

RESOLUTION NO. _____ (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION APPROVING A DESIGN REVIEW PERMIT WITH DENSITY BONUS AND ENVIRONMENTAL REVIEW (PP2019-432/APP#18) TO ALLOW THE CONSTRUCTION OF 50 APARTMENTS ON A +/- .745 ACRE SITE LOCATED AT 558 MAIN STREET, WATSONVILLE, CALIFORNIA (APN: 018-241-20)

**Project: The Residence, 558 Main Street
APN: 018-241-20**

WHEREAS, on November 5, 2019, property owner, the Hansen Family Trust dated March 27, 2001, applied for a 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, on November 18, 2020, the applicant amended its application to request a Density Bonus to provide a concession to the commercial parking requirement for the project, which would reduce the parking requirement by 16 spaces; and

WHEREAS, WMC Chapter 14-47.130(a)(3) exempts mixed-use developments from providing financial analysis to determine feasibility of any requested concessions; and

WHEREAS, pursuant to Section 65915 of Chapter 4.3 of Division 1 of Title 7 of the California Government Code, when an applicant seeks a density bonus for a housing

development within the jurisdiction of a city, county, or city and county, that local government shall comply with this section; 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, a Class 32 Categorical Exemption has been prepared for the project, in accordance with the provisions of the California Environmental Quality Act (CEQA); and

WHEREAS, notice of time and place of the hearing to consider the Design Review Permit with Density Bonus and Environmental Review (PP2019-432/APP#18) was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville. The matter called for hearing evidence both oral and documentary introduced and received, and the matter submitted for decision.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Watsonville, California, as follows:

Good cause appearing, and upon the Findings, attached hereto and incorporated herein as Exhibit “A”, the Planning Commission of the City of Watsonville does hereby recommend that the City Council approve the Design Review Permit with Density Bonus and 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 allow the construction of 50 apartments on a .745 +/- acre site at 558 Main Street (APN: 018-241-20).

I HEREBY CERTIFY that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Watsonville, California, held on the 11th day of January, 2021, by Commissioner _____, who moved its adoption, which motion being duly seconded by Commissioner _____, was upon roll call, carried and the resolution adopted by the following vote:

Ayes: Commissioners:

Noes: Commissioners:

Absent: Commissioners:

Suzi Merriam, Secretary
Planning Commission

Anna Kammer, Acting Chairperson
Planning Commission

Application No: PP2019-432/APP#18

APNs: 018-241-20

Applicant: Pacific Coast Development

Hearing Date: January 11, 2021

DENSITY BONUS FINDINGS (WMC § 14-47.140[b])

- 1. The application is eligible for a Density Bonus and any concessions, or incentives requested if conform to all standards included in WMC Chapter 14-47 and include a financing mechanism for all implementation and monitoring costs.**

Supportive Evidence

The project will provide 20% of the 50 units for affordable housing for a minimum 55-year period. The project will be monitored annually by the Planning Department's Housing Division through a Density Bonus Affordable Housing Agreement. Based on the project proposal, the project is eligible for up to 2 concessions per state Density Bonus law. CA Govt. Code § 65915.

The applicant has provided a letter describing the need for a concession eliminating the commercial off-street parking requirement, as the project cannot accommodate additional parking. The applicant has indicated that off-street commercial parking would require the development of a subterranean parking garage, with costs ranging between \$65,000-90,000 per parking space. The project is located within the historic Downtown Core, where both publicly-owned parking lots and on-street parking are available.

Per Section 14-47.130(a)(3), mixed-use developments are not required to provide financial analysis to determine financial feasibility of the requested concession(s).

- 2. Any requested incentive or concession will result in identifiable, financially sufficient, and actual cost reductions based upon appropriate financial analysis and documentation as described in Section 14-47.130 of Chapter 14-47.**

Supportive Evidence

As described above, mixed-use developments are exempt from providing financial analysis of requested concessions.

- 3. If the Density Bonus is based all or in part on donation of land, the approval body has made the findings included in Section 14-47.070(c) of Chapter 14-47.**

Supportive Evidence

Not applicable. The proposed project does not involve a land donation.

4. **If the Density Bonus, incentive, or concession is based all or in part on the inclusion of a Day Care Center, the approval body has made the findings required by Section 14-47.080(b) of Chapter 14-47.**

Supportive Evidence

Not applicable. The proposed project does not include a Day Care Center.

