

RESOLUTION NO. _____ (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2023-6388) TO ESTABLISH A DUPLEX USE BY CONSTRUCTING A 406-SQUARE-FOOT SECOND UNIT ON AN EXISTING SINGLE-FAMILY DWELLING AND DEMOLITION OF TWO EXISTING DETACHED GARAGES AND CONSTRUCTION OF A NEW DETACHED, 322-SQUARE-FOOT, ONE-CAR GARAGE AND A NEW DETACHED, 446-SQUARE-FOOT, TWO-CAR GARAGE LOCATED AT 225 ELM STREET, WATSONVILLE, CALIFORNIA (APN 017-201-23); AND FINDING PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301 OF THE CEQA GUIDELINES

**Project: Duplex Use for 225 Elm Street
APN: 017-201-23**

WHEREAS, on November 14, 2023, an application for a Special Use Permit with Design Review and Environmental Review (PP2023-6388) to establish a duplex use by constructing a 406-square-foot second unit on an existing single-family dwelling located at 225 Elm Street, Watsonville, California, was filed by Soufyane Zatla with Inspired ADUs, on behalf of property owner and applicant, Juan Ortega; and

WHEREAS, the project site is designated Residential High Density on the General Plan Land Use Diagram and is within the Multiple Residential High Density (RM-3) Zoning District; and

WHEREAS, the project qualifies for a Class 1 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA); and

WHEREAS, the property is established with an existing 1,232± square foot one-story single-family residence consisting of three bedrooms and one bathroom; and

WHEREAS, notice of time and place of the hearing to consider approval of Special Use Permit with Design Review and Environmental Review (PP2023-6388) was given at the time and in the manner where appropriate public noticing procedures has been followed

and a public hearing was held according to Section 14-10.900 of the Watsonville Municipal Code; and

WHEREAS, the Planning Commission has considered all evidence both oral and documentary introduced and received, and the matter submitted for decision; and

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 resolve as follows:

1) The project is exempt from review under CEQA pursuant to Section 15301 (Class 1) of the CEQA Guidelines. The subject site is 6,795± square feet in size located in an urbanized area where it can be adequately served by all required utilities and public services. This project is exempt because the project involves an addition that will not result in an increase of more than 10,000 square feet. The project is consistent with the applicable general plan designation and all application polices, as well as with applicable zoning designation and regulations. The proposed development is also located within city limits on a project site no more than five acres in size and substantially surrounded by urban uses and all public services and facilities are available to allow for maximum development permissible in the General Plan. The project site is not located in an area that is environmentally sensitive. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

2) The Planning Commission hereby grants approval of Special Use Permit with Design Review and Environmental Review (PP2023-6388), attached hereto and marked as Exhibit "D," subject to the Conditions of Approval attached hereto and marked as Exhibit "C," to allow establishment of a duplex use by constructing a 406-square-foot second unit

on an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage located at 225 Elm Street (APN 017-201-23).

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 2nd day of July 2024, 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

Ed Acosta, Chairperson
Planning Commission

Application No: PP2023-6388

APN: 017-201-23

Applicant: Soufyane Zatla, Inspired ADUs

Hearing Date: July 2, 2024

SPECIAL USE PERMIT FINDINGS (WMC § 14-12.513)

The purpose of the Special Use Permit is to allow the establishment of a duplex use by constructing a 406-square-foot second unit on an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage ("Project") pursuant to Chapter 14-16 of the Watsonville Municipal Code (WMC).

- 1. The proposed use at the specified location is consistent with the policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.**

Supportive Evidence

The parcel is designated Residential High Density on the 2005 General Plan Land Use Diagram. The purpose of the Residential High-Density designation is to provide living environments through multi-story apartment and condominium type housing at densities equal to 14, up to and including 36.99 dwelling units per net acre (du/acre). This allows for greater residential density; to stabilize and protect residential characteristics of the district; and to promote a suitable environment for the lives of the families and single persons living in the district.

The project will establish a duplex use by constructing a one-story 406-square-foot addition to the primary dwelling to create a new second unit with one bedroom, one bathroom, kitchen, and living room and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage.

The project is also consistent with the following General Plan goals, policies, and implementation measures:

- **Goal 4.7 Land Use Suitability.** Ensure the orderly development of land for the needs of the existing and projected population within 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, 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.A.2 Land Use Compatibility.** The City shall monitor housing production to ensure compatibility with surrounding land uses.

