

36 Airport Road

Density Bonus, Major Subdivision, & Tentative Map for a New 13-Unit Subdivision for Habitat for Humanity



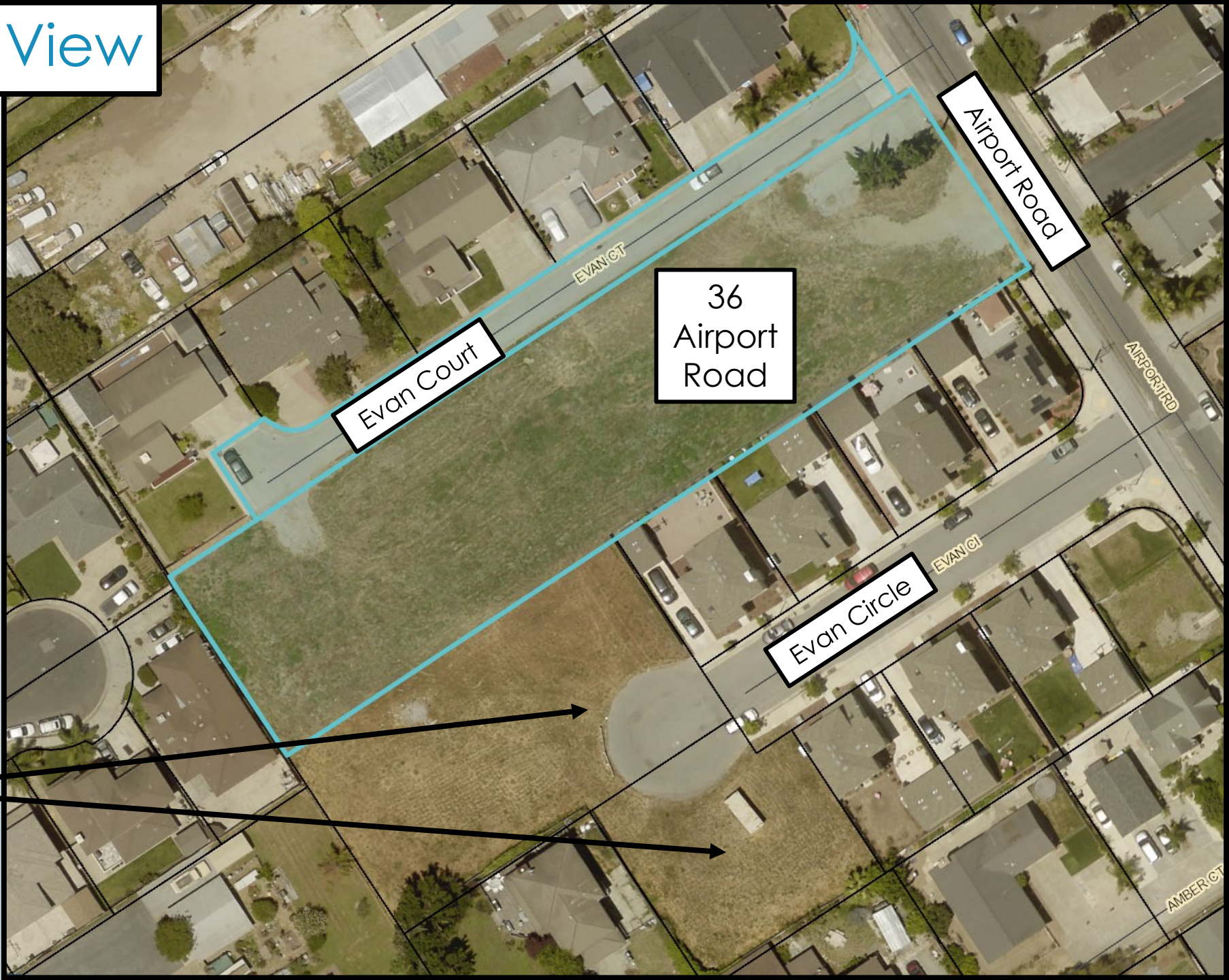
View from Airport Road



View from Evan Court



Satellite View



Evan Court

