

Application No: PP2024-7115

APN: 018-281-32

Applicant: The Foot Doctors of Santa
Cruz County, Inc.

Hearing Date: July 9, 2024

SPECIAL USE PERMIT FINDINGS (WMC § 14-12.513)

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

Supportive Evidence

Land designated General Commercial in the *City of Watsonville's 2005 General Plan* allows for a variety of commercial uses such as retail sales, personal, professional, financial, business and medical office services, entertainment, restaurant, and lodging intended to serve the needs of the community and the surrounding region.

The proposed project would be compliant with the following 2005 General Plan goals, policies, and implementation measures concerning General Commercial land uses in Watsonville:

Goal 4.3 Commercial Land Use – Revitalize the central business district and provide adequate neighborhood commercial services.

Staff Analysis: The Pajaro Hill Commercial Center at 1051 South Green Valley Road was approved under Special Use Permit U-122-88, which created a master uses list aimed at expanding commercial uses and establishing a regional commercial center. This master uses list has been successful for the past 30 years, but recent vacancies and limitations on certain uses have made it challenging to attract new tenants. The proposed major modification to Special Use Permit U-122-88 seeks to add "Podiatry-related uses" (DLU 669) to the list. This change would enable the property owner to lease the vacant building to The Foot Doctors of Santa Cruz County, revitalize the shopping center, and enhance commercial services for the community.

Policy 4.C. Commercial Land Use – The City shall plan for revitalization of the central business district along with the distribution of convenient neighborhood commercial centers.

Staff Analysis: The request to modify a Special Use Permit U-122-88 seeks to add “Podiatry-relates uses” (DLU 669) to the master use list for the Pajaro Commercial Center. Approval of this modification will assist the property owner with revitalizing an existing commercial shopping center and ensuring convenient neighborhood commercial centers remain for city residents.

Implementation Measure 4.C.2. – Neighborhood Commercial Land Use – The City shall designate an appropriate amount of land for neighborhood commercial services to meet the daily shopping needs of surrounding residential populations.

Staff Analysis: The original Special Use Permit U-122-88 designated the property at 1051 South Green Valley Road as a commercial shopping center. The subject property has remained a commercial shopping center since its development. The recommendation to approve this modification to add “Podiatry-related uses” (DLU 669) to the Pajaro Hill Commercial Center master uses list ensures the city is maintaining its neighborhood commercial services to meet the daily shopping needs of the surrounding residential populations.

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. These improvements or modifications may include but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and addition of landscaping, walls, or both, to mitigate such impacts.**

Supportive Evidence

The major modification to Special Use Permit U-122-88 to add “Podiatry-related uses” (DLU 669) to the Pajaro Hill Commercial Center master uses list does not involve construction improvements. Therefore, the major modification to add podiatry-related uses to the Pajaro Hill Commercial Center master uses list is compatible with the existing use and preserves the character and integrity of the adjacent development and neighborhoods.

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

Supportive Evidence

The major modification to Special Use Permit U-122-88 to add “Podiatry-related uses” (DLU 669) to the master uses list is consistent with the existing commercial uses in the shopping center. The proposed podiatry-related use will not generate pedestrian or vehicular traffic that will be hazardous to the anticipated traffic in the neighborhood. The Pajaro Hill Commercial Center is positioned along Highway

152 and Highway 1 serving as a gateway to Watsonville. The shopping center high traffic corridor along Highway 152 and Highway 1 will not be affected by the podiatry-related use.

- 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 roadway improvements are required for this project.

- 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 major modification to Special Use Permit U-122-88 to add “Podiatry-related uses” (DLU 669) to the master uses list for the Pajaro Hill Shopping Center will not adversely impact the existing or adjacent commercial uses. An existing vacant commercial building will be leased to The Foot Doctors of Santa Cruz County Inc. Conditions of Approval Number 15 and 16 require the Foot Doctors of Santa Cruz County Inc. to submit a building permit application for any proposed tenant improvements.

- 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

Conditions of Approval have been included to ensure compliance with all City standards not addressed by the submittal.

- 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

This project has been conditioned with standard conditions related to tenant improvements to existing commercial buildings. The Foot Doctors of Santa Cruz County Inc. will be leasing a vacant building located at the Pajaro Hill Commercial Center. The project is conditioned to submit a building permit application to the Community Development Department for any proposed tenant improvements for The Foot Doctors of Santa Cruz County Inc. With standard building permit requirements, the use would not be materially detrimental to public health, safety,

convenience, and welfare, and would not result in material damage or prejudice to other properties in the vicinity.

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Hearing Date: July 9, 2024

**MAJOR MODIFICATION TO SPECIAL USE PERMIT U-122-88 CONDITIONS OF
APPROVAL TO ADD PODIATRY RELATED USES TO MASTER USE LIST**

General Conditions

1. **Approval.** This approval applies to the application identified as "Request to Modify Master Use Permit at Pajaro Hills Shopping Center" received by the Community Development Department on May 15, 2024, and filed by The Foot Doctors of Santa Cruz County Inc., project applicant, and property owner The Jay Paul Company. (CDD-P)
2. **Expiration.** This Use Permit shall be null and void if not acted upon within **24 months** from the effective date of the approval. (CDD-P)
3. **Modifications.** Modifications to the project or conditions imposed may be considered in accordance with Section 14-12.1000 of the Watsonville Municipal Code (WMC). All revisions shall be submitted prior to field changes and are to be clouded on the plans. (CDD-P)
4. **Compliance.** 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 Use Permit in accordance with Part 13 of WMC Chapter 14-10. (CDD-P)
5. **Appeal Period/Effective Date.** This approval shall be effective 14 days after the date of approval by the City Council or following final action on any appeal. (CDD-P)