The subject site, located in the RM-3 Zoning District, features a one-story, 1,232-square-foot, three-bedroom single-family residence on a 6,795-square-foot parcel. The project will establish a duplex use on the parcel. Therefore, the city is encouraging residential development on lands best suited for residential development.

2. **The proposed use 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

Establishment of a duplex use within the RM-3 Zoning District is subject to a Special Use Permit with Design Review approved by the Planning Commission. The City of

Watsonville's Multi-Family Residential Design Standards requires multi-family residential development to meet the following standards: parking, landscaping, private open space, trash bin enclosure area, and a pedestrian circulation system.

The project is consistent with the Multi-Family Residential Design Standards and is compatible with and preserves the character and integrity of adjacent development and neighborhood. The project includes off-site improvements within the public rights-of-way and is subject to an off-site encroachment permit as well as issuance of a building permit. With issuance of a building permit and off-site encroachment permit, the project would not cause any related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. The project, as proposed, is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

- 3. The proposed use 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 construction of a duplex use attached to an existing single-family dwelling is consistent with the RM-3 Zoning District and the surrounding neighborhood development. The proposed duplex use would not generate additional pedestrian or vehicular traffic above existing levels for the neighborhood.

- 4. The proposed use 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

No additional traffic impacts are anticipated to occur as part of the establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling. Required parking can be accommodated in the existing driveway and in the two new garages that will replace the existing garages.

- 5. The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties.**

Supportive Evidence

The establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling would not pose adverse effects, including visual impacts and noise to the adjacent properties. The property is located within the RM-3 zoning district, where multi-family residential development is allowed and surrounds the subject site. As conditioned, the project would be required to comply with the current California Building Code for construction of the project.

- 6. The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this**

title applicable to the proposed special use and uses within the applicable base zoning district.

Supportive Evidence

The establishment of a duplex use by constructing a 406-square-foot addition to an existing single-family residence is consistent with the RM-3 District Standards as well as the Multi-Family Residential Design Standards. The project is also conditioned to comply with the current California Building Code for construction of the project via issuance of a building permit.

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

Supportive Evidence

As conditioned, establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling would not be materially detrimental to the public health, safety, convenience and welfare, and would not result in material damage or prejudice to other property in the vicinity. The subject property is located within the RM-3 Zoning District and establishment of a duplex use is subject to a Special Use Permit approved by the Planning Commission. The surrounding uses are predominantly single and multi-family residential, and the proposed project is consistent with the adjacent land uses.

DESIGN REVIEW PERMIT FINDINGS (WMC § 14-12.403)

The purpose of the Design Review Permit is to evaluate the establishment of a duplex use by constructing a 406-square-foot second unit on an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage (“Project”) and the Project’s compatibility with surrounding properties and neighborhoods and to ensure the appropriateness of the development, pursuant to Chapter 14-12 of the Watsonville Municipal Code (WMC).

- 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 parcel is designated Residential High Density on the 2005 General Plan Land Use Diagram. The purpose of the Residential High-Density designation is to provide living environments through multi-story apartment and condominium type housing at densities equal to 14, up to and including 36.99 dwelling units per net acre (du/acre). This allows for greater residential density; to stabilize and protect residential characteristics of the district; and to promote a suitable environment for the lives of the families and single persons living in the district.

The project proposes the establishment of a duplex use by constructing a one-story 406-square-foot addition to the primary dwelling to create a new second unit with one bedroom, one bathroom, kitchen, and living room and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage (“Project”).

The project is also consistent with the following General Plan goals, policies, and implementation measures:

- **Goal 4.7 Land Use Suitability.** Ensure the orderly development of land for the needs of the existing and projected population within 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, 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.A.2 Land Use Compatibility.** The City shall monitor housing production to ensure compatibility with surrounding land uses.

The subject site, located in the RM-3 Zoning District, features a one-story, 1,232-square-foot, three-bedroom single-family residence on a 6,795-square-foot parcel. The project will establish a duplex use on the parcel. Therefore, the city is

encouraging residential development on lands best suited for residential development.

- 2. The proposed use 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

Establishment of a duplex use within the RM-3 Zoning District is subject to a Special Use Permit with Design Review approved by the Planning Commission. The City of Watsonville's Multi-Family Residential Design Standards requires multi-family residential development to meet the following standards: parking, landscaping, private open space, trash bin enclosure area, and a pedestrian circulation system.

