

# Evan Circle

Density Bonus,  
Major Subdivision,  
& Tentative Map  
for a New 5-Unit  
Subdivision





# View from Airport Road





# Satellite View

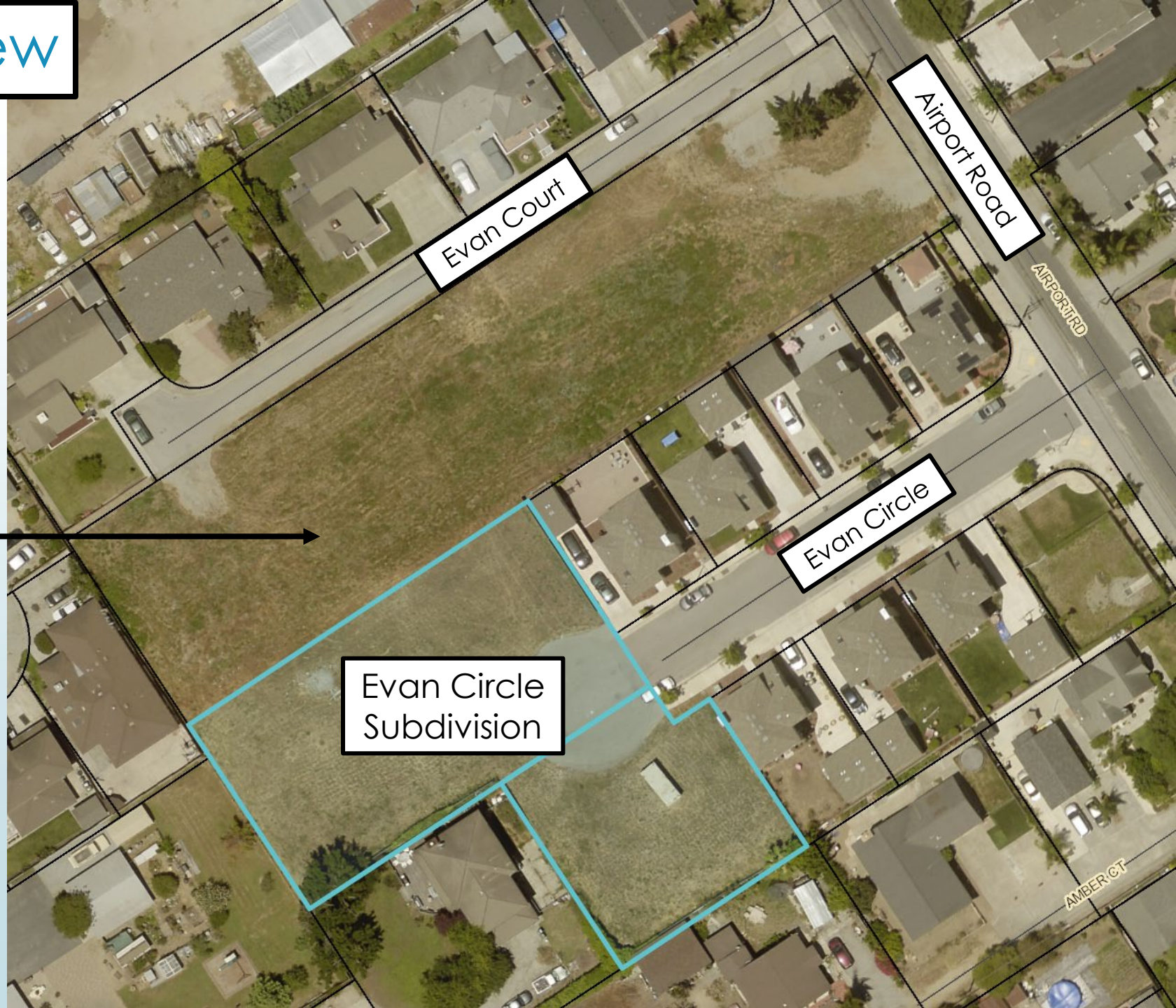
36 Airport Road  
Subdivision

Evan Court

Airport Road

Evan Circle

Evan Circle  
Subdivision