5. **A Density Bonus Housing Agreement in recordable form has been signed by the owner of the Residential Development with terms and conditions reasonably to satisfy the requirements of Chapter 14-47 and the Density Bonus Program Guidelines.**

Supportive Evidence

As part of the Conditions of Approval for the project, a Density Bonus Affordable Housing Agreement will be required to be signed and approved by City Council prior to issuance of a building permit. 10 units will be set aside as affordable at the following income levels:

5% Median

5% Low

5% Very Low

5% for Section 8

DESIGN REVIEW FINDINGS (WMC § 14-12.403)

1. **The proposed development is consistent with the goals and policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.**

Supportive Evidence

The project site is designated CC (Central Commercial) on the General Plan Land Use Diagram and is within the CCA (Central Commercial Core Area) Zoning District. The purpose of the Central Commercial designation is to allow retail sales; personal, professional, financial and medical services; lodging; entertainment; and restaurants serving the needs of the community. Intensities in this area may not exceed a Floor Area Ratio of 2.75 when all parking can be accommodated on site. The project would not result in a residential density that exceeds a Floor Area Ratio of 2.75. The General Plan also envisions the construction of multi-family residential units above first floor retail uses in the Downtown.

Per state law, the project is eligible for a density bonus of up to 20 percent greater than the maximum allowed because it will provide 20% of the residential units at affordable levels per the City of Watsonville's Affordable Housing Ordinance, and is eligible for up to 2 concessions.

The proposed project is consistent with the following General Plan goals, policies and implementation measures concerning housing, land use compatibility, design, site improvement, and wildlife habitat protection.

- **Housing Element Goal 3.0: Housing Production** – Provide housing opportunity for Watsonville’s share of the regional housing need for all income groups.
- **Housing Element Policy 3.1** – Encourage the production of housing that meets the needs of all economic segments, including lower, moderate, and above moderate-income households, to achieve a balanced community.
- **Housing Element Policy 3.2** – Provide high quality rental and ownership housing opportunities for current and future residents that are affordable to a diverse range of income levels.
- **Housing Element Policy 3.4** – Continue to implement the Affordable Housing Ordinance, Density Bonus Ordinance, and other programs as a means of integrating affordable units within new residential development.
- **Housing Element Policy 4.2** – Implement and enforce residential design guidelines to ensure that the community’s expectations are met with respect to the quality and style of housing projects.
- **Housing Element Program 18: Design Review Process** – The City will continue to use the Livable Community Residential Design Guidelines in concert with the City’s General Plan, Zoning and Subdivision Ordinance and other area plans. The City will continue to ensure that projects comply with the City’s design review process and the Design Guidelines.
- **Goal 4.7 Land Use Suitability** – Ensure that the orderly development of land for the needs of the existing and projected population within in the City limit and Sphere of Influence is based on the land’s overall suitability, including: the accessibility of existing and proposed public facilities, services, and utilities, physical and financial constraints; and/or growth inducing impacts.
- **Policy 4.G Land Use Suitability** – The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.
- **Implementation Measure 4.C.8: Housing Support-** A variety of moderate- and high-density housing shall be developed to support the downtown commercial area and provide housing for the employment base of the Westside Industrial Area.
- **Implementation Measure 4.A.2: Land Use Compatibility** – The City shall monitor housing production to ensure compatibility with surrounding land uses.
- **Goal 5.1 Visual Resources** – Preserve and enhance the built and natural visual resources within Watsonville.

- **Goal 5.2 Community Appearance** – Blend new development and recognized values of community appearance and scenic qualities, and ensure that new development enhances, rather than detracts from its surroundings.
- **Goal 5.6 Urban Design** – Achieve high standards of street, site and building design that are both efficient, and aesthetically pleasing.
- **Policy 5.A Project Design Review** – The preservation of visual resources shall be accomplished through the design review process.
- **Policy 5.B Design Consistency** – The City shall review new development proposals to encourage high standards of urban design and to ensure that elements of architectural design and site orientation do not degrade or conflict with the appearance of existing structures.
- **Implementation Measure 5.A.4: Development Standards** – In addition to the Design Review Guidelines, the City shall use the adopted standards for multiple family residential developments to ensure that medium- and high-density development is designed so as to enhance rather than detract from the urban environment.
- **Implementation Measure 5.B.3: Enhancement** – The City shall utilize the development standards, zoning ordinance regulations for each district, and the design review guidelines to ensure that new development is an asset to the existing neighborhood and community with regard to parking, landscaping, open space, and project design.
- **Goal 9.5 Water Quality** – Ensure that surface and groundwater resources are protected.
- **Policy 9.D Water Quality** – The City shall provide for the protection of water quality to meet all beneficial uses, including domestic, agricultural, industrial, recreational, and ecological uses.

The project would provide high-density housing above a modern restaurant space within the historic Downtown core. The development of 50 rental units, 10 of which would be affordable to a variety of income levels, will both provide much needed housing for residents while also contributing to achieving the RHNA¹ figures in the City's 2015-2023 Housing Element for these income categories for the 10 affordable units.

The parcel abuts existing utilities that can be extended to serve the project. The project is not anticipated to induce population growth other than the residents that would directly inhabit the proposed residential units.

