

RESOLUTION NO. \_\_\_\_\_ (CM)

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
WATSONVILLE APPROVING A MAJOR MODIFICATION TO  
SPECIAL USE PERMIT U-122-88 WITH ENVIRONMENTAL REVIEW  
(PP2024-7115) TO ADD PODIATRY RELATED USES TO THE  
PAJARO HILL COMMERCIAL CENTER MASTER USES LIST  
LOCATED AT 1051 SOUTH GREEN VALLEY RD, WATSONVILLE,  
CALIFORNIA (APN 018-281-32)**

**WHEREAS**, on January 27, 1988, the Watsonville City Council approved Special Use Permit U-122-88 to allow a Specific Development Plan for the Pajaro Hill Commercial Center located at 1051 South Green Valley Rd. The Special Use Permit allowed development of the Pajaro Hill Commercial Center and created a master uses list; and

**WHEREAS**, on May 15, 2024, The Foot Doctors of Santa Cruz County Inc., applicant, on behalf of property owner, The Jay Paul Company, submitted a Major Modification to Special Use Permit U-122-88 with Environmental Review (PP2024-7115) to add podiatry-related uses to the Pajaro Hill Commercial Center master uses list; and

**WHEREAS**, the project site is designated General Commercial (GC) on the General Plan Land Use Diagram and is within the Visitor Commercial (CV) Zoning District; and

**WHEREAS**, the project qualifies for a Class 1 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 of the CEQA Guidelines; and

**WHEREAS**, notice of time and place of the hearing to consider approval of the Major Modification to Special Use Permit U-122-88 (PP2024-7115) was given at the time and in the manner where appropriate public noticing procedures have been followed and

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

**WHEREAS**, the City Council has considered all evidence received, both oral and documentary, and the matter was submitted for decision.

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

1. Good cause appearing, and upon the Findings, attached hereto and marked as Exhibit “A”, the project is found to be categorically exempt from the California Environmental Quality Act as a Class 1 Categorical Exemption pursuant to CEQA Guidelines section 15301, attached hereto and marked as Exhibit “D”.

2. The City Council of the City of Watsonville does hereby grant approval of the Major Modification to Special Use Permit U-122-88 (PP2024-7115), attached hereto and marked as Exhibit “C”, subject to the Conditions of Approval attached hereto and marked as Exhibit “B,” to add podiatry related uses (DLU 669) to the Pajaro Hill Commercial Center master uses list.

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