

RESOLUTION NO. _____ (CM)

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE
APPROVING A MAJOR SUBDIVISION, AND TENTATIVE MAP FOR
EVAN CIRCLE, TRACT 1518, PHASE III (PP2023-6034) FOR A 13-UNIT
SUBDIVISION LOCATED AT 36 AIRPORT ROAD (APN: 015-391-20 &19)
AND FINDING THE PROJECT CATEGORICALLY EXEMPT UNDER THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT
TO CEQA GUIDELINES SECTION 15332 (IN-FILL EXEMPTION)**

WHEREAS, an application for an Administrative Use Permit, Density Bonus, Major Subdivision, and Tentative Map (PP2023-6034) for construction of a thirteen-unit subdivision with thirteen new one- and two-story single-family residences on two vacant parcels totaling 50,229 square feet located at 36 Airport Road, Watsonville, California, was filed by Bill Kempf, architect and applicant on behalf of Habitat for Humanity, property owner; and

WHEREAS, the 50,229-square-foot site has frontage on Airport Road, used to be occupied by a single-family residence, and is currently vacant; and

WHEREAS, the thirteen proposed single-family residences on the 50,229-square-foot site would result in a residential density of 13.63 dwelling units per acre (du/acre), which is within the permitted density range of 8 to 13.99 units per acre allowed for land designated R-MD (Residential-Medium Density), which is the land use designation for the parcel; and

WHEREAS, the subject property is designated R-MD (Residential-Medium Density) on the General Plan Land Use Map and is within the RM-2 (Multiple Residential-Medium Density) Zoning District, and

WHEREAS, on October 1, 2024, the Planning Commission considered all written and verbal evidence regarding this application and adopted Resolution 9-24 (PC)

approving an Administrative Use Permit and recommending to the City Council approval of a Density Bonus, Major Subdivision, and Tentative Map (PP2023-6034) for the construction of a 13-unit subdivision located at 36 Airport Road (APN: 015-391-20 & 19); and

WHEREAS, WMC Chapter 4 requires City Council approval of a tentative and final map for any subdivision project creating five or more lots after Planning Commission recommendation, and

WHEREAS, pursuant to [WMC Section 13-4.09\(c\)\(1\)](#), the City Council shall approve, conditionally approve, or deny the tentative map within the thirty (30) day period following the filing of the Planning Commission's report on the tentative map; and

WHEREAS, before approving a tentative map, the City Council shall make all of the findings in [WMC Section 13-4.09\(d\)](#); and

WHEREAS, notice of time and place of the hearing to consider approval of the Major Subdivision and Tentative Map (PP2023-6034) for a 13-unit subdivision on two vacant parcels totaling 50,229 square feet located at 36 Airport Road was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville; and

WHEREAS, the City Council has considered all written and verbal evidence regarding this application; and

WHEREAS, the City Council finds that the subdivision will be consistent with Watsonville standards.

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

1. The City Council finds the project categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Title 14 Section 15332 (In-Fill Exemption). The project meets the conditions of Section 15332, including: the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Additionally, none of the exceptions in section 15300.2 apply: the project is not located on an environmental resource of hazardous or critical concern; there would not be a cumulative impact from successive projects of the same type in the same place; there is no evidence that there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances; the project is not located near a scenic highway or on a hazardous waste site or on a historical resource.

2. The City Council approves a Major Subdivision and Tentative Map for Evan Circle, Tract 1518, Phase III (PP2023-6034) for a 13-unit subdivision on two vacant parcels totaling 50,229 square feet located at 36 Airport Road, attached hereto as Exhibit “C”, based upon the Findings attached and marked as Exhibit “A”, and subject to the Conditions of Approval attached and marked as Exhibit “C.”