¹ The Regional Housing Needs Allocation (or "RHNA") is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the Association of Monterey Bay Area Governments (AMBAG). These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

The parcel is within the Central Commercial Core Area (CCA) Zoning District. The purpose of the CCA Zoning District is to establish an area for the development of a concentrated, pedestrian-oriented downtown center with intensive commercial, financial, administrative, professional, entertainment, cultural, and residential uses within the heart of the City.

The project is consistent with the list of allowable uses for and general purpose of the CCA Zoning District, in that restaurants are principally permitted on the first floor, and condominiums and apartments are principally permitted use on upper floors in the Downtown. If the restaurant proposes the sale of alcohol, a separate Conditional Use Permit shall be required.

2. **The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.**

Supportive Evidence

The proposed project would be an in-fill opportunity in the historic downtown core, providing a high-quality restaurant space on the first floor with 50-apartment units on the upper 3-stories. The project has been designed in conformance with the Livable Community Residential Design Standards and the Downtown Land Use and Architectural Guidelines.

- The proposed project would not generate traffic in such an amount that would overload the street network outside the development. A Traffic Study was prepared for the project that indicated that, as conditioned, the project will not cause significant adverse impacts to the levels of service in the vicinity. Improvements include:
 - Installation of lane striping within the alley off of Brennan Street and signs at the driveway to increase drivers' awareness of appropriate vehicle position within the cross-section of the driveway and alley.
 - Installation of a convex mirror on the south side of the driveway off of Brennan Street providing visibility around the corner of the existing building for drivers exiting the site and drivers entering from southbound Brennan Street.
 - Installation of a sound and light alert system for pedestrians on Brennan Street to alert to cars approaching the intersection from the driveway. This will give additional warning and protection to pedestrians when vehicles are exiting.

Nighttime illumination has the potential to change ambient lighting conditions and create a visual nuisance. A complete photometric lighting plan shall be submitted with the building permit application for the project to determine consistency with the City's General Plan and lighting standards. The Downtown Land Use and Architectural Guidelines call for the use of a variety of lighting levels, with increased

lighting levels at entries and courtyards, to highlight signs, and to bring out the architectural details of the building.

The project will include an internal trash collection area within the podium parking lot that would collect trash, recycling, and food scraps into separate containers that would be dropped from collection stations on each residential floor of the building. Management would relocate all refuse to an outside trash area and yard waste containers prior to trash pickup days.

3. **The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

Supportive Evidence

The proposed project would not generate traffic which would be hazardous or conflict with existing and anticipated traffic in the neighborhood. A Traffic Study was prepared for the project by Kittelson & Associates that indicated that with conditions, the project would not cause adverse impacts to vehicular traffic or pedestrians in the area. The following conditions will be added to the project approval:

- Install lane striping within the alley off of Brennan Street and signs at the driveway to increase drivers' awareness of appropriate vehicle position within the cross-section of the driveway and alley.
- Install a convex mirror on the south side of the driveway off of Brennan Street providing visibility around the corner of the existing building for drivers exiting the parcel and drivers entering from southbound Brennan Street.
- Install a sound and light alert system for pedestrians on Brennan Street to alert to cars approaching the intersection from the driveway. This will give additional warning and protection to pedestrians when vehicles are exiting.

4. **The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

Supportive Evidence

Primary access is by a twenty-foot wide driveway to and from Brennan Street. The Hansen Trust owns 13.5 foot of the driveway and has an easement over another 6.5 feet for a total of twenty.

Secondary access is by a 20-foot easement over other parcels to East Lake Avenue. Mitigation measures to reduce transportation-related impacts to a less than significant level have been included as conditions of approval. No other roadway improvements, traffic control devices or access restrictions to control or divert traffic flow is needed.

5. **The proposed development incorporates features to minimize adverse effects including visual impacts of the proposed development on adjacent properties:**
- a) **Harmony and proportion of the overall design and the appropriate use of materials;**
 - b) **The suitability of the architectural style for the project; provided, however, it is not the intent of this section to establish any particular architectural style;**
 - c) **The sitting of the structure on the property, as compared to the sitting of other structures in the immediate neighborhood;**
 - d) **The size, location, design, color, number, and lighting; and**
 - e) **The bulk, height, and color of the project structure as compared to the bulk, height, and color of other structures in the immediate neighborhood.**

Supportive Evidence

The project involves providing an infill mixed-use project within the historic downtown core.

The project is designed in accordance with the City of Watsonville Livable Community Residential Design Guidelines and the Downtown Main Street Land Use and Architectural Guidelines. The project design is well-composed, balanced, and appropriately articulated on the front and rear facades with materials and architectural details that are aesthetically pleasing and harmonious. The massing of wall and roof planes are broken up by the use of dormers, trim, offsets in surfaces, and varying roof heights. Buildings materials are a brick veneer on the first floor with stucco siding (painted 3 different colors); a 3-foot wide stucco belly band in contrasting Grays Harbor blue divides the first floor and the upper floors. Parking is unobtrusively tucked under and behind the building.

