

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: San Benito

1601 Lana Way

Hollister, CA 95023

From: (Public Agency): City of San Juan Bautista

311 Second Street

San Juan Bautista, CA 95045

(Address)

Project Title: HDR26-352 (Historic Design Review - Minor)

Project Applicant: Vera A. Clark

Project Location - Specific:

18 Lang Street, San Juan Bautista, CA 95045
(Assessor's Parcel 002-530-026)

Project Location - City: San Juan Bautista

Project Location - County: San Benito

Description of Nature, Purpose and Beneficiaries of Project:

Approval of Administrative Historic Design Review Permit HDR26-352 to repair and maintain the existing residence and detached garage at 18 Lang Street for the property owner and residents. Work includes garage siding repairs on the west and south sides; repairs to the garage roof and north-side residence roof; completion of identified interior porch siding; and exterior preparation and repainting. Approved materials include James Hardie fiber-cement siding, synthetic roofing underlayment, Pewter Gray asphalt-composition shingles, and white exterior acrylic latex paint and sealer. No footprint expansion, additional dwelling units, or additional porch enclosure is approved.

Name of Public Agency Approving Project:

City of San Juan Bautista Community Development Department

Name of Person or Agency Carrying Out Project:

Vera A. Clark, 1921 Cypress St., Hollister, CA 95023
805-709-1148 | vclark@coastal-packaging.com

Exempt Status: **(check one):**

☒ **Categorical Exemption. State type and section number:**

Class 1 - Existing Facilities (CEQA Guidelines Section 15301)

Reasons why project is exempt:

Section 15301 applies to repairs, maintenance, and minor alterations of existing facilities where existing or former use undergoes little or no expansion. The project involves exterior repairs to the existing residence and detached garage at 18 Lang Street. Work includes retaining and reinstalling serviceable siding on the west and south sides of the garage; replacing damaged pieces with James Hardie fiber-cement siding proposed to match the existing siding profile; patching the garage roof and north-side residence roof with synthetic underlayment and Pewter Gray asphalt-composition shingles; completing identified siding inside the porch area with James Hardie fiber-cement siding; and preparing, priming, and repainting identified exterior surfaces with white exterior acrylic latex paint and sealer. Existing and replacement siding consist of fiber cement with yellow primer. White is the approved exterior paint color; yellow refers to the primer. The project description states that no building-footprint expansion is proposed. The work maintains the existing residential and accessory garage uses on property designated and zoned Low Density Residential. No additional dwelling units or intensification of use are proposed. These characteristics support use of Class 1 for the described repairs and minor exterior alterations. The approved work repairs existing building components, retains serviceable siding, and preserves the existing footprints, roof forms, openings, and trim. Porch siding is limited to the identified interior porch surfaces without additional enclosure.

Lead Agency

Contact Person: Victor Tafoya, Associate Planner
planning@sanjuanbautista.ca.gov

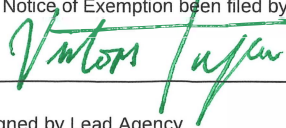
Area Code/Telephone/Extension:

831-750-0694

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?

Yes ☐ No ☐

Signature: 

Date: 9/18/20

Title: Associate Planner

☒ Signed by Lead Agency

☐ Signed by Applicant