36
Airport
Road

Airport Road

Evan Circle

Evan Circle
Subdivision



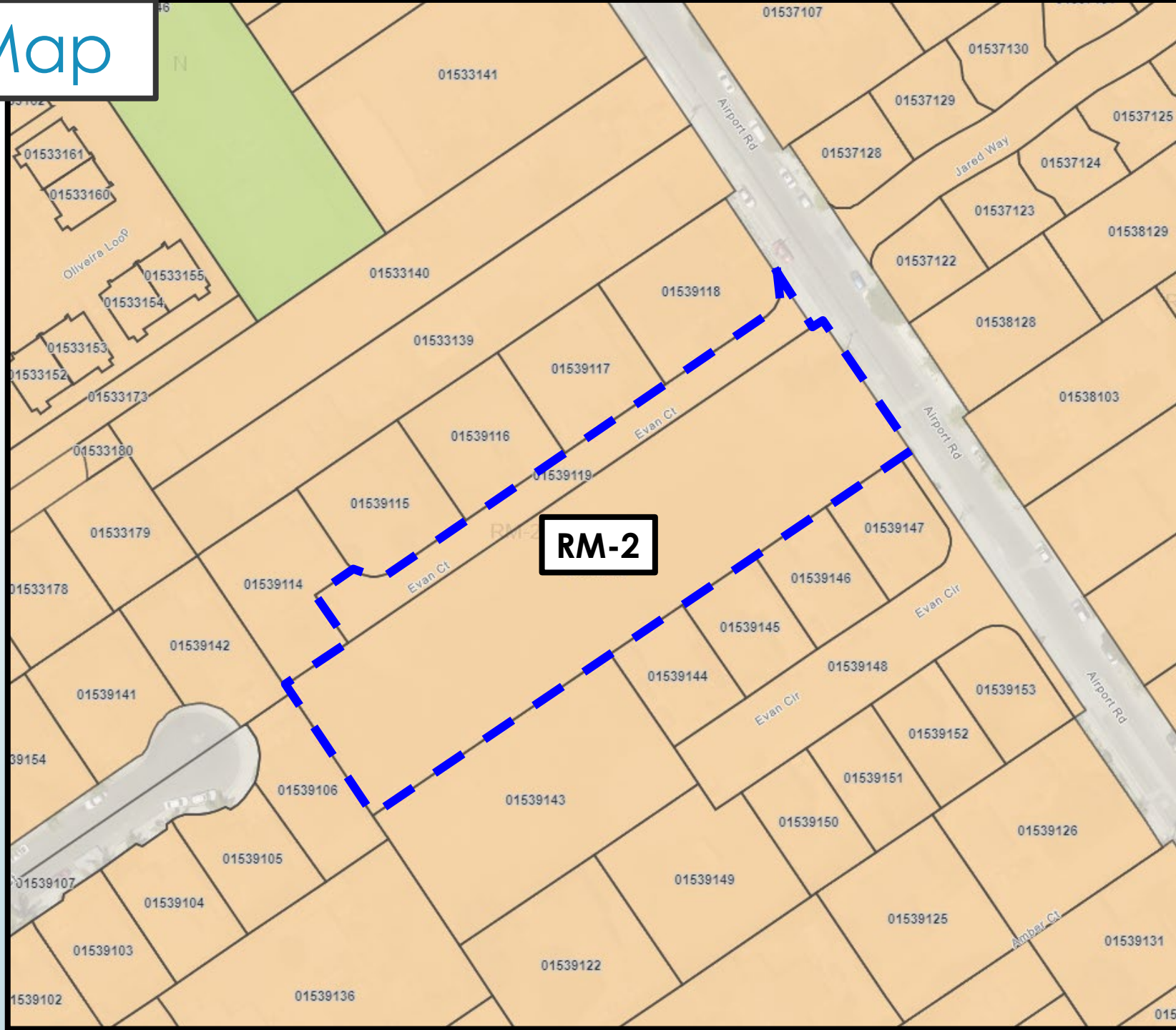
Zoning Map

General Plan Land Use Classification:

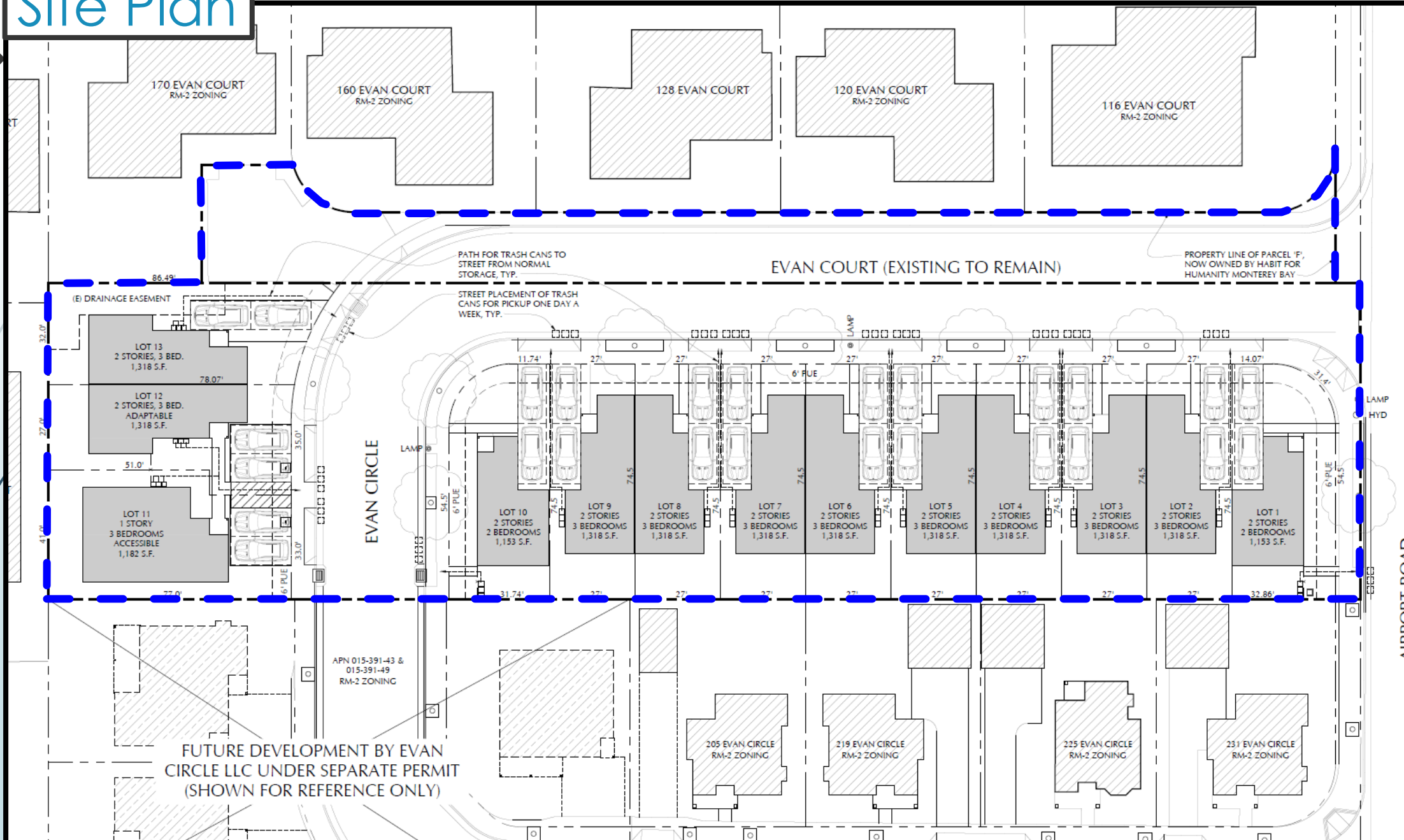
- Residential Medium Density

Zoning:

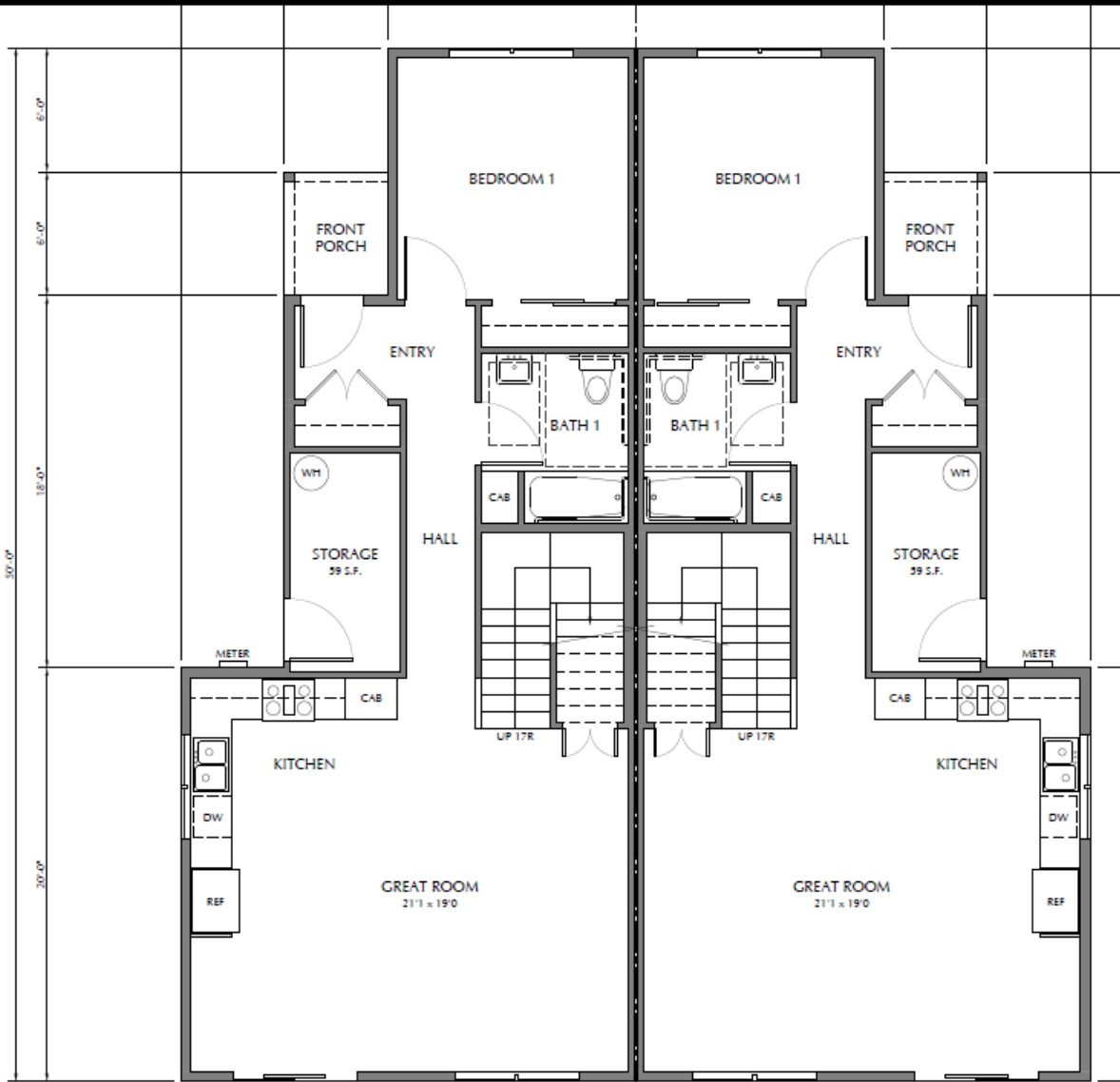
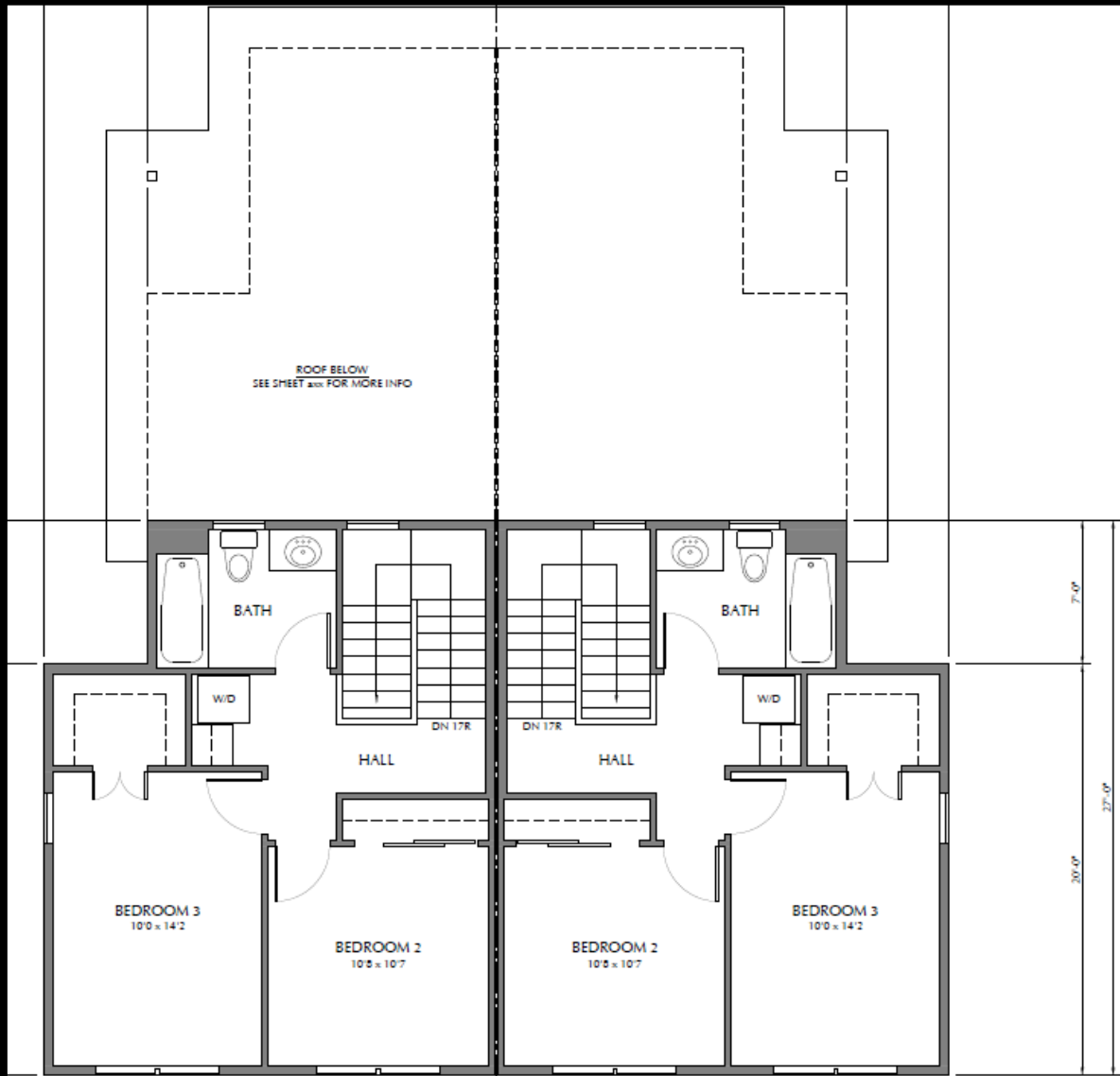
- RM-2: Multiple Residential-Medium Density



