restaurant or similar structure not exceeding 2,500 SF in floor area and a duplex or similar multifamily residential structure. This exemption functionally includes the onsite sale and consumption of alcoholic beverages associated with the restaurant.
2. CEQA section 15305 (Class 5), exempts minor lot line adjustments not resulting in the creation of a new parcel. The adjustment in size of existing adjacent parcels does not result in adverse environmental impacts.

3. Any potential indirect secondary impacts of the proposed Combined Development Permit on the physical environment are speculative and are not reasonably foreseeable, and are, therefore, not subject to review under CEQA.
3. There is no substantiated opinion or reasonable argument to determine that the Combined Development Permit will cause impacts that are subject to review under CEQA.
4. There are no unusual circumstances that would necessitate CEQA review.

Lead Agency: City of San Juan Bautista
Contact Person: Brian Foucht, Community Development Director
Area Code/Telephone/Extension: 831-623-4661

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?
☐ Yes ☐ No

Brian Foucht
Community Development Director

Date

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: _____