The project's trash enclosure would not attract nuisance pest species, as trash will be collected and stored within the covered parking area in a secured trash room and moved out to the trash area the night before trash pick-up day.

6. **The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, any City of Watsonville architectural guidelines, development and public improvement standards, and all other requirements of this title applicable to the proposed development.**

Supportive Evidence

There are no additional standards applicable to the proposed development. As discussed previously, the project is designed in accordance with the City of

7. **The proposed development will not be materially detrimental to the public health, safety, convenience and welfare or result in material damage or prejudice to other property in the vicinity.**

Supportive Evidence

The project involves providing a mixed-use infill project within the historic downtown core. The project will provide 50 residential units, 10 of which will be deed restricted for affordable for 55 years. The first floor of the building facing Main Street will include a modern restaurant space to provide an additional amenity to the downtown area.

In addition, the project site is within a developed area that is currently served by municipal services, including water, sewer, police and fire, and therefore would not cause a serious public health or safety problem to future residents.

**CITY OF WATSONVILLE
PLANNING COMMISSION**

EXHIBIT “B”

Application No: PP2019-432/APP#18

APNs: 018-241-20

Applicant: Pacific Coast Development

Hearing Date: January 11, 2021

**DESIGN REVIEW PERMIT
CONDITIONS OF APPROVAL**

General Conditions:

1. **Approval.** This approval applies to the Plan Set identified as “The Residence at 558 Main” located at 558 Main Street, Watsonville, CA 95076, dated and received by the Community Development Department on November 19, 2020, and filed by William J. Hansen and Neva J. Hansen, co-trustees of The Hansen Family Trust dated March 27, 2001 as property owners and Pacific Coast Development. As developer. (CDD-P)
2. **Conditional Approval Timeframe.** This Design Review Permit with Density Bonus and Environmental Review (PP2019-432/APP#18) shall expire and be null and void if not acted upon within **24 months** from the effective date of the approval thereof. Time extensions may be considered upon receipt of written request submitted no less than forty-five (45) days prior to expiration and in accordance with the provisions of Section 14-10.1201 of the Watsonville Municipal Code (WMC). (CDD-P)
3. **Modifications.** Modifications to the project or conditions imposed may be considered in accordance with WMC Sections 14-12.1000 and 14-10.1305. All revisions shall be submitted prior to field changes and are to be clouded on the plans. (CDD-P)
4. **Substantial Compliance.** Project development shall be accomplished in substantial accordance with the approved Plan Set. Any required revisions to the Plan Set shall be completed to the satisfaction of the Community Development Director or designee. (CDD-P)
5. **Grounds for Review.** The project shall be in compliance with the conditions of approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Special Use Permit or Design Review Permit, pursuant to Part 13 of WMC Chapter 14-10, or other code enforcement actions, pursuant to WMC Chapter 14-14. (CDD-P)

6. **Appeal Period/Effective Date.** This Special Use Permit with Design Review shall not be effective until **14 days** after approval by the decision-making body or following final action on any appeal. (CDD-P)
7. **Necessary Revisions.** The applicant shall make and note all revisions necessary to comply with all conditions of approval. The applicant shall certify in writing below the list(s) of conditions that the building plans comply with the conditions of approval. (CDD-P)
8. **Conditions of Approval.** A copy of the final conditions of approval must be printed on the first or second sheet of plans submitted for future permits. ***Plans without the conditions of approval printed directly on the first or second page will not be accepted at the plan check phase.*** (CDD-P)
9. **Required Statement.** The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement, which will become conditions of the building permit:

“I understand that the subject permit involves construction of a building (project) with an approved Special Use Permit with Design Review. I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final.”

Signature of Building Contractor

Date

Affordable Housing Condition:

10. **Density Bonus (Affordable) Housing Agreement.** The applicant shall record a Density Bonus Housing Agreement prior to issuance of a building permit. The Council, by Resolution, shall process, review, and consider the Density Bonus Housing Agreement in the same manner it considers Affordable Housing Agreements pursuant to WMC Section 14-46.110. (CDD-P, CA)

Building and Fire-related Conditions:

11. **Required Permits.** The applicant shall obtain all required building permits (Building, Electrical, Plumbing, Mechanical, Grading, etc.) for this project. (CDD-B-E)
12. **Building Code.** Project construction shall comply with the California Building Code as adopted by the City. (CDD-B)

13. **Fire Code.** Project construction shall comply with California Fire Code as adopted by the City. (WFD)
14. **Energy Efficiency.** The project design shall conform with energy conservation measures articulated in Title 24 of the California Administrative Code and will address measures to reduce energy consumption such as low-flow shower heads, flow restrictors for toilets, low consumption lighting fixtures, and insulation and shall use drought tolerant landscaping. (CDD-B)

Prior to or concurrent with the submittal of a Building Permit Application, the following requirements shall be met:

15. **Stormwater Control Plan Revisions.** Submit a revised stormwater control plan that shows the calculations and rationale behind the design concepts for review by the City Engineer. Provide the specifications for the proposed permeable paving system. Attachment of the manufacturer's specifications to the updated stormwater control plan will be acceptable.
 - A. Sign the Maintenance of Structural of Treatment Control Best Management Practices Agreement. (CDD-E)
16. **Access Easements.** Submit a title report showing that the access easement over Parcels 018-241-39, -34,-35, and -45 has been amended to show relocation as shown on the conceptual plans and the amended easement shall be recorded. (CDD-P, E,WFD)
17. **Driveway entrance from Brennan Street.** Revise the plans to show the following:
 - A. Install lane striping within the alley to and from Brennan Street and signs at the driveway to increase drivers' awareness of appropriate vehicle position within the cross-section of the driveway and alley.
 - B. Install a convex mirror on the south side of the driveway at Brennan Street providing visibility around the corner of the existing building for drivers exiting the site and drivers entering from southbound Brennan Street.
 - C. Install a sound and light alert system for pedestrians on the Brennan Street sidewalk to alert pedestrians to cars approaching the intersection from the driveway.
 - D. Show the removal of any improvements constructed over the easement area to provide 20-feet clear width and 13'-6" vertical clearance for fire access (CDD-P, WFD)
18. **Colors & Materials.** Plans submitted for building permit shall indicate that all final colors and materials shall be consistent with the colors and materials approved by this permit. (CDD-P)
19. **Landscaping & Irrigation Plan.** The applicant shall submit three copies of the final Landscaping and Irrigation Plan for review and approval by the Community Development Director prior to issuance of a building permit. The Landscaping Plan shall provide drought-tolerant plants suitable for the Central Coast region. The

Irrigation Plan shall provide an automatic water system (e.g., drip system) to irrigate all landscape areas. (CDD-B-E-P)

- A. LANDSCAPING – The Landscape Plan shall indicate the types, quantities, locations and sizes of all plant material, including any existing major vegetation designated to remain and method of protecting planting areas from vehicular traffic. The Landscape Plan shall be drawn to scale, and plant types shall be clearly located and labeled. The plant list shall give the botanical name, common name, gallon sizes to be planted, and quantity of each planting. A minimum of 25 percent of all shrub material shall have a minimum 5-gallon container size. (CDD-E-P)
 - B. IRRIGATION SYSTEM – Automatic, low-flow irrigation system(s) shall be installed in all landscaped areas. Irrigation shall be programmed for night or early morning hours in order to minimize evaporation. (CDD-P)
 - C. WATER CONSERVATION – The project shall utilize water conservation, water recycling, and xeriscaping to the maximum extent possible. Irrigation systems shall be designed and maintained to avoid run-off, over-spray, or other similar conditions where water flows to waste. (CDD-B-E-P)
 - D. NEW TREES – The final landscape plan shall include the provision of at least 4 trees in the rear parking area, 3 of which shall be a minimum 24” box size. The tree to be placed in the Filterra tree well shall be a minimum 15-gallon. A minimum of 8 trees shall be installed in the second floor courtyard. A minimum of 3 24” inch box trees shall be installed within tree grates on Main Street in front of the building. (CDD-P)
 - E. LANDSCAPE & IRRIGATION INSTALLATION – All landscaping and irrigation shall be approved and installed prior to occupancy of the project. (CDD-P)
 - F. WATER EFFICIENT LANDSCAPE ORDINANCE – The applicant shall submit a landscape documentation package and demonstrate compliance with the Model Water Efficient Landscape Ordinance, pursuant to WMC Section 6-3.801. (CDD-P-E)
20. **Lighting.** A photometric plan shall be submitted for review and approval by CDD staff. Plans submitted for building permit issuance shall show the locations and details of any exterior lighting fixtures. All lighting shall be downward facing and/or shielded and shall not spillover onto adjacent property, or public roadways. (CDD-P)
21. **Street Frontage Improvements.** The applicant shall install street improvements as follows:
- A. Remove and replace all existing Main Street frontage improvements and replace with new curb, gutter and sidewalk.