# Zoning Map

## General Plan Land Use Classification:

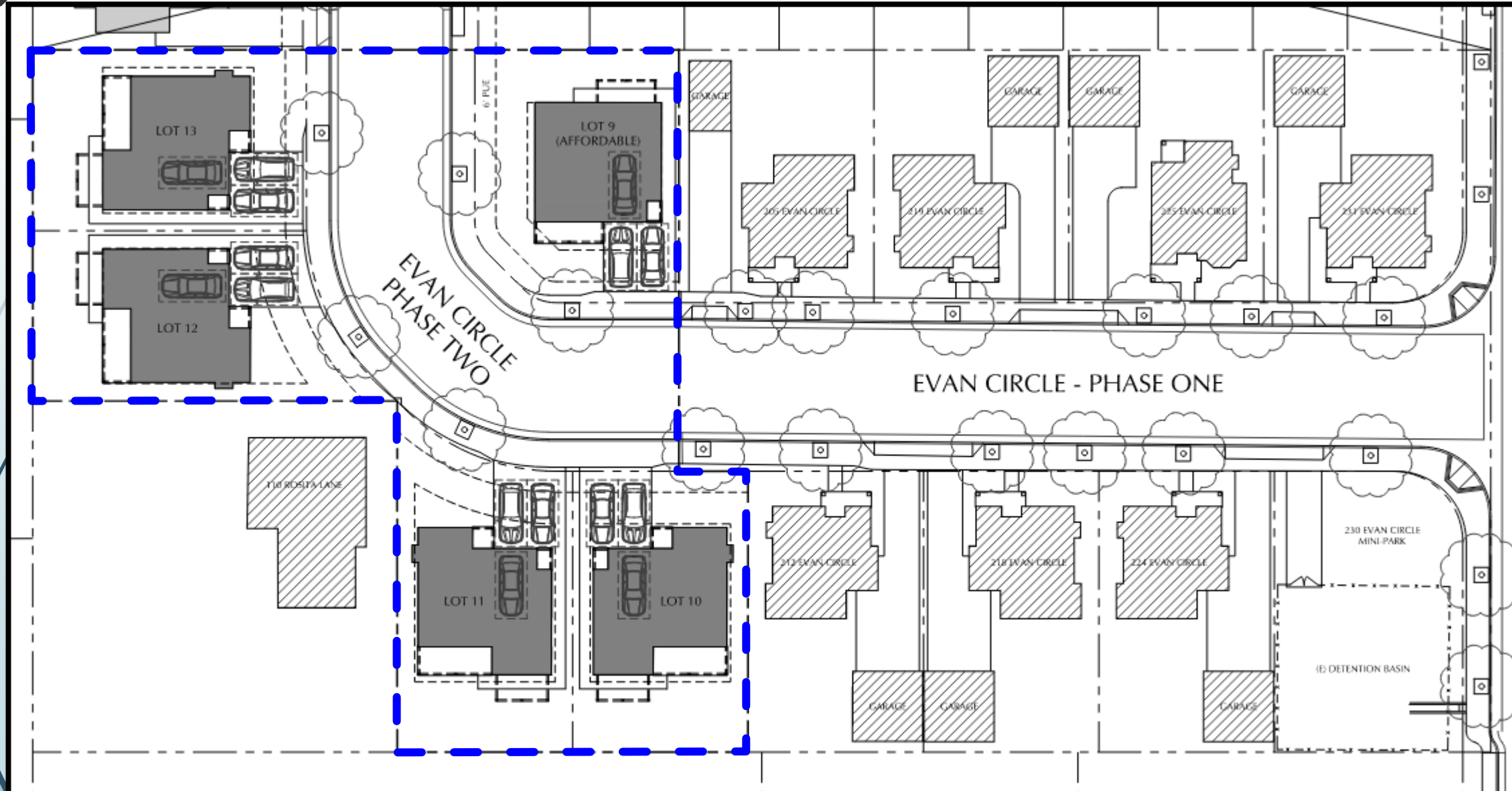
- Residential Medium Density

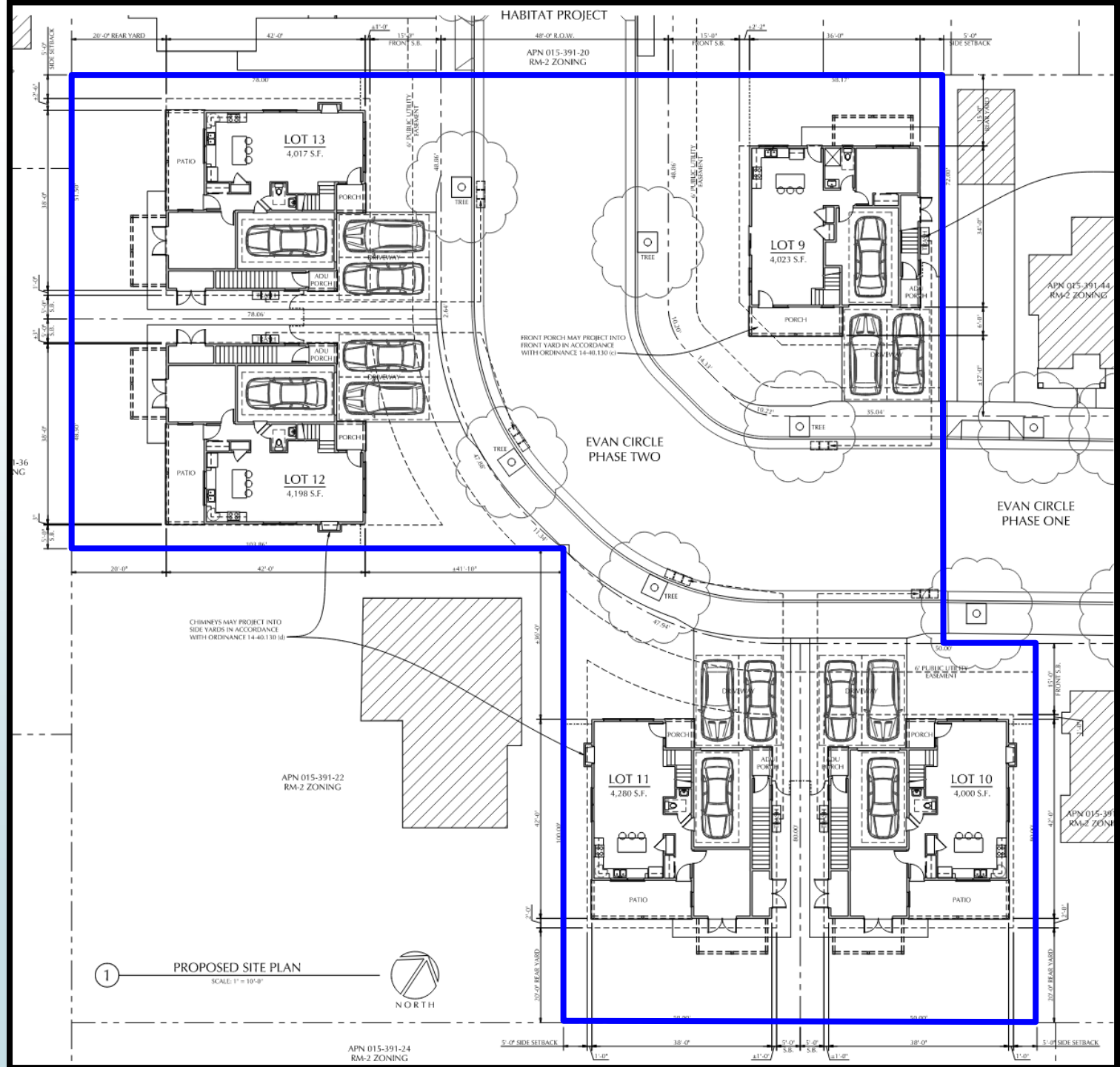
## Zoning:

- RM-2: Multiple Residential-Medium Density

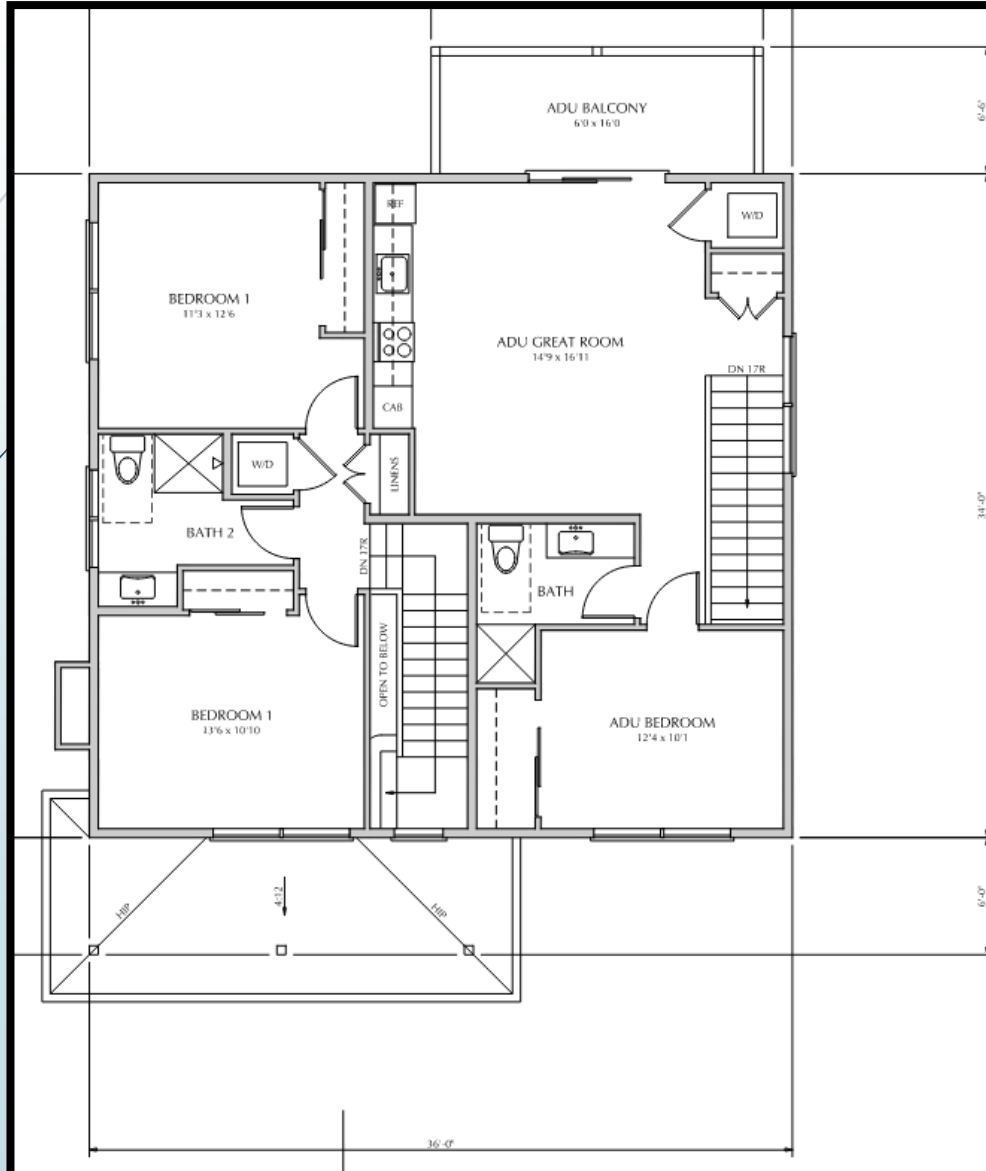


# Site Plan



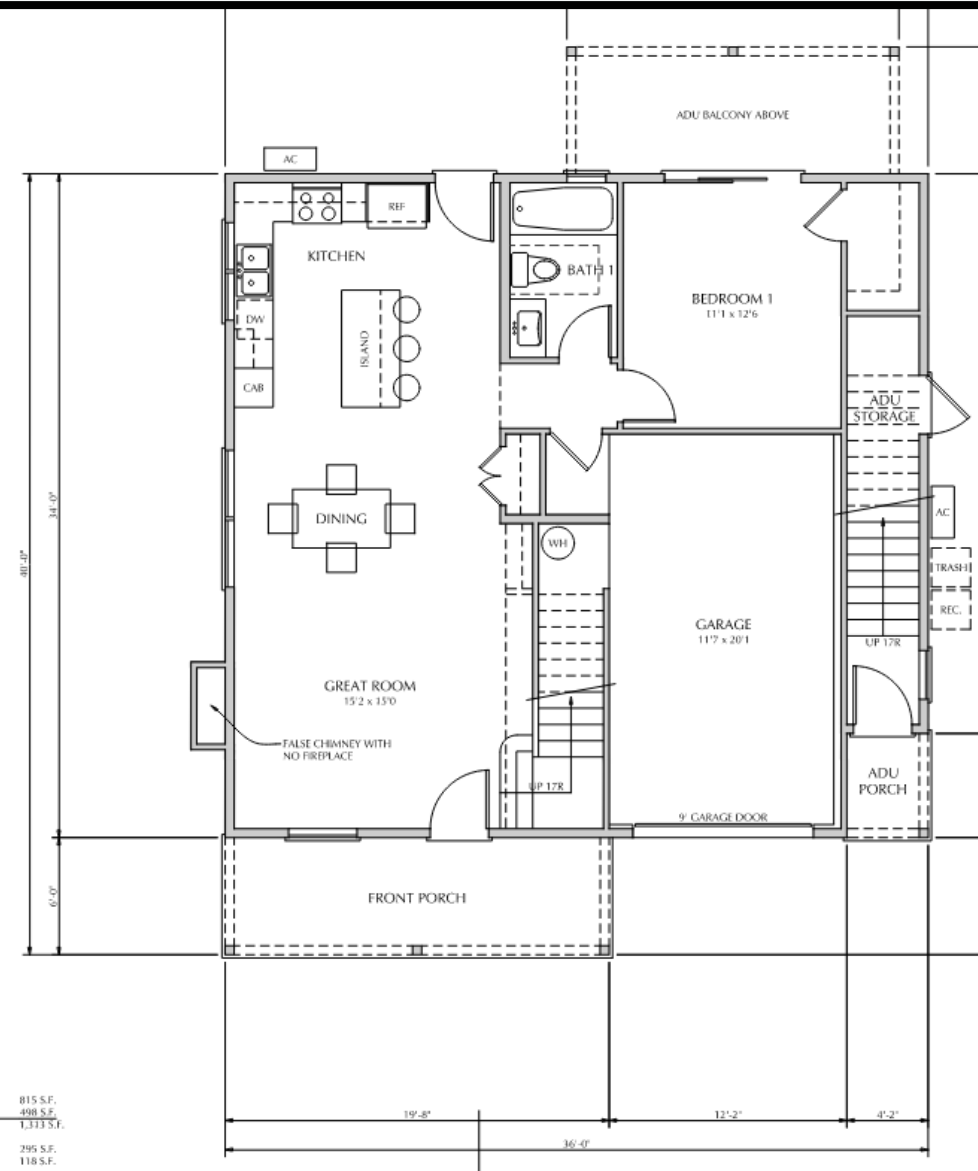


# Floor Plan – Lot 9

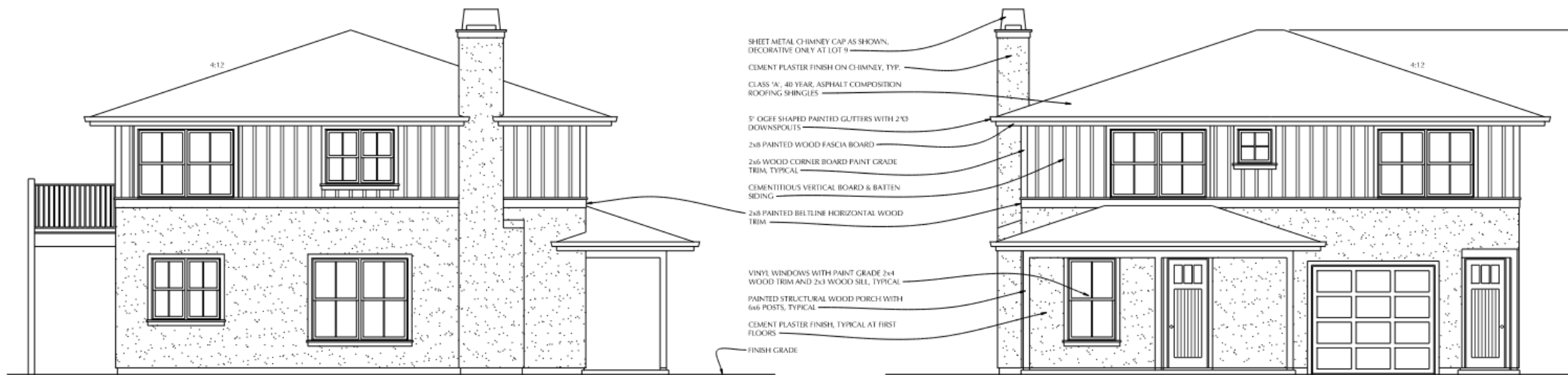


## AREA CALCULATIONS

PRIMARY LOWER FLOOR:	815 S.F.
PRIMARY UPPER FLOOR:	498 S.F.
PRIMARY UNIT HEATED:	1,313 S.F.
ONE CAR GARAGE:	295 S.F.
FRONT PORCH:	118 S.F.







