



# MAJOR MODIFICATION TO SPECIAL USE PERMIT U-122-88 1051 S GREEN VALLEY CITY COUNCIL

JULY 9, 2024

ASSOCIATE PLANNER – IVAN CARMONA

# SITE AND VICINITY MAP

1051 S GREEN VALLEY ROAD

GENERAL PLAN: GENERAL  
COMMERCIAL (GC)

ZONING: VISITOR COMMERCIAL WITH  
A PLANNED DEVELOPMENT OVERLAY  
(CV AND PD)



Pajaro Hill Commercial Center



# BACKGROUND

The Pajaro Hills Commercial Center was developed in 1988 via Special Use Permit U-122-88. The approval created a master uses list for the Shopping Center. The original approving body was the City of Watsonville City Council.





## PROPOSED PROJECT

MAJOR MODIFICATION TO SPECIAL  
USE PERMIT U-122-88 TO ADD  
PODIATRY-RELATED USES (DLU  
669) TO THE MASTER USES LIST.

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# PROPOSED USE

## PODIATRY-RELATED USES

- Other medical uses (e.g. dentist offices) currently allowed in shopping center
- Similar parking requirements
- No additional impacts from proposed use





## ENVIRONMENTAL REVIEW

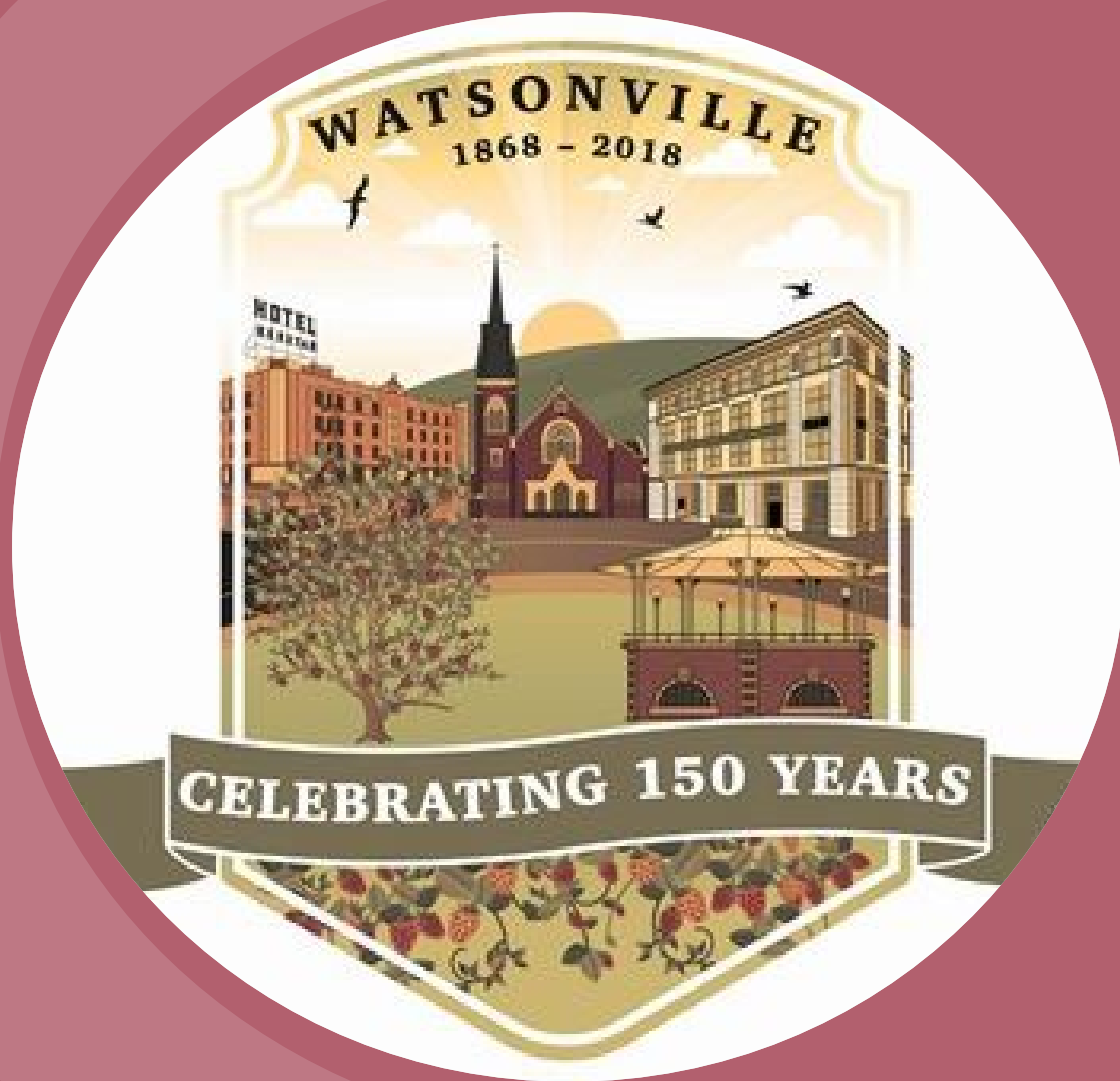
PROJECT QUALIFIES FOR A  
CLASS 1 CATEGORICAL  
EXEMPTION BECAUSE IT  
INVOLVES ADDING A NEW  
MEDICAL USE TO AN EXISTING  
MASTER USES LIST FOR AN  
EXISTING SHOPPING CENTER



# STAFF RECOMMENDATION

Staff recommends the City Council adopt a resolution approving the Major Modification to Special Use Permit U-122-88 to add Podiatry-related uses to the Pajaro Hills Commercial Center Master Uses List located at 1051 South Green Valley Road (APN 018-281-32), based on the attached findings and conditions of approval and finding the project exempt from review under the California Environmental Quality Act (CEQA) as a Class 1 Categorical Exemption pursuant to section 15301 of the CEQA Guidelines.





# DISCUSSION

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