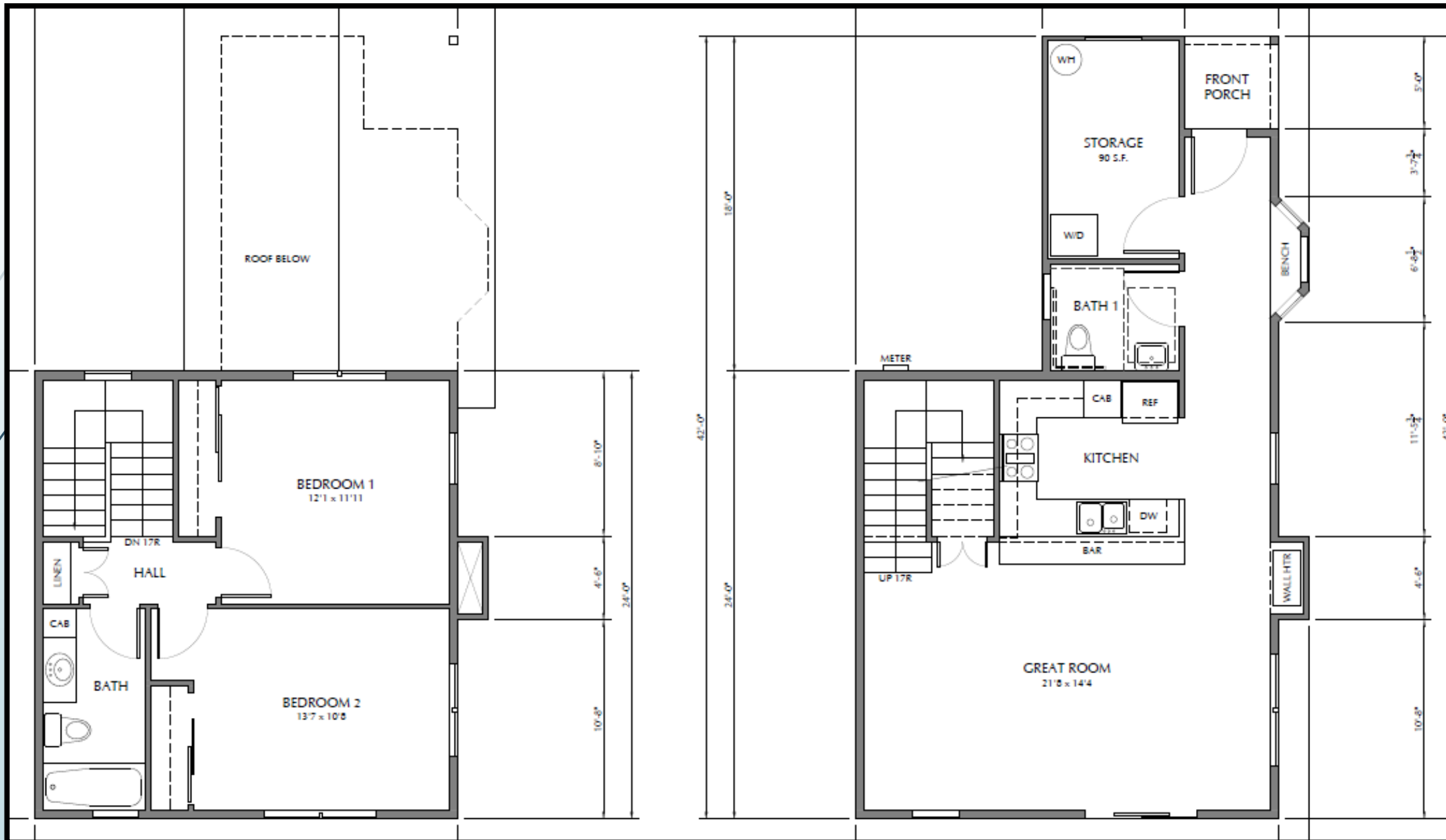
Site Plan



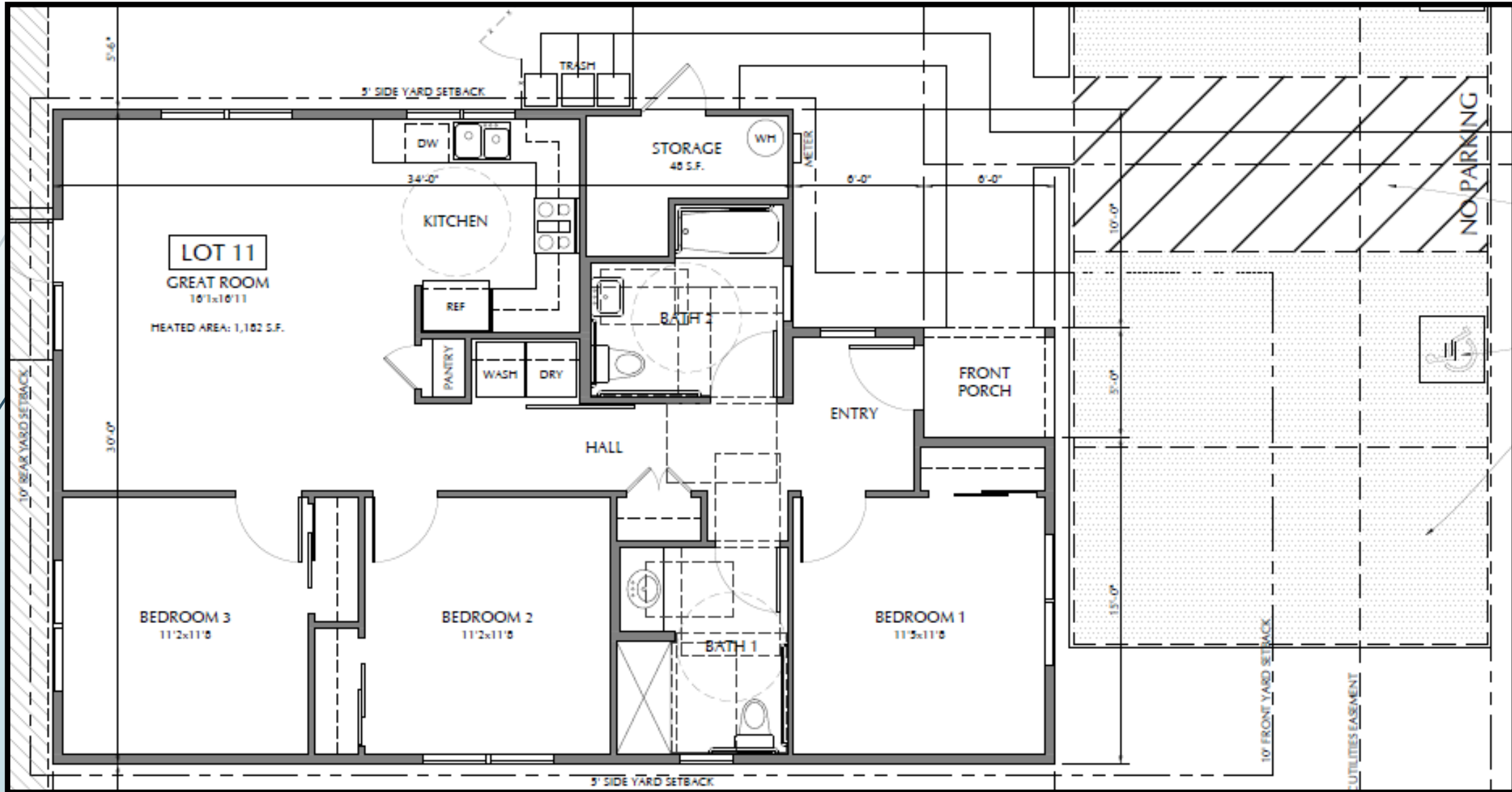
Floor Plan - Townhomes



Floor Plan – Detached Single-Family Dwelling



Floor Plan – Detached Accessible Single-Family Dwelling



Elevations

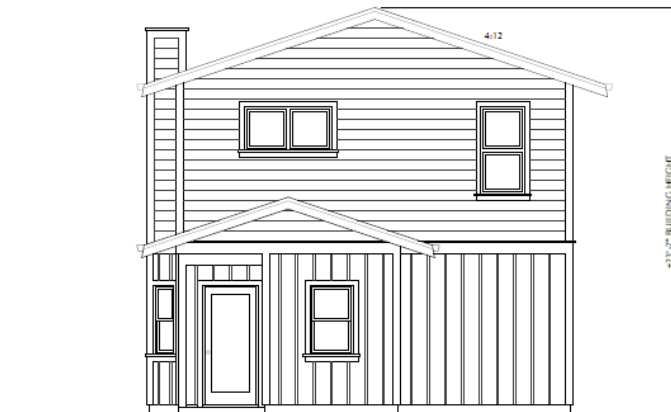


LOTS 2-3, 6-7, 12-13

2

FRONT ELEVATION

SCALE: 1/4"=1'-0"



LOT 1

1

FRONT ELEVATION

SCALE: 1/4"=1'-0"



LOT 10

4

FRONT ELEVATION

SCALE: 1/4"=1'-0"



LOTS 4-5, 8-9

3

FRONT ELEVATION

SCALE: 1/4"=1'-0"

Renderings



① OVERALL
SCALE: N.T.S.



② PERSPECTIVE - LOT 1
SCALE: N.T.S.



③ PERSPECTIVE - LOTS 2-3
SCALE: N.T.S.

Renderings



① PERSPECTIVE - LOTS 4-5
SCALE: N.T.S.



② PERSPECTIVE - LOTS 6-7
SCALE: N.T.S.

