



City of San Juan Bautista

The “City of History”

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PLANNING COMMISSION REGULAR MEETING TUESDAY, OCTOBER 3, 2023, 6:00 P.M.

HYBRID MEETING

City Hall, Council Chambers
311 Second Street, San Juan Bautista, California

AGENDA

ZOOM WEBINAR PARTICIPATION

The meeting can also be accessed by the public in the following methods: Through Zoom (<https://zoom.us/join>) per the instruction stated below, and on Facebook.

Please note: if all Council Members are present in person, public participation by Zoom or viewing on Facebook is for convenience only and is not required by law. If the Zoom or Facebook feed is lost for any reason the meeting may be paused while a fix is attempted but the meeting may continue at the discretion of the presiding officer.

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1. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. GENERAL PUBLIC COMMENT

Public comments generally are limited to three minutes per speaker on items that are not on the agenda and are under the City's subject matter jurisdiction. The Chair may further limit the time for public comments depending on the agenda schedule.

3. CONSENT

All matters listed under the Consent Agenda may be enacted by one motion unless a member of the Planning Commission or the public requests discussion or a separate vote.

- A. Approve the Affidavit of Posting Agenda.
- B. Approve the Regular Meeting Minutes of August 1, 2023.
- C. Approve the Special Meeting Minutes of September 12, 2023.

4. PUBLIC HEARING

- A. Consider Amendment to Site and Design Review Permit NO. DR 2014-11 and CUP 2014-11 (fuel station, convenience store and quick serve restaurant) located at 404-408 San Juan Hollister Rd in the City of San Juan Bautista (APN 002-52-012) in the City of San Juan Bautista filed by Fred R Avila on behalf of SJB Alameda Enterprises.**
- B. Consider the recommendation of the Historic Resources Board and consider a Site and Design Review Permit to Demolish an existing duplex and accessory structures and thereafter construct new two new multiple family dwellings on property known as 45 Washington St. (APN 002-410-240) as follows:**
- a. 2 - story, duplex each unit 1584 sq. ft. with 4 bedrooms and
 - b. 2 - story duplex Accessory Dwelling Units each unit with 3 bedrooms and 1,195 sq. ft,

The Applicant is Jim Vocolka representing Tyron Todd.

CEQA: The project is exempt from CEQA per CEQA Guideline Sections 15301(l) and 15303 demolition and new construction of small structures

5. ACTION ITEMS

- A. Review, Discuss and accept Ad Hoc Committee recommendations regarding Amendments to Zoning Code regulations affecting the conduct of business outside an enclosed building**

Recommendation: Review and accept recommendations and direct staff to evaluate and report to the Planning Commission regarding changes necessary to accomplish ad hoc committee recommendations and to further advise the Planning Commission regarding any necessary and related Zoning Ordinance amendments.

6. COMMENTS

- A. Planning Commissioners
- B. Community Development Director

7. ADJOURNMENT

AGENDA MATERIAL / ADDENDUM

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings, unless otherwise allowed under the Brown Act. City Council reports may be viewed at the City of San Juan Bautista City Hall at 311 Second Street San Juan Bautista, and are posted on the City website at 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 Deputy Clerk, Elizabeth Soto, at (831) 623-4661 during normal business hours.

In compliance with the Americans with Disabilities Act, and Govt. Code 54953(e)(1)(A), the 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.

PUBLIC COMMENTS PROCEDURES

If you wish to make a general public comment and are attending in person, please fill out a speaker card. If you are attending via

Zoom, join the Zoom Webinar, and use the "Raise Hand" or if joining by telephone, press *9 on your telephone keypad icon.

SUBMISSION OF PUBLIC COMMENTS

Written comments may be submitted via mail 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 no later than 3:00 p.m. on the day of the meeting. Written comments will be read into the record provided that the reading does not exceed three (3) minutes.

PUBLIC NOTIFICATION

This agenda was posted on Friday, September 29, 2023, on the bulletin board at City Hall, 311 Second Street, the bulletin board at the City Library, 801 Second Street, the bulletin board at the entrance to the United States Post Office, 301 The Alameda, and the City's website.

Meetings are streamed live at <https://www.facebook.com/cityofsanjuanbautista/> and televised live on local Channel 17 on the date of the regularly scheduled meeting.

DISCLOSURE

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.

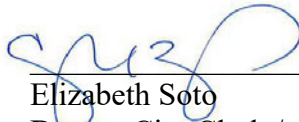
This portion of the meeting is reserved for persons desiring to address the Commission on matters not on this agenda. The law does not permit Commission action or extended discussion of any item not on the agenda except under special circumstances. If Commission action is requested, the Commission may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

AFFIDAVIT OF POSTING

I, Elizabeth Soto, do now declare, under the penalties of perjury that I am the Deputy City Clerk / Administrative Services Manager 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 28th day of July 2023, and 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 2023.



Elizabeth Soto
Deputy City Clerk / Administrative Services Manager



CITY OF SAN JUAN BAUTISTA PLANNING COMMISSION STAFF REPORT

DATE: OCTOBER 3, 2023

BY: BRIAN FOUCHT, COMMUNITY DEVELOPMENT DIRECTOR

TITLE: CONSIDER AMENDMENT TO SITE AND DESIGN REVIEW PERMIT DR 2014-11 AND CUP 2014-11 (FUEL STATION, CONVENIENCE STORE AND QUICK SERVE RESTAURANT) LOCATED AT 404-408 SAN JUAN HOLLISTER RD IN THE CITY OF SAN JUAN BAUTISTA (APN 002-52-012) IN THE CITY OF SAN JUAN BAUTISTA FILED BY FRED R AVILA ON BEHALF OF SJB ALAMEDA ENTERPRISES.

RECOMMENDED ACTION(S):

Staff recommends the Planning Commission:

1. Approve a resolution approving the Site and Design Review Permit for a retail building described in the staff report dated October 3, 2023 subject to conditions and based on finding contained therein and incorporating, by reference, mitigations, conditions and findings contained in Resolutions 2016-47 and 2016-48.

PROJECT DESCRIPTION

- 1) Eliminate a 6,144 sq. ft retail building with convenience store and quick serve restaurant
- 2) Add 8 EV charging spaces
- 3) Add a 5,665 sq. ft. one – story building with retail use to include packaged goods and non-formula retail food services (coffee, sandwiches, hotdogs and other packaged cold and hot foods).
- 5) 3,427 sq. ft. gas island canopy (Site and Design Review Permit approved separately).

BACKGROUND INFORMATION:

On October 18, 2016, the San Juan Bautista City Council adopted Resolution 2016-48 (Attachment 5) denying an appeal of the Planning Commission action and approving a Gas Station Project, located at 404 The Alameda (APN 002-520-012). Plans approved in 2016 are referenced in Attachment 4.

The project approved in 2016 consists of a 6,144 square foot single story building, canopy-covered fuel island with 12 fuel dispensing stations, 35 on-site parking spaces, trash enclosure, open space landscaping, on-site storm drain retention and bio filter system, ingress and egress driveways, bicycle parking, directional signage, traffic channelization and striping, and on-site

lighting. The building was proposed to be divided into two commercial modules: (1) a small convenience store, central retail and fuel checkout counter, and (2) a restaurant with dining room accommodations. The convenience store lease space and the restaurant lease space occupants have not been identified.

The approved project included a pitched roof pump island canopy design. An amendment to the canopy design was considered by the Planning Commission in 2020, involving a modified partial pitched roof/parapet roof design. The purpose of this redesign was to allow future installation of hidden solar panels on the roof. This canopy design was not approved; therefore, the original pitched roof design remains as the operative design for the canopy.

The site currently remains undeveloped, as the project applicant works on the applied conditions of approval, including the development and construction of a right-turn cueing lane at the State Route 156/Alameda intersection. The Turn Lane has to be completed before the gas station can open. The plans for the turn lane have been submitted to Caltrans for approval. They then need to be submitted to the utility companies that are affected by the widening of the highway (PGE).

A Mitigated Negative Declaration was adopted prior to City Council approval of the project, and a Notice of Determination was filed. Conditions and mitigation measures were adopted that will apply to the previously approved project and any subsequent project. These conditions and mitigation measures are referenced in City Council Resolution 2016-47 and 2016-48. Key factors involved in the CEQA review included noise and traffic.

SITE AND DESIGN REVIEW PERMIT:

Avila and Associates, on behalf of SJB Alameda Enterprises LLC has submitted an application for Site and Design Review Permit to enable amendment to the design of a retail building to be located in the same location and similar configuration as the project approved in 2016. The proposed retail building will be slightly smaller (proposed 5,665 sq.ft. vs. approved 6,441 sq.ft.).

(**Note:** The applicant has withdrawn requested Site and Design Review and Conditional Use Permit for Use Permits for the car wash and formula retail food preparation.)

The overall organization of site improvements (access, circulation, parking, building orientation, building coverage) will remain unchanged with the following exception of 8 EV charging stations are proposed to be added.

The design of a 3,427 sq.ft. canopy has not been determined and will be the subject of a future Site and Design Permit review. The applicant may decide to add two (2) diesel pump dispensers; if so, the size of the canopy will be enlarged to accommodate these additional pumps.

A sign program for the site has not been submitted, and this will require Planning Commission review and approval.

EXTERIOR DESIGN

Several important and significant changes are proposed to the exterior of the site to better respond to the City's Design Guidelines. Relevant general guidance is as follows:

The overall objective of the design review process is to ensure that the Design Guidelines are followed and that projects respect San Juan Bautista in terms of scale, character, quality, and orientation (Guidelines pg 1-5)

Consider the size of the building. Where larger size buildings are appropriate in San Juan, they are more likely to be able to take advantage of the scale proportion options available with Mission/Mediterranean Revival, Monterey, and Carpenter Italianate influenced styles (Guidelines pg 4-2)

The exclusion of important character-defining elements, or the lack of attention to detail is not an acceptable design response based solely on the premise that commercial buildings are more "utilitarian" than residential buildings and therefore do not require the same level of design detail. Fine, hand-crafted details are strongly encouraged. (Guidelines pg 4-2)

To better reflect a Mediterranean Revival design style, that applicant has incorporated the following design elements in consultation with the City staff and the City's Architectural Historian:

- Building Style is "Mediterranean Revival"
- Clay Tile Roofing - Mission / True Barrel Tile - Red
- Sculptured Shaped Outriggers - Brown
- Double Facia on gable ends - Light Brown
- Facia on hip roof - Light Brown
- Arched Window tops and Arched opening on Lease space side. Bronze
- Recessed lighting at Columns with tan stucco finish
- Stucco Columns with White stucco
- Sheet metal cap at parapet walls with tan painted finish
- Circular Vents in covered walk way roof - dark brown
- Daltile AM1224P Ambassador Tile - Grey
- Sheet metal cap at top of tile - tan painted finish to match parapet cap.
- Light Grey stucco on the Gable End of the Signage Area and the signage area of the Hip Roof.
- Large light fixtures in the recessed column areas with brown colored metal finish.

These elements are fully responsive to the prescriptions contained in the City's Design Guidelines Chapter 4 (see attachments).

FORMULA RETAIL

NOTE: the applicant has withdrawn the CUP for formula retail food preparation described in the attached “Operational Statement”; however a Conditional Use Permit is necessary to allow formula retail establishment for the retail building convenience store and lease space.
11-29-010 Definitions.

“Formula retail or restaurant business development” means a retail, restaurant, or fast-food business that is required by contractual or other arrangement to maintain standardized services, merchandise, menus, ingredients, food preparation, uniforms, decor, logos, architecture, signs, or similar features.

11-04-110 Large-scale retail business, formula retail or restaurant business, and formula visitor accommodations.

(A) The following findings shall be required:

- (1) The business offers merchandise and/or services that serve the unmet needs of the population.*
- (2) Although the formula-based business may have other store locations throughout the country, State, or region, the business will compliment and enhance the character of the City.*
- (3) Both exterior and interior appearance and presentation of the business are compatible with the existing scale of development, distinctive architecture and pedestrian orientation of the town character and result in an enhancement of the look and feel (i.e., character) of the surrounding area.*
- (4) Signs shall conform to the City sign standards and design guidelines.*
- (5) Drive-through food establishments shall be prohibited.*

(B) Application Procedure. Large-scale retail business, formula retail or restaurant business, and formula visitor accommodations are subject to review by the Planning Commission so therefore the business/applicant shall fill out the application requirements for a conditional use permit and any other pertinent applications as specified therein, pay fees specified, and submit plans as set forth therein.

The proposed project was been approved for a convenience retail building and “quick service” restaurant without drive through. The applicant has eliminated the quick serve restaurant and floor plans now indicate a convenience store and additional lease space. A prospective operator of the convenience store and the leased space have not been identified. A Use Permit will be required for any business defined as a formula retail within the retail building. The interior floor plan will accommodate any operation that either does not meet the definition of “formula restaurant” or satisfies an unmet local need.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

A Mitigated Negative Declaration has been prepared for the project and no new Mitigated Negative Declaration or EIR is required to be prepared, pursuant to CEQA Guideline Section 15162. The retail building is otherwise exempt from CEQA per Section(s) 15303.

Section 15303 (Class 3) of the California Environmental Quality Act exempts the construction and location of new, small facilities or structures and/or the conversion of structures where minor modifications are made in the exterior of the structure.

The proposed retail building is substantially the same as the project approved in City Council Resolution 2016-47 and 2016-48.

RECOMMENDATION:

Staff recommends that the Planning Commission:

Adopt a resolution approving the subject Site and Design Review Permit for a retail building subject to conditions and based on findings contained therein and incorporating, by reference findings, conditions and mitigation measures contained in City Council Resolutions 2016-47 and 2016-48.

ATTACHMENTS:

1. Resolution of Approval for Site and Design Review Permit. (*retail building only*)
2. Proposed Plans, site data and elevations
3. Proposed Operational Statement
4. Previous Plans
5. City Council Resolution 2016-47 and 2016-48

DRAFT PLANNING COMMISSION RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA APPROVING A SITE AND DESIGN REVIEW APPLICATION TO AMEND THE DESIGN OF A GAS STATION PREVIOUSLY APPROVED BY THE CITY COUNCIL VIA RESOLUTIONS 2016-48 AND INCORPORATING FINDINGS, CONDITIONS AND MITIGATION MEASURES BY REFERENCE LOCATED AT 404 THE ALAMEDA (APN: 002-520-012), SAN JUAN BAUTISTA

WHEREAS, the City of San Juan Bautista Community Development Department received an application for Conditional Use Permit and Site and Design Review to amend the design of the site and buildings including a retail commercial building, and gasoline pump island canopy structure, including the arrangement of parking spaces to provide for EV charging slots, a car wash module and establish a Formula Retail Food Preparation self-serve and associated on site circulation as represented on plans dated March 10, 2023; and

WHEREAS, the applicant has withdrawn the application for CUP for the Formula Retail Food Preparation service and the car wash; and

WHEREAS, the applicant has requested that the Planning Commission review the Site and Design Permit application solely for the retail commercial building and the Commission has conducted a public hearing on October 3, 2023 to consider approval of a Site and Design Review accordingly; and

WHEREAS, the Planning Commission, has determined that the redesigned project generally conforms in mass, scale, and overall appearance with the Monterey/Mediterranean revival styles referenced in the San Juan Bautista Design Guidelines for non-residential projects as required in Condition 1. of City Council Resolution 2016-48; and

WHEREAS, the Planning Commission has reviewed the proposed retail store in relation to findings and conditions contained in Resolution 2016-47 and 2016-48 and concludes that the proposed overall location, size, design, and intensity of use of the Convenience Store and Lease Space is equal to or less than that of the project approved in Resolutions 2016-47 and 2016-48; and

WHEREAS, the Planning Commission has evaluated the design of the project and determined that conditions of approval referenced in Exhibit "A" are necessary to achieve consistency with the City of San Juan Bautista Design Guidelines; and

WHEREAS, 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 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 Commercial designation.

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

The project is consistent with the previous entitlements issued by the City Council pursuant to City Council Resolution 2016-48. The Site and Design Review application requests a change in the design of the pumping station and does not request, propose or involve any new or additional uses on the site. Therefore, the Site and Design Review application is consistent with the goals and policies of the General Plan and all applicable site development regulations. General Plan consistency findings or the prior entitlement are contained and detailed in City Council Resolution No. 2016-48.

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

The project augmentation is designed to provide a "Mediterranean Revival" style design, which will contribute to the City's heritage, cultural and historical resources.

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 same architectural design, materials and colors, as the 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 equivalent to prior entitlements approved on site. The design amendment enhances the previously approved design with new elements that create interest, as referenced in the staff report dated October 3, 2023. Therefore the amended design will be 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 overall project is consistent with all previously approved entitlements. Conditions of approval will require the installation of solar panels in a manner that the installation will be hidden from view. The change in overall design will allow the installation of solar panels, which will not be visible from the public viewshed. Conditions of approval require adherence to all aspects of design guidelines including 360 degree design.

- 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 design amendment does not change or alter any previously approved conditions of approval regarding landscaping, and does not itself involve or require landscaping; however, conditions of approval require that landscape plans be submitted for review and approval consistent with the City's design guidelines.

- 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 as designed will not interfere with the use and/or enjoyment of neighboring existing or future development. The change in design does not alter the performance or functionality of the overall project. The project would not result in hazards associated with public health, safety, and welfare, in so much that the project is required to be constructed to be in compliance with fire and building codes, and the associated building permits will be reviewed by public safety and building personnel prior to issuance.

- 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.**

Existing public facilities (sewer and water) exist to accommodate the proposed project, as approved and entitled in 2016. The amendment does not alter or effect public facilities/services on the site.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Bautista hereby incorporates by reference, as if set forth in full within this resolution,

Findings, Conditions and Mitigation Measures contained in City Council Resolutions 2026-47 and 2016-48'

BE IT FURTHER RESOLVED that the Planning Commission approves the Site and Design Review Permit to amend the previous approved design of the commercial retail building of the Gas Station project, located at 404 The Alameda (APN: 002-520-012), subject to 1) Conditions and based Findings contained in City Council Resolution No. 2016-48 incorporated herein by reference; and 2) additional conditions of approval contained in Exhibit "A;

Exhibit "A"

1. Prior to issuance of a grading or building permit the applicant shall submit revised elevations for review and approval by the Planning Commission showing treatment of the East, North and South elevations of the retail and lease space building with treatment similar to select architectural design details of the South Elevation, as follows:

- Sculptured Shaped Outriggers - Brown
- Double Facia on gable ends - Light Brown
- Facia on hip roof - Light Brown
- Recessed lighting at Columns with tan stucco finish
- Stucco Columns with White stucco
- Sheet metal cap at parapet walls with tan painted finish
- Daltile AM1224P Ambassador Tile - Grey
- Sheet metal cap at top of tile - tan painted finish to match parapet cap.
- Large light fixtures in the recessed column areas with brown colored metal finish.

Adjustment in the selection of design details for other elevations shall be based on feasibility and desirability given the placement of appurtenant equipment (screening of heating/cooling equipment, solar panels etc.), or accessory structures such as trash enclosure.

2. Prior to the issuance a grading or building permit applicant shall submit, for approval by the Planning Commission a Site and Design Review Permit application for sign program for the site.

3. Prior to issuance of a grading or building permit, applicant shall submit for Planning Commission review and approval a Site and Design Review Permit for the following improvements:

- a) perimeter walls
- b) pump island canopy structure
- c) any enlargement of the approved pump island under-canopy improvements
- d) trash receptacle/bin storage structure
- e) on site circulation striping plan
- f) revised site plan and elevations showing changes resulting from elimination of the car wash

4. Prior to the issuance of a Building Permit, applicant shall submit plans for noise attenuation sufficient to meet the standards set forth in Resolution 2016-48, conditions 21, and 22.

5. Prior to issuance of a grading or building permit, applicant shall submit a detailed landscape and irrigation plan designed by a licensed landscape architect for the entire site for review and approval in writing by the Community Development Director. All landscaping and irrigation shall be installed and operational prior to issuance of a final approval for occupancy. Landscaping shall be

sufficient, when mature, to soften and enhance the appearance of buildings, walls, enclosures and paved areas, promote energy efficiency, be drought tolerant, and irrigation systems shall be designed for water efficiency. Landscaping shall include trees, shrubs as understory vegetation, and ground cover with special attention to property frontages along The Alameda and Hwy 156. Evidence of coordination with Caltrans for landscaping within the Hwy 156 right of way shall be submitted. Landscaping shall be maintained in a healthy, flourishing condition at all times. All landscape areas shall be maintained weed free and free of litter and debris at all times. To the extent possible, landscape plans shall incorporate landscape material evocative of the City's historical past.

6. Prior to issuance of a building or grading permit, applicant shall submit plans and documents demonstrating compliance with the most recent post- construction stormwater management requirements for development projects in the Central Coast Region of the Regional Water Quality Control Board.

7. Prior to the issuance of a grading or building permit applicant shall submit a comprehensive lighting plan for the site demonstrating compliance with the City's Dark Sky development standards contained in Zoning Ordinance Chapter 11-13.

8. Colors and materials used for the retail building shall be consistent with those reviewed and approved by the Planning Commission on October 3, 2023.

9. Prior to issuance of a grading or building permit applicant shall obtain a Conditional Use Permit for any proposed formula retail occupant of the convenience store.

10. Prior to issuance of a Building Permit for tenant improvement of the leased space portion of the commercial building, applicant shall obtain a Conditional Use Permit for any formula retail occupant of the leased space.

PASSED AND APPROVED by the Planning Commission of the City of San Juan Bautista on this 3rd day of October 2023, by the following vote:

AYES:

NOES:

ABSENT:

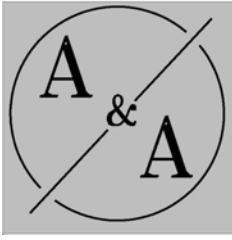
ABSTAIN:

APPROVED:

Jose Aranda, Chair

ATTEST:

Elizabeth Soto , Deputy City Clerk



Avila & Associates, Inc

2268 Ezie Avenue

Clovis, CA. 93611

(559) 287-7056

Email: fredavila53@gmail.com

September 25, 2023

The Alameda - Features and Colors

RE: Features and Colors for Revised Application

Below is a list of changes, materials and colors for the project:

- Building Style is "Mediterranean Revival"
- Clay Tile Roofing - Mission / True Barrel Tile - Red - "Vera Clay Tile Roofing"
- Sculptured Shaped Outriggers - Brown - "Sherman Williams - SW9099 - Saddle up"
- Double Facia on gable ends - Light Brown - "Sherman Williams - SW6136 - Harmonic Tan"
- Facia on hip roof - Light Brown - "Sherman Williams - SW9092 - Iced Mocha"
- Arched Window tops and Arched opening on Lease space side. Bronze - "Sherman Williams - SW6160 - Best Bronze"
- Recessed lighting at Columns with tan stucco finish - "Sherman Williams - SW6366 - Ambitious Amber"
- Stucco Columns with White stucco - "Sherman Williams - SW7005 - Pure White"
- Sheet metal cap at parapet walls with tan painted finish - "Sherwin Williams - SW9092 - Iced Mocha"
- Circular Vents in covered walk way roof - dark brown - "Sherman Williams - SW6068 Brevity Brown"
- Daltile AM1224P Ambassador Tile - Grey
- Sheet metal cap at top of tile - tan painted finish to match parapet cap. - "Sherwin Williams - 6136 - Harmonic Tan"
- Light Grey stucco on the Gable End of the Signage Area and the signage area of the Hip Roof. "Sherwin Williams - SW6204 - Sea Salt)
- Large light fixtures in the recessed column areas with brown colored metal finish. " Sherwin Williams - SW6160 - Best Bronze

Thank you,

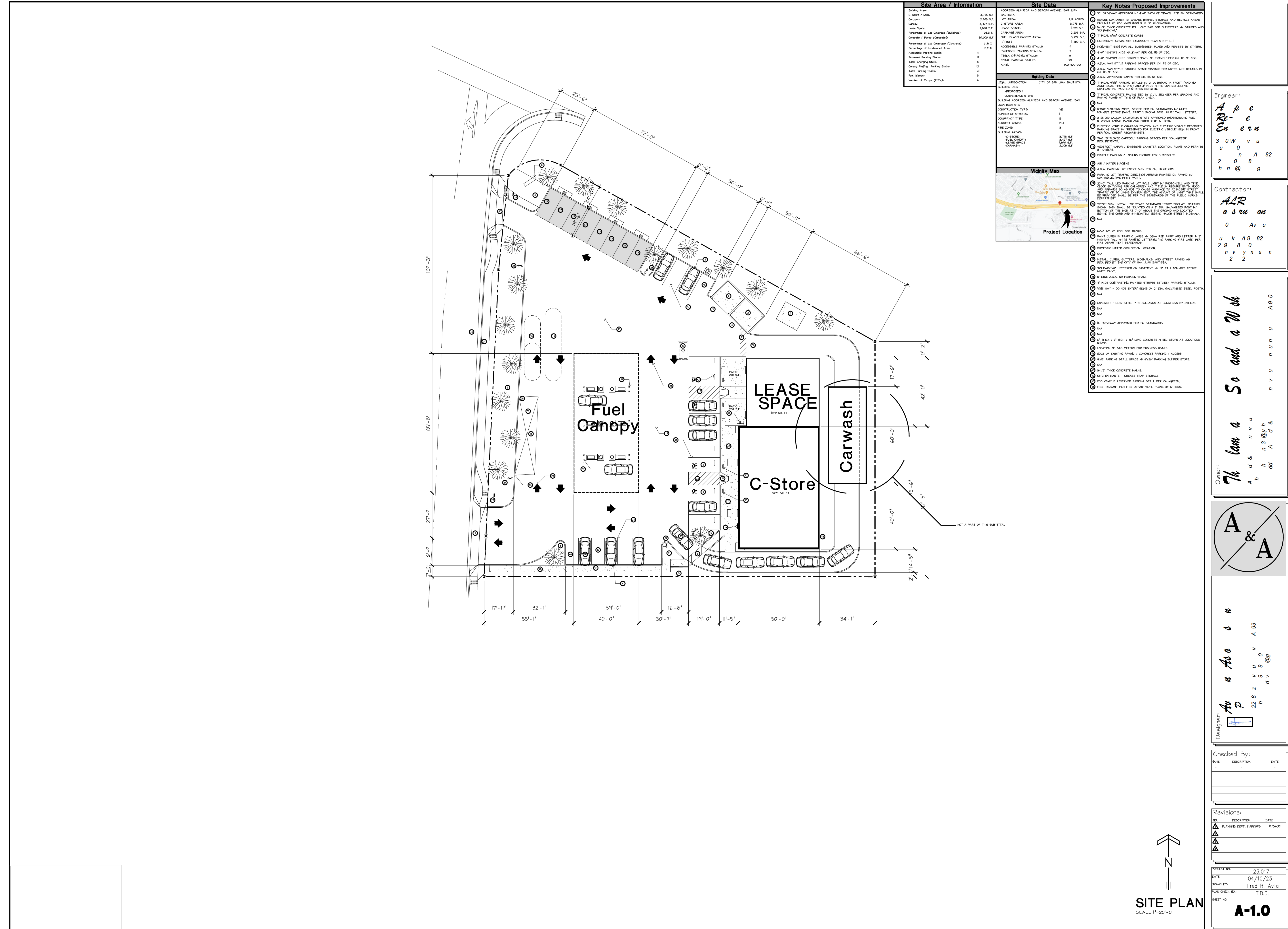
Fred R. Avila

Site Area / Information		Site Data	
Building Area:		ADDRESS: ALAMEDA AND BEACON AVENUE, SAN JUAN BAUTISTA	
C-Store / QSR:	3,775 S.F.	LOT AREA:	1.12 ACRES
Carwash:	2,208 S.F.	C-STORE AREA:	3,775 S.F.
Canopy:	3,427 S.F.	LEASE SPACE:	1,890 S.F.
Lease Space:	1,890 S.F.	CARWASH AREA:	2,208 S.F.
Percentage of Lot Coverage (Buildings):	23.3 %	FUEL ISLAND CANOPY AREA:	3,427 S.F.
Concrete / Paved (Concrete):	30,000 S.F.	(Total)	11,300 S.F.
Percentage of Lot Coverage: (Concrete)	61.5 %	ACCESSIBLE PARKING STALLS	4
Percentage of Landscaped Area:	15.2 %	PROPOSED PARKING STALLS:	17
Accessible Parking Stalls:	4	TESLA CHARGING STALLS:	8
Proposed Parking Stalls:	17	TOTAL PARKING STALLS:	29
Tesla Charging Stalls:	8	A.P.N.	002-520-012
Canopy Fueling Parking Stalls:	12		
Total Parking Stalls:	41		
Fuel Islands:	3		
Number of Pumps (MP's):	6		
		Building Data	
		LEGAL JURISDICTION: CITY OF SAN JUAN BAUTISTA	
		BUILDING USE:	
		-PROPOSED I	
		CONVENIENCE STORE	
		BUILDING ADDRESS: ALAMEDA AND BEACON AVENUE, SAN JUAN BAUTISTA	
		CONSTRUCTION TYPE:	VB
		NUMBER OF STORIES:	1
		OCCUPANCY TYPE:	B
		CURRENT ZONING:	M-1
		FIRE ZONE:	3
		BUILDING AREAS:	
		-C-STORE:	3,775 S.F.
		-FUEL CANOPY:	3,427 S.F.
		-LEASE SPACE	1,890 S.F.
		-CARWASH:	2,208 S.F.

Car Wash Included

Site Area / Information		Site Data	
Building Area:		ADDRESS: ALAMEDA AND BEACON AVENUE, SAN JUAN BAUTISTA	
C-Store / QSR:	3,775 S.F.	LOT AREA:	1.12 ACRES
Canopy:	3,427 S.F.	C-STORE AREA:	3,775 S.F.
Lease Space:	1,890 S.F.	LEASE SPACE:	1,890 S.F.
Percentage of Lot Coverage (Buildings):	18.6 %	FUEL ISLAND CANOPY AREA:	3,427 S.F.
Concrete / Paved (Concrete):	30,000 S.F.	(Total)	9,092 S.F.
Percentage of Lot Coverage: (Concrete)	61.5 %	ACCESSIBLE PARKING STALLS	4
Percentage of Landscaped Area:	19.9 %	PROPOSED PARKING STALLS:	17
Accessible Parking Stalls:	4	TESLA CHARGING STALLS:	8
Proposed Parking Stalls:	17	TOTAL PARKING STALLS:	29
Tesla Charging Stalls:	8	A.P.N.	002-520-012
Canopy Fueling Parking Stalls:	12		
Total Parking Stalls:	41		
Fuel Islands:	3		
Number of Pumps (MP's):	6		
		Building Data	
		LEGAL JURISDICTION: CITY OF SAN JUAN BAUTISTA	
		BUILDING USE:	
		-PROPOSED I	
		CONVENIENCE STORE	
		BUILDING ADDRESS: ALAMEDA AND BEACON AVENUE, SAN JUAN BAUTISTA	
		CONSTRUCTION TYPE:	VB
		NUMBER OF STORIES:	1
		OCCUPANCY TYPE:	B
		CURRENT ZONING:	M-1
		FIRE ZONE:	3
		BUILDING AREAS:	
		-C-STORE:	3,775 S.F.
		-FUEL CANOPY:	3,427 S.F.
		-LEASE SPACE	1,890 S.F.
		-CARWASH:	2,208 S.F.

