

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A DESIGN REVIEW PERMIT AND ENVIRONMENTAL REVIEW FOR PP2019-432/APP#18, FILED BY PACIFIC COAST DEVELOPMENT, APPLICANT, TO CONSTRUCT FIFTY APARTMENTS WITH A FIRST FLOOR RESTAURANT SPACE ON A ± .745 ACRE SITE LOCATED AT 558 MAIN STREET, WATSONVILLE, CALIFORNIA (APN: 018-241-20)

WHEREAS, on November 5, 2019, Pacific Coast Development, applicant, submitted an application for a Density Bonus, Design Review Permit with Environmental Review (PP2019-432/APP#18) to construct a 5-story mixed-use building to include a restaurant and podium parking on the first floor and 75 apartment units on the upper floors at 558 Main Street (APN: 018-241-20); and

WHEREAS, on September 4, 2020, the applicant submitted revised plans and project proposal for the construction of a 4-story mixed-use building to include a restaurant and podium parking on the first floor and 50 apartments on the upper floor at 558 Main Street (APN: 018-241-20); and

WHEREAS, pursuant to WMC Section 14-12.400 of the Watsonville Municipal Code (WMC), developments subject to Design Review include all new construction, exterior remodeling, additions, or changes in use requiring additional parking, which involves structures used for multi-family residential, commercial, industrial or public purpose; and

WHEREAS, pursuant to §13-3.03 of the Watsonville Municipal Code, the Community Development Director shall determine whether the application is statutorily or categorically exempt from the California Environmental Quality Act (CEQA) or otherwise not subject to CEQA review; and

WHEREAS, the proposed project (PP2019-432/APP#18), is exempt from CEQA per Class 32 (15332) as the project is an infill development; and

WHEREAS, the project was reviewed by the Planning Commission on January 11, 2021, at which time the Planning Commission adopted Resolution No. 01-21 (PC), recommending that the City Council approve a Density Bonus, Design Review Permit and Environmental Review to allow the construction of fifty (50) apartment units and a first-floor restaurant space on a ± .745 acre site located at 558 Main Street, Watsonville, California (APN: 018-241-20).

WHEREAS, notice of time and place of the hearing to consider approval of the Density Bonus Permit, for PP2019-432/APP#18, was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville (Watsonville Municipal Code 14-10.900) the matter was called for hearing both oral and documentary introduced and received; and the matter submitted for decision.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

Good cause appearing, and upon the Findings, attached hereto and incorporated herein as Exhibit "A," the Council does hereby approve the Design Review Permit with Environmental Review (PP2019-432/APP#18) attached hereto and marked as Exhibit "C", subject to the Conditions of Approval attached hereto and marked as Exhibit "B" to construct fifty (50) apartment units and a first-floor restaurant space on a ± .745 acre site located at 558 Main Street, Watsonville, California (APN: 018-241-20).