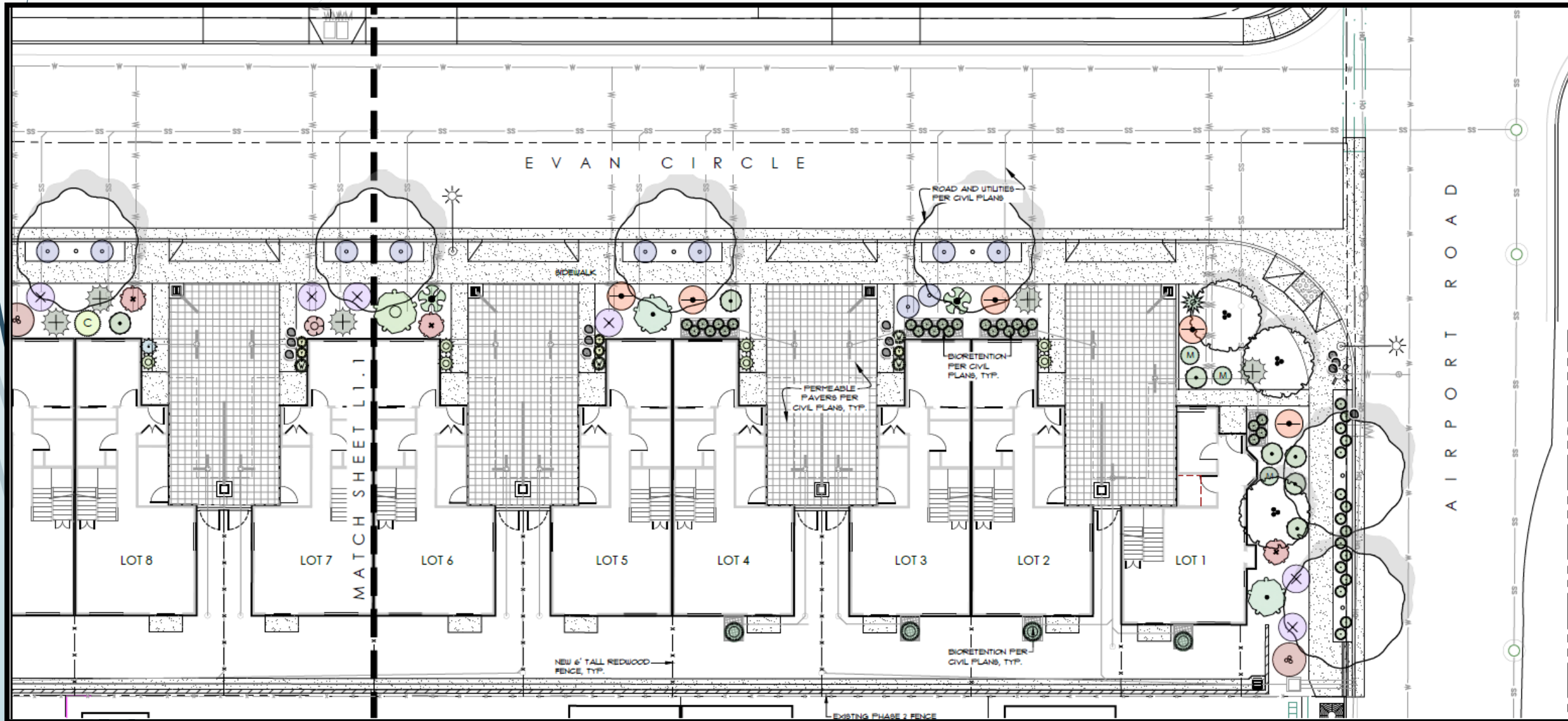


③ PERSPECTIVE - LOTS 8-9
SCALE: N.T.S.