Car Wash Excluded



Engineer:

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Contractor:

ALR
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Owner:

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Designer:

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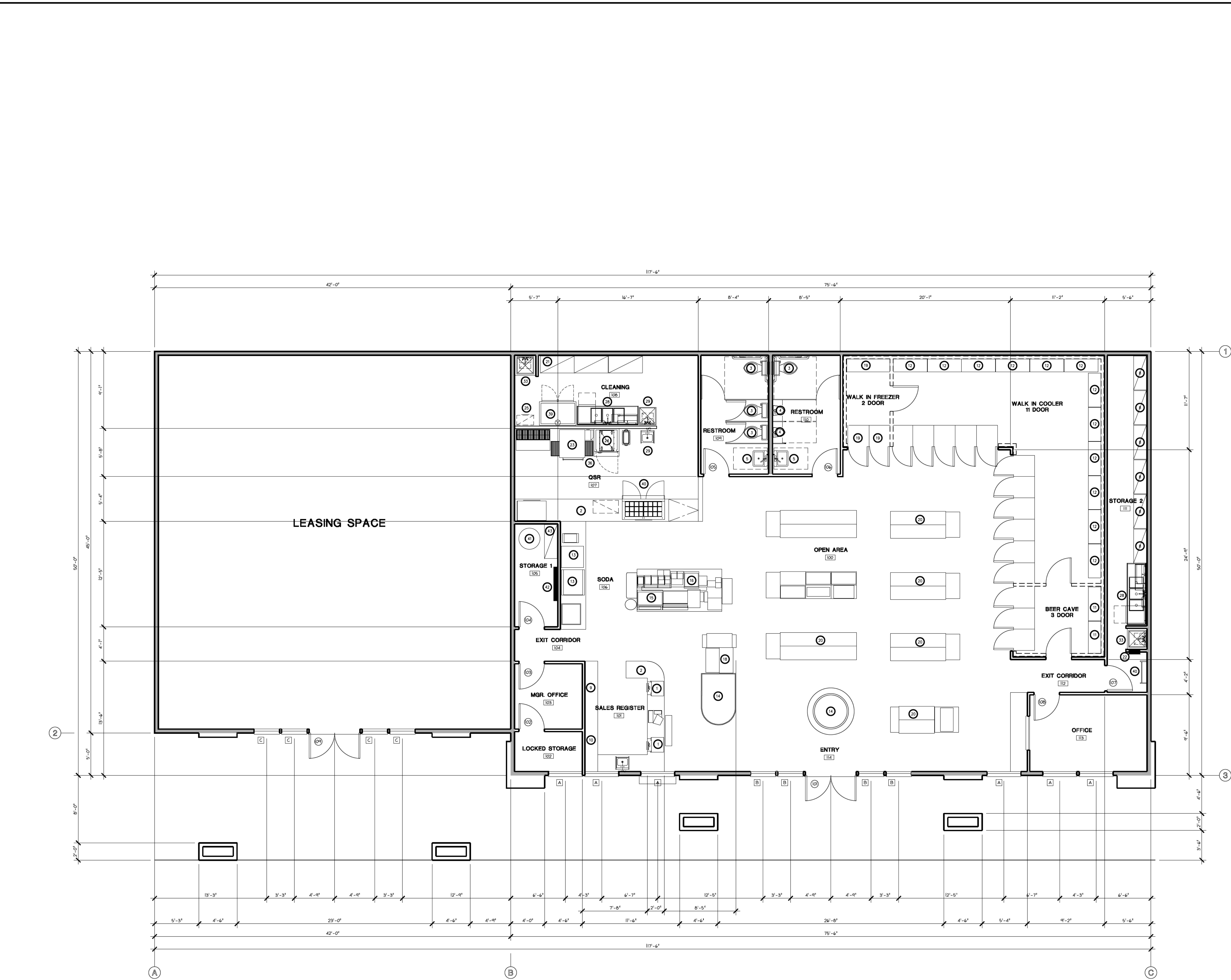
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Revisions:

NO.	DESCRIPTION	DATE
1	PLANNING DEPT. MARKUPS	12/06/22
2	-	-
3	-	-
4	-	-

PROJECT NO: 23.017
DATE: 04/10/23
DRAWN BY: Fred R. Avila
PLAN CHECK NO.: T.B.D.
SHEET NO:

A-1.0

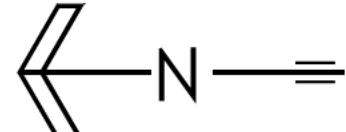


Key Notes	
POINT OF SALES (POS)	
SALES COUNTER	
WATER CLOSET	
ACCESSIBLE URINAL	
ACCESSIBLE LAVATORIES	
OFFICE DESK	
SURVEILLANCE SYSTEM AREA	
DRY STORAGE SHELVING	
CIGARETTE DISPLAY	
LIQUOR DISPLAY	
BEER CASE SHELVING	
SOFT DRINK STORAGE/RACKS	
ICE AND SODA FOUNTAINS	
SANDWICH COLD CONTAINER / DISPLAY	
COFFEE ISLAND	
COFFEE CONDIMENT	
DUAL TEMP COLD CASE	
CONDIMENT STATION	
FROZEN DRINK DISPLAY / DISPENSER	
GONDOLA DISPLAY / SHELVING	
CUT TABLE	
SPRINKLER CONTROLLER	
OVEN	
RETRADER	
HALL SHELF	
PAN CART	
WAKE TABLE	
(S) COMPARTMENT SINK	
HAND SINK	
FREEZER	
DRY STORAGE	
UVC DISHWASHER	
TOP SINK	
FRIDGE	
CUT TABLE	
OVEN HOOD	
GAS OVEN	
DIGITAL SCREEN	
DOUGH CART	
HOOF ACCESS LADDER	
C.O.D. CONTAINER	
FUEL CONTROL PANEL	
BAG N THE BOX	

Lighting Requirements

POLE LIGHT - PLT SOLUTIONS - 300 WATT LED - 5000 KELVIN - 40500 LUMENS
WALL MTD - AG ELECTRONICS - 37 WATT LED - 5000 KELVIN - 2750 LUMENS
CANOPY - TCP - 70 WATT LED - 5000 KELVIN - 7600 LUMENS
STEP LIGHT - 120 WATT LED - 5000 KELVIN - 6000 LUMENS

Floor Plan General Notes	
1. SOUND INSULATION IN WALLS AT CONFERENCE ROOM, ALL EXAM ROOMS AND RESTROOM WALLS.	16. EXPOSED INSULATION SHALL HAVE A FLAME-SPREAD, AND A SMOKE DENSITY RATING NOT TO EXCEED 25/80.
2. ADD BACKING IN WALLS AT CONFERENCE ROOM AND OFFICES FOR TENANT PROVIDED WALL MOUNTED TELEVISION - BOTTOM OF TELEVISION AT 54" ABOVE FINISH FLOOR.	17. ALL INTERIOR DOORS SHALL BE 3" UNLESS OTHERWISE NOTED. PROVIDE LEVER TYPE HARDWARE AT ALL INTERIOR DOORS.
3. VERIFY WITH OWNER ALL ELECTRICAL AND DATA LOCATIONS.	18. A MAXIMUM OF 1/2"-INCH OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIAL, OFFSETS GREATER THAN 1/4"-INCH REQUIRE A MAXIMUM BEVELED SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL.
4. VERIFY WITH OWNER LOCATION OF BACKING FOR WALL MOUNTED T.V.	19. POST ACCESSIBILITY SIGN AT ENTRY, 4" x 4" DECAL PER T-24.
5. TOILET AND BATHROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE THAT EXTENDS UPWARD ON THE WALLS A MINIMUM OF 4".	20. PROVIDE A 1" SIGN OVER DOOR TO READ "THIS DOOR TO REMAIN OPEN DURING BUSINESS HOURS" ALSO PROVIDE OPEN FLAG.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ACTUAL CONDITIONS AND FIELD AND REPORT TO THE DESIGNER OR ANY DISCREPANCIES FOUND, PRIOR TO ANY CONSTRUCTION.	21. CONTRACTOR TO COMPLY WITH CITY OF COALINGA "NO SMOKE POLLUTION CONTROL ORDINANCE", NO SMOKE SIGN.
7. PROVIDE R-13 INSULATION AT 2x4 INTERIOR WALLS, 2x6 INTERIOR WALLS.	22. MANUALLY OPERATED EDGE OR SURFACE FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED. CBC
8. PROVIDE R-38 INSULATION IN CEILING.	23. N/A
9. SEE SHEET A-3.0 FOR THE DOOR AND WINDOW SCHEDULE.	24. CONTRACTOR TO PROVIDE FIRE EXTINGUISHERS EQUIPMENT AS REQ'D BY LOCAL CODES, STARE FIRE MARSHALL AND NFPA 10, 2-A, 10-B-C, RATED MINIMUM ONE PORTABLE FIRE EXTINGUISHERS FOR EVERY 3000 SQUARE FEET WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET, EXTINGUISHERS WILL BE ADDED AT TIME OF TENANT IMPROVEMENTS.
10. SUBMIT METHOD OF FIRE STOPPING TO BUILDING INSPECTOR FOR APPROVAL.	25. THIS IMPROVEMENT PROJECT REQUIRES EXISTING FACILITIES TO MEET CURRENT ACCESSIBILITY STANDARDS, INCLUDING PARKING, PATHS OF TRAVEL, TOILET FACILITIES AND OTHER FACILITIES.
11. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR ROUGH OPENING REQUIREMENTS PRIOR TO CONSTRUCTION OR INSTALLATION.	26. NO THUMB LATCHES OR KEYED CYLINDER ALLOWED UNLESS OPERATED BY A SINGLE ACTION HARDWARE.
12. PROVIDE APPROVED FIRE EXTINGUISHERS 2A-10BC, LOCATION AS DETERMINED BY FIRE MARSHALL.	27. ALL BUILDING SUBCONTRACTORS SHALL PERFORM THERE APPROPRIATE WORK TO CODES AND REGULATIONS, AND INDUSTRY STANDARDS.
13. FIRE-RATED WALLS, AND CEILINGS, SHALL COMPLY WITH U.S.C. CHAPTER-7, OR APPROVED ASSEMBLIES SHOWN ON DRAWINGS.	28. THIS PERMIT DOES NOT INCLUDE ANY HIGH PILE STORAGE OR RACK STORAGE OVER 8' FEET HIGH.
14. ALL INTERIOR HALL COVERINGS TO BE MINIMUM CLASS 3 FLAME SPREAD.	29. ALL FUTURE TENANTS ARE REQUIRED TO HAVE PLANS SUBMITTED FOR REVIEW AND APPROVAL AND BUILDING PERMITS PRIOR TO START CONSTRUCTION FOR ANY IMPROVEMENTS.
15. EXIT DOORS USED AS PAIRS WITH APPROVED AUTOMATIC FLUSH BOLTS SHALL NOT HAVE DOOR KNOBS OR SURFACE-MOUNTED HARDWARE ON THE INACTIVE LEAF.	30. PROVIDE 12" HIGH ADDRESS POSTING VISIBLE FROM THE STREET.
	31. ALL EXTERIOR DOOR LANDINGS AT GRADE SHALL HAVE A SMOOTH TRANSITION TO ADJACENT PAVEMENT SURFACES.
	32. MAXIMUM CROSS SLOPE OF ALL LANDINGS, RAMPS AND / OR WALKS TO BE 2%.
	33. PROVIDE AN ACCESSIBLE LANDING (MAX. SLOPE OF 2% IN ANY DIRECTION) AT ALL EXTERIOR DOORS FOR TRAVELING CLEARANCES, THE DEPTH OF THE LEVEL LANDING MUST BE 60" CLR. ON THE FULL SIDE AND THE MIN. WIDTH SHALL BE THE WIDTH OF THE DOOR PLUS 24" CLR. FROM THE STRIKE EDGE OF THE DOOR TO THE EDGE OF THE LANDING.
	34. TOILET ROOMS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS A MINIMUM OF 4" (2019 CBC 100.1).
	35. ACCESSORIES PROVIDED ON OR WITHIN RESTROOM WALLS SHALL BE INSTALLED AND SEALED TO PROTECT THE STRUCTURAL ELEMENTS FROM MOISTURE. (2019 CBC 100.1.3)
	36. PROVIDE ILLUMINATED EMERGENCY LIGHTING PER 2019 CFC, SECTION 100.1.3.3
	37. PROVIDE ILLUMINATED EMERGENCY POWER PER 2019 CFC, SECTION 100.3
	38. PROVIDE EMERGENCY LIGHTING ON EXTERIOR LANDINGS FOR EXIT DISCHARGE DOORWAYS PER 2019 CFC, SECTION 100.3
	39. EXITS AND ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN REDUCEDLY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS SHALL BE MARKED BY REDUCEDLY VISIBLE EXIT SIGN TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. IN CASES WHERE THE EXIT OR PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE, INTERVENING PEAKS OF EGRESS DOORS SHALL BE MARKED WITH EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IS MORE THAN 50 FEET OR LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS. 2019 CFC, SECTION 101.1
	40. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST FIVE INCHES.
	41. HALLS WITHIN 2' OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4'. THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT AFFECTED BY MOISTURE.
	42. ALL DOOR OPENING HARDWARE SHALL BE EITHER LEVEL ACTION, PANIC, PUSH-PULL OR SETBACK TYPE (CBC 100.1.1), CBC 100.30.4, 100.40.2.1).
	43. PROVIDE AN ILLUMINATED EXIT SIGN AT THE EXIT DOOR. (CBC 101.5)
	44. PROVIDE ACCESS TO ACCESSIBLE RESTROOMS WITH APPROPRIATE IDENTIFICATION
	45. WEATHER PROTECTION IS REQUIRED AIR HORIZONTAL PORTIONS OF ALL EXPOSED STUCCO PARAPETS (CBC 100.1.1).
	46. EXIT DOORS SHALL BE OPENED FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT (CBC 100.1.1), CBC 100.30.4
	47. PROVIDE TACTILE EXIT SIGN AT THE PRIMARY EXIT DOOR TO COMPLY WITH CBC 103.4
	48. PROVIDE TACTILE SHEET NUMBERS SIGN AT THE PRIMARY EXIT DOOR TO COMPLY WITH CBC 103.4
	49. THE MATERIALS ON SITE INCLUDE DRYHALL, DRYHALL PUD, TAPE, NAILS AND SCREWS, VARIOUS HAND TOOLS, METALS BRIDS, SCAFFOLDING PIPES & SCAFFOLDING PLANKS. ALL MATERIALS THAT ARE WEATHER SENSITIVE WILL BE STORED IN OUR PROPOSED WAREHOUSE. STORAGE TO BE ON PALLETS AND STACKED NO FIBER OVER 11'-0" HIGH.
	50. ACCESSIBLE TOILET STALLS SHALL HAVE A 3" DOOR WHICH WILL PROVIDE A 32" CLEAR OPENING, HOWEVER, WHEN THE STALL HAS A SIDE OPENING DOOR, THE CLEAR OPENING IS REQUIRED TO BE 34" MINIMUM (2019 CBC, 100.40.2.1 EXCEPTION)
	51. 2A-10BC MODEL FIRE EXTINGUISHERS WITH A MAXIMUM OF 70' TRAVEL DISTANCE FROM ANY LOCATION WITHIN THE BUILDING.



FLOOR PLAN

SCALE: 3/16"=1'-0"

Engineer:

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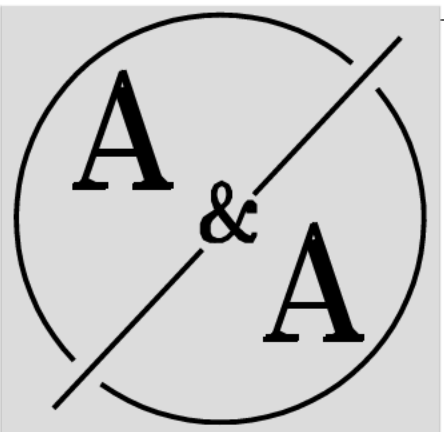
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Contractor:

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Revisions:

NO.	DESCRIPTION	DATE
1	PLANNING DEPT. MARKUPS	10/06/22
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3	-	-
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PROJECT NO:

23.017

DATE:

04/10/23

DRAWN BY:

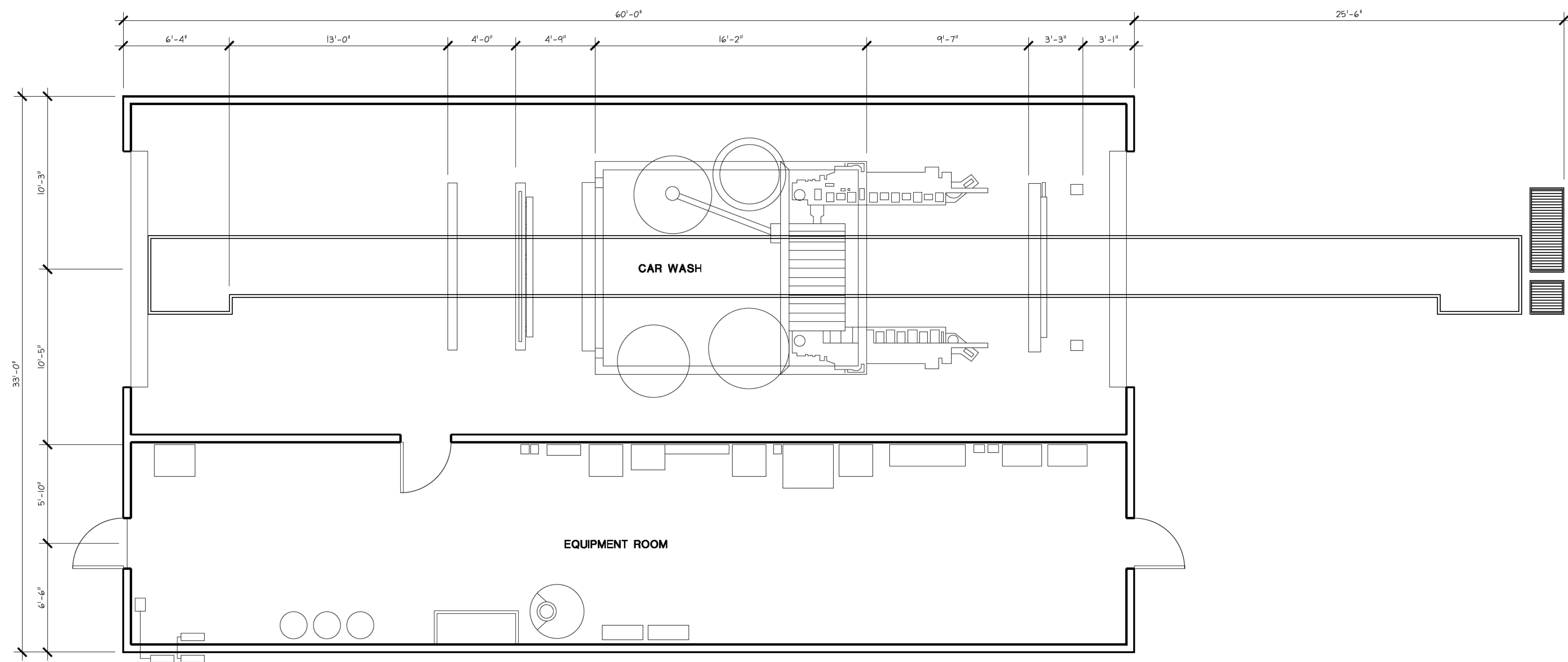
Fred R. Avila

PLAN CHECK NO:

T.B.D.

SHEET NO:

A-2.0

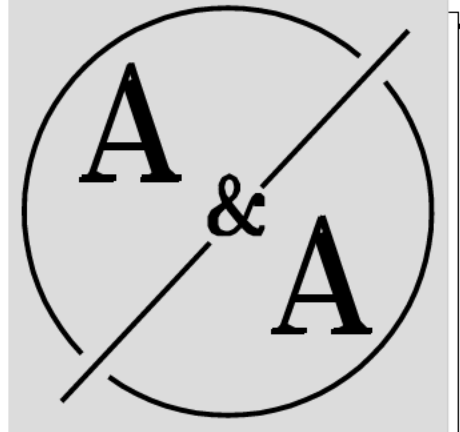


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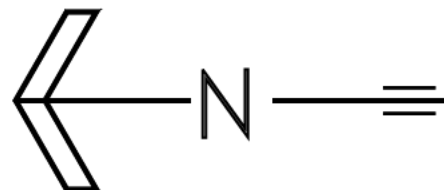
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NAME	DESCRIPTION	DATE
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PROJECT NO.	23.017
DATE:	04/10/23
DRAWN BY:	Fred R. Avila
PLAN CHECK NO.:	T.B.D.
SHEET NO.	

A-2.4



CARWASH FLOOR PLAN

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

Lighting Requirements

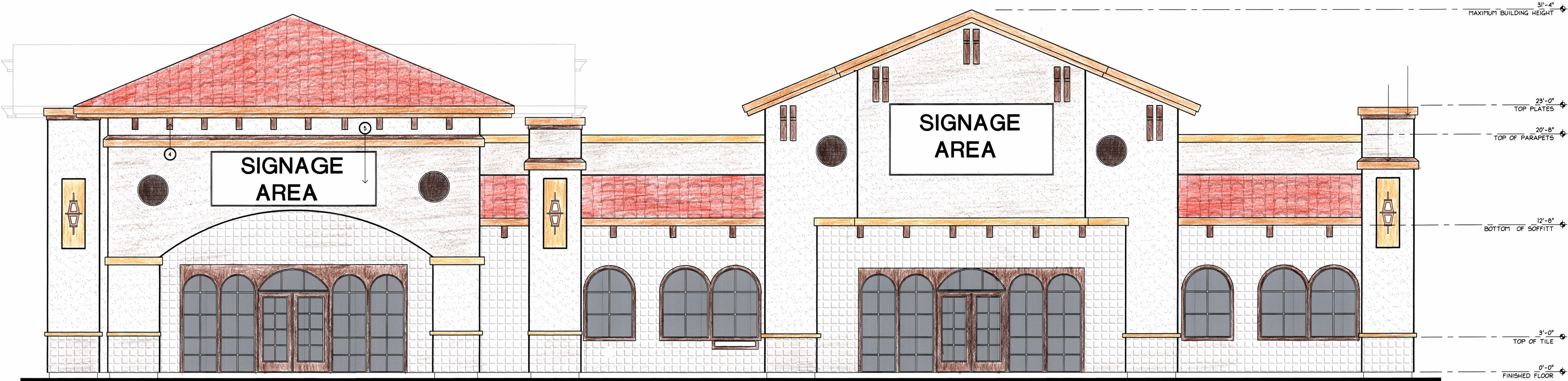
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WALL MTD - AG ELECTRONICS - 37 WATT LED - 5000 KELVIN - 2750 LUMENS
CANOPY - TCP - 70 WATT LED - 5000 KELVIN - 7600 LUMENS
STEM LIGHT - 120 WATT LED - 5000 KELVIN - 6000 LUMENS

Material Colors

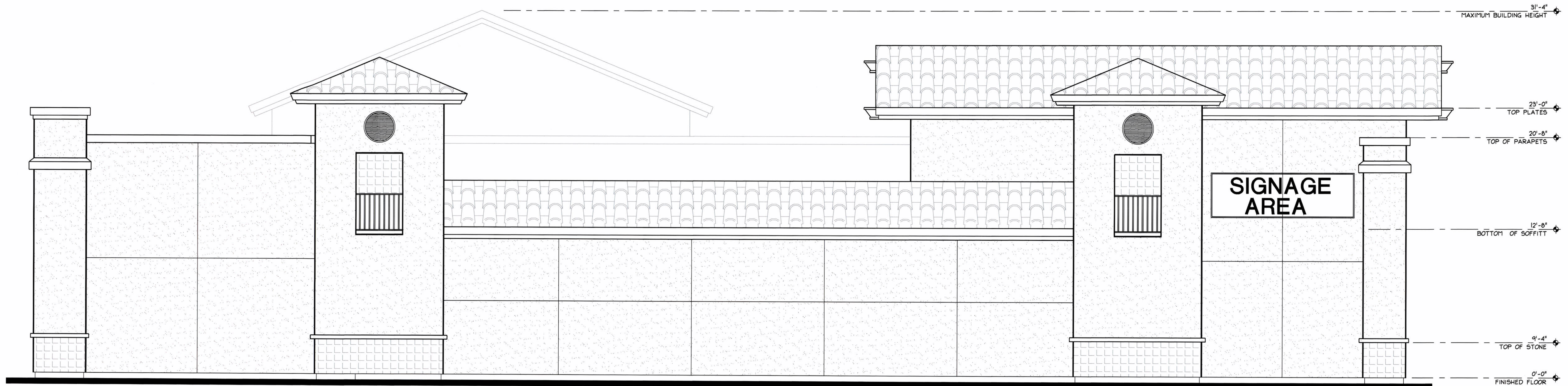
- P-1 MAIN COLOR SHERWIN WILLIAMS 249C1 ACCESSIBLE BEIGH
P-2 ACCENT COLOR SHERWIN WILLIAMS 249C3 TONY TAUPE
P-3 ACCENT COLOR SHERWIN WILLIAMS 249C5 VITUAL TAUPE
P-4 TILE ROOFING MONIER TILE ROOFING MARSEILLE IN AURORA

Key Notes

- 1 PROVIDE 7/8" STUCCO O/W W.P. WOVEN WIRE LATH W/ 1/2 GA. STAPLES AT 6" O.C. TO 2x HOOD STUDS AT 16" O.C.
2 DECORATIVE FOAM W/ STUCCO FINISH
3 WEEP SCREED AT BOTTOM OF STUCCO
4 6x D.F. OUTRIGGERS / BRACING AS INDICATED ON EXTERIOR ELEVATIONS
5 BUILDING SIGNAGE
6 STORE FRONT SYSTEM
7 CULTURED STONE (THIN SET) - OWNER SELECT
8 26 GA G.I. PARAPET CAP AND FLASHING
9 24"x48" STONE VENEER COLUMNS
10 DECORATIVE 1" TALL x 26 GA. G.I. CHANNELS EMBEDDED
11 26 GA G.I. AT ROOF TO WALL INTERSECTION
12 LED WALL SCONCE LIGHTING (HOODED)
13 STEM LIGHT - PRODUCT SIGNAGE LIGHTING
14 CONC. TILE ROOFING CLASS 'A' MINIMUM 1/2" IS FELT w/ 3/4" OR 3/8" A.P.A. RATED SHEATHING, EXP. 1, 24/0 w/ 8d AT 6" o.c. ALL EDGES AND 12" o.c. FIELD, I.C.C. ESR-2043



WEST ELEVATION



EAST ELEVATION

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

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

Engineer:

Adaptive
Re-Use
Engineering

3550 Watt Avenue
Suite 140
Sacramento, CA 95821
(214) 407-3184
chormer@are-eng.com

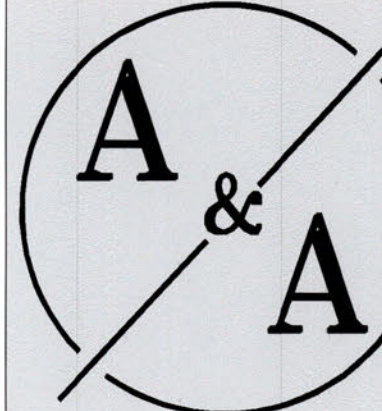
Contractor:

VALROY
Construction

1000 Delbon Avenue
Suite 1
Turlock, CA 95382
(209) 668-3505
bryan@valroyconstruction.com
Lic. 921612

Owner:
The Alameda - C Store and Car Wash

Alameda & Beacon Avenue
Ph. No.: (559) 824-2477
Email: hamman03@yahoo.com
Site Address: Alameda & East Beacon Avenue, San Juan Bautista, CA 95045



Designer:
Avila and Associates, Inc.
Project Design & Coordination

2268 Erie Avenue, Clovis, CA 93611
Ph. No.: (559) 287-7056
Email: fredavila53@gmail.com

Checked By:

NAME	DESCRIPTION	DATE

Revisions:

NO.	DESCRIPTION	DATE
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PROJECT NO: 23.017
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DRAWN BY: Fred R. Avila
PLAN CHECK NO: T.B.D.
SHEET NO:

A-3.0



Ambitious Amber

SW6366



Best Bronze

SW6160



Brevity Brown

SW6068



Harmonic Tan

SW6136



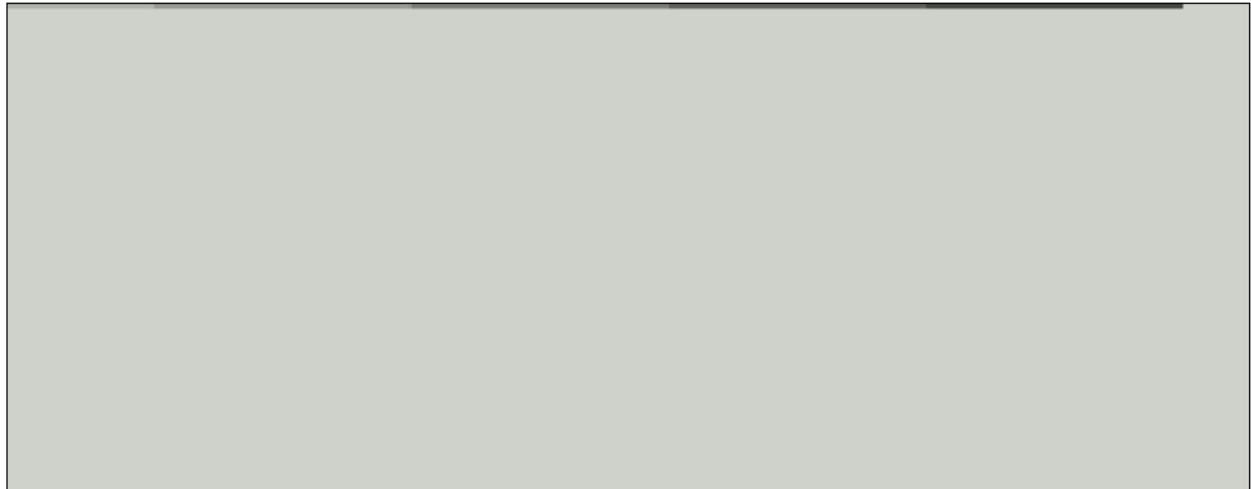
Iced Mocha

SW9092



Saddle Up

SW9099



Sea Salt

SW6204



Daltille - Ambassador

AM1224P

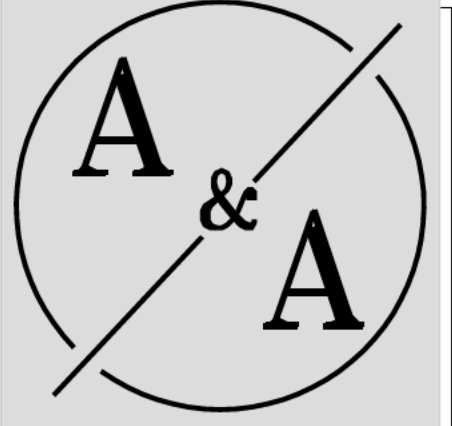



Vera Red Clay Roof Tile

Engineer:
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Contractor:
ALR
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Owner:
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Designer:
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Revisions:		
NO.	DESCRIPTION	DATE
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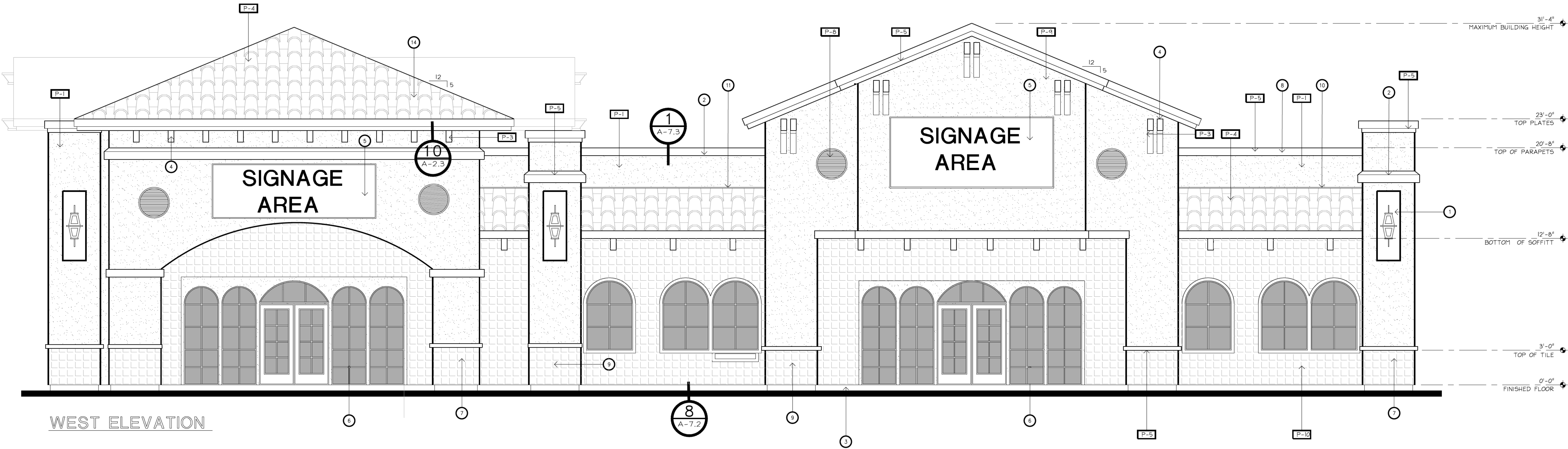
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DATE: 04/10/23
DRAWN BY: Fred R. Avila
PLAN CHECK NO.: T.B.D.
SHEET NO:

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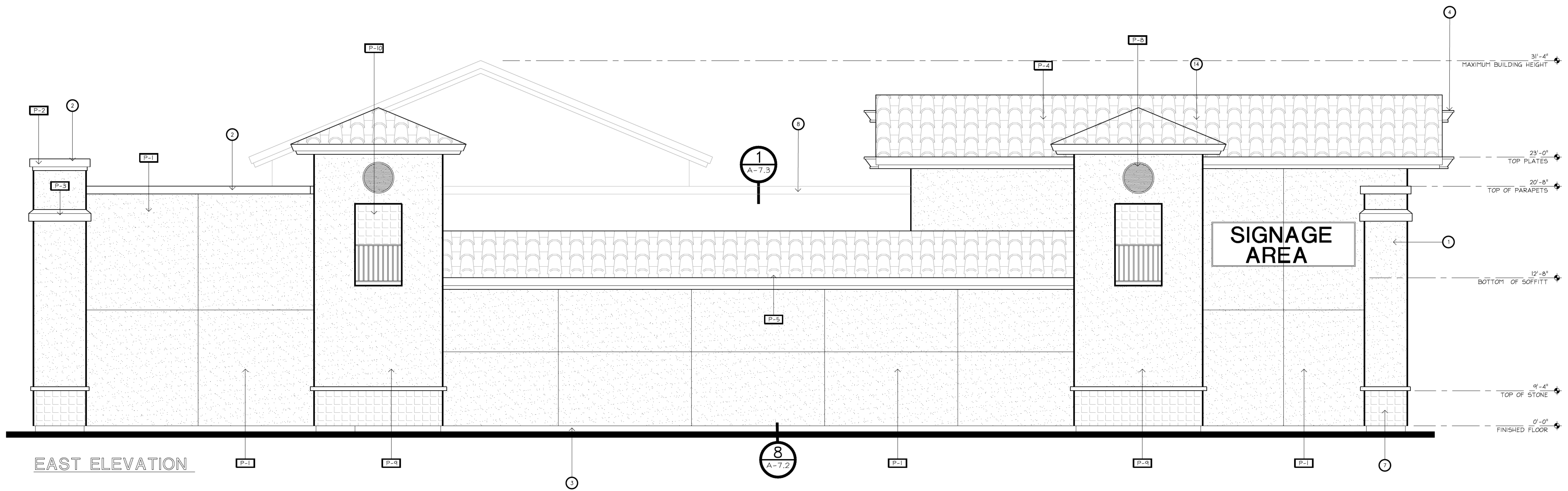
Lighting Requirements

POLE LIGHT - PLT SOLUTIONS - 300 WATT LED - 5000 KELVIN - 40500 LUMENS
WALL MTD - AG ELECTRONICS - 37 WATT LED - 5000 KELVIN - 2750 LUMENS
CANOPY - TCP - 70 WATT LED - 5000 KELVIN - 7600 LUMENS
STEM LIGHT - 120 WATT LED - 5000 KELVIN - 6000 LUMENS

Material Colors	Key Notes
<div><div>P-1</div><div>MAIN COLOR</div><div>SHERWIN WILLIAMS</div><div>SW7005</div><div>PURE WHITE</div></div> <div><div>P-2</div><div>ACCENT COLOR</div><div>SHERWIN WILLIAMS</div><div>SW9092</div><div>ICE MOCHA</div></div> <div><div>P-3</div><div>ACCENT COLOR</div><div>SHERWIN WILLIAMS</div><div>SW9099</div><div>SADDLE UP</div></div> <div><div>P-4</div><div>TILE ROOFING</div><div>VEREA TILE</div><div>RED</div></div> <div><div>P-5</div><div>ACCENT COLOR</div><div>SHERWIN WILLIAMS</div><div>SW6136</div><div>HARMONIC TAN</div></div> <div><div>P-6</div><div>STORE FRONT</div><div>SHERWIN WILLIAMS</div><div>SW6160</div><div>BEST BRONZE</div></div> <div><div>P-7</div><div>ACCENT COLOR</div><div>SHERWIN WILLIAMS</div><div>SW6366</div><div>AMBITIOUS AMBER</div></div> <div><div>P-8</div><div>ACCENT COLOR</div><div>SHERWIN WILLIAMS</div><div>SW6068</div><div>BREVITY BROWN</div></div> <div><div>P-9</div><div>MAIN COLOR</div><div>SHERWIN WILLIAMS</div><div>SW6204</div><div>SEA SALT</div></div> <div><div>P-10</div><div>MAIN COLOR</div><div>DALTILE</div><div>AM1224P</div><div>LIGHT GREY</div></div>	<div><div>1</div><div>PROVIDE 7/8" STUCCO w/ W.P. WOVEN WIRE LATH w/ 16 GA. STAPLES AT 6" O.C. TO 2x WOOD STUDS AT 16" O.C.</div></div> <div><div>2</div><div>DECORATIVE FOAM w/ STUCCO FINISH</div></div> <div><div>3</div><div>WEEP SCREED AT BOTTOM OF STUCCO</div></div> <div><div>4</div><div>6X D.F. OUTRIGGERS / BRACING AS INDICATED ON EXTERIOR ELEVATIONS</div></div> <div><div>5</div><div>BUILDING SIGNAGE</div></div> <div><div>6</div><div>STORE FRONT SYSTEM</div></div> <div><div>7</div><div>CULTURED STONE (THIN SET) - OWNER SELECT</div></div> <div><div>8</div><div>26 GA G.I. PARAPET CAP AND FLASHING</div></div> <div><div>9</div><div>24"x48" STONE VENEER COLUMNS</div></div> <div><div>10</div><div>DECORATIVE 1" TALL x 26 GA. G.I. CHANNELS EMBEDDED</div></div> <div><div>11</div><div>26 GA G.I. AT ROOF TO WALL INTERSECTION</div></div> <div><div>12</div><div>LED WALL SCONCE LIGHTING (HOODED)</div></div> <div><div>13</div><div>STEM LIGHT - PRODUCT SIGNAGE LIGHTING</div></div> <div><div>14</div><div>CONC. TILE ROOFING CLASS "X1" MINIMUM w/ #15 FELT w/ 3/4" OR 1" A.S.A. RATED SHEATHING, EXP. 1, 24/2 w/ Bd AT 6"x6. ALL EDGES AND 12" o.c. FIELD, I.C.C. ESR-2093</div></div>



WEST ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

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

Engineer:

A p e
Re- se
En ern

3 0 W v u
u 0
n A 82
2 0 3 8
h n @ g

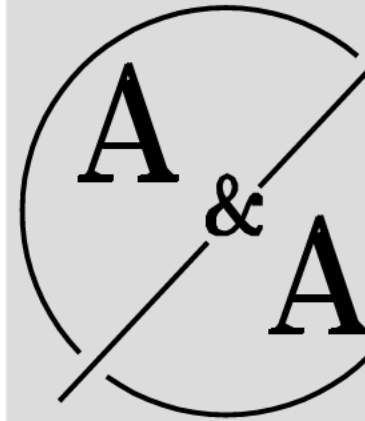
Contractor:

ALR
o s ru on

0 Av u
u k A 9 82
2 9 3 0
n v y n u n
92 2

Owner:

The lam a So and a W sh
A d & n v u
h h n 3 @ y h
ad A d & n v u n u n u A 0



Designer:
Au u Au o u u
22 8 z v u v A 93
h 9 8 0
d v @ g

Checked By:

DATE	DESCRIPTION	DATE
-	-	-

Revisions:

NO.	DESCRIPTION	DATE
1	PLANNING DEPT. MARKUPS	12/06/22
2	-	-
3	-	-
4	-	-

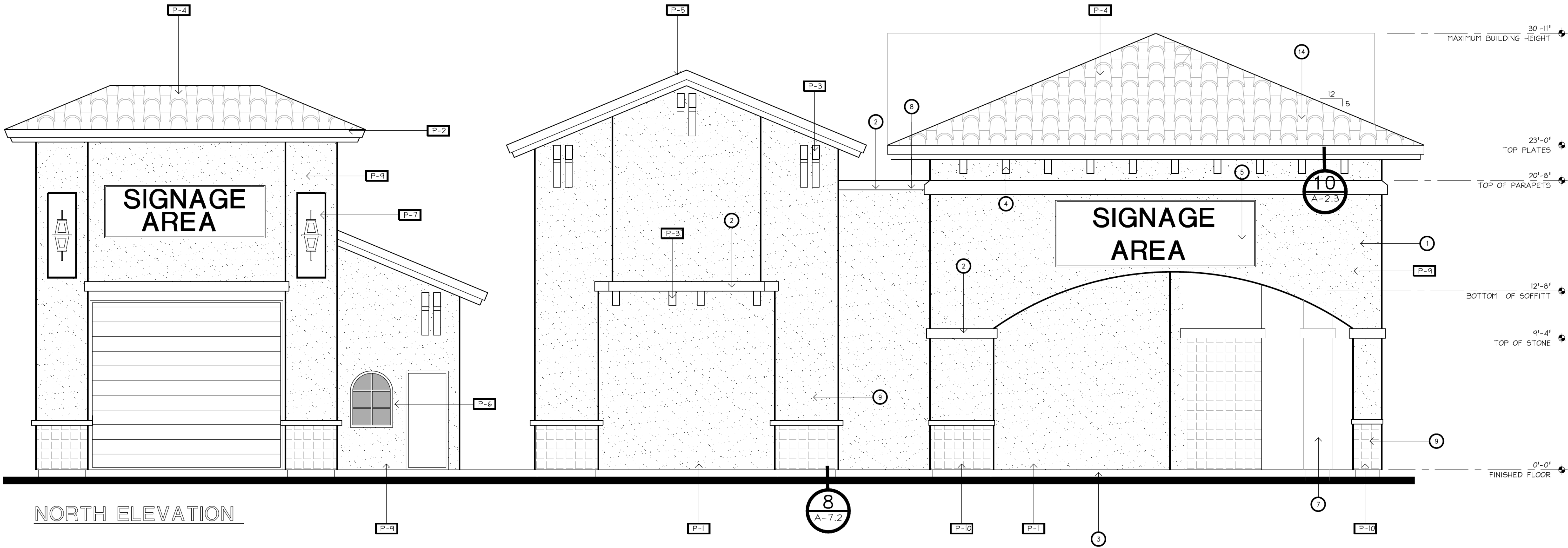
PROJECT NO: 23.017
DATE: 04/10/23
DRAWN BY: Fred R. Avila
PLAN CHECK NO.: T.B.D.
SHEET NO.

A-3.0

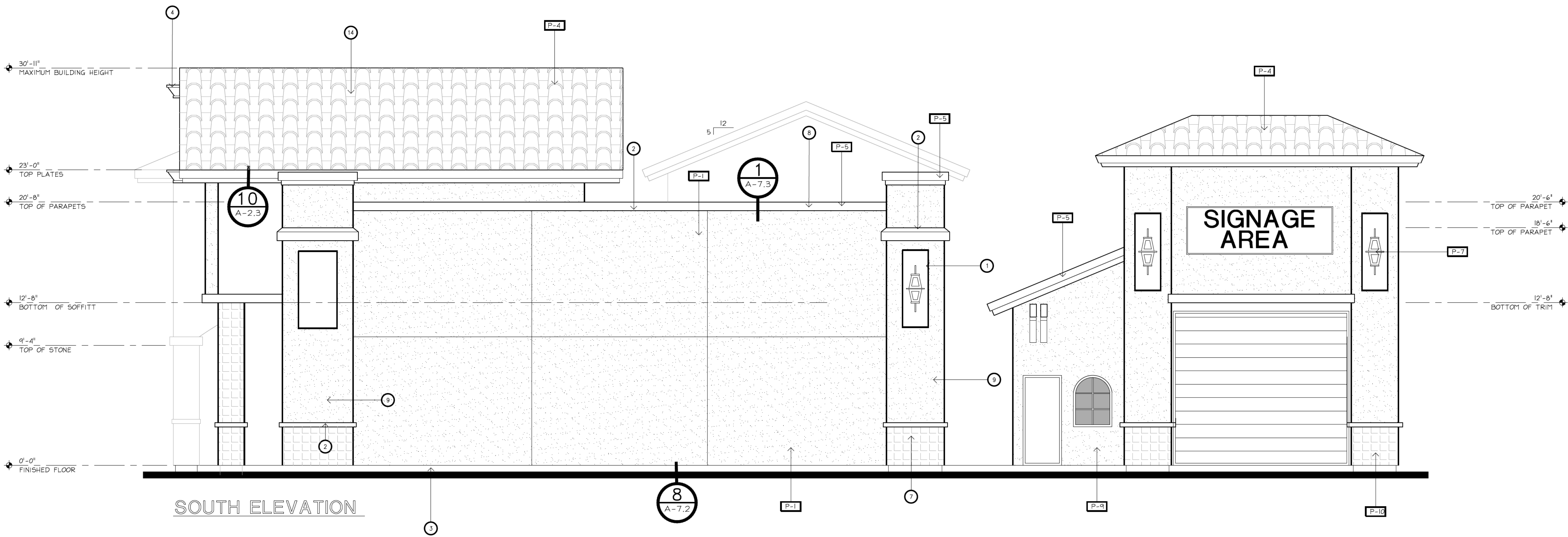
Lighting Requirements

POLE LIGHT - PLT SOLUTIONS - 300 WATT LED - 5000 KELVIN - 40500 LUMENS
WALL MTD - AG ELECTRONICS - 37 WATT LED - 5000 KELVIN - 2750 LUMENS
CANOPY - TCP - 70 WATT LED - 5000 KELVIN - 7600 LUMENS
STEM LIGHT - 120 WATT LED - 5000 KELVIN - 6000 LUMENS

Material Colors	Key Notes
<div><div>P-1</div>MAIN COLOR SHERWIN WILLIAMS SW7005 PURE WHITE</div> <div><div>P-2</div>ACCENT COLOR SHERWIN WILLIAMS SW9092 ICE MOCHA</div> <div><div>P-3</div>ACCENT COLOR SHERWIN WILLIAMS SW9091 SADDLE UP</div> <div><div>P-4</div>TILE ROOFING VERA TILE - RED</div> <div><div>P-5</div>ACCENT COLOR SHERWIN WILLIAMS SW6136 HARMONIC TAN</div> <div><div>P-6</div>STORE FRONT SHERWIN WILLIAMS SW6160 BEST BRONZE</div> <div><div>P-7</div>ACCENT COLOR SHERWIN WILLIAMS SW6366 AMBITIOUS AMBER</div> <div><div>P-8</div>ACCENT COLOR SHERWIN WILLIAMS SW6068 BREVITY BROWN</div> <div><div>P-9</div>MAIN COLOR SHERWIN WILLIAMS SW6204 SEA SALT</div> <div><div>P-10</div>MAIN COLOR DAL TILE AM1224P LIGHT GREY</div>	<div><div>1</div>PROVIDE 7/8" STUCCO w/ W.P. WOVEN WIRE LATH w/ 16 GA. STAPLES AT 6" O.C. TO 2x WOOD STUDS AT 16" O.C.</div> <div><div>2</div>DECORATIVE FOAM w/ STUCCO FINISH</div> <div><div>3</div>KEEP SCREED AT BOTTOM OF STUCCO</div> <div><div>4</div>6X D.F. OUTRIGGERS / BRACING AS INDICATED ON EXTERIOR ELEVATIONS</div> <div><div>5</div>BUILDING SIGNAGE</div> <div><div>6</div>STORE FRONT SYSTEM</div> <div><div>7</div>CULTURED STONE (THIN SET) - OWNER SELECT</div> <div><div>8</div>26 GA G.I. PARAPET CAP AND FLASHING</div> <div><div>9</div>24"x48" STONE VENEER COLUMNS</div> <div><div>10</div>DECORATIVE 1" TALL x 26 GA. G.I. CHANNELS EMBEDDED</div> <div><div>11</div>26 GA G.I. AT ROOF TO WALL INTERSECTION</div> <div><div>12</div>LED WALL SCONCE LIGHTING (HOODED)</div> <div><div>13</div>STEM LIGHT - PRODUCT SIGNAGE LIGHTING</div> <div><div>14</div>CONC. TILE ROOFING CLASS "X" MINIMUM w/ #15 FELT w/ 3/4" OR 1" A.S.A. RATED SHEATHING, EXP. 1, 24/2 w/ 8d AT 6" o.c. ALL EDGES AND 12" o.c. FIELD, I.C.C. ESR-2093</div>



NORTH ELEVATION



SOUTH ELEVATION

EXTERIOR ELEVATIONS

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

Engineer:

A p e
Re- se
En ern

3 0 W v u
u 0
n A 82
2 0 3 8
h n @ g

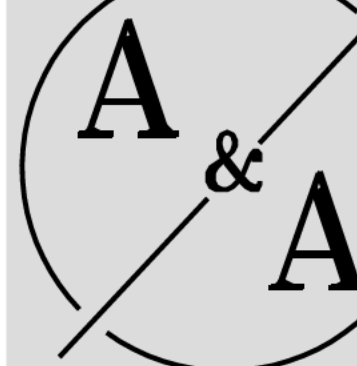
Contractor:

ALR
o s ru on

0 Av u
u k A9 82
29 30
n v y n u n
92 2

Owner:

The lam a So and a W sh
A d & n v u
h h n 3 @ y h
ad A d &



Designer:
Au u Au o u u
22 8 z v u v A 93
h 9 8 0
dv @g

Checked By:

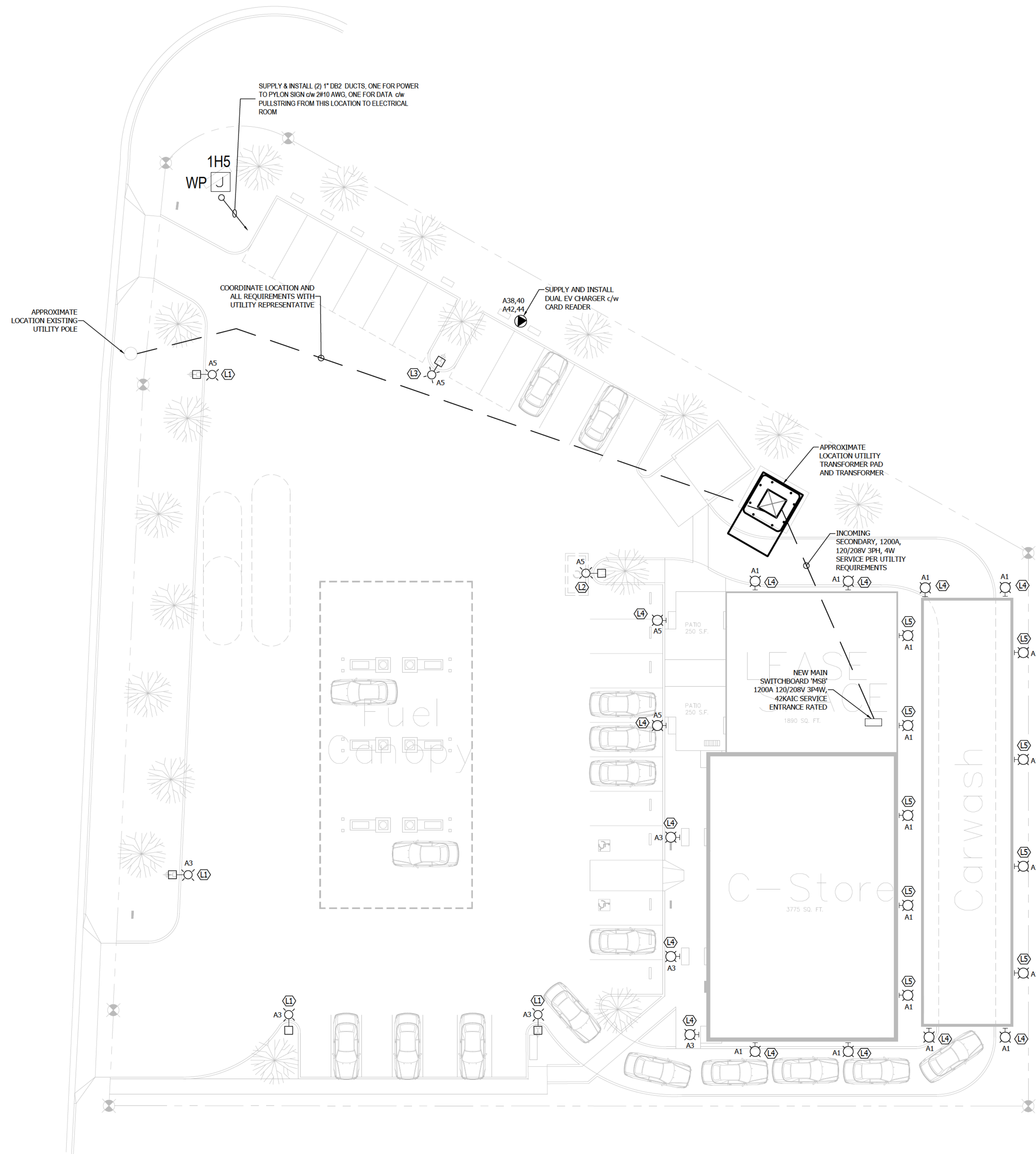
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-	-	-
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Revisions:

NO.	DESCRIPTION	DATE
1	PLANNING DEPT. MARKUPS	12/06/22
2	-	-
3	-	-
4	-	-

PROJECT NO: 23.017
DATE: 04/10/23
DRAWN BY: Fred R. Avila
PLAN CHECK NO.: T.B.D.
SHEET NO.

A-3.1



SITE PLAN - ELECTRICAL
SCALE: 1/16"=1'-0"

04/26/2023 ISSUED FOR PROGRESS

NO. DATE (m/d/y) DESCRIPTION

ISSUES & REVISIONS:

SEAL:

PROJECT NAME:
THE ALAMEDA - C STORE AND
CAR WASH

PROJECT #: 2001-23

PROJECT ADDRESS:
ALAMEDA & EAST BEACON
AVENUE,
SAN JUAN BAUTISTA,
CA 95045

DATE: APR-21-2023

DSN: JK CHK: JK

SCALE: AS NOTED

DRAWING TITLE:
SITE PLAN - ELECTRICAL

DRAWING #: E-1.1

THIS DRAWING IS PROPERTY OF CONSULTING
ENGINEER AND MAY NOT BE COPIED OR DISTRIBUTED
WITHOUT PRIOR WRITTEN CONSENT

Lighting Requirements

POLE LIGHT - PLT SOLUTIONS - 300 WATT LED - 5000 KELVIN - 4000 LUMENS
WALL FITT - AG ELECTRONICS - 37 WATT LED - 5000 KELVIN - 2750 LUMENS
CANOPY - TCP - 70 WATT LED - 5000 KELVIN - 7600 LUMENS
STEP LIGHT - 120 WATT LED - 5000 KELVIN - 6000 LUMENS

Material Colors

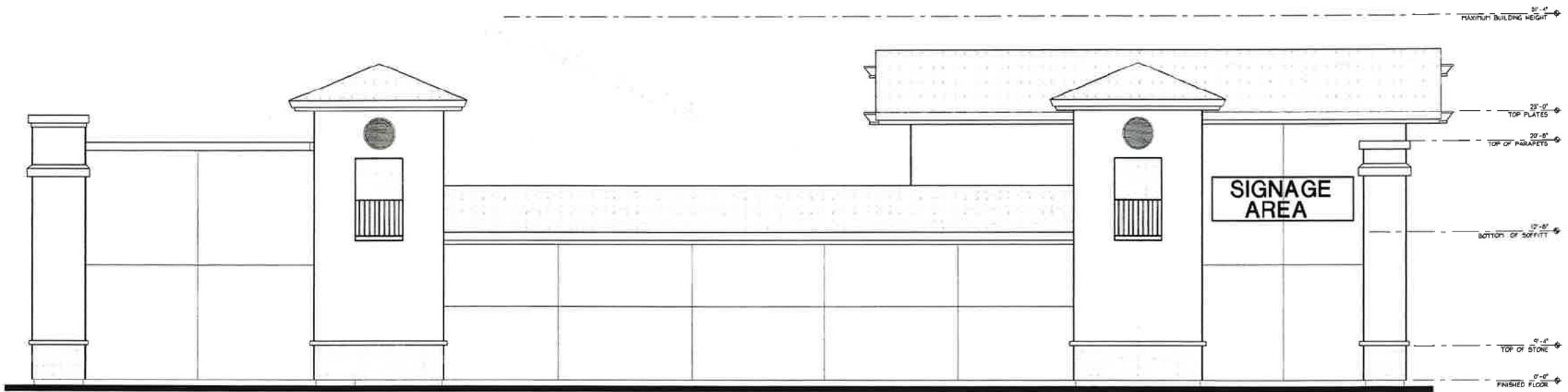
- P-1 MAIN COLOR SHERWIN WILLIAMS 2462 ACCESSIBLE BEIGE
- P-2 ACCENT COLOR SHERWIN WILLIAMS 2463 TONY TAUPÉ
- P-3 ACCENT COLOR SHERWIN WILLIAMS 2463 VITUAL TAUPÉ
- P-4 TILE ROOFING MONIER TILE ROOFING FARSALLE IN AUREA

Key Notes

- 1 PROVIDE 7/8" STUCCO OF H.P. WOVEN WIRE LATH 1/4" & GA. STAPLES AT 6" O.C. TO 2" HOOD STUDS AT 16" O.C.
- 2 DECORATIVE FOAM 1/4" STUCCO FINISH
- 3 KEEP SCREED AT BOTTOM OF STUCCO
- 4 AN D.P. OUTRIGGERS / BRACING AS INDICATED ON EXTERIOR ELEVATIONS
- 5 BUILDING SIGNAGE
- 6 STORE FRONT SYSTEM
- 7 CULTURED STONE (THIN SET) - OWNER SELECT
- 8 26 GA G.I. PARAPET CAP AND FLASHING
- 9 24"x48" STONE VENEER COLUMNS
- 10 DECORATIVE P TALL x 26 GA G.I. CHANNELS EMBEDDED
- 11 26 GA G.I. AT ROOF TO HALL INTERSECTION
- 12 LED WALL SCONCE LIGHTING (WOODED)
- 13 STEP LIGHT - PRODUCT SIGNAGE LIGHTING
- 14 CONC. TILE ROOFING CLASS 'A' FINISH OF 1/8" FELT OR 3/4" ON 1" A.P.A. RATED SHEATHING, EXP. 1" 24"ID W/ 8" AT 6" O.C. ALL TILES AND 12" x 16" FIELDS, I.C.C. 1508-2013