- B. The driveway approach at Brennan Street shall be removed and replaced per COW Standard S-101. (CDD-E)
22. **Utility Connection.** The project shall connect to City utilities. Provide completed civil plans to show how all of the existing and proposed underground utilities on- and off-site will serve the project.
- A. Verify that the elevation of the proposed (N) 6" private sanitary sewer will tie into the 10" City sewer main without requiring a new sewer lift station passing through any other utilities.
- B. If there is an existing private sanitary sewer lateral serving this parcel, it must be abandoned to the satisfaction of the City Engineer.
- C. Project shall comply with WMC 6-3.504- sanitary sewer lateral and connection permits are required. (CDD-E)
23. **Utility Capacity.** The developer shall video-inspect the existing sewer lateral and 10" sewer main before construction to verify existing conditions. Submit capacity calculations to verify that existing utilities have the ability to carry the new proposed flows for the development. (CDD-E)
24. **Dog Park Catch Basin.** The new catch basin proposed for serving the dog park shall be designed to prevent any stormwater from outside the dog park from entering the catch basin. (CDD-E)
25. **Back-Flow Preventer.** All utilities shall be required to be back-flow protected per COW Standard W-10 or W-11 depending on the size of the new water meter. (CDD-E)
26. **Fire Service.** The existing water line serving the project from Brennan Street shall be resized to meet minimum requirements for fire flow. (WFD)
27. **Fire Hydrant.** The exact location of the new fire hydrant shall be established prior to construction. The developer is responsible for coordinating with the Fire Inspector to determine the proper location. (WFD)
28. **On/Off Site Permit.** Separate On/Off Site Permits are required for work in the public right-of-way and on the project site. The applicant shall obtain an encroachment permit for all off-site work. (CDD-E)
29. **Mechanical Equipment Screening.** All new mechanical equipment and appurtenances, including gas and water meters, electrical boxes, roof vents, air conditioners, antennas, etc. visible from the public way and from adjacent properties, shall be screened with material compatible with the materials of the building and shall be subject to the approval of the Zoning Administrator. (CDD-P)
30. **Address Assignment.** Prior to building permit issuance, complete and submit an application for address assignment. (CDD-E)

31. **California Building Code** All construction activities shall meet the California Building Code for seismic safety. Construction plans shall be subject to review and approval of the City prior to the issuance of a building permit. All work shall be subject to inspection by the City and must conform to all applicable code requirements and approved improvement plans prior to final inspection approval or the issuance of a certificate of occupancy. The Applicant shall be responsible for notifying construction contractors about California Building Code regulations for seismic safety. (CDD-B)
32. **Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan**
The Applicant shall submit an Erosion and Sediment Control Plan or Stormwater Pollution Prevention Plan prepared by a registered professional engineer or qualified stormwater pollution prevention plan developer as an integral part of the grading plan. The Plan shall be subject to review and approval of the City prior to the issuance of a grading permit. The Plan shall include all erosion control measures to be used during construction, including run-on control, sediment control, and pollution control measures for the entire site to prevent discharge of sediment and contaminants into the drainage system. The Plan shall include the following measures as applicable:
- A. Throughout the construction process, ground disturbance shall be minimized, and existing vegetation shall be retained to the extent possible to reduce soil erosion. All construction and grading activities, including short-term needs (equipment staging areas, storage areas and field office locations) shall minimize the amount of land area disturbed. Whenever possible, existing disturbed areas shall be used for such purposes.
 - B. All drainage ways, wetland areas and creek channels shall be protected from silt and sediment in storm runoff using appropriate BMPs such as silt fences, diversion berms and check dams. Fill slopes shall be stabilized and covered when appropriate. All exposed surface areas shall be mulched and reseeded. All cut and fill slopes shall be protected with hay mulch and/or erosion control blankets, as appropriate.
 - C. All erosion control measures shall be installed according to the approved plans prior to the onset of the rainy season but no later than October 15th. Erosion control measures shall remain in place until the end of the rainy season but may not be removed before April 15th. The applicant shall be responsible for notifying construction contractors about erosion control requirement.
 - D. Example design standards for erosion and sediment control include, but are not limited to, the following: avoiding disturbance in especially erodible areas; minimizing disturbance on slopes exceeding 30 percent; using berms, swales, ditches, vegetative filter strips, and catch basins to prevent the escape of sediment from the site; conducting development in increments; and planting bare soils to restore vegetative cover.

- E. The applicant will also develop an inspection program to evaluate if there is any significant on-site erosion as a result of the rainfall. If there were problem areas at the site, recommendations will be made to improve methods to manage on-site erosion. (CDD-E, PW)
33. **Construction Period Transportation Impacts.** The applicant shall submit a Construction Period Traffic Control Plan to the City for review and approval. The plan shall include traffic safety guidelines compatible with section 12 of the Caltrans Standard Specifications ("Construction Area Traffic Control Devices") to be followed during construction. The plan shall also specify provision of adequate signing and other precautions for public safety to be provided during project construction. In particular, the plan shall include a discussion of bicycle and pedestrian safety needs due to project construction and later, project operation. In addition, the plan shall address emergency vehicle access during construction. The applicant or their general contractor for the project shall notify the Public Works & Utilities Department and local emergency services (i.e., the Police and Fire Departments) prior to construction to inform them of the proposed construction schedule and that traffic delays may occur.