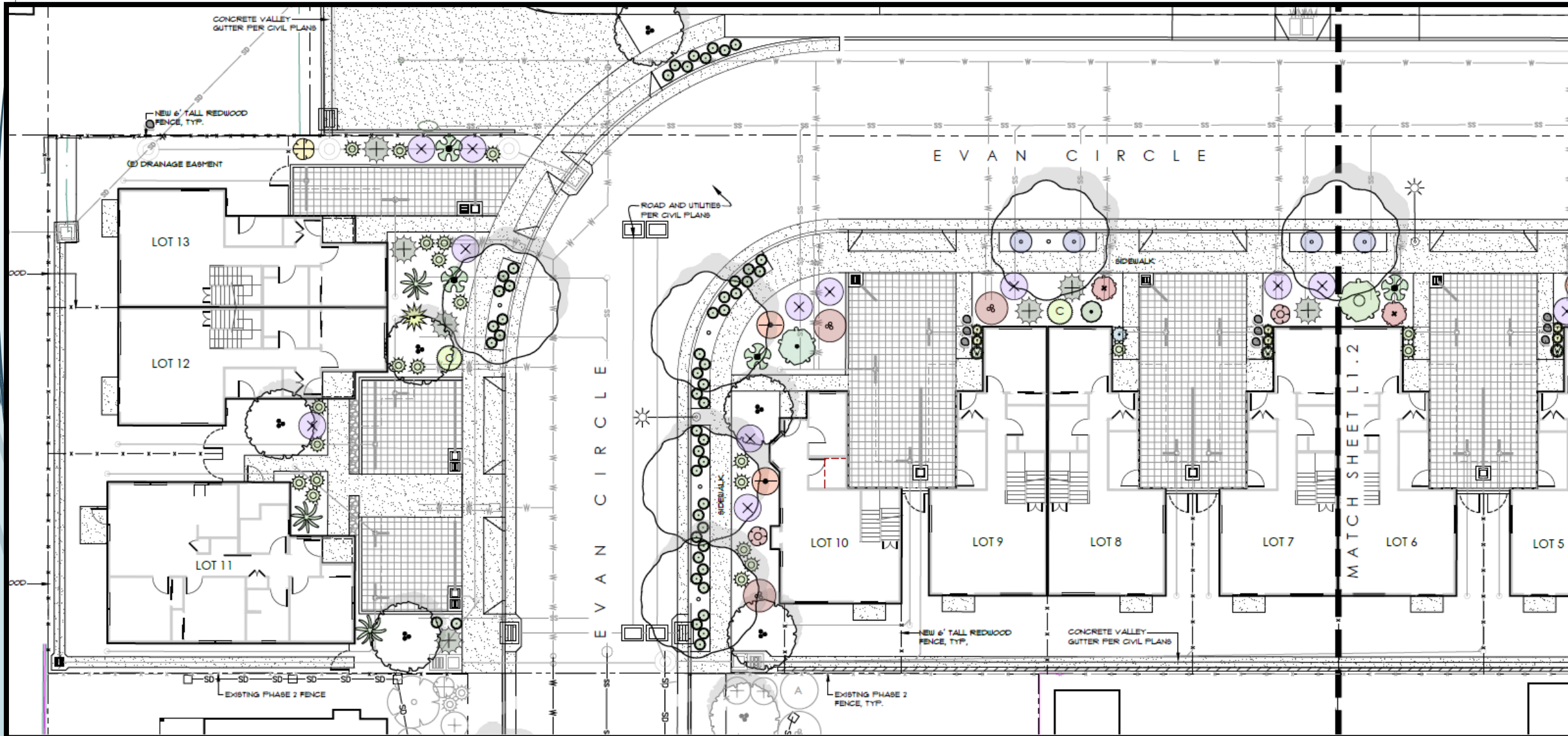


④ PERSPECTIVE - LOT 10
SCALE: N.T.S.

Landscape Plan



Landscape Plan



State Density Bonus Law

- Development projects providing 100% of units for lower-income households qualify for an 80% density bonus and five concessions.
- Base Density: 10 units
 - $13.99 \text{ du/acre} \times 0.657 \text{ net acres} = 9.19$, rounded up to 10 units
- Density Bonus: 8 units
 - $10 \text{ units} \times 0.8 \text{ bonus} = 8 \text{ units}$
- Eligible for 18 units, but only 13 units are proposed
- Three concessions requested:
 - Reduced minimum lot sizes
 - Reduced minimum lot widths
 - Reduced minimum side yard setbacks
- Five waivers granted:
 - Covered parking, tandem parking restriction, front yard setbacks, setbacks to sidewalk, rear yard setbacks

State Density Bonus Law

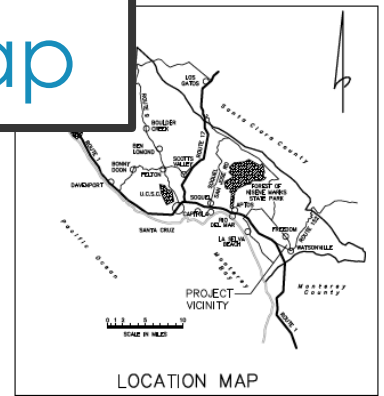
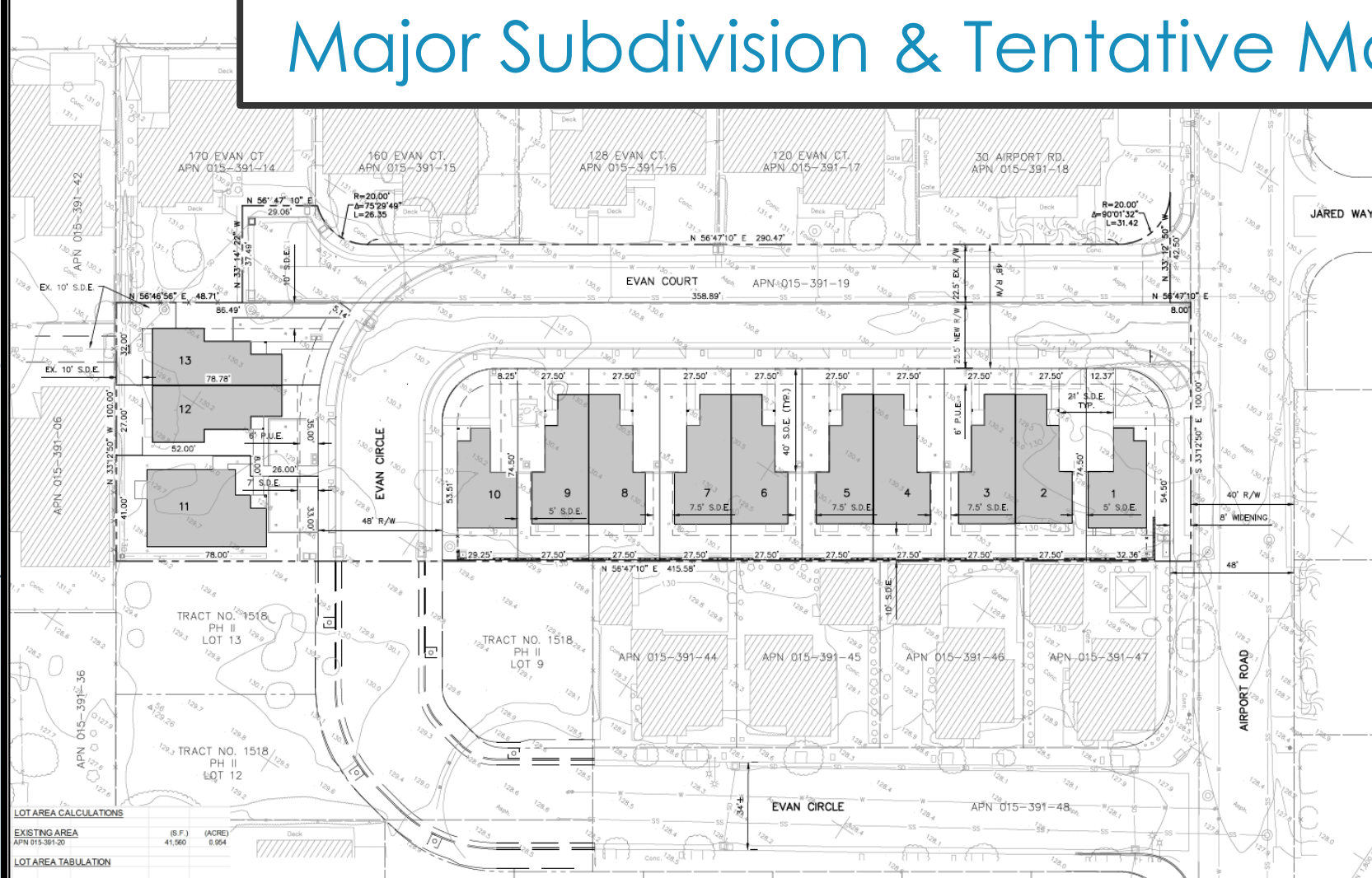
- Pursuant to WMC Section 14-47.140(a), Planning Commission shall review Density Bonus applications and make a recommendation to City Council.
- On October 1, the Planning Commission adopted Resolution 9-24 (PC) recommending approval of a Density Bonus for the project.
- City Council is the final decision-making authority for Density Bonus applications.
- The proposed project is consistent with the required Density Bonus findings in WMC §14-47.140(b).
- Findings are located in Exhibit A of the Resolution.