WEST ELEVATION



EAST ELEVATION

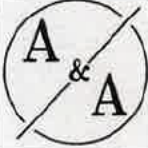
NOT FOR CONSTRUCTION

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

Engineer:
Adaptive Re-Use Engineering
3550 Watt Avenue
Suite 140
Sacramento, CA 95821
(214) 407-3184
cherie@are-eng.com

Contractor:
VALLEY Construction
1000 Delbon Avenue
Suite 1
Turlock, CA 95382
(209) 868-3505
bryan@valleyconstruction.com
Lic: 021612

Owner:
The Alameda - C Store and Car Wash
Alameda & Beacon Avenue
Ph. No.: (559) 824-2477
Email: lamanda35@yahoo.com
Site Address: Alameda & East Beacon Avenue, San Juan Bautista, CA 95045



Designer:
Arda and Associates, Inc.
Project Design & Construction
2286 Erie Avenue, Davis, CA 95611
Ph. No.: (559) 287-7050
Email: fred@ardavista3@gmail.com

Checked By:

REV	DESCRIPTION	DATE

Revisions:

NO.	DESCRIPTION	DATE
1	PLANNING DEPT. MARKUPS	04/10/23
2		
3		

PROJECT NO: 23.017
DATE: 04/10/23
DRAWN BY: Fred R. Arda
CHECKED BY: T.B.D.
SCALE: 1/4"=1'-0"

A-3.0

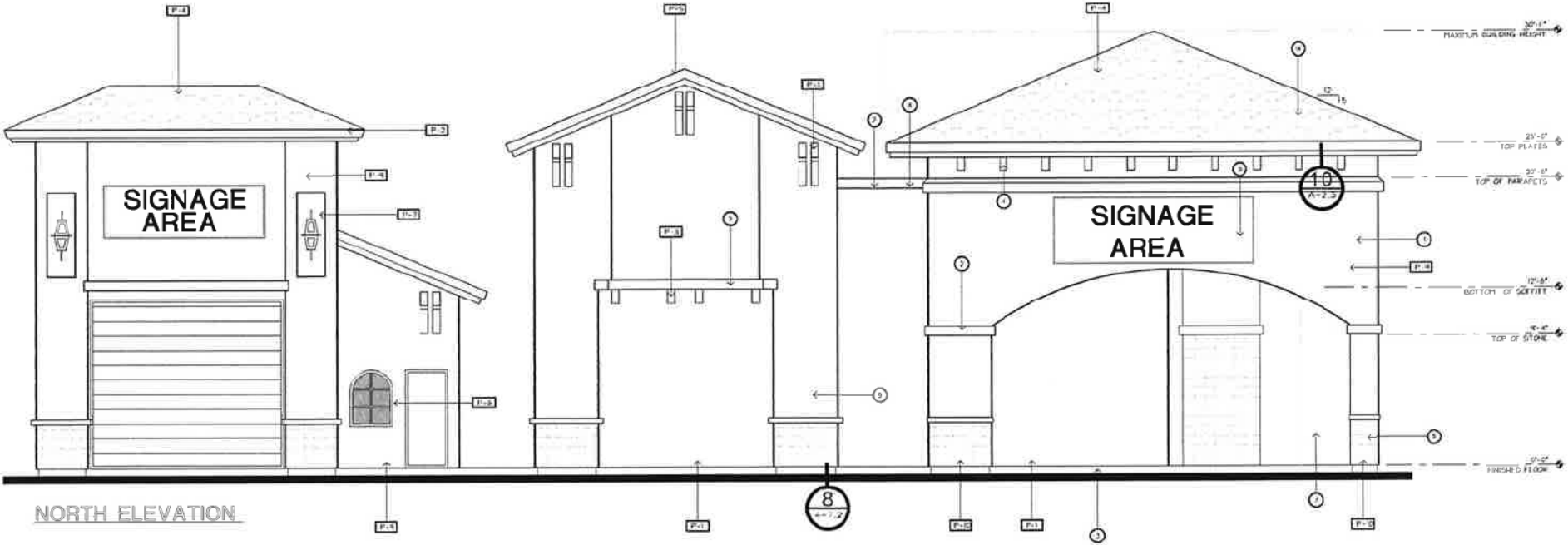
Lighting Requirements

POLY LIGHT - PLY SOLUTIONS - 300 WATT LED - 5000 KELVIN - 40500 LUMENS
HALL MITD - AG ELECTRONICS - 37 WATT LED - 5000 KELVIN - 2795 LUMENS
CANOPY - TCP - 70 WATT LED - 5000 KELVIN - 7600 LUMENS
STEM LIGHT - 120 WATT LED - 5000 KELVIN - 4000 LUMENS

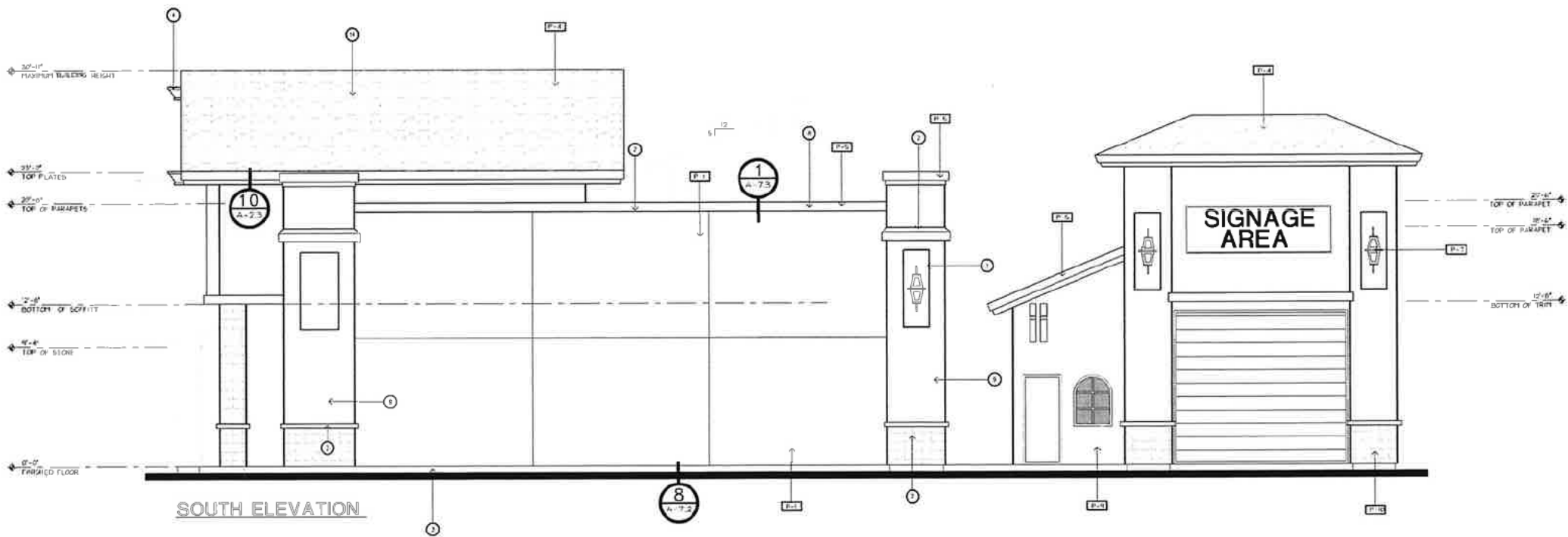
Material Colors			
P-1	MAIN COLOR	SHERMAN WILLIAMS SW4005	PURE WHITE
P-2	ACCENT COLOR	SHERMAN WILLIAMS SW4002	ICE MOCHA
P-3	ACCENT COLOR	SHERMAN WILLIAMS SW4009	SHODDLE UP
P-4	TILE ROOFING	VERA TILE	RED
P-5	ACCENT COLOR	SHERMAN WILLIAMS SW4024	HARTFORD TAN
P-6	STORE FRONT	SHERMAN WILLIAMS SW4010	BEST BRONZE
P-7	ACCENT COLOR	SHERMAN WILLIAMS SW4034	APPROXIMATE APPEARANCE
P-8	ACCENT COLOR	SHERMAN WILLIAMS SW4034	BREVITY BRONZE
P-9	MAIN COLOR	SHERMAN WILLIAMS SW4034	SEA GILT
P-10	MAIN COLOR	BALDIE	AF9224P LIGHT GREY

Key Notes

1. PROVIDE 7/8" STUCCO ON W.P. WOVEN WIRE LATH 1/4" x 6 GA. STAPLES AT 8" O.C. TO 2x WOOD STUDS AT 16" O.C.
2. DECORATIVE FOAM W- STUCCO FINISH
3. WEEP SCREED AT BOTTOM OF STUCCO
4. 6x D.F. OUTRIGGERS / BRACING AS INDICATED ON EXTERIOR ELEVATIONS
5. BUILDING SIGNAGE
6. STORE FRONT SYSTEM
7. CULTURED STONE (THIN SET) - OWNER SELECT
8. 2x 6x 6 L PARAPET CAP AND FLASHING
9. 24"x48" STONE VENEER COUNTING
10. DECORATIVE P TALL x 2x 6x 6 L CHANNELS EMBEDDED
11. 2x 6x 6 L AT ROOF TO HALL INTERSECTION
12. LED HALL SCIENCE LIGHTING (HOODED)
13. STEM LIGHT - PRODUCT SIGNAGE LIGHTING
14. CONC. TILE ROOFING CLASS 1/4" MINIMUM OF 1/4" FELL OF 1/4" (SEE 1/4" A.P.A. RATED WEATHERING, 130' x 240' W/ 64 AT 4'x6' L, ALL ELEVATIONS AND 12' x 6' FIELD, L.C.C. 158-2016)



NORTH ELEVATION



SOUTH ELEVATION

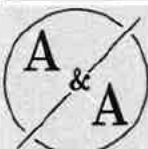
EXTERIOR ELEVATIONS

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

Engineer:
Adaptive Re-Use Engineering
3550 Watt Avenue
Suite 140
Sacramento, CA 95821
(916) 497-3184
charlie@are-eng.com

Contractor:
VALROY Construction
1000 Delbon Avenue
Suite 1
Turlock, CA 95382
(209) 669-3505
bryan@valroyconstruction.com
Lic. 921612

Owner:
The Alameda - C Stone and Car Wash
Alameda & Carson Avenue
Ph. No. (559) 855-2477
Fax. No. (559) 855-2477
Site Address: Alameda & East Beacon Avenue, San Juan Bautista, CA 95045



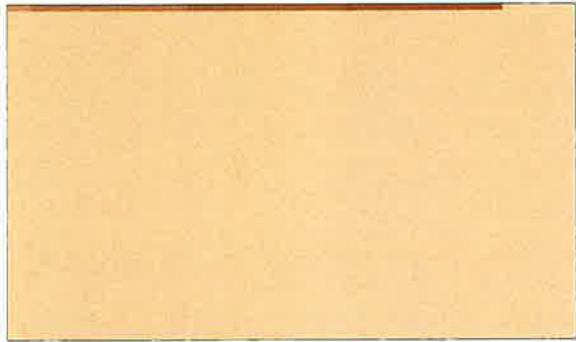
Designer:
Avila and Associates, Inc.
Project Design & Construction
2288 Erie Avenue, Clovis, CA 93611
Ph. No. (559) 287-7056
Email: fredavila53@gmail.com

Checked By:		
DATE	DESCRIPTION	SIGNATURE

Revisions:		
NO.	DESCRIPTION	DATE
1	PLANNING DEPT. COMMENTS	04/10/23
2		
3		

PROJECT NO: 7-5-03-F
DATE: 04/10/23
DRAWN BY: Fred R. Avila
PLANNED BY: T.E.D.
SHEET NO:

A-3.1



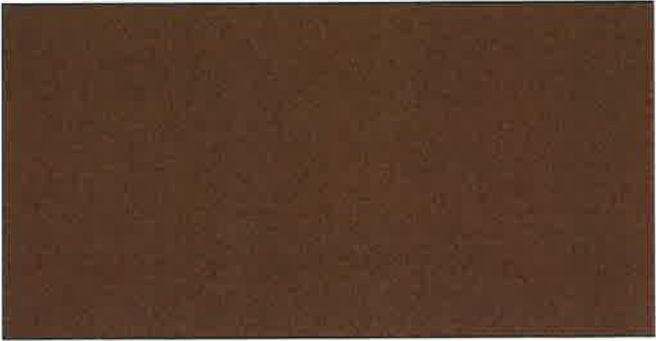
Ambitious Amber

SH46366



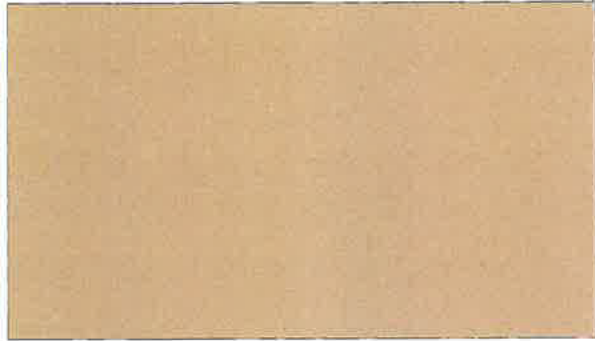
Best Bronze

SH46160



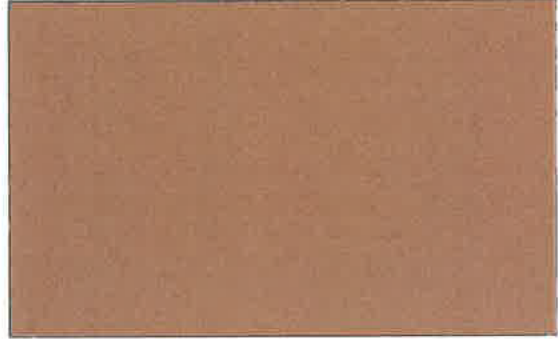
Brevity Brown

SH46068



Harmonic Tan

SH46336



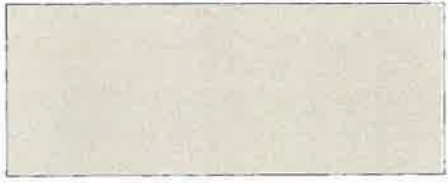
Iced Mocha

SH46092



Saddle Up

SH46298



Sea Salt

SH46204



Daltille - Ambassador

AM1024P



Vera Red Clay Roof Tile

Engineer:

**Adaptive
Re-Use
Engineering**

3550 Watt Avenue
Suite 140
Sacramento, CA 95821
(214) 407-3184
chomar@are-eng.com

Contractor:

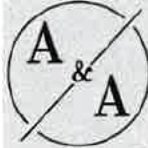
**VALROY
Construction**

1000 Dalban Avenue
Suite 1
Turlock, CA 95382
(209) 668-3505
bryan@valroyconstruction.com
Lic. 921612

Owner:

The Alameda - C Store and Car Wash

Alameda & Edison Avenue
Ph. No.: (559) 824-2477
Email: jennifer@csstore.com
Site Address: Alameda & East Bascon Avenue, San Juan Bautista, CA 95045



Designer:

Aula and Associates, Inc.

Project Design & Coordination
2288 Ewa Avenue, Clovis, CA 93611
Ph. No.: (559) 287-7056
Email: freddevilla5@gmail.com

Checked By:		
DATE	DESCRIPTION	DATE

Revisions:		
NO.	DESCRIPTION	DATE
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2		
3		
4		

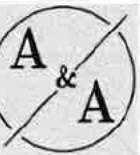
PROJECT NO.	23017
DATE:	04/13/23
DRAWN BY:	Fred S. Aula
PERMITS NO.:	T.R.O.
DRAWN BY:	
	OP



POLE LIGHT - 12V 10WATT LED - 5000 KELVIN - 4000 LUMENS
HALL PIR - 12V ELECTRONICS - 27 WATT LED - 5000 KELVIN - 2700 LUMENS
GARAGE - 12V - 75 WATT LED - 5000 KELVIN - 7500 LUMENS
STEPI LIGHT - 12V WATT LED - 5000 KELVIN - 4000 LUMENS

Contractor:
VALROY
Construction
1000 Delban Avenue
Suite 1
Turlock, CA 95382
(209) 668-3505
bryan@valroyconstruction.com
Lic. 921612

The Alameda - C Store and Car Wash
Alameda & Beacon Avenue
Ph. No : (559) 824-2477
Email: harman035@yahoo.com
Site Address: Alameda & East
Beacon Avenue, San Juan Bautista, CA 95045



Avila and Associates, Inc.
Project Design & Coordination
2268 E29 Avenue, Clovis, CA 93611
Ph No (559) 287-7056
Email: pedroavila53@gmail.com

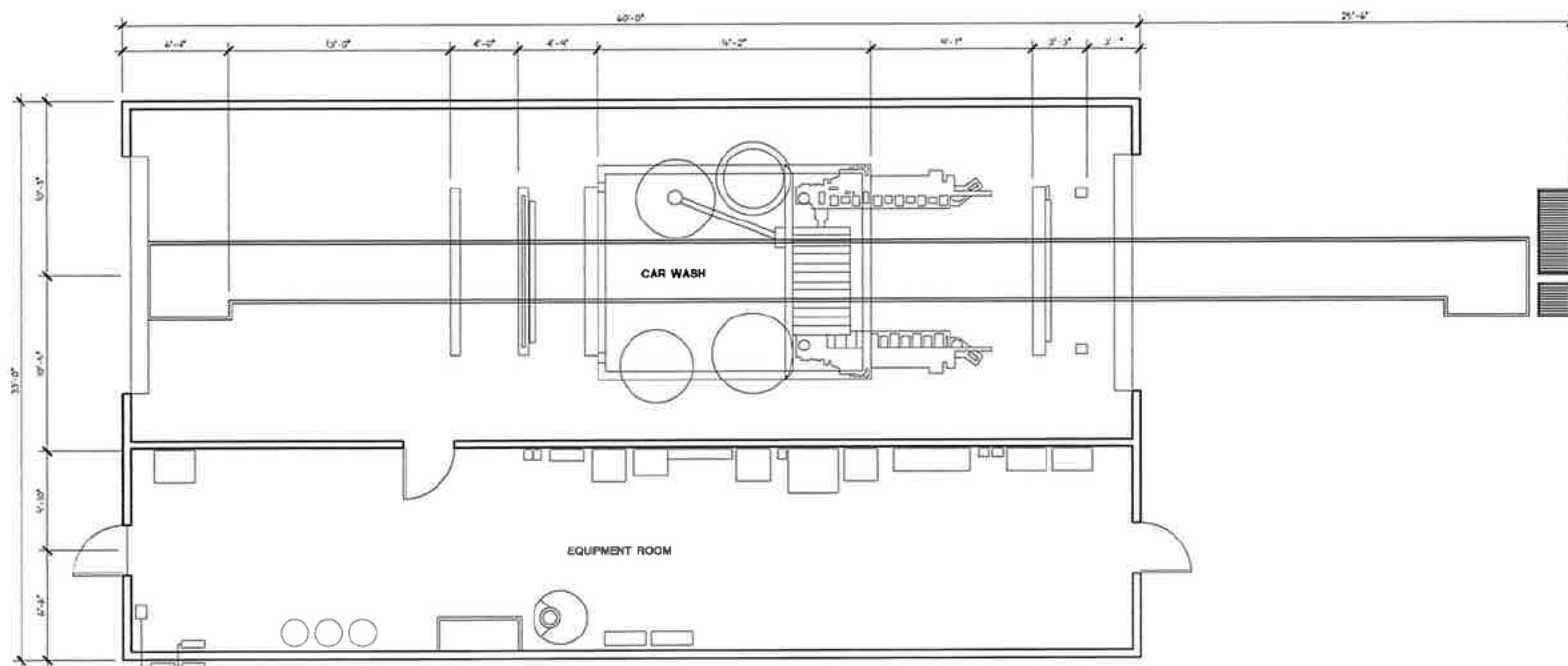
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Date	10/10/2016	DMT
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Revisions:		
No.	DESCRIPTION	DATE
1	PLANNING DEPT. TASKS UP	12/26/22
2		
3		
4		
5		

INVEST NO:	23617
DATE:	04/10/23
EXAM BY:	Red R. Auld
FLAM SERIAL NO.:	TED.
TEST NO:	

A-2.0

FLOOR PLAN

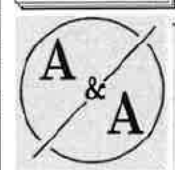


EQUIPMENT SCHEDULE	
EPA	BOOSTED PRESSURE ARCH
BPC1	BRUSH STATION 3POS-PNEUMATIC CONTROL BOARD
BPC2	BRUSH STATION 2POS-PNEUMATIC CONTROL BOARD
BPP	BRUSH STATION SINGLE SOAP INJECTION PUMPING PLANT
BS	BRUSH STATION, 5 BRUSHES
BSC	BRUSH STATION CONTROLLER
BSP	BRUSH STATION HYDRAULIC POWER PACKS 10HP
CPP	CONVEYOR POWER PACK, 10HP
CR	CORRELATOR
CTA	CHEMICAL TIRE APPLICATOR, ON PRESOAK ARCH
CV	CONVEYOR 85'
ESS	EMERGENCY STOP SWITCH
ET	SENSOR EYE TREE
FD	F-60 HP FREESTANDING DRYER ON SINGLE FRAME
FDD	FS-200 ADD ON WITH SIDE DOWN CHUTES
FL	FLOOR LOOP
FLC	FLOOR LOOP CONTROLLER
FR	FINAL RINSE ARCH
FRP	FINAL RINSE RO PUMP
HN	HORN, TUNNEL WARNING
LB	LIGHT BAR, PRESOAK AND WAXES ARCHES
MCC	MOTOR CONTROL PANEL FOR WASH FUNCTIONS
PIA/B	PRESOAK ARCH PUMPING PLANT, HYDROM
P1C	STD. SINGLE ADD ON PUMP KIT HYD-CHEMICAL TIRE APPLICANT PUMP PLANT
P5	BOOSTED UNDERCARRIAGE PUMPING PLANT-4HP
P6	TRI-FOAM SOAP INJECTION PUMPING PLANT FOR TRI-FOAM PUCKS ON FIRST BRUSH STATION
P7	STAND ALONE BOOSTED MEDIUM PRESS RINSE PUMPING PLANT-10HP
P8A/B	DUAL WAX PUMP PL. DUAL HYDROM
PS1	PRESOAK ARCH
SBT	SIDE BLASTER TOWELS
SG	STOP AND GO LIGHT WITH STAND-ENTRANCE
TFP	TRI FOAM PUCKS-MOUNTS ON BRUSH STATION
TP	TAPE SWITCH
TU	TUNNEL CONTROLLER
TUB	RTD TUNNEL CONTROL BUFFER
UC	UNDERCARRIAGE WASH MANIFOLD
WFD	DUAL FOAMING WAX ARCH
WGS	WAIT AND GO LIGHT WITH STAND EXT.
WPC	WHEEL BILL PNEUMATIC CONTROL BOARD
WGB	WHEELSILL BRUSH, 2X 1 HP

Engineer:
Adaptive Re-Use Engineering
3550 Well Avenue
Suite 140
Sacramento, CA 95821
(916) 407-3184
chamber@are-eng.com

Contractor:
VALROY Construction
1000 Delbon Avenue
Suite 1
Turlock, CA 95362
(209) 668-3505
bryan@valroyconstruction.com
Lic: 921612

Owner:
The Alameda - C Store and Car Wash
Alameda & Balcon Avenue
Ph. No. (959) 824-2477
Email: faramand338@yahoo.com
Site Address: Alameda & East Balcon Avenue, San Juan Bautista, CA 95045



Designer:
Avila and Associates, Inc.
Project Design & Coordination
2288 Elm Avenue, Coville, CA 95811
Ph. No. (959) 287-7556
Email: fredavila33@gmail.com

Checked By:	
DATE	DESCRIPTION

Revisions:	
NO.	DESCRIPTION

PROJECT NO: 23017
DATE: 04/20/23
DESIGNED BY: Fred R. Avila
DRAWN BY: T.S.C.
SHEET NO: **A-2.4**

11/1/2023
CIVIL ENGINEER

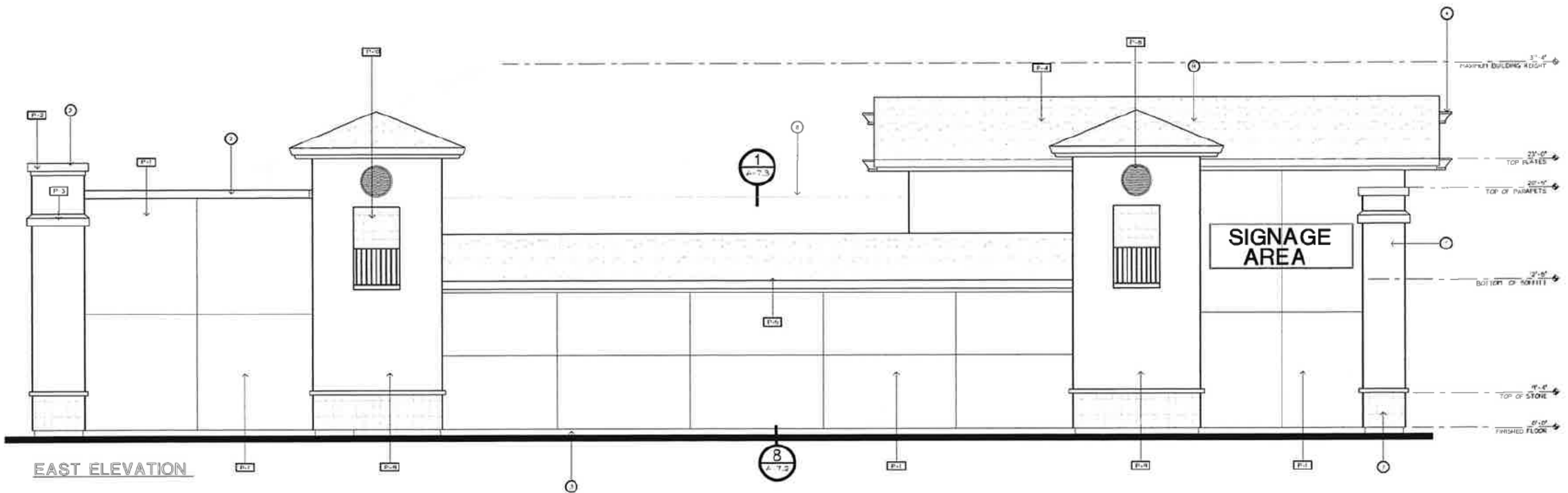
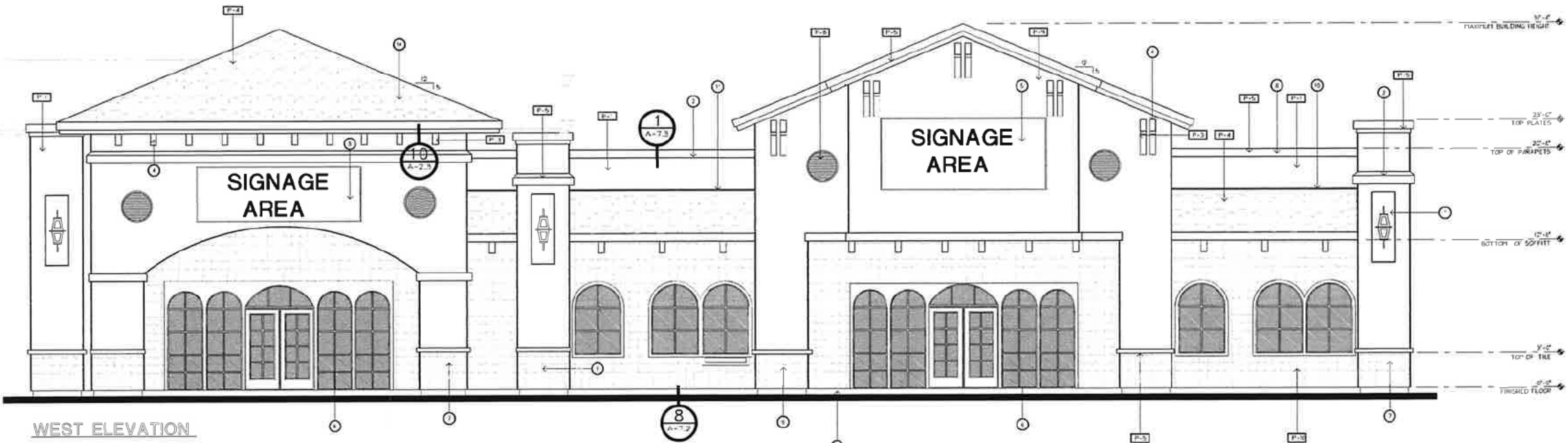
CARWASH FLOOR PLAN
SCALE: 1/4"=1'-0"

Lighting Requirements

POLY LIGHT - PLY SOLUTIONS - 300 WATT LED - 5000 KELVIN - 4000 LUMENS
HALL LIGHT - AG ELECTRONICS - 37 WATT LED - 5000 KELVIN - 2750 LUMENS
CANOPY - TOP - 12 WATT LED - 5000 KELVIN - 700 LUMENS
STEEL LIGHT - 120 WATT LED - 5000 KELVIN - 4000 LUMENS

Material Colors			
P-1	MAIN COLOR	SHERWIN WILLIAMS SW7005	PURE WHITE
P-2	ACCENT COLOR	SHERWIN WILLIAMS SW4002	ICE FOGGA
P-3	ACCENT COLOR	SHERWIN WILLIAMS SW4001	SADDLE UP
P-4	TILE ROOFING	VERA TILE - RED	
P-5	ACCENT COLOR	SHERWIN WILLIAMS SW4016	HARMONY TAN
P-6	STORY FRONT	SHERWIN WILLIAMS SW4040	19/51 BRONZE
P-7	ACCENT COLOR	SHERWIN WILLIAMS SW4036	AMBIGUOUS APPEAL
P-8	ACCENT COLOR	SHERWIN WILLIAMS SW4008	BREVITY BROWN
P-9	MAIN COLOR	SHERWIN WILLIAMS SW4004	SEA SALT
P-10	MAIN COLOR	DALYLE	419224P LIGHT GREY

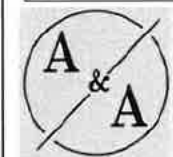
Key Notes			
1	PROVIDE 1/2" STUCCO D/ W/ WOVEN WIRE LATH W/ 16 GA. STAPLES AT 6" O.C. TO 2" WOOD STUDS AT 16" O.C.	2	26 GA G.I. PARAPET CAP AND FLASHING
3	DECORATIVE FOAM W/ STUCCO FINISH	4	34"x40" STONE VENEER COLUMNS
5	KEEP SCREED AT BOTTOM OF STUCCO	6	DECORATIVE 1" TALL x 26 GA. G.I. CHANNELS EMBEDDED
7	6"x 6" D.F. OUTRIGGERS / BRACING AS INDICATED ON EXTERIOR ELEVATIONS	8	26 GA G.I. AT ROOF TO HALL INTERSECTION
9	BUILDING SIGNAGE	9	LED HALL SCIENCE LIGHTING (WOODED)
10	STORE FRONT SYSTEM	10	STEEL LIGHT - PRODUCT SIGNAGE LIGHTING
11	CULTURED STONE (THIN SET) - OWNER SELECT	11	CONC. TILE ROOFING CLASS 1A PENETRANT w/ #5 FELT w/ 3/4" OR 3" A.P.A. RATED SHEATHING, EXP. 1/2" 24"x40" w/ 16" AT 4" O.C. ALL EDGES AND 12" x 12" FIELD, I.C.C. ESR-2098



Engineer:
Adaptive Re-Use Engineering
3550 Watt Avenue
Suite 140
Sacramento, CA 95821
(214) 407-3184
chormen@are-eng.com

Contractor:
VALROY Construction
1000 Delbon Avenue
Suite 1
Turlock, CA 95382
(209) 658-3505
bryan@valroyconstruction.com
Lic. 921612

Owner:
The Alameda - C Store and Car Wash
Alameda & Beacon Avenue
Ph. No. (559) 925-2471
Email: info@alameda.com
Site Address: Alameda & East Beacon Avenue, San Juan Bautista, CA 95045



Designer:
Anda and Associates, Inc.
Project Design & Coordination
2208 E 7th Avenue, Clovis, CA 93611
Ph. No. (559) 287-7025
Email: info@anda53@gmail.com

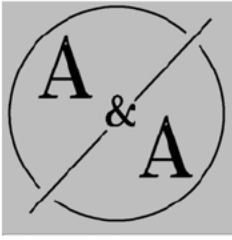
Checked By:		DATE

Revisions:		DATE
1	PLANNING DEPT. COMMENTS	04/20/23
2		
3		

PROJECT NO: 22-017
DATE: 04/20/23
DRAWN BY: Fred R. Anda
PLUM CHECK BY: T.H.O.
SHEET NO:

A-3.0

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



Avila & Associates, Inc

2268 Ezie Avenue

Clovis, CA. 93611

(559) 287-7056

Email: fredavila53@gmail.com

July 22, 2023

The Alameda - Operational Statement

RE: Operational Statement for Proposed Site Improvements

Amended CUP Application:

This Operational Statement is to give a description of the improvements being completed on an existing unimproved site. The current property is vacant.