Prior to approval of a grading permit, the City shall review and approve the project Construction Period Traffic Control Plan. During construction, the City shall periodically verify that traffic control plan provisions are being implemented. (CDD-E, PW)

Prior to permit issuance, the following conditions shall be addressed:

34. **Preconstruction Meeting.** Prior to issuance of a building permit or the commencement of any site work, the project applicant and the general contractor shall attend a pre-construction meeting with the Building Official and City staff to discuss the project conditions of approval, working hours, site maintenance and other construction matters. The general contractor shall acknowledge that he/she has read and understands the project conditions of approval, particularly those pertaining to construction practices and site safety, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction. (CDD-P-B-E)
35. **Solid Waste Service Plan.** Solid waste generated during the construction shall be serviced by the City of Watsonville Solid Waste Enterprise. Applicant shall submit a Solid Waste Service Plan on the City form for review and approval. (CDD-E)
36. **Main Street Frontage Improvements.** Applicant shall secure a Caltrans encroachment permit in order to excavate for new utilities and install frontage improvements. (CDD-E).

During construction, the following conditions shall be adhered to:

37. **Superintendent.** Applicant shall have onsite at all times, a superintendent who shall act as the applicant's representative and as a point of contact for the City's Public Works Inspector. The superintendent shall be authorized by the Owner to

direct the work of all contractors doing work on public and private improvements. (CDD-E, PW)

38. **Best Management Practices (BMPs).** Provide BMPs during construction to prevent sediment, debris and contaminants from draining offsite. BMPs shall comply with the City of Watsonville Erosion Control Standards and the Erosion and Sediment Control Field Manual by the California Regional Water Quality Control Board - Central Coast Region, latest edition. All erosion control shall be installed prior to October 15 and be maintained in place until April 15. Provide a note on the improvement plans stating that construction should take place between April 15 and October 15. The applicant shall ensure that all contractors are aware of all erosion control standards and BMPs. (CDD-E, PW)
39. **BMPs for Controlling Construction Emissions (Monterey Bay Air Resources District Recommendation).** The project applicant shall implement the following Best Management Practices to limit the potential fugitive dust, construction emissions, and odors generated by the project:
- A. Water all exposed surfaces (e.g., staging areas, soil piles, graded areas, and unpaved access roads) at least two times per day during construction and adequately wet demolition surfaces to limit visible dust emissions.
 - B. Cover all haul trucks transporting soil, sand, or other loose materials off the project site.
 - C. Use wet power vacuum street sweepers at least once per day to remove all visible mud or dirt track-out onto adjacent public roads (dry power sweeping is prohibited) during construction of the proposed project.
 - D. Vehicle speeds on unpaved roads/areas shall not exceed 15 miles per hour.
 - E. Complete all areas to be paved as soon as possible and lay building pads as soon as possible after grading unless seeding or soil binders are used.
 - F. Minimize idling time of diesel-powered construction equipment to five minutes and post signs reminding workers of this idling restriction at access points and equipment staging areas during construction of the proposed project.
 - G. Maintain and properly tune all construction equipment in accordance with manufacturer's specifications and have a CARB-certified visible emissions evaluator check equipment prior to use at the site.

Post a publicly visible sign with the name and telephone number of the construction contractor and City staff person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The publicly visible sign shall also include the contact phone number for the Monterey Bay Air Resources Management District to ensure compliance with applicable regulations. (CDD-E, PW, MBARD)

40. **Complimentary Dust Control Measures.** To minimize dust/grading impacts during construction the applicant shall:
- A. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
 - B. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - C. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - D. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - E. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (CDD-E)
41. **Unanticipated Discovery of Contaminated Soils.** In the unlikely event that contaminated soils are discovered during the earth-moving activities, all development activities shall cease immediately and remain stopped until an assessment has been completed by a geotechnical firm approved by the City. If remediation is necessary, the applicant shall enter into a Remedial Action Agreement with the Santa Cruz County Environmental Health Service Agency. (CDD-P-E)
42. **Solid Waste Disposal.** All solid waste generated inside City limits must be hauled from the site of generation by the City of Watsonville Solid Waste Utility Enterprise, pursuant to Chapter 3 (City Utilities) of Title 6 (Sanitation and Health) of the Watsonville Municipal Code. This includes all wastes generated at construction sites, excavation projects, land clearing, demolition, earthwork projects, remodels, grading, and tenant improvement projects as well as ongoing business/residential use on the premises. Applicant shall comply with all applicable requirements for removal and disposal of hazardous materials. (PW)
43. **Work Hours.** No work for which a building permit is required shall be performed within the hours of 7 p.m. to 7 a.m., Monday through Friday, nor prior to 8 a.m. or after 5 p.m. on Saturday. No Work shall occur on Sundays or holidays. A sign shall be posted at a conspicuous location near the main entry to the site, prominently displaying these hour restrictions and identifying the phone # of the Job superintendent. (CDD-B)

Construction notes to be included with the Improvement Plans:

44. **Damaged Public Facilities.** Existing public facilities damaged during the course of construction or in an existing state of disrepair shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (CDD-E)