Original Conditions of Approval Special Use Permit U-122-88

6. As a means to reduce or eliminate the potential for delivery trucks entering the Apple Hill Subdivision, adequate and effective signage directing the trucks to the delivery area shall be installed. (CDD-P)

7. “No Truck Parking” and “No Loading” signs shall be installed on both sides of Green Meadow Drive between Green Valley Road and the entrance to Apple Hill Subdivision. (CDD-P)
8. No overnight parking shall be permitted in the service delivery areas of the shopping center. (CDD-P)
9. No roof mounted mechanical equipment shall be installed. (CDD-P)
10. No deliveries shall be permitted between the hours of 9pm and 7am. (CDD-P)
11. Automotive service uses shall not be permitted to store or park automobiles or trucks outside of closed service bays between the hours of 7pm and 7am. (CDD-P)
12. On-site trash compactors and mechanical parking lot sweepers and other noise generating operations shall not be permitted between the hours of 9pm and 7am. (CDD-P)
13. Rubber damping material shall be installed on truck loading docks and trash containers to reduce noise impacts during truck loading/unloading and trash disposal. (CDD-P)
14. The site shall be kept clean of litter and trash. (CDD-P)

Specific Project Conditions

15. **Tenant Improvements.** The Foot Doctors of Santa Cruz County Inc. shall submit a Zoning Clearance Application, Business License Application, and Building Permit Application for any proposed tenant improvements at the vacant commercial building located at the Pajaro Hill Commercial Center prior to occupancy of the building. No business license will be issued until a certificate of occupancy has been issued by the Building Official. (CDD-P, B)

Building and Fire-related Conditions

16. **Required Permits.** The applicant shall obtain all required building permits (Building, Electrical, Plumbing, Mechanical, Grading, etc.) for this project. (CDD-B, -E)
17. **Building Code.** Project construction shall comply with all applicable provisions of Title 24 of the California Code of Regulations, such as the latest version of the California Building Code. (CDD-B)
18. **Fire Code.** Project construction shall comply with California Fire Code as adopted by the City. (WFD)

During construction, the following conditions shall be adhered to:

19. **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 Division, 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)
20. **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:

21. **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)
22. **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)
23. **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)

Ongoing Conditions:

24. **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)
25. **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 of this Major Modification to Special Use Permit #U-122-88 (PP2024-7115), including but

not limited to any approval or condition of approval of the 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 fully 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 Division

CDD-P = Community Development Department - Planning Division

CDD-E = Community Development Department - Engineering Division

CM = City Manager

WFD = Fire Department

WPD = Police Department

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Applicant: The Foot Doctors of Santa Cruz
County, Inc.
Hearing Date: July 9, 2024

Applicant: The Foot Doctors of Santa Cruz County, Inc.
Address: 47 Penny Lane Suite 1, Watsonville, CA 95076
Project: Major Modification to Special Use Permit U-122-88 with
Environmental Review to add podiatry-related uses to the Pajaro
Hill Commercial Center master uses list.
Location: 1051 South Green Valley Rd, Watsonville, CA 95076
Property Owner: The Jay Paul Company
Address: Four Embarcadero Center, Suite 3620, San Francisco, CA 94111

A Major Modification to Special Use Permit U-122-88 with Environmental Review (PP2024-7115) to add podiatry related uses to the master uses list for the Pajaro Hill Commercial Center located at 1051 South Green Valley Rd, Watsonville, CA (APN: 018-281-32), was reviewed by the City Council at a public hearing on July 9, 2024, and was conditionally approved by adoption of City Council Resolution No. ____ (CM) together with findings and conditions of approval attached hereto and made a part of this permit.

Suzi Merriam
Community Development Director

NOTICE OF EXEMPTION

EXHIBIT "D"

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

FROM: City of Watsonville
Community Development Dept.
250 Main Street
Watsonville, CA 95076

Clerk of the Board
Santa Cruz County
701 Ocean Street, Room 520
Santa Cruz, CA 95060

FILE NO.: PP2024-7115

Project Title: The Pajaro Hill Commercial Center Master Uses List Modification

Project Location - Specific: 1051 South Green Valley Road

Project Location - City: Watsonville

Project Location - County: Santa Cruz

Description of Nature, Purpose and Beneficiaries of Project: Major Modification to Special Use Permit U-122-88 to add "Podiatry-related uses" (DLU 669) to the master uses list for the Pajaro Hill Commercial Center.

Name of Public Agency Approving Project: City of Watsonville

Name of Person or Agency Carrying Out Project: PNC Management, LLC. dba The Foot Doctors of Santa Cruz County Inc. 47 Penny lane Suite 1, 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 qualifies for a Class 1 Categorical Exemption per Section 15301 of the *State CEQA Guidelines* because it involves adding a new medical use to an existing master uses list for an existing shopping center. The project does not involve an expansion of use and is located in an area that is not environmentally sensitive where all necessary public services and facilities are available.

Lead Agency Contact Person: Matt Orbach, Principal Planner

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 9, 2024 **Title:** CDD Director

- Signed by Lead Agency
- Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code