Major Subdivision & Tentative Map

- The proposed project includes a major subdivision, which requires approval of a tentative map.
- Pursuant to WMC Section 13-4.09(c)(1), the City Council shall approve, conditionally approve, or deny the tentative map within the thirty days of the Planning Commission recommendation and may modify or delete any of the conditions of approval recommended by the Planning Commission in its report (except conditions required by ordinance related to the public health and safety) or may add requirements as conditions of approval.
- The proposed tentative map is consistent with the required Tentative Map findings in WMC §13-04.09(d).
- Findings are located in Exhibit B of the Resolution.
- Tentative Map conditions of approval are located in Exhibit C.

Major Subdivision & Tentative Map



LOT AREA CALCULATIONS

EXISTING AREA	(S.F.)	(ACRES)
APN 015-391-20	41,560	0.954

LOT AREA TABULATION

LOT #	AREA (SF)	AREA (AC)
1	2,325	0.053
2	2,049	0.047
3	2,049	0.047
4	2,049	0.047
5	2,049	0.047
6	2,049	0.047
7	2,049	0.047
8	2,049	0.047
9	2,085	0.048
10	2,990	0.069
11	2,317	0.053
12	2,683	0.062
13	2,683	0.062
LOTS SUB TOTAL	28,792	0.661
AIRPORT ROAD *	800	0.018
EVAN COURTCIRCLE *	11,968	0.275
Total - APN 015-391-20	41,560	0.954
EVAN CT. OFF-SITE - APN 015-391-19 *	8,669	0.196
Total On/Off Site	50,229	1.153

NOTES

- OWNER/SUBDIVIDER: HABITAT FOR HUMANITY OF MONTEREY BAY
- WATER SOURCE: CITY OF WATSONVILLE WATER
- SEWAGE DISPOSAL: CITY OF WATSONVILLE UTILITIES
- NO. OF UNITS: 13 TOWNHOUSE UNITS AND 2 STREET DEDICATIONS
- PARCEL SIZE: 41,560 ± SQ. FT. (0.95 ± ACRES)
- CURRENT ZONING: RM2 - MULTIPLE RESIDENTIAL MEDIUM DENSITY
- PROPOSED ZONING: RM2 - MULTIPLE RESIDENTIAL MEDIUM DENSITY
- CURRENT USE: VACANT
- PROPOSED USE: TOWNHOUSE SUBDIVISION
- STREET TREES: SEE LANDSCAPE PLAN
- AREAS SUBJECT TO INUNDATION: NONE
- PUBLIC OR SEMI-PUBLIC USE: EVAN CIRCLE AND THE WIDENING OF AIRPORT ROAD

SHEET INDEX

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811
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STATE OF CALIFORNIA
JULIE FRANCIS AUSTIN
No. 33588
LAND SURVEYOR

PRELIMINARY
FOR RECORD REVIEW ONLY

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REVISION	DATE	DESCRIPTION
1	8/2/2024	CITY COMMENTS
2	8/7/2024	CITY COMMENTS
3	2/9/2024	CITY COMMENTS

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TENTATIVE MAP
PRELIMINARY IMPROVEMENT PLANS
EVAN CIRCLE, TRACT 1518, PHASE III
WATSONVILLE, CALIFORNIA

SCALE	DRAWN	JOB NO.	SHEET
1" = 20'	JFR	27763	C1
DATE	CHECKED	INDEX	CORRAUTUS 4
2023 08 01	JFR		
DESIGN	DWG NAME	FILE NO.	
JFR	27763 TENT MA	27763	

* TO BE OFFERED FOR DEDICATION TO THE CITY OF WATSONVILLE FOR PUBLIC RIGHT OF WAY PURPOSES.

California Environmental Quality Act (CEQA)

1. Tentative Map

- a) CEQA Section 15332 – In-Fill Development Projects
 - i. Proposed project meets the requirements in Section 15332(a) through (e) for a Class 32 exemption, as described in the staff report and Exhibit A of the resolution
- b) CEQA Section 15300.2 – No exceptions apply regarding environmental resources, cumulative impacts, unusual circumstances, scenic highways, hazardous waste sites, or historical resources.



Staff Recommendation

Adopt a Resolution approving a density bonus, major subdivision, and tentative map (PP2023-6034) for a new 13-lot subdivision located at 36 Airport Road (APN: 015-391-20 & 19) and finding the project categorically exempt from the California Environmental Quality Act under CEQA Guidelines Section 15332 – In-Fill Exemption.