45. **Inspection Notice.** Contractor shall provide a minimum of 48 hours notice in advance of any required inspection. Any temporary suspension of work or returning to work for any reason shall be cause for the developer or contractor to telephone the Public Works Inspector at 831-768-3100. (CDD-E)
46. **Underground Utilities.** Prior to excavation, contractor shall locate all existing underground utilities. Call Underground Service Alert (U.S.A.) at 1-800-642-2444 to have utilities located and marked in the field. (CDD-E)

Prior to Final Inspection or Certificate of Occupancy, the following conditions shall be met:

47. **Statements of Compliance.** All project design professionals who prepared plans for the project (e.g., civil, structural, and geotechnical engineers) shall provide statements of compliance attesting that they have reviewed the completed project and that it was constructed in conformance with their recommendations and plans. Where special inspections and testing were involved, the letters of compliance shall be accompanied by inspection logs, testing and analysis that support the engineer's conclusions. (CDD-B-E)
48. **Completion of Improvements.** All improvements as shown on the plans must be completed. (CDD-E)
49. **Landscaping Installation.** All landscaping and irrigation shall be installed and approved by Community Development Department staff. (CDD-P-E)
50. **Trash Removal.** All trash and construction debris shall be removed from the site. (CDD-B, PW)

Ongoing Conditions:

51. **Post Construction Stormwater Ordinance – Inspection, Maintenance and Annual Reporting.** Applicant shall perform inspections, maintenance to the post-construction stormwater management facilities and report to the City each year on these activities. (CDD-E, PW)
52. **Solid Waste Service.** All trash, recycling and green-waste materials generated onsite shall be disposed of at a City-approved landfill or recycling center. The applicant shall contact the Solid Waste Division of the City Public Works Department to coordinate disposal of all trash, recycling and green-waste materials. (PW)
53. **Trash Enclosure Maintenance.** Trash and recycling enclosure shall be maintained to the satisfaction of Watsonville Municipal Services. (PW)
54. **Lighting and Landscape Maintenance.** Lighting, landscaping and all other site improvements shall be maintained in perpetuity. Landscaping shall be maintained in good growing condition by a professional landscape maintenance company; and such maintenance shall include, where appropriate, weeding, mowing, pruning,

cleaning, fertilizing and regular watering. All dead, dying and diseased vegetation shall be immediately replaced in kind. (CDD-P)

55. **Ongoing Maintenance.** Common (patio) areas, landscaping, street trees, driveways, parking areas and spaces, driveways, walks, fences and walls shall be maintained on an ongoing basis by the property owner(s) for the entire development area. (CDD-P)
56. **Potential Attractive Pest Nuisance Avoidance.** To ensure trash enclosures do not attract nuisance pest species, such as Norway rat, raccoon, and opossum, the applicant shall develop a monitoring program to ensure trash areas are routinely cleaned and secured at night. (PW)

Future Sign Permit:

57. **Sign Permit.** Any proposed new or changed exterior signage for the parcel shall require sign and building permits from the Community Development Department. (CDD-P-B)

Indemnity Provision:

58. **Indemnity Provision.** The applicant shall sign a defense and indemnity contract agreeing to defend, indemnify, and hold harmless the City of Watsonville, its elected and appointed officials, officers, employees, and agents arising out approval of Special Use Permit with Design Review and Environmental Review (PP2019-432/APP#18), including but not limited to any approval or condition of approval of the City employees, City of Watsonville Planning Commission or City Council. The City shall promptly notify the applicant of any claim, action, or proceeding concerning this permit and the applicant and City shall cooperate in the defense of the matter. The City reserves the right to select counsel in the defense of the matter. (CA)

Key to Department Responsibility

CDD-B	–	Community Development Department (Building)
CDD-P	–	Community Development Department (Planning)
CDD-E	–	Community Development Department (Engineering)
PW	–	Public Works Department
WFD	–	Watsonville Fire Department
MBARD	–	Monterey Bay Air Resources District
CA	–	City Attorney

**Design Review Permit with Density Bonus and Environmental
Review (PP2019-432/APP#18)**

Application No: PP2019-432/APP#18

APNs: 018-241-20

Applicant: Pacific Coast Development

Hearing Date: January 11, 2021

Applicant/Property Owner: William Hansen, Pacific Coast Development,
800 E Lake Avenue, Watsonville, CA 95076

Project: Design Review Permit with Density Bonus and Environmental
Review

Location: 558 Main Street, Watsonville, CA 95076

Purpose: The construction of 50 apartment units on a .745 +/- acre site
A Design Review Permit with Density Bonus and Environmental
Review (PP2019-432/APP#18) to allow the construction of 50
apartment units on a .745 +/- acre site located at 558 Main Street,
Watsonville, California (APN: 018-241-20), was reviewed by the
Planning Commission at a public hearing on January 11, 2021, and
recommended for approval by the City Council by adoption of
Planning Commission Resolution No. _____ (PC) together with
findings and conditions of approval attached hereto and made a part
of this permit.

CITY OF WATSONVILLE
Planning Commission

Suzi Merriam
Community Development Director