This property will be used for the following uses, Convenience Store / Gas Station, [REDACTED] There will be Alcohol sales and they will only be sold at the site with no consumption allowed. Alcohol sales will follow ABC's timelines for sales 6 AM to 12 AM, 7 days a week. Should the City require a different time for ending of sales we are willing to work within those limitations. Camera will be on the inside of the store as well as the outside and police will be given complete access to the security system for safety and all activities.

Fuel tanks will be located below ground and not visible to the public. They will be assigned to one location on the site, near the Vehicle Canopy and adjacent to the driveway. Screening will be provided by drought resistance landscaping. Fuel trucks will have easy access to the tanks and will not have be blocking vehicle traffic.



Refuse areas will be provided near the Future Lease Space and the Convenience Store and a separate loading zone will be provided adjacent to the

Convenience store. They will be located to make it convenient for City Refuse to access and keep up the maintenance on the facility.

New driveways will be added to the development. The driveways on the west will be used for ingress and egress to the property. [REDACTED]
[REDACTED]

No smoke or odors will be produced on the property that will have any ill affects on the environment or the surrounding area. Landscaping the facility will create a comfortable facility in appearance and replace delegated structures and eyes sores for the community. The facility will enhance the City and the surrounding area greatly. It will be a benefit to the surrounding area and heighten their land values.

Thank you,

A handwritten signature in blue ink, consisting of a stylized 'F' followed by a horizontal line that ends in a small dot.

Fred R. Avila







RESOLUTION 2016-48

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN
BAUTISTA DENYING AN APPEAL FILED
FEBRUARY 11, 2014 BY DAN DEVRIES ON BEHALF OF LEAL VINEYARD
INC., OF PLANNING COMMISSION APPROVAL OF USE PERMIT
APPLICATION NO. CUP 2014-11 AND DESIGN REVIEW APPLICATION
NO. DR 2014-11 FOR A FUEL STATION, CONVENIENCE STORE,
AND QUICK SERVE RESTAURANT AT 404-408 THE ALAMEDA AND
APPROVING BOTH APPLICATIONS WITH FINDINGS AND CONDITIONS OF
APPROVAL FOLLOWING DE NOVO PUBLIC HEARINGS**

WHEREAS, Harbhajan (Harvey) Dadwal (sometimes herein referred to as “Applicant”), pursuant to Title 11 (“Zoning”) of the San Juan Bautista Municipal Code, has applied for a conditional use permit (No. CUP 2014-11) and a site plan and design review permit (No. DR 2014-11), on property designated in the General Plan as general commercial and zoned accordingly, and located at 404-408 The Alameda (APN: 002-52-012) in the City of San Juan Bautista, for a development (sometimes herein referred to as “Project”) consisting of a 6,144 square foot single story building, covered fuel island with 12 fuel dispensing stations, 35 on-site parking spaces, trash enclosure, open space landscaping, on-site storm drain retention and bio filter system, entrance and existing driveways for free flow traffic, bicycle parking, directional signage, traffic channelization and striping, and on-site lighting; and

WHEREAS, the building is proposed to be divided into two commercial functions with (1) a small convenience store, central retail and fuel checkout counter, and (2) a restaurant with dining room accommodations and no drive-thru facility; and

WHEREAS, the applications were reviewed and considered by the San Juan Bautista Planning Commission at duly noticed meetings and hearings held on January 7, 2014, January 23, 2014, and February 4, 2014; and

WHEREAS, following hearings, the Planning Commission approved a mitigated negative declaration for the Project, and then proceeded to approve the Project, i.e. CUP 2014-11 and DR 2014-11, with mitigation measures and conditions, all as set out in Planning Commission Resolution 2014-04; and

WHEREAS, on February 11, 2014, Daniel J. DeVries, Esq., on behalf of Leal Vineyards, Inc. (sometimes referred to herein as “Appellant”) filed an appeal of the Planning Commission approvals described immediately above; and

WHEREAS, a hearing on the appeal was held by this Council on March 18, 2014, and April 9, 2014 and was legally, continued to November 18, 2014; and

WHEREAS, at the hearing on appeal on November 18, 2014, the Council, having reviewed all materials included with the agenda packet regarding the appeal, heard and considered all comments and materials made and submitted by Appellant, Applicant, staff, and other interested parties approved the project and adopted Resolutions 2014-43 and 2014-44 approving the Project ; and

WHEREAS, the Project approvals were challenged by Writ of Mandate filed by the Alliance of Concerned Citizens Organized for Responsible Development, on December 19, 2014; and

WHEREAS, the matter was briefed and heard on March 14, 2016, and the Honorable Steven R. Sanders remanded the Project back the City for reconsideration of the potential noise issues because the noise analysis used for the Project was for an earlier version of the Project and not specific to the Project before the Court. The Court found that the remainder of the Project was in compliance with CEQA. As such, the City was ordered by the Court to “undertake such further studies and proceedings as may be necessary and appropriate to evaluate and consider the proposed Project’s noise impacts on the environment, determine whether any such impacts that may be significant can be mitigated to less than significant levels, and if appropriate and feasible, adopt mitigation measures. Such compliance may take the ultimate form of adoption of a negative declaration, mitigated negative declaration, focused EIR, rejection of all of the above, such other actions consistent with CEQA as may be appropriate;” and

WHEREAS as ordered by the Court, on April 19, 2016, the City adopted Resolutions 2016 -21, setting aside Resolutions 2014-43 and 2014-44, which approved the Project; and

WHEREAS, a new Initial Study-Mitigated Negative Declaration was prepared, by Hatch, Mott, McDonald on July 11, 2016, which incorporated a new noise analysis; and

WHEREAS, the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Program prepared for the Project have been prepared, noticed, and submitted for review and previously approved according to law, with all resolutions, approvals, documents and findings incorporated into this Resolution as if fully set forth herein; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA, HEREBY RESOLVES AS FOLLOWS;

Section 1. This Council adopts the Findings attached as Exhibit “A”. Support for Findings set forth in the Administrative Record and the materials reviewed and considered by this Council in making this decision, are hereby incorporated by this reference. The findings are further supported by the conditions of approval, mitigation measures, and mitigation monitoring program, and narrative set out in the record in the Staff Reports and the Attachments to the Staff Report, including the Initial Study-Mitigated Negative Declaration.

Section 2. The Conditions of Approval attached as Exhibit “B” are hereby approved.

Section 3. Based on the foregoing, this Council concludes, determines, and orders as follows:

1. The appeal is denied.
2. The action of the Planning Commission to approve applications CUP 2014-11 and DR 2014-11 is approved.
3. The Project is approved, subject to the conditions and mitigation measures imposed.

PASSED AND ADOPTED, at a duly noticed meeting of the City Council of the City of San Juan Bautista held on the 18th day of October, 2016 by the following vote:

AYES: **West, Lund, Boch, Martorana, Edge**

NOES: **None**

ABSENT: **None**

ABSTAIN: **None**

Rick Edge, Mayor

ATTEST:

Trish Paetz, Deputy City Clerk

EXHIBIT “A”

FINDINGS

Based upon the Initial Study, the Mitigated Negative Declaration, the application of mitigation measures as imposed through the Mitigation Monitoring Program, and conditions of approval that the applicant has agreed to, and after considering the staff reports and accompanying documentation, oral testimony, written comments, electronic e-mail correspondences, public input presented at the appeal hearing of the project by Leal Vineyard Inc., the City Council finds:

CEQA FINDINGS

1. This Council has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record prior to proceeding to consider action on the Project.
2. The Initial Study/Mitigated Negative declaration prepared for the Project has been completed in compliance with CEQA and is consistent with State Guidelines of the California Environmental Quality Act.
3. The Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City as lead agency for the Project.
4. The City Manager, with offices in City Hall, City of San Juan Bautista, is designated as the custodian of documents and records of proceedings on which action taken by this Resolution are based.
5. The Project will minimize any potential adverse effects to the surrounding properties and the environment to a less than significant level by establishing mitigation measures, implementing a mitigation monitoring program, and implementing conditions of approval.
6. The Project will not take business away from the downtown shopping area and thereby cause business closures and eventual physical deterioration of downtown. The findings set forth at page 47 of the Mitigated Negative Declaration, that the Project is an auto or highway use which will not impact the downtown area is specifically adopted by this Council. There has been no other evidence submitted which would lead a reasonable person to conclude otherwise.
7. The Initial Study/Mitigated Negative Declaration, with the mitigation measures, mitigation monitoring program, and conditions of approval for Project, shows that there is not substantial evidence in light of the whole record that the project as revised by the mitigation measures and conditions of approval may have a significant effect on the environment.
8. In light of the whole record before this Council, the Project conforms to the goals, policies, and objectives of the 1998 General Plan, design review policies and the requirements of the City Code and there is no evidence to support a fair argument that the Project will have a significant effect on the environment of the site and surrounding area.

PROJECT FINDINGS

1. The proposed is consistent with the commercial zoning district of the City of San Juan Bautista SJBMC 11-02-020 (B) because the project meets the intent of the commercial zoning districts under Chapter 11-02, Article 1, Section 11-02-020 and because the proposed project is designed to exemplify the site and architectural intent of the zoning district and is compatible with the uses in which the property is located because the exterior design and architecture of the building and cover canopy to the fuel island is compatible with the existing motel south of the site. Further the Project is consistent with urban uses and commercial development surrounding the site.
2. The Project is consistent with the standards and requirements of the San Juan Bautista Municipal Code and does not require any variances.
3. The Project will contribute to the City's cultural and architectural characteristics of the zoning district in which it is located, as the Project will go through the design review process and based on plans submitted, will complement the City's cultural resources and architectural characteristics. The design complements the San Juan Mission and the California-era structures located in the City. The Project will develop a vacant lot that is currently under-utilized within the City and will fill the gap between the existing motel and Highway 156.
4. The Project will not adversely affect the surrounding neighborhood and will not be detrimental to the public welfare of the community. The Project will not create unhealthy eating habits for school children or crime, gang, or drug problems.
5. The Project is in compliance with City Code Section 11-04-110.
 - a. *The business offers merchandise and/or services that serve the unmet needs of the population:* The proposed project will provide a variety of choices for goods, products, services, and merchandises to meet the un-met needs of the community and other customers of the project. San Juan Bautista is a tourism based economy and having a variety of goods, products, and services available for the many visitors, tourists, and residents of the City particularly, groceries, milk, bread, cereal, and over the counter medical supplies after 9:00 P.M., will satisfy those needs. A tourist kiosk, on Highway 156 will be available at the Project and tourists will be directed to the Mission and downtown. These tourists or visitors may not have otherwise stopped in the City and learned of the attractions and services available. Such a service does not currently exist on Highway 156. Residents who reside on The Alameda and Old Lang Street will no longer have to cross Highway 156, either by automobile or walking, to obtain many goods, products, merchandise, or commercial services. Diesel fuel for cars and light pickup trucks is a serious unmet need of San Juan Bautista and having diesel fuel available would also provide the citizens with unmet needs. The site plan also shows a clean air vehicle charging station as part of the project. This is also currently an unmet need for the community and an unmet need for tourists and travelers to/from the city.
 - b. *The business will complement and enhance the character of the City:* The design will complement the San Juan Mission and the California-era structures located in the City. A tourist information center kiosk will be available at the Project and tourists will be directed to the Mission and downtown to tour, shop, and dine. These tourists or visitors

may not have otherwise stopped in the City and learned of the attractions and services available.

- c. *Both exterior and interior appearance and presentation of the business is compatible with the existing scale of development, distinctive architecture and pedestrian orientation of the town character and results in an enhancement of the look and feel (i.e., character) of the surrounding area:* The plans submitted show three businesses which will be compatible with the surrounding Inn and urban, highway uses, similar to the shopping center which is across the street from the Project. As mention above in (b) the design will complement existing features of surrounding architecture and historic buildings.
 - d. *Signs shall conform to the City sign standards and design guidelines:* See condition 16.
 - e. *Drive-through food establishments shall be prohibited:* On February 4, 2014, the proposed project was approved and recommended by the Planning Commission for a quick service restaurant without a drive through window. The Project does not propose a drive-through food establishment.
- 6. The Project is consistent with the General Plan and meets the intent of Policy L-27 of the General Plan: “Attract businesses and services which provide for the day to day needs of local residents as well as the needs of visitors.”
 - 7. The Project will develop a vacant lot that is currently underutilized within the City and will fill the gap between the existing motel and highway 156, furthering the goal to conform to Policy L-3 of the General Plan as more efficient ways to grow and avoid urban sprawl.
 - 8. The Project is consistent with City Code Sec. 11-04-030 (B), which requires that “[a]ll uses shall be conducted entirely within an enclosed building with the exception of outdoor dining as an accessory to a restaurant use and outdoor sales display of merchandise in conjunction with antique shops, flower shops, art galleries and similar specialty and craft businesses subject to [limiting] provisions.” This Council finds that gas stations are excluded from this Section since gas stations are permitted by both the Zoning Code and the General Plan in a commercial zone and they involve only outdoor uses. The Code further states that “these standards are intended to assure that all commercial and industrial operations carried out in the City are conducted in such a manner to avoid any nuisance, hazard or commonly recognized offensive condition or characteristic adverse to the public health, safety, and general welfare.” As such, the Code Section was clearly meant to disallow swap meet or garage type sales outdoors, due to the negative aesthetics or nuisance. Clearly, an outdoor gas station would not present the same issues.
 - 9. The Project provides adequate parking for vehicles and bicycles. The parking calculations for a restaurant are based upon the area of the dining and number of employees. The total is 19 required. The parking calculations for the convenient store is based upon 2,727 square feet of gross area. The parking required is 18 plus 1 space for the employee of the fuel/diesel dispersing operations. The total of 19 is required. The parking for the fuel island is calculated to be 8. The total for the project is 46 spaces. The Project provides for this parking on site.

10. All findings included in the 13 page report entitled “CITY OF SAN JUAN BAUTISTA, ADDITIONAL INFORMATION TO STAFF REPORT,” included with the materials reviewed and considered by this Council, is hereby incorporated herein by this reference.
11. Rebutting Appellant's statement that the project is not consistent with the City of San Juan Bautista General Plan:
 - The approved Initial Study and Mitigated Negative Declaration for the Project include findings and determination that the Project is consistent with the zoning and land use of the San Juan Bautista General Plan and Zoning Ordinance and that discussion and findings are further adopted herein.
 - Further, all findings set forth regarding General Plan Consistency in “CITY OF SAN JUAN BAUTISTA, ADDITIONAL INFORMATION TO STAFF REPORT” are adopted by the City Council and incorporated by this reference.
12. Rebutting Appellant's statement that the Project is not consistent with the uses of a residential neighborhood:
 - The Project parcel is designated as general commercial in the General Plan and is zoned accordingly.
 - The Project parcel is across a public street from the nearest residentially zoned and developed neighborhood.
 - The approved Initial Study and Mitigated Negative Declaration include mitigation measures that reduce to less than significant any impacts that could otherwise be determined to be potentially significant and detrimental to any residential neighborhoods in the City, including traffic channelization, onsite lighting restrictions, hours of construction, and landscaping.
13. Rebutting Appellant's statement that channelization and other traffic measures are inadequate, and that no traffic study was done:
 - A traffic study was performed, dated December 30, 2013, by Hatch Mott MacDonald.
 - The traffic study was utilized by staff to match mitigation measures to the identified potentially significant effects, including number and width of driveways, parking restrictions on and off site, and directional signs.
 - Mitigation measures also require that Applicant shall enter into an agreement that includes a traffic study and preliminary design for a deceleration lane on the south side of State Highway 156, and that includes a requirement to participate in a fair share of the cost of the improvements.
 - The channelization lane striping and markings required are consistent with the channelization plan for The Alameda, and are recommended by the traffic study.

- 14.** Rebutting Appellant's statement that drainage details are insufficient:
- Mitigation measures require the Applicant to submit a site development plan including on-site drainage provisions conforming to the guidelines of the State Water Pollution Prevention Plan and Municipal Separate Storm Sewer systems (MS4).
 - The Applicant is required by mitigation measures to enter into an agreement with the City to construct the Project as approved; staff is directed to include in the agreement a provision that drainage will be constructed per the site development plan and State Water Pollution Prevention Plan Guidelines. See condition 1 and 12.
 - Staff has advised that drainage is required to comply with State Water Pollution Prevention Plan Guidelines.
- 15.** Rebutting Appellant's statement that provisions for mitigation of lighting are inadequate:
- Applicant is required to submit a lighting plan that complies with City's Dark Sky Standards. See condition 13.
 - Mitigation measures include provisions for shields on lighting fixtures, and for all artificial lighting to be directed away from residences on the west side of The Alameda.
- 16.** Rebutting Appellant's statement that the required "architectural fence" is inadequately defined. See condition 15.
- Mitigation measures require the Project to conform to the architectural style and appearance as submitted and approved by the Planning Commission.
 - The style and appearance is in keeping with City's historic Mission heritage, thus the "architectural fence" must follow that style and appearance.
- 17.** Rebutting Appellant's statement that sign standards for the Project are not well defined:
- The Planning Commission at the February 4th, 2014 meeting approved the project without signs. The Applicant is required to submit a sign permit application for the Project, including all signs on buildings and anywhere else on the property. See condition 16.
 - Any and all signs approved by the Planning Commission must comply with all standards of sign regulations in City's Zoning regulations in the Municipal Code, and with Chapter 7 of City's Design Guidelines.
- 18.** Rebutting Appellant's statement that there is inadequate explanation of the deferred improvement agreement required for an acceleration and deceleration lane:

- The Applicant shall enter into an agreement for the construction of a deceleration and right turn lane on the south side of State Highway 156 at The Alameda intersection. The agreement shall require the construction of improvements for an eastbound right turn lane conforming to Caltrans standards when the cumulative conditions warrant the implementation of the improvements. See condition 18.
 - When the lanes are constructed, mitigation measures require that Applicant will be required to obtain all necessary encroachment permits required by Cal Trans, and Applicant must construct per all state laws and standards.
- 19.** Rebutting Appellant's statement that no hours of operation for Project services are included:
- Applicant has agreed, and City hereby requires, that individual businesses within the project will conduct operations no earlier than 5:00 a.m. and no later than 11:00 p.m. daily. Council directs that such restriction shall be included in all appropriate City permits.
- 20.** Rebutting Appellant's statement regarding a required information kiosk:
- Placement and style of the kiosk (information center) shall be subject to City approval.
 - Applicant shall construct an informational center kiosk that shall conform to the approved architectural style of the Project. Applicant shall work and consult with City to assure that postings at the informational center kiosk include ample information regarding the historic and cultural aspects of the City of San Juan Bautista.
- 21.** As to the Project applications, this Council concurs with and adopts by this reference the findings listed 1 through 8, page 4, of the Staff Report to Planning Commission dated February 4, 2014, regarding the Project, said Report included with materials reviewed and considered by this Council as noted in the recitals hereinabove.
- 22.** In accordance with San Juan Bautista Municipal Code Section 11-20-030 ("Findings" required for use permit) this Council further finds that:
- a. The use proposed in the project application 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. Based on substantial evidence in the record, granting the use permit for the Project is consistent with this finding in that the site is suitable for commercial or highway oriented uses, and is in a commercial zone district in accordance with City's General Plan. San Juan Bautista has a tourist oriented economy, and this Project contributes to the diversity of services necessary to meet the needs of visitors to the City. The approved mitigated declaration includes conditions and mitigations that reduce all potential impacts to less than significant.

- b. The use proposed will be properly related to other uses, transportation facilities, and other public facilities in the area, and will not cause undue environmental impacts relating to noise, odor, pollution, etc. Based on substantial evidence in the record, granting the use permit for the project is consistent with this finding in that mitigation measures required reduce all potential impacts to less than significant, including all potential impacts that could otherwise be detrimental. The Project is adjacent to State Highway 156, allowing easy accessibility to the site with minimal traffic congestion. The Project is located and proposed to be operated in a manner that will have no adverse effect on any other public facilities or uses in the immediate area.
 - c. The use proposed 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. Based on substantial evidence in the record, granting the use permit for the project is consistent with this finding in that the conditions of approval and mitigation measures required adequately protect the welfare of surrounding uses, neighborhood and residents. See also comments following findings A. and B., immediately above.
- 23.** In accordance with San Juan Bautista Municipal Code Section 11-18-040 (“Findings for decision” required for site plan and design review approval) this Council further finds that:
- a. The Project is consistent with the standards and requirements of the San Juan Bautista Municipal Code. Based on substantial evidence in the record, granting site plan and design review approval is consistent with this finding in that the Project is designed and is proposed for construction, inspection, and monitoring to meet City Uniform Codes, Building Standards, and energy standards, as well as all applicable zoning regulations.
 - b. The Project is consistent with the goals and policies of the General Plan and any applicable specific or community plans. Based on substantial evidence in the record, granting site plan and design review approval is consistent with this finding in that the Project will increase employment opportunities in the City, will meet infill objectives of the General Plan, and improve parking availability for visitors to the City. The record contains nothing that demonstrates the Project as proposed presents any departure from applicable General Plan goals and policies.
 - c. The Project contributes to safeguarding the City’s heritage and cultural and historic resources. Based on substantial evidence in the record, granting site plan and design approval is consistent with this finding in that the Project’s exterior architecture and design characteristics call on City’s Spanish period and Mission heritage, and promote the historical resources and cultural objectives of the City.
 - 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 (e.g. balconies, fencing, screening of equipment and

utility installations, signs and lighting) are incorporated into the Project. Based on substantial evidence in the record, granting site plan and design approval is consistent with this finding in that the Project is designed to include a pleasant landscape plan compatible with neighboring properties, with trees, plants, and shrubbery meeting City's standards. The Project also includes shielded on-site lighting that complies with City Dark Sky Standards and design standards. Also see finding D., immediately above, with comments following.

- 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. Based on substantial evidence in the record, granting site plan and design approval is consistent with this finding in that the Project is designed with appropriate size and massing in relation to the neighboring San Juan Inn, and will create a noise buffer between State Highway 156 and the San Juan Inn. The design reveals no significant view blockage or solar access blockage.
- f. 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 offsets and window features that are compatible with the design and not overly ornate. Based on substantial evidence in the record, granting site plan and design approval is consistent with this finding in that the Project has been designed so that all four exterior elevations visible from adjacent properties have setbacks meeting zoning regulations. The appearance of an architectural fence with landscaping lends harmony to the project and the neighboring area. The proposed plans show well-articulated walls with appealing features consistent with the historical treatment described in finding C. and comments, above.
- g. 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. Based on substantial evidence in the record, granting site plan and design approval is consistent with this finding. See finding D. and comments, above. Further, an additional landscaping plan will be submitted pursuant to mitigation measures, and will be reviewed by staff and the Planning Commission for conformance with the City's adopted trees, plants, and shrubbery list.
- h. The design and layout of the Project do not interfere with the use and enjoyment of neighboring existing or future development, do not result in vehicular and/or pedestrian hazards, and promote public health, safety, and welfare. Based on substantial evidence in the record, granting site plan and design approval is consistent with this finding in that the Project as proposed is consistent with zoning regulations, and incorporates design elements and site building layouts that minimize traffic congestion, allow easy vehicular traffic entrance and exiting, provide compatible pedestrian corridors and pathways. See also findings D, E, and F, and comments. Mitigation measures and conditions of approval imposed

hereby and through approval of environmental mitigations adequately protect neighboring uses and their enjoyment.

- i. 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. Based on substantial evidence in the record, granting site plan and design approval is consistent with this finding in that many of the required mitigation measures and conditions demonstrate that all necessary public facilities, devices, and lighting are required.

EXHIBIT “B”

CONDITIONS OF APPROVAL

Fuel Station, Convenient Store and Quick Serve Restaurant

1. The applicant shall enter into a project development agreement with the City of San Juan Bautista to construct the proposed project as submitted herewith conforming to the architectural style and appearance as submitted and approved by the Planning Commission and subsequently approved by the City Council on appeal of the Planning Commission.
2. The applicant shall enter into an indemnification and hold harmless agreement with the City of San Juan Bautista for the approval of the project and an agreement to pay processing fees for land use application and access to project site, in the forms hereto attached as Exhibit “1” and Exhibit “2”. (This agreement has been prepared and executed.)
3. The applicant or contractor shall obtain an encroachment permit for any work performed within the City of San Juan Bautista public right of way.
4. The applicant shall submit for and obtain a grading permit for the site including drainage provisions and compliance with flood zone elevation requirements.
5. The applicant shall remove all existing driveway approaches that are not being used, replace them with a vertical face curb, gutter, and sidewalk and install new commercial concrete driveways at the entrance and exit conforming to the approved site plan and to City standards.
6. The applicant shall repair and reconstruct all damaged and broken sidewalks along the frontage of The Alameda and construct the sidewalk as shown on the final approved site plan.
7. The applicant shall install a new 8” diameter sanitary sewer line from the existing manhole at the intersection of The Alameda and Lang Street westerly for a distance of 35 feet west. The invert elevation of the 8” diameter sewer line at the manhole shall be provided by the City.
8. The applicant shall remove a 7 foot wide strip of asphalt pavement adjacent to the lip of gutter and replace with 8” thick aggregate class 2 base rock and 2-1/2” thick asphalt pavement for a distant of approximately 240 feet. The asphalt widening surface edge shall conform to the existing pavement edge. A slurry seal coat shall be apply to the new asphalt and existing pavement from the lip of gutter to the centerline of The Alameda for a distance from the intersection with State Route 156 to the south limits of the project site, approximately 310 feet.
9. The applicant shall install pavement markings and striping for traffic channelization along the frontage of the property to provide a left or right turn lane for ingress and egress. The striping and pavement marking shall be done after the completion of the asphalt widening and slurry seal coat work. The stripping and channelization shall conform to the approved striping plan for the project.

10. The applicant shall obtain a building permit for the buildings and fuel islands to ensure that it conforms to the uniform building codes, municipal building codes, and all applicable energy codes required. The building plan and fuel island shall conform to the architectural style presented and approved by the City Council.
11. The applicant shall submit a landscaping and irrigation plan to the City for review by the Planning Commission and obtain approval prior to issuance of an occupancy permit to any of the buildings or structures.
12. The applicant shall submit a site development plan including drainage, curbs, trash enclosure, on-site driveways, asphalt pavement, striping, electric charge station, and bicycle rack. Drainage shall conform to the State Storm Water Pollution Prevention Plan guidelines and best management practices.
13. The applicant shall submit an on-site lighting plan conforming to the city's dark sky regulations and provide hooded shield deflectors on all lighting fixtures. All lighting within the fuel island and in the parking area shall be directed downward or deflected in a direction away from the residential homes on the west side of The Alameda. All on-site exterior lighting shall be equipped with warm white illumination.
14. The applicant shall enter into a maintenance agreement with the City for continual maintenance of the landscaping and irrigations system for all landscaping and irrigation installed on the site.
15. The applicant shall install a minimum 7 foot high architectural perimeter fence along the southerly property line and a 4 foot high architectural perimeter fence along the easterly property line as shown on the approved plans. (See Mitigation Measure NOI-1 of MND.)
16. The applicant shall submit a sign permit application to install signs on all buildings. The application shall include one free standing monument type sign situated in the landscaping planter area adjacent to State Highway 156. All signs shall conform to the City's sign ordinance.
17. The applicant shall install fire hydrants on the project site as shown upon the approved site plan. The fire hydrants shall conform to the City standards and approved by the Fire chief. A fire sprinkler system shall be installed on all structures conforming to the fire standard title 13.
18. The applicant shall enter into an agreement for the construction of a deceleration and right turn lane on the south side of State Highway 156 at The Alameda intersection. The agreement shall require the construction of improvements for an eastbound right turn lane conforming to Caltrans standards. The applicant shall pay \$200,000 of the cost for the improvements of the right turn lane, through a reimbursement agreement with the City. Construction of the improvement will commence prior to or concurrent with construction of the Project. The City of San Juan Bautista will coordinate with Caltrans to determine when the cumulative traffic conditions warrant the implementation of the improvements. That Agreement has been prepared and executed with improvements to be made at the time of construction of the Project.