2

SOUTHWEST ELEVATION

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

## Elevations – Lot 9

1

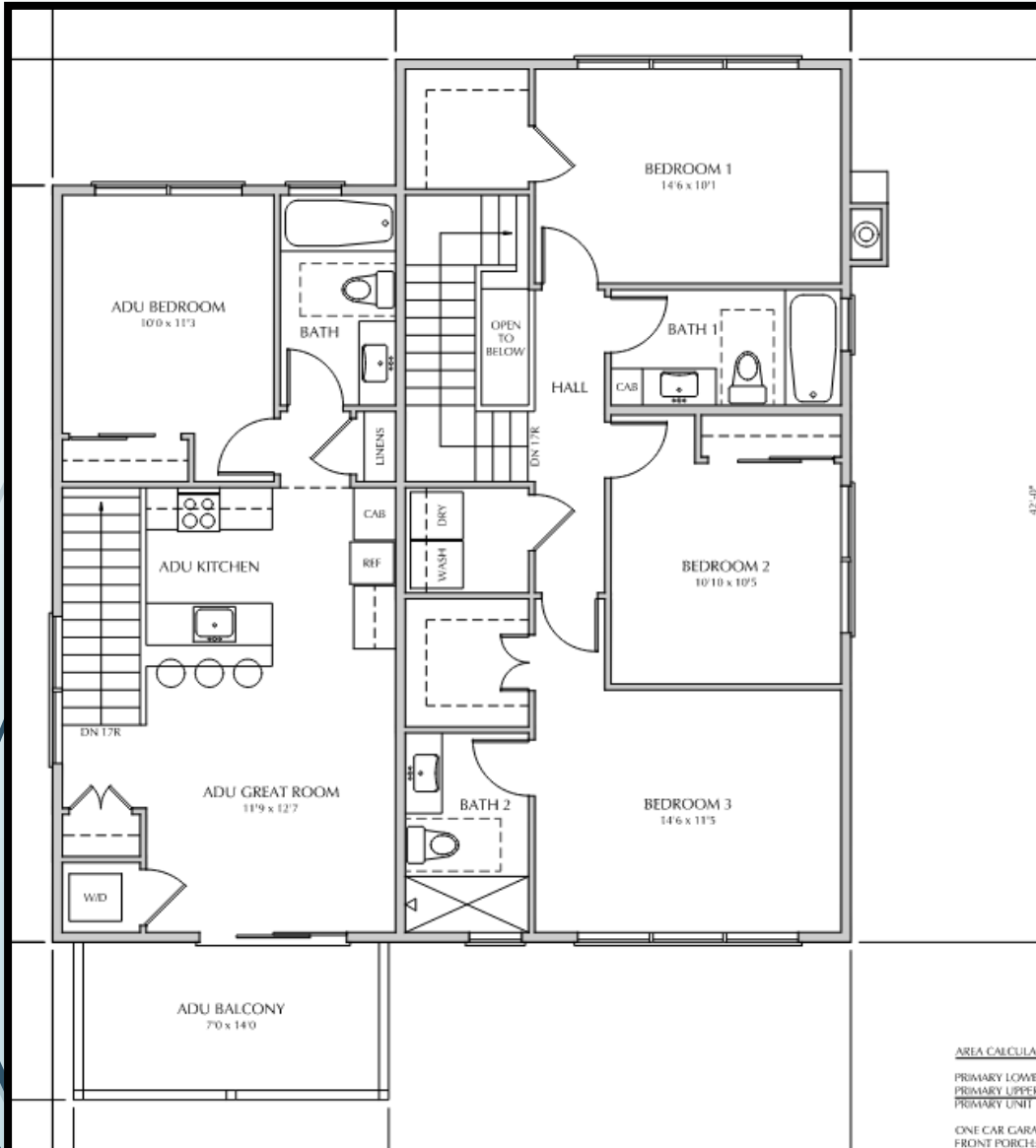
SOUTHEAST ELEVATION

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