The project is consistent with the Multi-Family Residential Design Standards and is compatible with and preserves the character and integrity of adjacent development and neighborhood. The project includes off-site improvements within the public rights-of-way and is subject to an off-site encroachment permit as well as issuance of a building permit. With issuance of a building permit and off-site encroachment permit, the project would not cause any related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. The project, as proposed, is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

- 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 construction of a duplex use attached to an existing single-family dwelling is consistent with the RM-3 Zoning District and the surrounding neighborhood development. The proposed duplex use would not generate additional pedestrian or vehicular traffic above existing levels for the neighborhood.

- 4. The proposed use 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

No additional traffic impacts are anticipated to occur as part of the establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling. Required parking can be accommodated in the existing driveway and in the two new garages that will replace the existing garages.

5. **The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties.**

Supportive Evidence

The establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling would not pose adverse effects, including visual impacts and noise to the adjacent properties. The property is located within the RM-3 zoning district, where multi-family residential development is allowed and surrounds the subject site. As conditioned, the project would be required to comply with the current California Building Code for construction of the project

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

The establishment of a duplex use by constructing a 406-square-foot addition to an existing single-family residence is consistent with the RM-3 District Standards as well as the Multi-Family Residential Design Standards. The project is also conditioned to comply with the current California Building Code for construction of the project via issuance of a building permit.

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

As conditioned, establishment of a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling would not be materially detrimental to the public health, safety, convenience and welfare, and would not result in material damage or prejudice to other property in the vicinity. The subject property is located within the RM-3 Zoning District and establishment of a duplex use is subject to a Special Use Permit with Design Review approved by the Planning Commission. The surrounding uses are predominantly single and multi-family residential, and the proposed project is consistent with the adjacent land uses.

NOTICE OF EXEMPTION

EXHIBIT "B"

TO: Office of Planning and Research
P.O. Box 3044, Room 113
Dept.
Sacramento, CA 95812-3044
Email: state.clearinghouse@opr.ca.gov

FROM: City of Watsonville
Community Development

250 Main Street
Watsonville, CA 95076

Clerk of the Board
Santa Cruz County
701 Ocean Street, Room 500
Santa Cruz, CA 95060

FILE NO.: PP2023-6388

Project Title: 225 Elm Street - Duplex

Project Location - Specific: 225 Elm Street

Project Location - City: Watsonville

Project Location - County: Santa Cruz

Description of Nature, Purpose and Beneficiaries of Project: Special Use Permit with Design Review and Environmental Review (PP2023-6388) to establish a duplex use by constructing a 406-square-foot second unit on an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage.

Name of Public Agency Approving Project: City of Watsonville

Name of Person or Agency Carrying Out Project: Juan Ortega, 225 Elm Street, Watsonville, CA 95076

Exempt Status (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 1, Section 15301
- Statutory Exemptions. State code number: _____

Reasons why project is exempt: This project is exempt as a Class 1 Categorical Exemption per Section 15301 of the *State CEQA Guidelines*. The subject site is 6,795± square feet in size located in an urbanized area where it can be adequately served by all required utilities and public services. This project is exempt because the project involves a 406-square-foot addition to an existing 1,232-square-foot single-family dwelling that will not result in an increase of more than 50 percent of the floor area of the structure before the addition.

Lead Agency Contact Person: Suzi Merriam

Telephone: 831-768-3074

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: July 2, 2024

Title : CDD Director

- Signed by Lead Agency
- Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code

Date Received for filing at OPR: .

Application No: PP2023-6388

APN: 017-201-23

Applicant: Soufyane Zatla, Inspired ADUs

Hearing Date: July 2, 2024

**SPECIAL USE PERMIT WITH DESIGN REVIEW
CONDITIONS OF APPROVAL**

General Conditions:

1. **Approval.** This approval applies to the application resubmitted on June 7, 2024, by Soufyane Zatla with Inspired ADUs on behalf of property owner, Juan Ortega, and identified as “Special Use Permit with Design Review” to establish a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage (“Project”). (CDD-P)
2. **Conditional Approval Timeframe.** This Special Use Permit (Application No. PP2023-6388) shall 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 Section 14-10.1305. (CDD-P)
4. **Compliance.** The proposed use shall be in compliance with Use Permit 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 Use Permit, pursuant to Part 13 of WMC Chapter 14-10. (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, 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 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 not 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. **Work Hours.** No work for which a building permit is required shall be performed within the hours of 7:00 PM to 7:00 AM Monday through Friday, nor prior to 8:00 AM or after 5:00 PM on Saturday. No work shall be performed 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 number of the Job superintendent. (CDD-P, B)
10. **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 a condition of the building permit:

“I understand that the subject permit involves construction of a building (project) with an approved Special Use Permit. 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

Project Specific Conditions:

10. **Post Construction Stormwater Requirements.** The applicant shall submit a Post Construction Storm Water Control Plan for the proposed ADU, as the project is categorized as a Tier 1 project. A Building Permit will not be issued until the Post Construction Stormwater plan is submitted and approved by the Community Development Department. All project that create and/or replace 2,500 square feet or more of impervious surface (collectively over the entire project site) are required to implement design strategies and design measures that demonstrate stormwater best management practices. Provide calculations documenting the amount of impervious surface created or replaced by the project. (CDD-P, PW)

11. **Erosion Control.** At time of building permit application submission, fill out and submit the erosion sediment control plan to the Community Development Department. A building permit will not be issued until the erosion and sediment control plan is submitted to the Community Development Department. (CDD-P, PW)
12. **On-Site Water Service.** Prior to issuance of a building permit, the applicant/property owner and/or contractor must confirm existing $\frac{3}{4}$ inch water service is sufficiently sized for existing and proposed additional ADU water demand. At time of building permit application submission, submit calculations for the Community Development Department to review. If determined to be undersized, the water service line shall be replaced on private property to accommodate total water demand. (CDD-P, PW)
13. **Sewer Later Requirements.** Prior to issuance of a building permit, the applicant/property owner and/or contractor must confirm existing lateral size and slope is sufficient for proposed additional flow contributed from the proposed ADU. If undersized, replace later to sewer main in the street to accommodate flows. If the existing lateral is confirmed appropriately sized for the existing home and proposed ADU flows, submit calculations for City review.
14. **Sewer Lateral Video Inspection.** Prior to issuance of a certificate of occupancy, the applicant/property owner and/or contractor shall verify existing sewer lateral condition through video inspection and make necessary repairs (if any) per Municipal Code 6-3.506. The video inspection shall be submitted to the Community Development Department prior to issuance of a certificate of occupancy. (CDD-P, PW)
15. **Utilities Underground.** The project is required to underground all utilities and no over electrical lines are allowed for this project. Revise the plans to show all utilities to be underground. (CDD-P, PW)
16. **Landscaping.** Prior to issuance of a certificate of occupancy, all landscaping shall be installed as per the Landscaping Plan. As per plan, the minimum landscaping requirements are 20 percent of the lot size. Submittal of a landscaping and irrigation plan is required for this project. The landscaping plan shall identify all planting via common name, scientific name, size, and quantity of plantings. The landscaping plan shall be in compliance with all MWELo requirements. (CDD-P, PW)
17. **Parking.** Per the approved plans, the project is providing 4 parking spaces, 3 of them included within two new detached garages. Each parking space shall measure 9-feet in width by 19-feet in depth. (CDD-P)
18. **Address Assignment.** At building permit application submission, submit the address assignment request to the Community Development Department for the proposed residential development. No building permit shall be issued until an address is assigned to the proposed residential development. (CDD-P, PW)
19. **Open Space Requirement.** Per approved plan, the project is required to provide a minimum of 200 square feet of open space for the proposed duplex use. No certificate of occupancy shall be issued until the required 200 square feet of open space is verified via site inspection by project planner Ivan Carmona. (CDD-P, PW)

20. **Exterior Design.** As per plan, the design of the duplex shall be substantially similar as the primary single-family residence and compatible with the surrounding neighborhood. Building materials, color, roof form and pitch, shall be consistent with the primary single-family residence and surrounding neighborhood. (CDD-P)
21. **Encroachment Permit.** The applicant shall obtain an encroachment permit for all work proposed within the public right-of-way. (CDD-P,PW)

Building and Engineering-related Conditions:

22. **Required Permits.** The applicant shall obtain all required building permits for this project. (CDD-B, CDD-E)
23. **Flood Plain Development.** Before submitting a building permit application to the Community Development Department, be sure to include a FEMA Flood Elevation Certificate prior to constructing, during construction, and at time of certificate of occupancy. (CDD-P, PW)
24. **Building Code.** Project construction shall comply with California Building Code requirements as adopted by the City of Watsonville (CDD-B)
25. **Construction Plans.** Project construction drawings shall include the following information and shall be reviewed and approved by the City of Watsonville's Building Official. Plans shall be drafted by a Licensed Architect or Engineering Professional for Commercial Project and designers shall drafts plan for single family residential projects. (CDD-B, CDD-E)
26. **Accessibility.** The project shall conform with accessibility requirements to buildings and facilities by individuals with disabilities under the American Disabilities Act. (CDD-B)
27. **Energy Efficiency.** The project design shall conform with energy conservation measures articulated in Title 24 of the California Administrative Code and will address measure 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)
28. **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)

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

29. **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 in landscaping the front yard, patio, planter and perimeter areas. 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 site plan shall be revised to indicate the number of trees to be installed. The new trees shall be planted in 25 each box containers as indicated on the site plan. All dead, dying and diseased trees shall be immediately replaced in kind, and there shall be no net loss of trees (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 California Model Water Efficient Landscape Ordinance, pursuant to WMC Section 6-3.801. (CDD-P, -E)
30. **Lighting.** A comprehensive photometric lighting plan shall be submitted at time of building permit review for the project development. All light fixtures or wall mounted lighting shall be screened so as to prevent glare and to prevent light shed on adjacent properties. A sufficient number of fixtures shall be installed to provide an

adequate quality and quantity of light. The photometric lighting plan shall be subject to review by the Community Development Department. (CDD-P)

31. **Construction Solid Waste Service Plan.** Solid waste generated during the construction shall be serviced by the Solid Waste Division. Applicant shall submit a Solid Waste Service Plan for review and approval by the Community Development Department. (CDD-P, -E)

Prior to the Final Inspection or Final Occupancy:

32. **Landscape Installation.** All landscaping and irrigation shall be installed and approved by the Community Development Department staff prior to final inspection or occupancy of the project. (CDD-E-P)
33. **Letters from Design Professionals.** Prior to final city acceptance of the project, all project design professionals who prepared improvement plans for the project (i.e., civil, geotechnical, electrical, and structural engineers) shall provide letters attesting that they have periodically monitored the construction and have reviewed the completed work and that it was constructed in substantial conformance with their plans and recommendations. 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-E)

On-Going Conditions:

34. **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. (PWD)
35. **Lighting and Landscaping 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 and trees shall be immediately replaced in kind. (CDD-P)

Indemnity Provision:

36. **Indemnity Provision.** If any Legal Challenge against the Project approvals is submitted to the City or filed in a court of law, Applicant will promptly honor and comply with its obligations under the Reimbursement Agreement executed by the Applicant, including but not limited to the "Indemnity" obligations in section 7, which requires the Applicant, to the greatest extent authorized by law, defend (with counsel approved by City, which approval shall not be unreasonably withheld), indemnify, and hold harmless the City, its officials, employees, volunteers and agents from and against any and all loss, liability, expenses, claims, costs (including reasonable attorneys' fees), suits and damages of every kind nature, and description, directly or indirectly arising from any third party legal challenge to the Project approvals, or the implementation of the Reimbursement Agreement.)

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
- WPD – Watsonville Police Department
- CA – City Attorney

**CITY OF WATSONVILLE
PLANNING COMMISSION**

EXHIBIT “D”

Application No: PP2023-6388

APN: 017-201-23

Applicant: Soufyane Zatla, Inspired ADUs

Hearing Date: July 2, 2024

Applicant: Soufyane Zatla, Inspired ADUs
Address: 1940 Union Street, Suite 22, Oakland, CA 94607
Project: Special Use Permit with Design Review
Location: 225 Elm Street, Watsonville, CA 95076
Purpose: Establish a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling.
Property Owner: Juan Ortega
Address: 225 Elm Street, Watsonville, CA 95076

A Special Use Permit with Design Review (PP2023-6388) to establish a duplex use by constructing a 406-square-foot second unit attached to an existing single-family dwelling and demolition of two existing detached garages and construction of a new detached, 322-square-foot, one-car garage and a new detached, 446-square-foot, two-car garage located at 225 Elm Street, Watsonville (APN 017-201-23), was reviewed by the Planning Commission at a public hearing on July 2, 2024, and was conditionally approved 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