19. Construction on the site shall be restricted to the hours of 7:00 A.M. to 6:00 P.M. Monday and 8:00 A.M. to 5:00 P.M. on Saturday. No construction shall be allowed on Sundays or Federal Holidays.
20. The applicant shall restrict all loud noises, vibratory equipment, truck backup devices, and gas powered compaction tools to hours between 9:00 A.M. to 4:00 P.M. during the permitted days of construction. No construction will be allow on Sundays or Holidays unless it is within a confined building where all noises are contained inside the building.
21. The applicant shall select or mitigate mechanical equipment to meet applicable noise standards. To be considered “Normally acceptable” according to the City General Plan and Municipal Code, mechanical noise would need to be limited to DNL 60 dB at the nearest residential property line and DNL 65 dB at the nearby hotel property line. These noise levels would also satisfy the County General Plan Goal HS-8.11 guidelines.

To meet the draft City noise ordinance limits and the county General Plan Goal HS-8.1, noise levels at the nearest residential receivers are to be limited to an hourly Leq of 55 dB and maximum noise level of 70 dB during the daytime hours and hourly Leq 45 dB and a maximum noise level of 65 dB during nighttime hours.

The expected mechanical systems to include common commercial air-conditioning and ventilation equipment. Therefore, standard construction methods including selecting quieter equipment models, strategic siting, equipment setback, noise barriers or enclosures, acoustical louvers, and equipment noise attenuators should be sufficient. A qualified acoustical professional should be involved during the design phase of the project to advise the design team regarding effective noise reduction measures. (Mitigation 2a.)

22. The applicant shall require on-site noise measurements indicate that the existing ambient noise levels at adjacent properties are between DNL 62dB and DNL 78 dB, which varies by location and proximity to the roadways. To reduce the impact of mechanical equipment, it must be designed such that noise levels do not increase by three decibels or more at adjacent properties. Specific equipment plans have not been developed, and it is possible that mechanical equipment could exceed the threshold. Project equipment that generates a noise level of DNL 62 dB at the southern property lines would be expected to increase ambient noise levels by up to three decibels. Therefore, project equipment that might generate noise exceeding DNL 62 dB at adjacent properties is to be evaluated further. Additional measures are to be incorporated to reduce equipment noise to DNL 62 dB or quieter. Expect the mechanical systems to include common commercial air-conditioning and ventilation equipment. Therefore, standard construction methods including selecting quieter equipment models, strategic siting, equipment setback, noise barriers or enclosures, acoustical louvers, and equipment noise attenuators should be sufficient. A qualified acoustical professional should be involved during the design phase of the project to advise the design team regarding effective noise reduction measures. (Mitigation 2b.)
23. All Truck deliveries at the site that require the use of backup alarms should be limited to daytime hours. (Mitigation 3a.)

24. The applicant shall require reduction of potential noise impact from construction-related activities, they are to be conducted in accordance with the following;
1. Construction shall be limited to the hours of 7:00 am and 6:00 pm on weekdays and 8:00 am and 5:00 pm on Saturdays. No construction shall be allowed on Sundays or Federal holidays.
 2. During construction, mufflers shall be provided for all heavy construction equipment and all stationary noise sources in accordance with the manufacturer's recommendations.
 3. Limit unnecessary idling of internal combustion engines.
 4. Stationary noise sources and staging areas shall be located as far as is feasible from existing noise sensitive receivers. Locating stationary noise sources near existing roadways away from adjacent properties is preferred. If located otherwise, stationary noise sources are to be enclosed or shielded from neighboring noise sensitive properties with noise barriers to the extent feasible.
 5. Air compressor and pneumatic equipment should be equipped with mufflers, and impact tools should be equipped with shrouds or shields.
 6. A construction liaison shall be designated to ensure coordination between construction staff and neighbors to minimize disruptions due to construction noise. Neighboring property owners within 300 feet of construction activity shall be notified in writing of the construction information for the construction liaison.
 7. Neighboring property owners within 300 feet of construction activity shall be notified in writing of the construction schedule and at least 30 day prior to loud noise-generating activities. Notification is to include the nature and estimated duration of the activity.
 8. Prior to construction, a qualified acoustical professional is to review specific equipment and site locations that would be expected to generate noise levels above 80 dBA at adjacent residential properties and 85 dBA at adjacent commercial properties. The study would also determine additional mitigation measures, as feasible, to reduce noise levels by at least five decibels and below the aforementioned limits. Additional measures might include local barriers around specific construction equipment or property line barriers. The location, height, and extent of the barriers should be provided by the acoustical professional.
 9. A qualified acoustical professional should be retained as needed to address neighbor complaints as they occur. If complaints occur, noise measurements could be conducted to determine if construction noise levels at adjacent property lines are within the standards. Short-term construction noise monitoring could also be utilized to diagnose complaints and determine if additional mitigation is required for certain phases of the construction as needed. (Mitigation 4a.)

25. The applicant shall require all vibration-generating mechanical equipment is to be adequately vibration isolated per ASHRAE Guidelines to reduce ground-borne vibration levels at neighboring properties. (Mitigation 5a.)
26. The applicant shall require mitigation measures listed below so vibration can be reduced to a level that would result in a less-than significant impact.
 1. Use administrative controls such as notifying adjacent land uses of scheduled construction activities, and limiting construction activities with the highest potential to produce significant vibration to the least sensitive times of the day.
 2. Along property lines, equipment and methods that generate less ground borne vibration are to be used, to the extent feasible.
 3. Prior to construction, a qualified acoustical engineer shall review and monitor specific impact generating and heavy equipment and site locations that might generate vibration levels above a conservative threshold of 0.2 in/sec at adjacent property lines. The study would also determine if additional mitigation measures, as feasible, are needed to reduce vibration to a level that would not be expected to result in building damage. (Mitigation 6a.)
27. The applicant shall have the following note placed upon all construction plans and drawings of the project:

If prehistoric or historic archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted within 50 meters (160 feet more or less) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. (See Mitigation Measure CR-1.)
28. The applicant shall pay all planning, building permit, site and building inspection fees, school impact fees and City of San Juan Bautista development impact fees upon issuance of a building permit.
29. The applicant shall obtain all right of way easements required and all easement to be abandoned or relocated prior to commencement of construction. The applicant shall provide copies of all easements or the abandonment to the City.
30. The applicant shall provide copies to the City of the soils report and all compaction tests performed on the site during grading, excavation and embankment operations. (See Mitigation Measures GEO-1.)
31. The applicant shall submit to the City and obtain approval for an erosion control plan conforming to SWPPP guidelines during all grading activities and a letter or statement from the contractor that all work complies with the guidelines.

32. The applicant shall submit to the City and Health Department a hazardous waste management plan together with emergency contact information.
33. The applicant shall submit to the City a solid waste disposal plan if required.
34. The applicant shall obtain and submit a copy of the Monterey Bay Air Pollution Control District permit to the City.
35. The applicant shall obtain the necessary permits from the San Benito Health Department to conduct food related business within the proposed restaurant and convenience store prior to operations. A copy of the permit shall be provided to the City.
36. The applicant shall incorporate in the site development plan accommodation for a minimum of 8 bicycle parking spaces.
37. The applicant shall install domestic water services to the property and pay the required connection permit fees. Water service can be master metered or individually metered to each business. The applicant shall obtain an encroachment permit for water service lateral connection within the City right of way.
38. The applicant shall post a note on the improvement plans that all grading activities at the project site shall cease during high wind periods. The City Planning Department shall be contacted when construction is delayed due to high winds.
39. The applicant shall request and obtain a final inspection before a certificate of occupancy for the building permits are issued, prior to the onset of business operations.
40. Applicant shall install pavement traffic marking signs along The Alameda from the intersection of State Highway 156 to south end of the project as shown on the channelization plans prior to occupancy.
41. Applicant shall dedicate a strip of land ten feet in width along the frontage of The Alameda for future widening of The Alameda.
42. The applicant shall pay a fair share cost for the construction of a round-a-about intersection at the intersection of The Alameda, San Juan-Hollister Road, and Salinas Grade Road. The fair share cost analysis shall be prepared by the City and shall be based upon traffic movements from the proposed project to the proposed round-a-bout intersection.
43. The applicant shall install two architectural street lights conforming to the type, standards, and style of the San Juan Bautista Historic Third Street along the frontage of The Alameda. The light shall be energized from the existing utility poles by underground conduit and electrical junction boxes.
44. The exterior of the proposed building shall be constructed using non-reflective materials including non-mirrored glass, painted metal panel treatments and non-reflective wall surfaces. See Mitigation Measure AE-1.

EXHIBIT “B”

CONDITIONS OF APPROVAL

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2. The applicant shall enter into an indemnification and hold harmless agreement with the City of San Juan Bautista for the approval of the project and an agreement to pay processing fees for land use application and access to project site, in the forms hereto attached as Exhibit “1” and Exhibit “2”. (This agreement has been prepared and executed.)
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 2. During construction, mufflers shall be provided for all heavy construction equipment and all stationary noise sources in accordance with the manufacturer's recommendations.
 3. Limit unnecessary idling of internal combustion engines.
 4. Stationary noise sources and staging areas shall be located as far as is feasible from existing noise sensitive receivers. Locating stationary noise sources near existing roadways away from adjacent properties is preferred. If located otherwise, stationary noise sources are to be enclosed or shielded from neighboring noise sensitive properties with noise barriers to the extent feasible.
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 6. A construction liaison shall be designated to ensure coordination between construction staff and neighbors to minimize disruptions due to construction noise. Neighboring property owners within 300 feet of construction activity shall be notified in writing of the construction information for the construction liaison.
 7. Neighboring property owners within 300 feet of construction activity shall be notified in writing of the construction schedule and at least 30 day prior to loud noise-generating activities. Notification is to include the nature and estimated duration of the activity.
 8. Prior to construction, a qualified acoustical professional is to review specific equipment and site locations that would be expected to generate noise levels above 80 dBA at adjacent residential properties and 85 dBA at adjacent commercial properties. The study would also determine additional mitigation measures, as feasible, to reduce noise levels by at least five decibels and below the aforementioned limits. Additional measures might include local barriers around specific construction equipment or property line barriers. The location, height, and extent of the barriers should be provided by the acoustical professional.
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27. The applicant shall have the following note placed upon all construction plans and drawings of the project:

If prehistoric or historic archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted within 50 meters (160 feet more or less) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. (See Mitigation Measure CR-1.)
28. The applicant shall pay all planning, building permit, site and building inspection fees, school impact fees and City of San Juan Bautista development impact fees upon issuance of a building permit.
29. The applicant shall obtain all right of way easements required and all easement to be abandoned or relocated prior to commencement of construction. The applicant shall provide copies of all easements or the abandonment to the City.
30. The applicant shall provide copies to the City of the soils report and all compaction tests performed on the site during grading, excavation and embankment operations. (See Mitigation Measures GEO-1.)
31. The applicant shall submit to the City and obtain approval for an erosion control plan conforming to SWPPP guidelines during all grading activities and a letter or statement from the contractor that all work complies with the guidelines.

32. The applicant shall submit to the City and Health Department a hazardous waste management plan together with emergency contact information.
33. The applicant shall submit to the City a solid waste disposal plan if required.
34. The applicant shall obtain and submit a copy of the Monterey Bay Air Pollution Control District permit to the City.
35. The applicant shall obtain the necessary permits from the San Benito Health Department to conduct food related business within the proposed restaurant and convenience store prior to operations. A copy of the permit shall be provided to the City.
36. The applicant shall incorporate in the site development plan accommodation for a minimum of 8 bicycle parking spaces.
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43. The applicant shall install two architectural street lights conforming to the type, standards, and style of the San Juan Bautista Historic Third Street along the frontage of The Alameda. The light shall be energized from the existing utility poles by underground conduit and electrical junction boxes.
44. The exterior of the proposed building shall be constructed using non-reflective materials including non-mirrored glass, painted metal panel treatments and non-reflective wall surfaces. See Mitigation Measure AE-1.

RESOLUTION 2016-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA ADOPTING THE INITIAL STUDY, MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM FOR PROJECT DR 2014-101 AND CUP 2014-101, AT 404-408 THE ALAMEDA, CONSISTING OF A FUEL STATION, CONVENIENCE STORE AND QUICK SERVE RESTAURANT

WHEREAS, Harbhajan (Harvey) Dadwal (sometimes herein referred to as “Applicant”), pursuant to Title 11 (“Zoning”) of the San Juan Bautista Municipal Code, has applied for a conditional use permit (No. CUP 2014-11) and a site plan and design review permit (No. DR 2014-11), on property designated in the General Plan as general commercial and zoned accordingly, and located at 404-408 The Alameda (APN: 002-52-012) in the City of San Juan Bautista, for a development (sometimes herein referred to as “Project”) consisting of a 6,144 square foot single story building, covered fuel island with 12 fuel dispensing stations, 35 on-site parking spaces, trash enclosure, open space landscaping, on-site storm drain retention and bio filter system, entrance and existing driveways for free flow traffic, bicycle parking, directional signage, traffic channelization and striping, and on-site lighting; and

WHEREAS, the building is proposed to be divided into two commercial functions with (1) a small convenience store, central retail and fuel checkout counter, and (2) a restaurant with dining room accommodations and no drive-thru window; and

WHEREAS, the applications were reviewed and considered by the San Juan Bautista Planning Commission at duly noticed meetings and hearings held on January 7, 2014, January 23, 2014, and February 4, 2014; and

WHEREAS, following hearings, the Planning Commission approved a mitigated negative declaration for the Project, and then proceeded to approve the Project, i.e. CUP 2014-11 and DR 2014-11, with mitigation measures and conditions, all as set out in Planning Commission Resolution 2014-04; and

WHEREAS, on February 11, 2014, Daniel J. DeVries, Esq., on behalf of Leal Vineyards, Inc. (sometimes referred to herein as “Appellant”) filed an appeal of the Planning Commission approvals described immediately above; and

WHEREAS, a hearing on the appeal was held by this Council on March 18, 2014, and April 9, 2014; and

WHEREAS, on April 9, 2014, this Council continued the appeal hearing to a date after the 30 day review and comment period ended from the State Clearinghouse. (September 4, 2014) pursuant to the California Environmental Quality Act, which allowed the City to accept public comment and revise the environmental documents accordingly.

WHEREAS, the Initial Study and Mitigated Negative Declaration “MND” prepared for the project was completed in July 2014. It was submitted, on August 1, 2014, to the State Clearinghouse for a 30 day review period and circulation by the Clearinghouse to selected state agencies, with the review and comment period for this Project extended for 20 days from September 9, 2014 to September 29, 2014 and a public hearing was set for October 21, 2014, which was continued to November 18, 2014; and

WHEREAS, at the hearing on appeal on November 18, 2014, the Council, having reviewed all materials included with the agenda packet regarding the appeal, heard and considered all comments and materials made and submitted by Appellant, Applicant, staff, and other interested parties approved the project and adopted Resolutions 2014-43 and 2014-44 approving the Project; and

WHEREAS, the Project approvals were challenged by Writ of Mandate filed by the Alliance of Concerned Citizens Organized for Responsible Development, on December 19, 2014; and

WHEREAS, the matter was briefed and heard on March 14, 2016, and the Honorable Steven R. Saunders remanded the Project back the City for reconsideration of the potential noise issues because the noise analysis used for the Project was for an earlier version of the Project and not specific to the Project before the Court. The Court found that the remainder of the Project was in compliance with CEQA. As such, the City was ordered by the Court to “undertake such further studies and proceedings as may be necessary and appropriate to evaluate and consider the proposed Project’s noise impacts on the environment, determine whether any such impacts that may be significant can be mitigated to less than significant levels, and if appropriate and feasible, adopt mitigation measures. Such compliance may take the ultimate form of adoption of a negative declaration, mitigated negative declaration, focused EIR, rejection of all of the above, such other actions consistent with CEQA as may be appropriate;” and

WHEREAS as ordered by the Court, on April 19, 2016, the City adopted Resolutions 2016 -21 setting aside Resolutions 2014-43 and 2014-44, which approved the Project; and

WHEREAS, because the Mitigated Negative Declaration was found by the Court to be in compliance with CEQA, except that noise impacts were to be reconsidered, the City undertook a new noise analysis using the current Project description and hired Charles M. Salter Associates Inc. to prepare such new noise analysis; and

WHEREAS, a noise analysis, which was specific to the Project was prepared by Charles M. Salter Associates Inc. on April 18, 2016; and

WHEREAS, the noise associated with the Project was found to be less than significant and any noise associated with the construction of the Project could be mitigated to a level which was less than significant, with mitigations; and

WHEREAS, a new Initial Study-Mitigated Negative Declaration was prepared, by Hatch, Mott, McDonald on 7/11/2006 which incorporated the new noise analysis but otherwise remained essentially the same, since the Court found that the remainder of the analysis complied with CEQA; and

WHEREAS, the public was provided with the Notice of Intent to adopt a Mitigated Negative Declaration for the Fuel Station, Convenience Store, and Quick Service Restaurant Project at 404-408 The Alameda in San Juan Bautista Project as legally required. To wit, on July 22, 2016 and a refiled on July 26, 2016 for the recirculation with the State Clearing House, 15 copies of the, Summary Form for the Electronic Document Submittal, and one (1) Notice of Completion/ Environmental Document Transmittal Form with the State Clearinghouse. The City filed the Notice of Intent to Adopt the MND with the San Benito County and it was legally posted. The City mailed the Notice of Intent to Adopt the MND to mailing lists consisting of property owners within the 300' radius, interested person whom asked to receive notice, the SSL Law Firm LLP, Idell & Seitel LLP, Frank Leal (Hacienda de Leal), Harbhajan S. Dadwal (applicant) and the San Juan Elementary School District. Staff also sent digital copies of the MND to; SSL Law Firm LLP, Idell & Seitel LLP, Frank Leal (Hacienda de Leal), and Harbhajan S. Dadwal (Applicant). The Notice of Intent to Adopt the MND was published in the Free Lance, a San Benito County newspaper, on July 29. The Notice of Intent to Adopt the MND was also posted on the three (3) regular posting sites for the City, City Hall, City Library, the Post Office and was also posted on the City Website. City made the revised MND available at City Hall, the City Library, and the County Library. City staff also posted the revised MND on the City website; and

WHEREAS, the MND was circulated beginning on July 26, 2016, which resulted in more than thirty days of review, as required by law; and

WHEREAS, the project was noticed for a Public Hearing on September 20, 2016, as required by law. On September 9, 2016, staff mailed out the Public Hearing Notices to the mailing lists consisting of, 300' radius property owners, interested persons list, SSL Law Firm LLP, Idell & Seitel, Frank Leal (Hacienda de Leal), Harbhajan S. Dadwal (applicant), the State Water Resource Control Board and CalTrans. The Public Hearing Notice was posted at the three (3) regular city posting locations (City Hall, City Library, and Post Office). Staff also posted the Public Hearing Notice on the City website and on every post on The Alameda surrounding the project; and

WHEREAS, said Initial Study-Mitigated Negative concluded that the implementation and construction of the Project could result in a number of significant effects on the environment and identified mitigation measures that reduce the significant effects to a less than significant level, and

WHEREAS, the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring Program are by this reference incorporated into this Resolution as if fully set forth herein, and

WHEREAS, the Council, has reviewed all materials included with the agenda packet regarding the appeal, heard and considered all comments and materials made and submitted by Appellant, Applicant, staff, and other interested parties including all materials previously submitted for the Project, as set forth in the Administrative Record filed as a part of the Writ of Mandate proceeding and all of the comments and information provided after the Court’s remand to the City; and

WHEREAS, in connection with project approval involving an initial study/mitigation negative declaration that identifies one or more significant environmental effects, CEQA requires the decision making body to incorporate feasible mitigation measures that reduce the significant effects, to a less than significant level, and

WHEREAS, approval of a project requiring implementation of mitigation measures to mitigate or avoid significant effects on the environment also requires adoption of a Mitigation Monitoring or Reporting Program to ensure compliance with mitigation measures during project implementation , and

WHEREAS, the City of San Juan Bautista is the lead agency on the Project, and the San Juan Bautista City Council is the decision making body for the Project on the basis of remand by the Court directing the City Council to reconsider noise impacts, and

WHEREAS, the City Council has reviewed and considered the Initial Study-Mitigated Negative Declaration for the project and intends to take action on the Project in compliance with CEQA and state Guidelines implementing CEQA, and

WHEREAS, the Project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Fish and Wildlife Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA, HEREBY RESOLVES AS FOLLOWS;

- Section 1.** This Council makes the findings, attached as Exhibit “A” and;
- A. This Council has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record prior to proceeding to consider action on the Project.
 - B. The Initial Study/Mitigated Negative declaration prepared for the Project has been completed in compliance with CEQA and is consistent with State Guidelines of the California Environmental Quality Act.
 - C. The Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City as lead agency for the Project.
 - D. The City Manager, with offices in City Hall, City of San Juan Bautista, is designated as the custodian of documents and records of proceedings on which action taken by this Resolution are based.
 - E. The Initial Study/Mitigated Negative Declaration, with the mitigation measures, mitigation monitoring program and conditions of approval for Project, shows that

there is not substantial evidence in light of the whole record that the project as revised by the mitigation measures and conditions of approval may have a significant effect on the environment.

Section 2. The Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Program hereby are approved.

Section 3. Consideration of Project approval, and disposition of the appeal of Project approval from the decision of the Planning Commission and remand from the Court, shall follow passage and adoption of this Resolution. If the Project is approved, this Council shall require mitigation monitoring in compliance with CEQA.

PASSED AND ADOPTED, at a duly noticed meeting of the City Council of the City of San Juan Bautista held on the 18th day of October, 2016 by the following vote:

AYES: **West, Martorana, Boch, Lund, Edge**

NOES: **None**

ABSENT: **None**

ABSTAIN: **None**

Rick Edge, Mayor

ATTEST:

Trish Paetz, Deputy City Clerk

EXHIBIT “A”

FINDINGS

Based upon the Initial Study, the Mitigated Negative Declaration, the application of mitigation measures as imposed through the Mitigation Monitoring Program, and conditions of approval that the applicant has agreed to, and after considering the staff reports and accompanying documentation, oral testimony, written comments, electronic e-mail correspondences, public input presented at the appeal hearing of the project by Leal Vineyard Inc., the City Council finds:

CEQA FINDINGS

1. This Council has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record prior to proceeding to consider action on the Project.
2. The Initial Study/Mitigated Negative declaration prepared for the Project has been completed in compliance with CEQA and is consistent with State Guidelines of the California Environmental Quality Act.
3. The Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City as lead agency for the Project.
4. The City Manager, with offices in City Hall, City of San Juan Bautista, is designated as the custodian of documents and records of proceedings on which action taken by this Resolution are based.
5. The Project will minimize any potential adverse effects to the surrounding properties and the environment to a less than significant level by establishing mitigation measures, implementing a mitigation monitoring program, and implementing conditions of approval.
6. The Project will not take business away from the downtown shopping area and thereby cause business closures and eventual physical deterioration of downtown. The findings set forth at page 47 of the Mitigated Negative Declaration, that the Project is an auto or highway use which will not impact the downtown area is specifically adopted by this Council. There has been no other evidence submitted which would lead a reasonable person to conclude otherwise.
7. The Initial Study/Mitigated Negative Declaration, with the mitigation measures, mitigation monitoring program, and conditions of approval for Project, shows that there is not substantial evidence in light of the whole record that the project as revised by the mitigation measures and conditions of approval may have a significant effect on the environment.
8. In light of the whole record before this Council, the Project conforms to the goals, policies, and objectives of the 1998 General Plan, design review policies and the requirements of the City Code and there is no evidence to support a fair argument that the Project will have a significant effect on the environment of the site and surrounding area.

EXHIBIT “A”

FINDINGS

Based upon the Initial Study, the Mitigated Negative Declaration, the application of mitigation measures as imposed through the Mitigation Monitoring Program, and conditions of approval that the applicant has agreed to, and after considering the staff reports and accompanying documentation, oral testimony, written comments, electronic e-mail correspondences, public input presented at the appeal hearing of the project by Leal Vineyard Inc., the City Council finds:

CEQA FINDINGS

1. This Council has independently reviewed and analyzed the Initial Study/Mitigated Negative Declaration and other information in the record prior to proceeding to consider action on the Project.
2. The Initial Study/Mitigated Negative declaration prepared for the Project has been completed in compliance with CEQA and is consistent with State Guidelines of the California Environmental Quality Act.
3. The Initial Study/Mitigated Negative Declaration represents the independent judgment and analysis of the City as lead agency for the Project.
4. The City Manager, with offices in City Hall, City of San Juan Bautista, is designated as the custodian of documents and records of proceedings on which action taken by this Resolution are based.
5. The Project will minimize any potential adverse effects to the surrounding properties and the environment to a less than significant level by establishing mitigation measures, implementing a mitigation monitoring program, and implementing conditions of approval.
6. The Project will not take business away from the downtown shopping area and thereby cause business closures and eventual physical deterioration of downtown. The findings set forth at page 47 of the Mitigated Negative Declaration, that the Project is an auto or highway use which will not impact the downtown area is specifically adopted by this Council. There has been no other evidence submitted which would lead a reasonable person to conclude otherwise.
7. The Initial Study/Mitigated Negative Declaration, with the mitigation measures, mitigation monitoring program, and conditions of approval for Project, shows that there is not substantial evidence in light of the whole record that the project as revised by the mitigation measures and conditions of approval may have a significant effect on the environment.
8. In light of the whole record before this Council, the Project conforms to the goals, policies, and objectives of the 1998 General Plan, design review policies and the requirements of the City Code and there is no evidence to support a fair argument that the Project will have a significant effect on the environment of the site and surrounding area.



CITY OF SAN JUAN BAUTISTA PLANNING COMMISSION STAFF REPORT

DATE: OCTOBER 3, 2023

BY: BRIAN FOUCHT, COMMUNITY DEVELOPMENT DIRECTOR

TITLE: CONSIDER THE RECOMMENDATION OF THE HISTORIC RESOURCES BOARD AND CONSIDER A SITE AND DESIGN REVIEW PERMIT TO DEMOLISH AN EXISTING DUPLEX AND ACCESSORY STRUCTURES AND THEREAFTER CONSTRUCT NEW TWO NEW MULTIPLE FAMILY DWELLINGS ON PROPERTY KNOWN AS 45 WASHINGTON ST. (APN 002-410-240) AS FOLLOWS:

- A. 2 - STORY, DUPLEX EACH UNIT 1584 SQ.FT. WITH 4 BEDROOMS; AND
- B. 2 - STORY DUPLEX ACCESSORY DWELLING UNITS EACH UNIT WITH 3 BEDROOMS AND 1,195 SQ.FT,

The applicant is Jim Vocolka representing Tyron Todd.

CEQA: the project is exempt from CEQA per ceqa guideline sections 15301(l) and 15303 demolition and new construction of small structures

IWORQ PERMIT NO. 206

RECOMMENDED ACTION(S):

Staff recommends that the Planning Commission Adopt a resolution approving a Site and Design Permit for demolition of an existing duplex and construction of a duplex and two attached accessory dwelling units as described in the staff report dated October 3, 2023.

1. Demolition

The HRB has considered evidence that the structures to be demolished do not have historical integrity; therefore, no action is necessary regarding the proposed removal of existing units on the site. (attached DPR March 2023; Meg Clovis)

2. R-2 Development Standards:

R2 District	Minimum Lot Area (Gross)	Minimum Lot Width	Density Range du/acre*	Floor Area Ratio**	Building Coverage	Maximum Height story/feet	Minimum Setbacks Front/Side/Rear
Required	8,000 sq.ft. ³ 4	60 ft.	6 – 10	0.60 <6,318 sq.ft.	0.45	2/35	F: 20 ft. ⁵ S: 5 ft. ⁶ R: 10 ft.
Proposed	10,530 sq. ft.	75'	8 DU/AC	.3	0.32	2/23	20/5/10

*ADUs are not accounted for in density calculations

** FAR including ADUs is .5; project with ADUs limited to less than .75

Note: common open space standards do not apply to projects of fewer than 5 units.

Parking		
Unit Type / # bedrooms	Required	Proposed
Duplex / 4*	4 bedrooms: 3 (1 covered, 2 open/ unit) 3 bedrooms: 2/unit (1 covered, 1 open) Guest space ½ space /unit	2 covered 3 open 1 Guest
ADU / 3**	1 uncovered/ unit	2
Total Required On Site	8	8

*Duplex Parking may not occupy any front yard, or any required street side yard of a corner lot, or in a **required rear yard on a double-frontage lot**.

**ADU parking may occupy a front yard

2. Accessory Dwelling Unit standards:

11-04.5-100 Multi-unit (R-1, R-2, and R-3) zones and planned unit developments.

Accessory dwelling units are permitted in multi-unit (R-1, R-2, and R-3) zones as follows:

(A) Converted Spaces Within a Multi-Unit Development. At least one (1) accessory dwelling unit shall be allowed on a parcel with an existing multi-unit structure or structures used for residential use if each accessory dwelling unit meets all the following requirements:

... (3) Attached and Detached. Not more than two (2) accessory dwelling units attached to the primary unit or to each other, or similarly detached shall be allowed on a parcel where a multi-unit structure is proposed or exists, subject to the following requirements:

(a) Height shall not exceed the maximum height required by this Title for multifamily structures.

(b) Setbacks shall be consistent with the setbacks required by this Title for the primary structure.

(c) Gross floor area for each accessory dwelling unit shall not exceed more than eight hundred (800) square feet for one (1) bedroom units and not more than one thousand (1,000) square feet for two (2) bedroom units.

(d) Accessory dwelling units on properties surrounded on two (2) or more sides by separate properties that contain more than fifty percent (50%) of one (1) story existing buildings shall be not more than sixteen feet (16') in height. In such cases, side and rear yards shall be at least four feet (4').