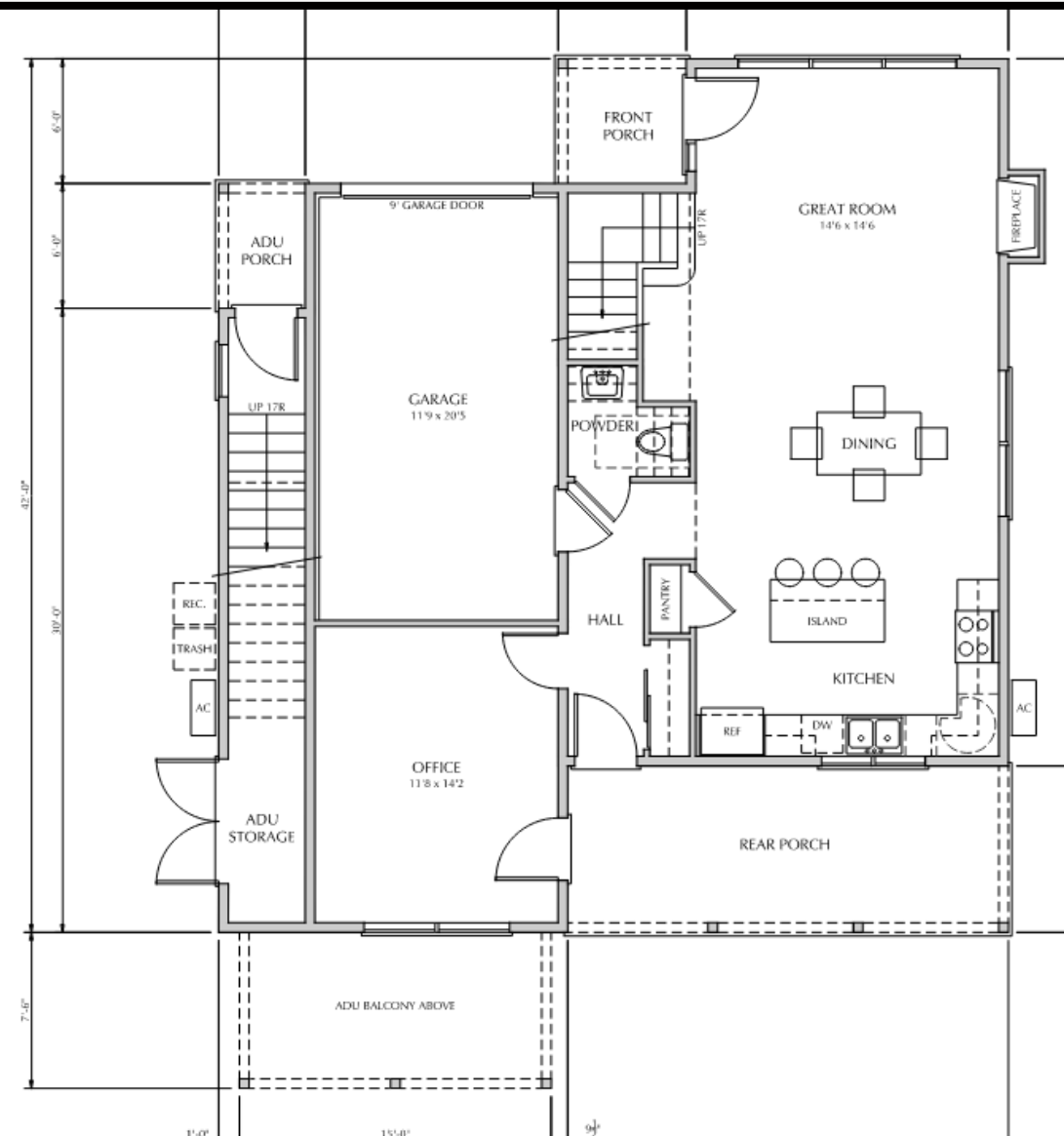
# Floor Plan – Lots 10 & 12

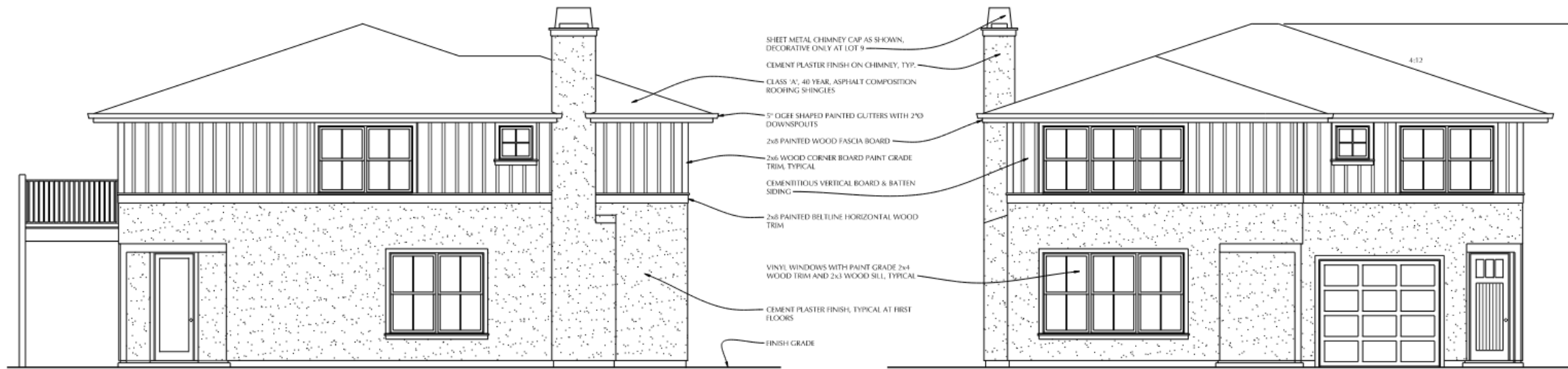


## AREA CALCULATIONS

PRIMARY LOWER FLOOR: 886 S.F.  