Government Code 65852.2

(a)(1) A local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. The ordinance shall do all of the following

*... **(B)(i) Impose standards on accessory dwelling units that include, but are not limited to, parking, height, setback, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Historical Resources. ...***

...(2)A permit application for an accessory dwelling unit or a junior accessory dwelling unit shall be considered and approved ministerially without discretionary review or a hearing, notwithstanding Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use permits. ...

(c)(1) Subject to paragraph (2), a local agency may establish minimum and maximum unit size requirements for both attached and detached accessory dwelling units.

(2)Notwithstanding paragraph (1), a local agency shall not establish by ordinance any of the following: (A)A minimum square footage requirement for either an attached or detached accessory dwelling unit that prohibits an efficiency unit. (B)A maximum

square footage requirement for either an attached or detached accessory dwelling unit that is less than either of the following: (i)850 square feet. (ii)1,000 square feet for an accessory dwelling unit that provides more than one bedroom...

*(a)(1) A local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. **The ordinance shall do all of the following...***

(D)Require the accessory dwelling units to comply with all of the following:

(v)The total floor area for a detached accessory dwelling unit shall not exceed 1,200 square feet.

The referenced Government Code provisions are intended to ensure that maximum ADU square foot limitations are not less than 850 or 1,000 square feet where an ADU has more than one bedroom. The intention is not to limit the size of detached ADUs to less than 1,200 sq.ft. . Government Code provisions require ordinances to establish a maximum size of 1,200 sq.ft. Therefore, the provision in the City's ordinance regarding maximum unit size ((3) c) above) conflicts with Government Code provisions establishing standards for ADUs in jurisdictions with adopted ADU ordinances. In another recent case involving unit size the Planning Commission approved a detached ADU of approximately 1,200 sq. ft (Griss, 831 Mission Vineyard Rd.) based on the above analysis.

3. Site and Building Design

Building Design

The proposed project consists of two buildings:

- A. Two story duplex with one unit on the first floor and one unit on the second floor, with attached two car garage.
- B. Two story duplex ADU with one three bedroom on each of the first and second floors of the building.

Buildings are designed using the Mediterranean revival style referenced in the City's design guidelines with the following architectural design elements:

1. Exposed rafters
2. Decorative Elements - arched faux windows and clay pipes
3. Vertical wrought iron railings (railings should be not less than the minimum required)
4. Vertical trim around windows (note: vertical trim should be 6" rather than 2" or 4")
5. The double hung windows
6. The horizontal sliders set within faux arched openings
7. Clay tile roofing material (rather than the asphalt shingles shown on submitted plans)

The materials and finishes of the duplex and the ADU building are consistent with ADU design standards contained in Section 11-04.5-160 ...*(2) The exterior design elements (roof, windows,*

siding, porches, colors, materials, finishes) of attached or detached accessory dwelling units shall match those of the primary structure on the property on which the accessory dwelling unit is located...”

The design of the site includes generous landscaped yards and setbacks consistent with R2 zoning ordinance requirements (see above chart), including open space yards of at least 400 sq.ft per unit and an interior court yard providing centralized access to each of the units. Infill development with 3 and 4 bedroom units will likely be occupied by households with several members in each unit. The orientation of the two buildings integrates the duplex and ADU structures, creating opportunity for mutual enjoyment of outdoor spaces living arrangements. This design creates a high degree of integration between all of the units for utilization of landscape open areas separated from the street, greater security and safety, efficient and uniform maintenance of the building exteriors and landscaping.

Typically, without considering location of ADU parking, a 20’ landscape setback would be required between the street and the parking areas. In this case, interior outdoor common areas are retained along with off - street parking at an overall rate of 2 spaces per unit, with the result that landscaping along the street frontage is more limited. Special attention to the quality of landscaping within the 10’ frontage landscaping, using ground cover, understory shrubs and street trees will be important to ensure that the appearance of parking areas is softened.

Special Considerations: On site services – utilities

The current sewer connection must be abandoned and a new sewer connection established directly to the Washington Street sewer main. As with several properties in San Juan Bautista, Four (4) properties are connected to a down spout located in the Washington Manhole. This connection does not allow access for city equipment for preventive maintenance hydro flushing etc.

Attachments

1. Resolution
2. Project Plans
3. Historic Resources Board Staff Report, updated DPR

DRAFT PLANNING COMMISSION RESOLUTION NO. 2022-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN
BAUTISTA ACCEPTING THE RECOMMENDATION OF THE HISTORIC
RESOURCES BOARD AND CONSIDER A SITE AND DESIGN REVIEW PERMIT TO
DEMOLISH AN EXISTING DUPLEX AND ACCESSORY STRUCTURES AND
THEREAFTER CONSTRUCT MULTI-FAMILY DWELLINGS**

- A. 2 - story, duplex each unit 1584 sq.ft. with 3 AND 4 bedrooms and
B. 2 - story duplex Accessory Dwelling Units each unit with 3 bedrooms and 1,195 sq.ft,**

ON PROPERTY KNOWN AS 45 WASHINGTON STREET (APN 002-410-240)

WHEREAS, on March 1, 2023 Jim Vocelka applied on behalf of Tyrone Todd for a Site and Design Review Permit to allow the development of a duplex and two detached duplex ADUs described in the staff report dated October 3, 2023; and

WHEREAS, the Historic Resources Board has considered information sufficient to document that that the proposed demolition does not involve the removal of a historical resource (June 6, 2023); and

WHEREAS, development of a duplex with 2 ADUs within a detached building an infill site is Categorically Exempt from CEQA in accordance with Guideline Section 15303 (new construction or conversion of small structures) and 15332 (infill development)

WHEREAS, the proposed project is consistent 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 Medium Density General Plan and R2 Zoning designation.

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

As designed the project is consistent with the standard and requirements of the San Juan Bautista Municipal Code, as the project is compliant with all development standards applicable to the Medium Density General Plan and R2 Zoning designation. The proposed project is consistent with the following Land Use Element objectives: Objective LU 2.4 Increase the amount of infill development in the City. Policy LU 2.4.1; Objective LU 2.5 Diversify housing stock to accommodate all San Juan Bautista residents.

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

The project augmentation is designed to provide a “Mediterranean Revival” style design, which will contribute to the City’s heritage, cultural and historical resources. Plan show asphalt shingle roof material; however the applicant has stated his intention to provide clay tile.

- 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 architectural design, materials and colors, and the completed project will harmonize with the aesthetics and character of the surrounding developments. The proposed project will be compatible in scale and density with surrounding residential development, which is a mix of Medium Density and Low-Density residential uses. The project is surrounded on three sides with two story structures.

- 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 proposed duplex project will be compatible in scale and density with surrounding residential development, which is a mix of Medium Density and Low-Density residential uses. The project is surrounded on three sides with two story structures. Units within the project will be both 3- and 4-bedroom units with adequate on-site parking. Generous interior landscaping sufficient to enhance the overall site and building design and provide for on-site recreation, although not required, is proposed. Therefore, the amended design will be 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 design of the duplex building includes landscaped courtyards, balconies, overhangs and roof treatments. The overall project is consistent with the City’s Design Guidelines with respect to architectural details.

- 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 proposed project, as conditioned is required to provide a final landscape plan with special attention to softening the appearance of walls and parking areas.

Conditions of approval require that landscape plans be submitted for review and approval consistent with the City’s design guidelines.

- 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 as designed will not interfere with the use and/or enjoyment of neighboring existing or future development. The project would not result in hazards associated with public health, safety, and welfare, in so much that the project is required to be constructed to be in compliance with fire and building codes, and the associated building permits will be reviewed by public safety and building personnel prior to issuance.

- 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.**

Existing public facilities (sewer and water) exist to accommodate the proposed project.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of San Bautista hereby approves development of a duplex and two attached ADU units subject to based on findings and subject to conditions contained in Exhibit “A”.

PASSED AND APPROVED by the Planning Commission of the City of San Juan Bautista on this 3rd day of October 3, 2023 , by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Jose Aranda, Chair

ATTEST:

Elizabeth Soto, Deputy City Clerk

EXHIBIT 'A'
Conditions of Approval
45 Washington Street (APN 002-410-024)
Tyrone Todd
October 3, 2023

Planning Dept.

1. Prior to issuance of a Building or Grading Permit, prior to construction and prior to occupancy applicant shall submit evidence of review and approval of Fire Dept requirements.
2. Prior to issuance of a grading or building permit, applicant shall submit a detailed landscape and irrigation plan designed by a licensed landscape designer for the entire site for review and approval in writing by the Community Development Director. All landscaping and irrigation shall be installed and operational prior to issuance of a final approval for occupancy.

Landscaping shall be drought tolerant and sufficient, when mature, to soften and enhance the appearance of buildings, walls, enclosures and paved areas, promote energy efficiency, and irrigation systems shall be designed for water efficiency. Landscaping shall include trees, shrubs as understory vegetation, and ground cover with special attention to the Washington Street property frontage to the satisfaction of the Community Development Director. Landscaping, including turf areas, shall be maintained in a healthy, flourishing condition at all times. To the extent possible, landscape plans shall incorporate landscape material evocative of the City's historical past. Significant changes to the site plan, including any conversion of landscape areas to hardscape shall be reviewed by the Community Development Director and referred to the Planning Commission for approval.

3. Prior to the issuance of a grading or building permit applicant shall submit a comprehensive lighting plan for the site demonstrating compliance with the City's Dark Sky development standards contained in Zoning Ordinance Chapter 11-13.
4. Colors and materials used for the retail building shall be consistent with those reviewed and approved by the Planning Commission on October 3, 2023. Vertical window trim shall be 6" rather than 2" or 4".
5. Separate individual ownership interests in separate units via common interest subdivision or condominium plan shall require Planning Commission approval of a Conditional Use Permit.

City Engineer

1. Prior to issuance of grading or building permits, and prior to commencement of construction applicant shall submit plans for infrastructure and service improvements in compliance with State Requirements for consolidated utility connections for approved ADUs.
2. All designs shall be prepared professionally by licensed professionals in accordance with local and State standards and requirements.

3. Prior to Issuance of Grading or Building Permits and prior to construction, applicant shall submit plans, diagrams and documents showing engineering design improvements for review and approval in writing by the City Engineer, as follows:

a) On site civil engineering requirements:

- 1) Grading and drainage plans showing finished contours and drainage facility plans including runoff calculations and schematics demonstrating that the site will drain positively by gravity to Washington Street. Cross-lot drainage shall not be allowed.
- 2) Plans by a licensed architect or Engineer and show drainage, structure pad elevations, utilities; property lines and existing structures, hardscape and proposed structures and hardscape. Hardscape percentages shall be calculated and shown.
- 3) Identify easements of record and existing sewer/water/storm drainage issues related to adjoining properties. All conflicts shall be resolved in accordance with design plans and agreements to the satisfaction of the City Engineer.
- 4) AL issues related to utilities, site civil work and easements shall be acceptable and approved by the City Engineer prior to construction.
- 5) Prior to issuance of a Grading or Building Permit applicant shall submit plans for review and approval by the City Engineer for frontage improvements, utility services and meters, and postal service installations.

4. Prior to Occupancy applicant shall construct frontage improvements and install utilities to the satisfaction of the City Engineer and Director of Public Works as follows:

a) Frontage Improvements:

- 1) A new driveway apron and ADA compliant sidewalk at the back of the new apron shall be designed and built in coordination with City Standards and as directed by the City.
- 2) Street improvements should dovetail with the PMP schedule and other public improvements

b) Utilities:

- 1) The existing sewer lateral serving the parcel to the main in the street shall be upgraded as sized by the architect or engineer in accordance with State Building Code and as approved by the City. Due to current capacity issues, the project should modify access to the City sewer system by commenting to the Washington St. sewer main.
- 2) Water service lateral serving the parcel to the main in the street shall be upgraded as sized by the architect or engineer in accordance with State Building Code and as approved by the City.

5. Any changes in the field shall be approved in writing by the governing authority or Department at the City, and as applicable. approved in the field by a public works inspector.

Fire Dept.

1. Prior to issuance of a building or grading permit applicant shall submit plans for review and approval consistent with Fire Department Memorandum dated April 21, 2023, attached Fire Department requirements shall be implemented prior to final occupancy.



**CITY OF HOLLISTER
FIRE PREVENTION BUREAU
PROJECT COMMENTS**

Date: April 21, 2023

Subject:

Address: 45 Washington, SJB

IMPORTANT NOTICE: ALL FIRE PLANS NEED TO BE SUBMITTED DIRECTLY TO HOLLISTER FIRE DEPARTMENT FOR REVIEW AND PERMITTING. FEES WILL BE ASSESSED AFTER COMPLETE FIRE APPROVAL. FOR QUESTIONS REGARDING PLAN REVIEW, CONTACT THE FIRE DEPARTMENT DIRECTLY. CALL 831-636-4325 or email questions to hfdprevention@hollister.ca.gov

ITEMS TO BE IMMEDIATELY ADDRESSED FOR PLANNING/DESIGN APPROVAL

1.

FIRE REQUIREMENTS FOR CONSTRUCTION OF PROJECT

1. **[A] 102.1 Construction and design provisions.** The construction and design provisions of the fire code shall apply as follows:
 - a. Structures, facilities and conditions arising after the adoption of this code.
 - b. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.
 - c. Existing structures, facilities and conditions when identified in specific sections of this code.
 - d. Existing structures, facilities and conditions, which, in the opinion of the Fire Code Official, constitutes a distinct hazard to life and property.
 - e. Existing Structures, alterations and repairs:
 - i. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter.
 - ii. When alterations and/or repairs result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the external walls of a building, or result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the existing internal structural and/or non-structural framework, independently or in combinations thereof, within a five-year period, the entire building shall be made to conform to the current provisions of this Chapter.
 - iii. Calculations of linear wall measurements shall be shown on all plans submitted for building permits, on the cover page in the project description of said plans.
 - iv. The determination under this section of the requirements for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.
2. **[A] 102.3 Change of use or occupancy.** A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of this code and the California Existing Building

Code, provided that the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use or occupancy.

3. **[A] 105.3.3 Occupancy prohibited before approval.** The building or structure shall not be occupied prior to the fire code official issuing a permit and conducting associated inspections indicating the applicable provisions of this code have been met.
4. **[A] 105.4.1 Construction Document Submittals.** Construction documents and supporting data shall be submitted in two or more sets with each application for a permit and in such form and detail as required by the Fire Code Official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.
5. **[A] 105.4.2 Information on construction documents.** Construction documents shall be drawn to scale on suitable material. Electronic media documents are allowed to be submitted where approved by the Fire Code Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances rules and regulations as determined by the Fire Code Official.
6. **[A] 105.4.2.1 Fire Protection system shop drawings.** Shop drawings for the fire protection system(s) shall be submitted to indicate compliance with this code and the construction documents, and shall be approved prior to the start of installation. Shop drawings shall contain all information as required by the referenced installation standards found in Chapter 9 of this Code.
7. **304.1.2 Vegetation.** Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with Chapter 49.
8. **[California Code of Regulations, Title 19, Division 1, §3.07(b)] Clearances.** (b) Ground Clearance. The space surrounding every building or structure shall be maintained in accordance with the following:

Any person that owns, leases, controls, operates, or maintains any building or structure in, upon, or adjoining any mountainous area or forest-covered lands, brush covered lands, or grass-covered lands, or any land which is covered with flammable material, shall at all times do all of the following:

- a. Maintain around and adjacent to such building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This section does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.
- b. Maintain around and adjacent to any such building or structure additional fire protection or firebreak made by removing all bush, flammable vegetation, or combustible growth which is located from 30 feet to 100 feet from such building or structure or to the property line, whichever is nearer, as may be required by the enforcing agency if he finds that, because of extra hazardous conditions, a firebreak of only 30 feet around such building or structure is not sufficient to provide reasonable fire safety. Grass and other vegetation located more

than 30 feet from such building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.

9. **503.1.1 Buildings and facilities.** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
10. **503.1.2 Additional access.** The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
11. **503.2 Fire Department Access and Egress.** (Roads) Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width. Such right-of-way shall be unobstructed and maintained only as access to the public street.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

12. **503.2.7 Grade.** The grade of fire apparatus access roads shall be no greater than fifteen percent unless specifically approved by the Fire Code Official.
13. **503.2.7.1 Paving.** All fire apparatus access roads over eight percent (8%) shall be paved with a minimum of .17 feet of asphaltic concrete on 0.34 feet of aggregate base. All fire apparatus access roads over fifteen percent (15%) where approved shall be paved with perpendicularly grooved concrete.
14. **503.3 Marking.** Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
15. **505.1 Address identification.** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.
16. **506.1 Required.** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box or other approved emergency access device to be installed in an approved location. The key box or other approved emergency access device shall be of an approved type and shall contain keys or other information to gain necessary access as required by the fire code

official. Where a key box is used, it shall be listed in accordance with UL 1037. This jurisdiction utilizes the **KNOX Box and Security Systems**.

17. **507.3 Fire flow.** Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.
18. **507.5.1 Required.** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.
19. **507.5.1.1 Hydrant for standpipe systems.** Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections.
20. **507.5.4 Obstruction.** Unobstructed [access to](#) fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate [access to](#) fire protection equipment or fire hydrants.
21. **507.5.5 Clear Space Around Hydrants.** A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.
22. **507.5.6 Physical Protection.** Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.
23. **509.1 Identification.** Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.
24. **509.1.1 Utility Identification.** Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.
25. **901.5.1 Occupancy.** It shall be unlawful to occupy any portion of a building or structure until the required fire detection, alarm and suppression systems have been tested and approved.
26. **903.2 Approved automatic sprinkler systems** shall be provided in all new buildings and structures constructed, moved into or relocated within the jurisdiction. **13R SYSTEM REQUIRED**
27. **903.4.1 Monitoring.** Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72, or, when approved by the fire code official, shall sound an audible signal at a constantly attended location. The fire alarm system installed to transmit such signals shall be considered a building fire alarm system.

Exceptions:

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.

2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

28. **907.2 A fire alarm system** shall be installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with this code. Fire alarm box shall be installed at a locations approved by the enforcing agency.
29. **907.6.6 Monitoring.** Fire alarm systems, whether required by this chapter or the California Building Code or voluntarily installed, shall be monitored by an approved supervising station in accordance with NFPA 72 and this section.
30. **912.2 FDC Location.** With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connection(s) shall be approved by the fire code official (STREET SIDE)
31. **912.2.1 Visible location.** Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official.
32. **912.4.1 Locking fire department connection caps.** The fire code requires locking caps on fire department connections for water-based fire protection systems where the responding fire department carries appropriate key wrenches for removal. This jurisdiction utilizes the **KNOX Box and Security Systems**.
33. **912.4.2 Clear Space Around Connections.** A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire code official.
34. **912.4.3 Physical Protection.** Where fire department connections are subject to impact by a motor vehicle, vehicle impact protection shall be provided in accordance with Section 312.
35. **912.5 Signs.** A metal sign with raised letters not less than 1 inch (25 mm) in size shall be mounted on all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.
36. **912.6 Backflow protection.** The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Health and Safety Code Section 13114.7.
37. **3310 ACCESS FOR FIRE FIGHTING** Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) of temporary or permanent fire department connections. Vehicle access shall be provided capable of

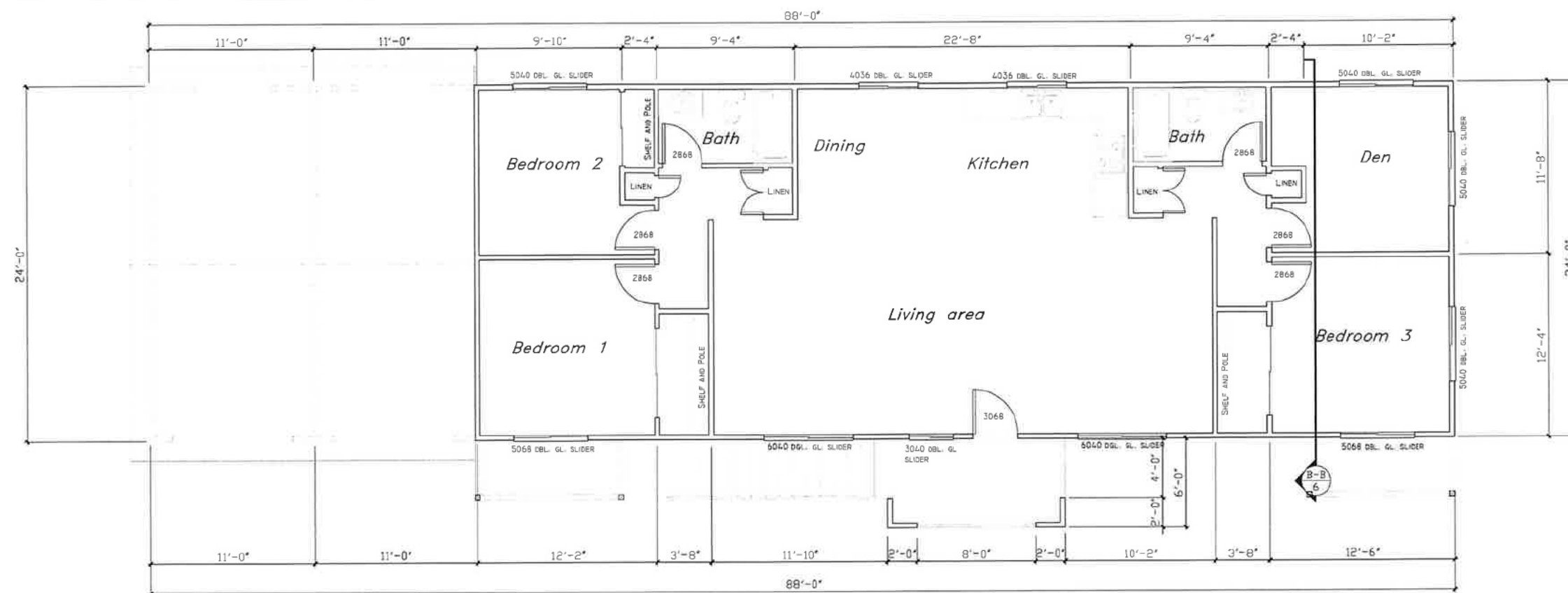
supporting vehicle loading under all weather conditions. Hollister Fire Department requires all weather hard paved roadway. ***For Construction***

38. **3311.2 Maintenance of Egress.** Required means of egress and required accessible means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.
Exception: Approved temporary means of egress and accessible means of egress systems and facilities.
39. **D103.1 Access road width with a hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.
40. **D105.3 Proximity to building.** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.
41. **P104.2 Addresses for buildings.** (FIRE 011) All buildings shall be issued an address in accordance with jurisdictional requirements. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. (12-18 inch height for commercial or multi-family residential developments). Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Permanent address numbers shall be posted prior to requesting final clearance. Upper Left/Right of Address Side of Building. Per AHJ.
42. **P105.4 Fire hydrants and valves.** A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and by road from the building it is to serve. **More restrictive hydrant requirements may be applied by the Reviewing Authority.** Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser.
43. **P109.1 Standard defensible space requirements.** Combustible vegetation shall be removed from within a minimum of 100 feet or to the property line from structures, whichever is closer.
44. **Schedule final fire** life safety inspection pay associated fees at 831-636-4325

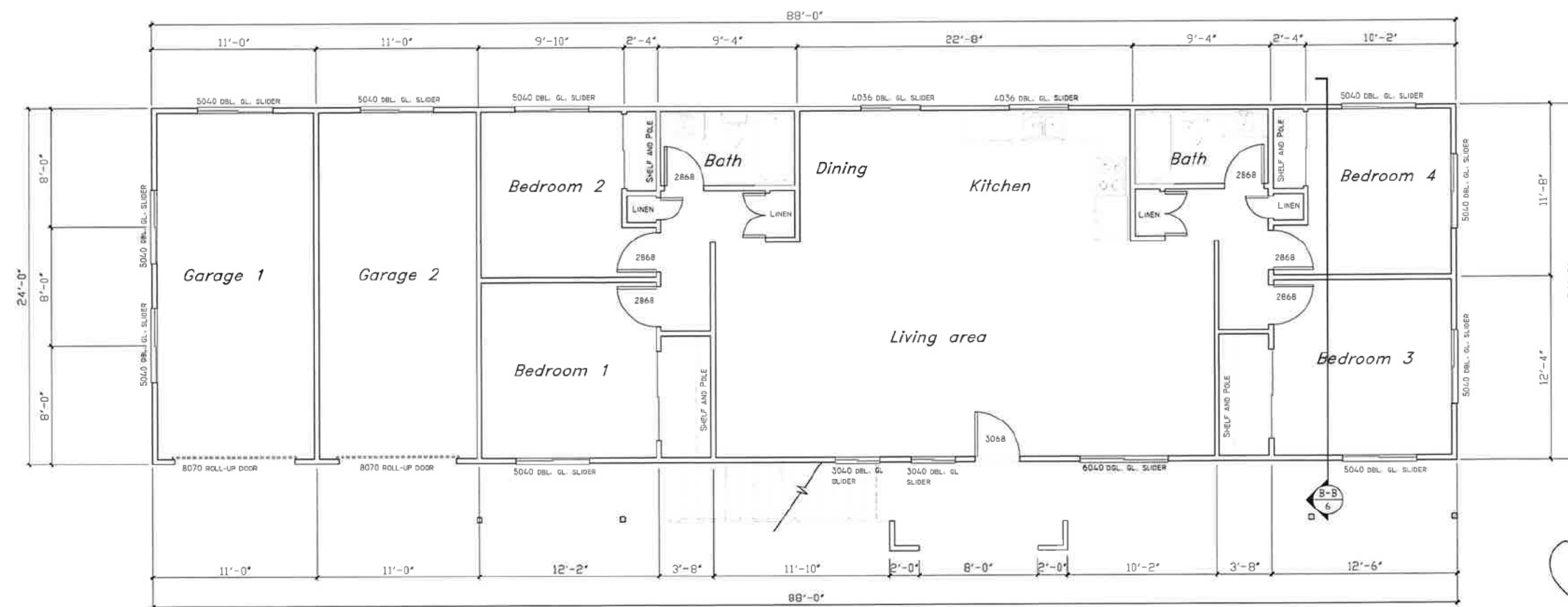
ADDITIONAL INFORMATION:

MAKE CONTACT WITH FIRE DEPARTMENT FOR ADDITIONAL COMMENTS, CONCERNS, PLAN SUBMISSIONS and INSPECTIONS fire at 831-636-4325



AS THE PROJECT MAY CHANGE OVER TIME AND THAT SOME CONDITIONS MAY BE REQUIRED IN ADDITION TO PRELIMINARY PLANS.

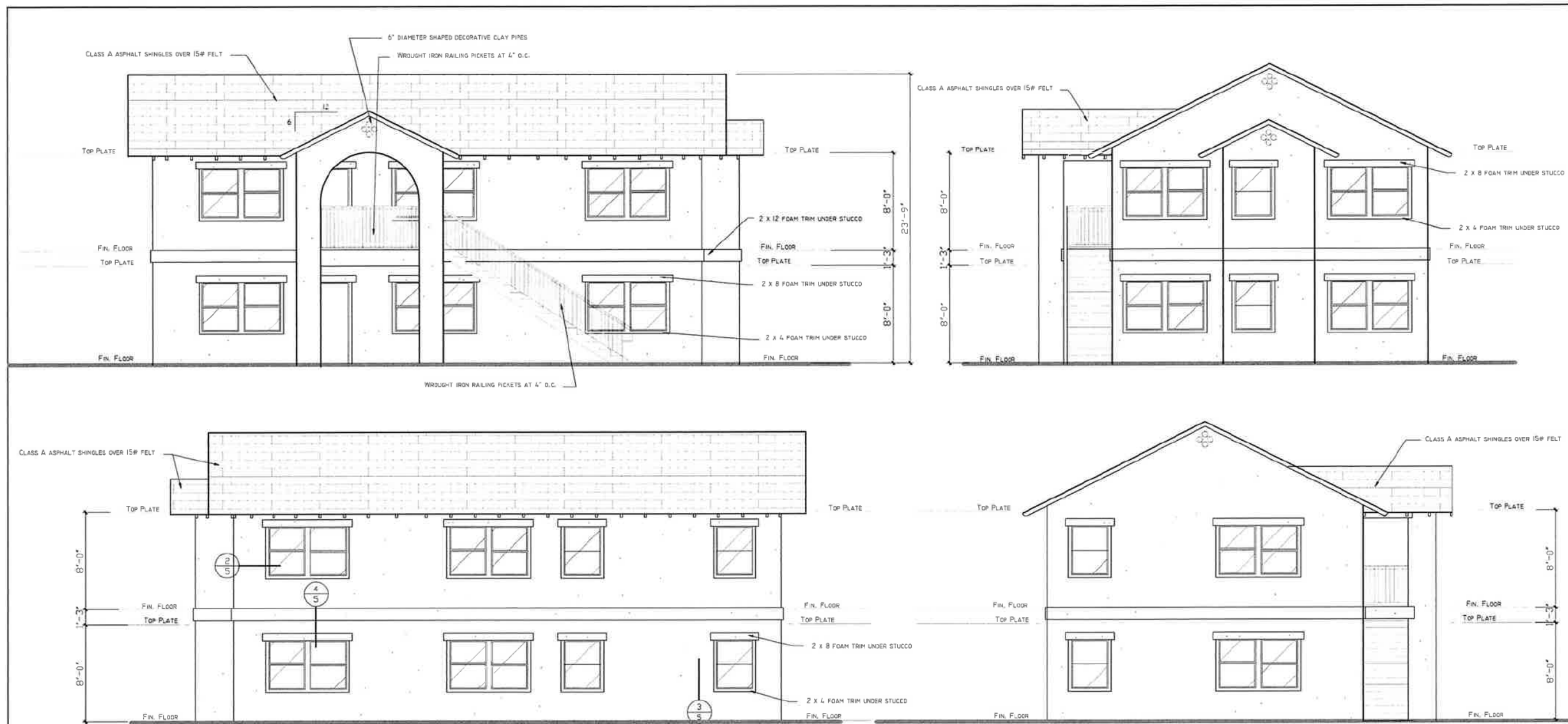


Proposed Second Floor Plan

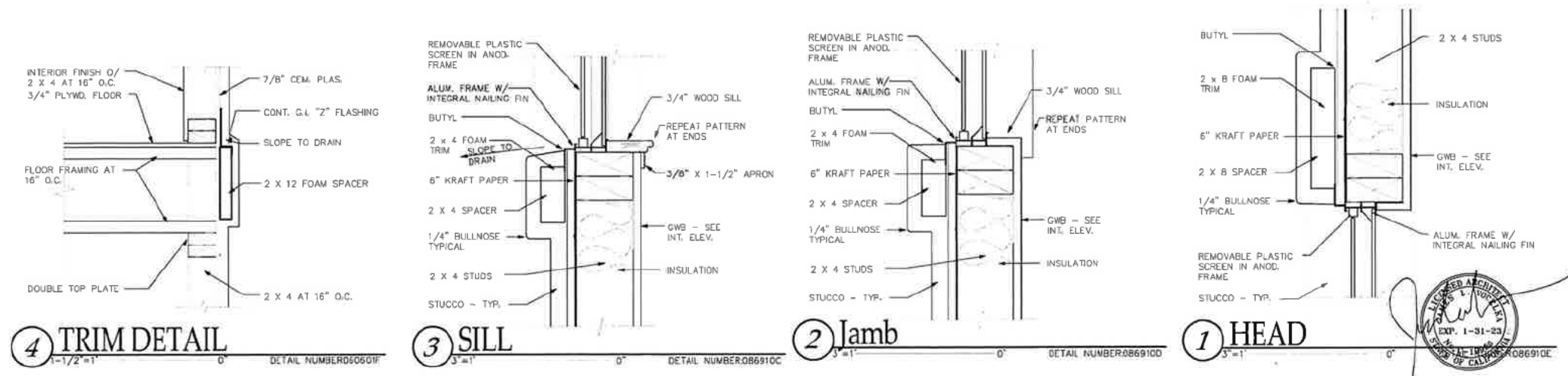


Proposed First Floor Plan

REVISION	DATE	KEY
DRAWING DATE: 10-24-22		
		
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <p>JAMES "JIM" VOCELKA ARCHITECT</p> </div> <div style="text-align: center;">  </div> </div>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p>PROJECT New Multi Family Residence for: Tyrone Todd 45 Washington Street San Juan, CA 95045 Phone: (818)-580-2747 Fax: (818)-580-2747</p> </div> <div style="width: 65%;"> <p>SHEET TITLE Proposed First Floor Plan Proposed Second Floor Plan Details</p> </div> </div>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p>SCALE AS NOTED</p> </div> <div style="width: 65%;"> <p>DRAWN CADD</p> </div> </div>		
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"> <p>JOB -</p> </div> <div style="width: 65%;"> <p>SHEET 2</p> </div> </div>		
<p>OF 6 SHEETS</p>		



Proposed Exterior Elevations
1/4"=1'



REVISION	DATE	KEY
DRAWING DATE: 10-24-22		
JAMES "JIM" VOCELKA ARCHITECT		
PROJECT New Multi Family Residence for: Tyrone Todd 45 Washington Street San Juan CA 95045 P.O. Box 002-410-024 Tel: (818)-590-2747		
SHEET TITLE Proposed Exterior Elevations - Details -		
SCALE: AS NOTED		
DRAWN: CADD		
JOB: -		
SHEET 5 OF 6 SHEETS		

MAWA=32.9 x 0.62 x [(0.7x 3,335) + (0.3 x 0)]
= 47,619.13

Mawa=Eto x 0.62x [(0.7x LA) + (0.3 x SLA)]

32.9= inches per year

LA= landscaped area

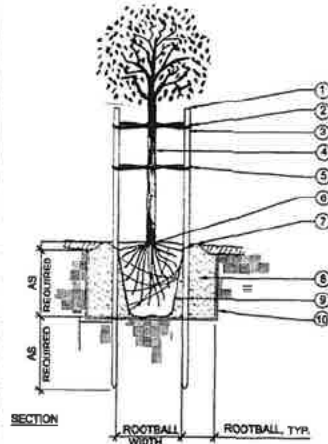
SLA=special landscaped area (fountain, turf, vegetable area)

I, Mitsugu Mori, certify that this landscaping and irrigation plan complies with all Monterey County landscape Requirements including use of native, drought-tolerant, non-invasive species:

No turf and low-flow water conserving irrigation fixtures.

Mitsugu Mori
C-27 License 474130

Green Valley Landscape Inc.
1177 San Pablo Ave, Seaside CA 93955
(831) 393-9100
Fax 393-9200



LEGEND

1. CUT TOP OF STAKE AS REQUIRED TO CLEAR LOW BRANCHES BY 6"
2. CORDED RUBBER STRAP TREE TIE. NAIL TO STAKE FIGURE 8 PATTERN.
3. LODGE POLE PINE TREE STAKES 2" DIAMETER
4. TREE TRUNK
5. USE SECOND TIE IF NEEDED
6. ROOTBALL CROWN TO BE 2-3" MINIMUM ABOVE SURROUNDING GRADE
7. ROOTBALL NEEDS TO BE COVERED WITH PLANTING MIX SOIL
8. PLANTING SOIL MIX WITH 50% INDIGENOUS SOIL
9. ROOT BALL
10. ROOT BARRIER TO BE INSTALLED IF THERE IS PAVEMENT WITHIN 5'.

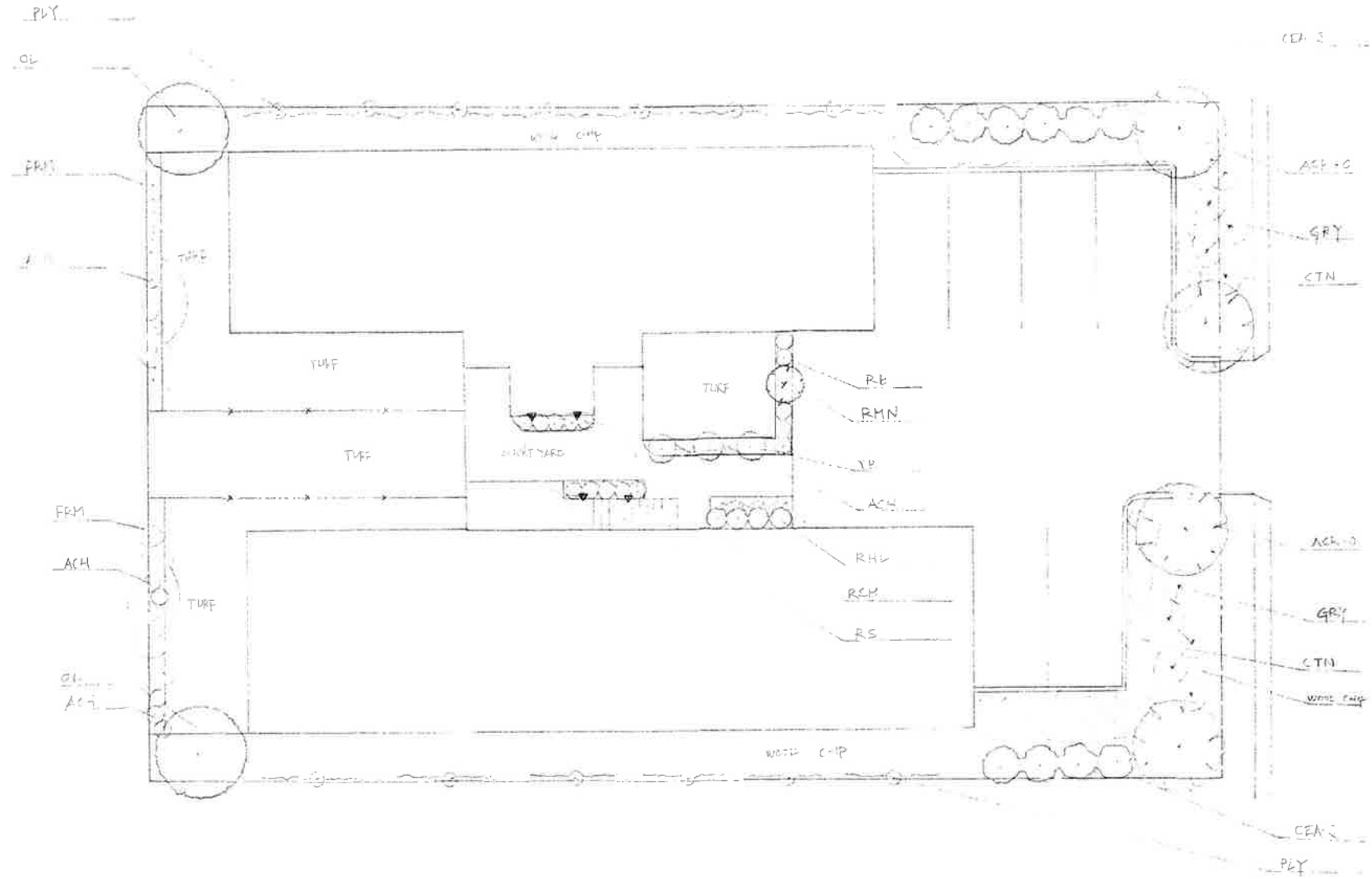
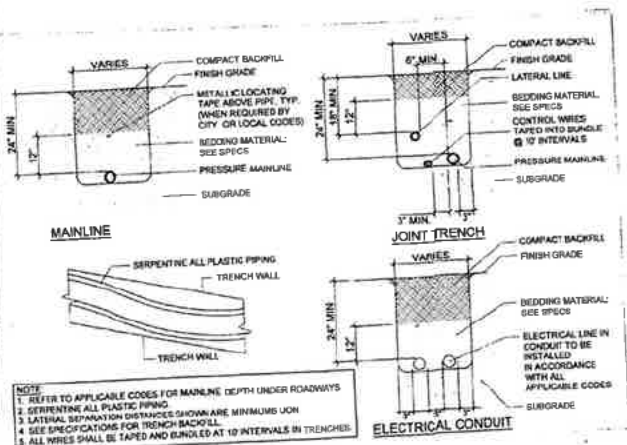
TREE PLANTING & STAKING

PLANT LIST

Trees	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NATIVE
TR	OLEA MAJESTIC BEAUTY	FRUITLESS OLIVE TREE	15 GAL	2	
TC	FRAXINUS OXYLEDENDRON	FRANKLIN BUSH	5 GAL	10	X
TCR	ACER MAC OCTOBER FESTIVAL	BIG LEAF MAPLE	15 GAL	4	X
Shrubs					
DR	DIARRHYA ELIPTICA	SALT TUSSEL	5 GAL	10	X
CEA	CELANOTHUS JULIA PHELPS	WILD LILAC	5 GAL	10	X
EB	IRIS VIBERNIFOLIUM	IRIS	5 GAL	5	X
TE	TIPOUCHINA	IRIDES FLOWER	5 GAL	4	
EL	BLENNIUM SPINOSA	YOUNG BAWTHORN	5 GAL	10	
RSV	ROSEMARINUS TUSCAN BLUE	UPRIGHT ROSEMARY	5 GAL	10	
RVN	ROSEMARY COCTERI	MATILIA POPPY	5 GAL	1	X
Ground covers					
AC	ACHILLEA MILLEFOLIUM	YALOW	10 GAL	10	X
CTN	COTONASTER LOW FAST	BEAR BERRY	10 GAL	30 D.C.	
VINE					
P	POLYANTHUS JASMINOIDES	LA VINE VINE	10 GAL	10	
SS	ROSA CECE BLOOMER	CLIMBING ROSE	20 GAL	4	

PLANTING NOTES

1. MULCH OR WOOD CHIP TO BE INSTALLED - 3" IN DEPTH
2. SOIL AMENDMENT SUCH AS NITROFIED SAW DUST OR ORGANIC COMPOST TO BE TILLED IN THE SOIL PRIOR TO THE PLANTING WORK
3. PLANT BASIN AT EACH PLANT HOLE TO BE BUILT AFTER PLANTING
4. INITIAL MANUAL WATERING TO BE DONE EACH DAY AFTER PLANTING



TYRONE TODD
NEW MULTI FAMILY RESIDENCE 818-590-2747
45 WASHINGTON ST, SAN JUAN, CA 95045 AP# 002-410-024

LANDSCAPE PLAN
GREEN VALLEY LANDSCAPE INC.
1177 SAN PABLO AVE, SEASIDE, CA 93955
(831) 393-9100 Fax 393-9200
Lic # 474130



perfect palette®

Washington Apartments

Celia Silva, Property Services Representative, 213-814-8538, celia.silva@dunnedwards.com



- Scheme
10
- 1** Body - DE6212 Crisp Muslin
 - 2** Fascia / Overhang - DE6215 Wooden Peg
 - 3** Trim - DE6215 Wooden Peg
 - 4** Accent - DE6215 Wooden Peg
 - 5** Railings - DE6215 Wooden Peg
 - 6** Parking - DE6215 Wooden Peg
 - 7** Doors - DE6215 Wooden Peg



DISCLAIMER

Paint colors represented are approximations and are not exact matches.

No guarantee is intended and approval of final colors, and color placement is the responsibility of the building owner or the owner's agent.

25428R3 KM



perfect palette®

Washington Apartments

Celia Silva, Property Services Representative, 213-814-8538, celia.silva@dunnedwards.com



- Scheme
10
- 1** Body - DE6212 Crisp Muslin
 - 2** Fascia / Overhang - DE6215 Wooden Peg
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25428R3 KM

Keep slab
for reference

DE6215 Wooden Peg
LRV 31

To reorder, visit dunnedwards.com
or call (888) DE PAINT (337-2468)

Binder 7

Keep slab
for reference

DE6212 Crisp Muslin
LRV 71

To reorder, visit dunnedwards.com
or call (888) DE PAINT (337-2468)

Binder 7



CITY OF SAN JUAN BAUTISTA HISTORIC RESOURCES BOARD STAFF REPORT

DATE: JUNE 6, 2023

BY: BRIAN FOUCHT, COMMUNITY DEVELOPMENT DIRECTOR

TITLE: SITE AND DESIGN REVIEW PERMIT
45 WASHINGTON STREET (APN 002-410-024)

RECOMMENDED ACTION:

1) Open the Public Hearing; and 2) Continue the Public Hearing Open at the request of the applicant.

NOTE: A recommendation by the HRB to the Planning Commission and discretionary action is not required prior to demolition of the existing residences at that location.

BACKGROUND INFORMATION:

Municipal Code Section 11-06-040 enables the Historic Resources Board to review and comment on Demolition Permit Applications for Historical Resources, including:

- (1) resources included in the City of San Juan Bautista Register of Historic Resources including contributing properties located within designated historic district boundaries; and
- (2) properties that have been determined to be historically significant by the City through an environmental review process in accordance with CEQA Guidelines Title 14, Chapter 3, Section 15064.5(a)(3) as meeting the criteria for listing on the California Register of Historical Resources (PRC 5024.1, Title 14 CCR, Section 4852)

Municipal Code Section 11-06-120 states that, where demolitions are proposed, the City is required to evaluate whether a property to be demolished is a historical resource. In case of the existing residences located at 45 Washington Street the City Planner (Community Development Director) determined that an evaluation would be necessary, and that assessment (Meg Clovis, 4/2023), concludes as follows:

“To be eligible for listing in the San Juan Bautista Register of Historic Resources an individual resource must exemplify or reflect special elements of the City of San Juan Bautista’s architectural, artistic, cultural, engineering, aesthetic, historical, archaeological, natural, geological, scientific, educational, political, social, military, and other cultural heritage and possesses integrity of location, design, setting, materials, workmanship, feeling and association; and must meet at least one of the aforementioned criteria (A – D).”

“The 1950s building does not meet any of the listing requirements of the San Juan Bautista Register of Historic Resources. The former Japanese School building reflects the City’s cultural heritage and meets Criterion A. It does not, however, retain integrity, and therefore is ineligible for listing in the City’s Register of Historic Resources. In summary, Bulletin 15, the San Juan Bautista Context Statement, the San Juan Bautista Historic Preservation Ordinance, and the historical record support the conclusion that the buildings located at 45 Washington Street are not eligible for listing in the San Juan Bautista Register of Historic Resources.”

Buildings on the subject property have been determined to not be a historic resource (updated status code 6z: not eligible for listing). Accordingly, the proposal to demolish structures may be approved administratively, and no further review, including Planning Commission review, is required (SJB MC Section 11-06-120 (C) (2)).

Attached:

1. DPR Form (revised 4.2023)

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 7

*Resource Name or #: (Assigned by recorder) Japanese School/Velasco House

P1. Other Identifier: 45 Washington Street

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Benito

and (P2b and P2c or P2d. Attach a Location Map as necessary)

*b. USGS 7.5' Quad Monterey Date 2012 T ; R ; ¼ of ¼ of Sec ; Mount Diablo B.M.

c. Address 45 Washington St City San Juan Bautista Zip 95045

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 002-410-024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Built in the 1950s, the wood framed house located at 45 Washington Street (APN 002-410-024) has a rectangular plan and moderately pitched, front gable roof covered with composition shingles. The exterior walls have horizontal wood siding. The off-set front entrance is located on the east (front) elevation. A multipaned, vinyl sliding window is situated next to the door. A single door and two windows are located on the north elevation. The house has undergone multiple alterations as evidenced by wood siding that does not match up on the front and north elevations. A doorway was filled in on the north elevation however stairs leading to the former door are still in place. The rear of this house is attached to a board and batten building with a side gabled roof. Per San Juan Bautista's 2006 Context Statement, this building is estimated to date to the mid-nineteenth century. Tillie Todd, the current owner, states that the property has been in her family for five generations. (cont. p. 3)

*P3b. Resource Attributes: (List attributes and codes) HP2, Single family residence

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Front Elevation, 04/2023

*P6. Date Constructed/Age and

Sources: c. 1860; c. 1950 Historic

☐ Prehistoric ☐ Both

Oral History

*P7. Owner and Address:

Tillie Mary Todd

POB 317

San Juan Bautista, CA 95045

*P8. Recorded by: (Name, affiliation, and address)

Meg Clovis

14024 Reservation Rd.

Salinas, CA 93908

*P9. Date Recorded: 04/2023

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (cite survey report and other sources, or enter "none.") Reconnaissance Survey, 2006

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) Japanese School/Velasco House

B1. Historic Name: Japanese School/Velasco House

B2. Common Name: Japanese School/Velasco House

B3. Original Use: School, Residence

B4. Present Use: Residence

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed c. 1860; School moved & remodeled c. 1930; House addition c. 1950s; Date of alterations unknown

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____

Original Location: _____

*B8. Related Features: None

B9a. Architect: N/A

b. Builder: Unknown

*B10. Significance: Theme Non-European Cultural Group Area San Juan Bautista

Period of Significance: 1915-1930

Property Type Building

Applicable Criteria: SJB A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

The board and batten building located at 45 Washington Street is associated with the theme Non-European Cultural Group as identified in San Juan Bautista's 2006 Context Statement and specifically with Japanese Americans and Mexican Americans. The Context Statement identifies this building as San Juan Bautista's first Japanese School. Per Mary Velasco Sellen's memoir, *My Life in Old San Juan* (recorded, transcribed, compiled, and edited by Frances Tompkins), the building was located on Fourth Street and then relocated in 1930 by her father, Jesus Velasco, to the lot at 45 Washington Street. The 2006 survey form for the property notes that the front-gabled structure, attached to the former school building, was probably built in 1940, however the current owner, Tillie Todd, has stated that the building was constructed in the 1950s.

Per San Juan Bautista's Focused Context Statement (2006), the first Japanese residents of the San Juan Valley arrived in the early 1890s. They came looking for agricultural work and soon became the labor back bone for seed companies located in the area. In 1910 Ferry Morse Seed Company bought nearly 1000 acres of farmland between San Juan Bautista and Hollister and started cultivating flowers for seed. Several other companies followed their lead and before long flowers for seed (cont. p. 3)

B11. Additional Resource Attributes (List attributes and codes):

*B12. References:

HP Zoning Ordinance

Mary Velasco Sellen Memoir

Records from Ancestry.com

National Register Bulletin 15

Galvan Assoc., 2006 SJB Context Statement & Survey

U.S. Census & Voter Registration Records

Lydon, Sandy. *The Japanese in the Monterey Bay Region*.

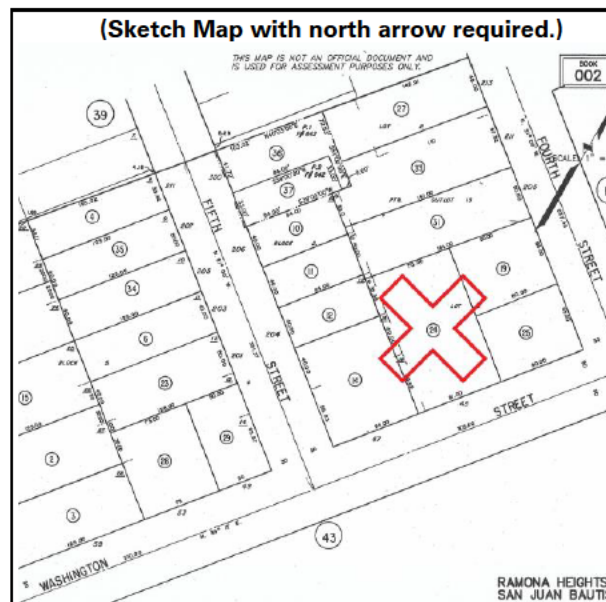
Todd, Tillie Mary. Personal Communication, 4/2023

B13. Remarks

*B14. Evaluator: Meg Clovis

*Date of Evaluation: 04/2023

(This space reserved for official comments.)



P3a. Description (continued):

Her grandmother's house (which was demolished) was originally located in front of the 1950s structure. There was a breezeway between the two buildings. Two other smaller structures, both used as residences, were once located at the rear lot line. The lot is not landscaped and both buildings are in poor condition.



Figure 1: Former Japanese School building

B10. Significance (continued):

were growing on over 2000 acres. The 1910 census reveals that almost half of San Benito County's Japanese residents worked at the seed farms.

The steady growth of San Juan Bautista's Japanese population led to the formation of the first Japanese School. The Context Statement relates, "The first schoolhouse was located in a small building near the corner of Fourth and Washington Streets.¹ It is still standing behind a single-family residence at 45 Washington Street. This small board and batten building was originally constructed in the mid-nineteenth century and was likely a single-family residence or outbuilding. In approximately 1915 it was adopted by the Japanese population for their educational facility and community hall." By 1930 the Japanese community had outgrown the original school building and a new facility was constructed at 708 First Street.

¹ Sellen's memoir contradicts this statement, and relates that her father moved the school in 1930 from Fourth Street to the present location.

Historian Sandy Lydon recounts that the first after-public school Japanese School opened in Alviso in 1911, and soon there were numerous other schools throughout California. The curriculum focused on teaching the Nisei² the Japanese language as well as traditional Japanese culture and geography. All Japanese Schools were closed with the onset of World War II.

When students transferred to the second Japanese School in 1930, the Velasco family moved into the old board and batten building. Jesus Maclas Velasco (1899-1961) was born in San Martin, Jalisco, Mexico and immigrated to the United States in 1923. He settled in San Juan Bautista where he found work as a carpenter in the local cement plant. With his carpentry skills he remodeled the old school into a residence.

Velasco's arrival in San Juan Bautista corresponds with events described in the Context Statement. The town's Mexican population started to increase in the 1920s during the turmoil of the Mexican Revolution, when many families moved north to escape political unrest and to work in California's agricultural industry. Some moved to San Juan Bautista on a seasonal basis while others found work, like Velasco, in the cement plant.



Figure 2: Rear elevation of former school building

Evaluation for Significance

Historians use *National Register Bulletin 15*³ as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether or not a property is significant, it must be evaluated within its historic context and the City of San Juan Bautista's Historic Context Statement⁴ provides this context. The City of San Juan Bautista's Historic Preservation Ordinance (Chapter 11-06) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria are modeled on the California Register's four criteria.

² The second generation of Japanese immigrants. These children were American-born and American citizens.

³ *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

⁴ Galvan Preservation Assoc. *Historic Context Statement: San Juan Bautista*. 2006.

SJB Criterion A: the historic resource is associated with events that have made a significant contribution to the broad patterns of Federal, State, or local history and cultural heritage.

The 1950s structure is not eligible under this criterion as no specific event led to the construction of this residence and no important event took place in the building.

The board and batten section of the building was once a stand-alone building that was used as San Juan Bautista's first Japanese School between 1915 and 1930. It relates to the theme of Japanese Americans as described in San Juan Bautista's Context Statement and meets Criterion A eligibility.

SJB Criterion B: the historic resource is associated with lives of persons significant in our past.

None of the owners of the Japanese School building or the 1950s house are listed as prominent people in San Juan Bautista's Historic Context Statement, and they did not make significant contributions within any theme in the Context Statement. The subject buildings are not eligible under Criterion B.



SJB Criterion C: the historic resource embodies the distinctive characteristics of a type, period, region, or method of construction, or that represents the work of an important creative individual, or that possesses high artistic values.

The 1950s residence and Japanese School building are very modest structures that do not embody the distinctive characteristics of any architectural style. Neither building was constructed or designed by a master builder or architect. Neither building possesses high artistic values as they do not express aesthetic ideals or design concepts. The subject buildings are not eligible under Criterion C.

SJB Criterion D: the historic resource has yielded or may be likely to yield information important to prehistory and history.

This criterion is generally reserved for archeological sites. There is no evidence in the historical record that the buildings at 45 Washington Street meet the eligibility requirements for Criterion D.

Figure 3: Arrow indicates former location of door



Figure 4: Arrow indicates change in siding

Integrity

San Juan Bautista's Historic Preservation Ordinance defines **Integrity** as the authenticity of a historical resource's physical identity evidenced by the survival of characteristic's that existed during the resource's period of significance. Historical resources eligible for listing in the City of San Juan Bautista's Register of Historical Resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association.

- **Location:** the Japanese School was moved from Fourth Street to its present location by Jesus Velasco c. 1930. The building is not in the same location as its period of significance (1915-1930).
- **Design:** the building has been remodeled several times since its use as a school and it no longer conveys the reason for its significance.
- **Setting:** it is unknown where the building was located on Fourth Street therefore the original setting has been lost.
- **Materials:** some of the presumably original board and batten siding is extant, however much of the original materials were lost when the 1950s house was attached to the school's front elevation.
- **Workmanship:** there is no evidence of any original workmanship that the school may have had.
- **Feeling:** due to major alterations the school no longer retains enough physical features to convey its historic character.
- **Association:** the school is no longer sufficiently intact to convey its relationship with San Juan Bautista's early Japanese community.

Summary

To be eligible for listing in the San Juan Bautista Register of Historic Resources an individual resource must exemplify or reflect special elements of the City of San Juan Bautista's architectural, artistic, cultural, engineering, aesthetic, historical, archaeological, natural, geological, scientific, educational, political, social, military, and other cultural heritage and possesses integrity of location, design, setting, materials, workmanship, feeling and association; and must meet at least one of the aforementioned criteria (A – D).

The 1950s building does not meet any of the listing requirements of the San Juan Bautista Register of Historic Resources. The former Japanese School building reflects the City's cultural heritage and meets Criterion A. It does not, however, retain integrity, and therefore is ineligible for listing in the City's Register of Historic Resources. In summary, *Bulletin 15*, the San Juan Bautista Context Statement, the San Juan Bautista Historic Preservation Ordinance, and the historical record support the conclusion that the buildings located at 45 Washington Street are not eligible for listing in the San Juan Bautista Register of Historic Resources.



Figure 5: Arrow indicates change in siding

NOTICE OF PUBLIC HEARING CITY OF SAN JUAN BAUTISTA

Pursuant to Government Code Section 65090, the **Historic Resources Board** and **Planning Commission** of the City of San Juan Bautista gives notice of a public hearing on **Tuesday, October 3, 2023 at 6:00 p.m.**

NOTICE: The Planning Commission will hold its public meetings in person, with a virtual option for public participation based on availability. The City of San Juan Bautista utilizes Zoom teleconferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of the public through this means is at their own risk. If you wish to make a public comment remotely during the meeting, please use the zoom registration link: <https://us02web.zoom.us/j/86357637623>.

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

Consider the recommendation of the Historic Resources Board and consider a Site and Design Review Permit to Demolish an existing duplex and accessory structures and thereafter construct new two new multiple family dwellings on property known as 45 Washington St. (APN 002-410-240) as follows:

- A. 2 - story, duplex each unit 1584 sq.ft. with 4 bedrooms and
- B. 2 - story duplex Accessory Dwelling Units each unit with 3 bedrooms and 1,195 sq.ft,

The Applicant is Jim Vocolka representing Tyron Todd.

CEQA: The project is exempt from CEQA per CEQA Guideline Sections 15301(I) and 15303 demolition and new construction of small structures

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 **October 3, 2023**. All members of the public are encouraged to attend the meeting remotely via Zoom at <https://us02web.zoom.us/j/86357637623> or in person, 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 deputycityclerk@san-juan-bautista.ca.us not later than **5:00 p.m., October 3, 2023**.

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

Posted: September 1, 2023

AD HOC MEETING
on 11-04-030 w/ stake holders and members of the community
regarding Pop Ups Retail and Food Truck Vendors

High Level Needs from Business Owners

- Fairness with code enforcement consistent across the board.
- Code Enforcement and city should be less restrictive on pop-ups and food trucks
- Ease of process to obtain Business License
- Business License app should be quick and painless to fill out.
- Knowledge of business license process, incase questions arise.
- Obtain Business license in a timely manner, same day / one business day.

Local Businesses don't like the idea of having to write a letter on behalf of pop-up merchant stating that they are allowed to conduct business on their property. When essentially, they wouldn't be able to anyways without the owner's consent. It's a redundant process. Perhaps tying this into the business license form.

There should be a pop-up / food truck business license form on its own. Perhaps a different class of license for these vendors. Event Class?

Business license app should be online and readily accessible.
Business license app fee should be payable in person or online.
Business License should be ready the day of / 1 business day for pick up or printed out online.

Food Trucks should be able to remain on site for up to 4 days
Asked about hours of op, business owners didn't care for hours of op.
Asked about how many trucks should be allowed on site, business owners didn't care.
The less restrictive the better as pop-ups and food truck vendors is the new thing going forward.

Business owners agreed that city interests should be sales tax and that everyone should pay their fair share. But its ultimately it is the responsibility of the pop-up owner to file their taxes on sales in the correct jurisdiction.

Question that needs follow up.

- Are pop up allowed to be conducted inside, as one business owner was told she could not.
- Can fees be lowered to make it more enticing for popups and food trucks to come into town?

Governmental interest in Regulating Pop-Ups and Food Trucks / City Needs

- Health, Safety and General Welfare
- Require Business Licenses
- Sellers Permit
- Health Department Clearance (if applicable)
- Uniform reference on ordinances

TULP is working out and no complaints so far to the city.