 PRIMARY UPPER FLOOR: 819 S.F.  
 PRIMARY UNIT HEATED: 1,705 S.F.

ONE CAR GARAGE: 249 S.F.  
 FRONT PORCH: 37 S.F.



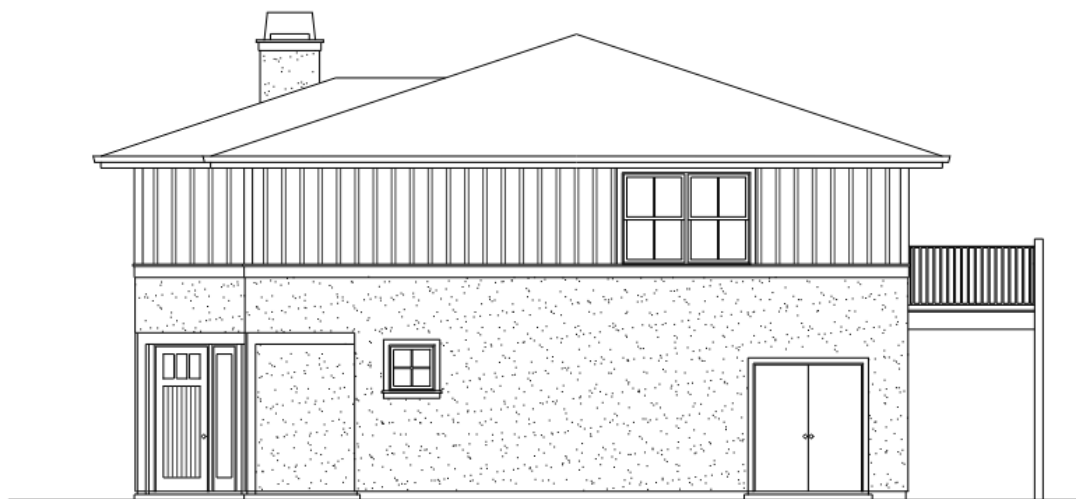


②

LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

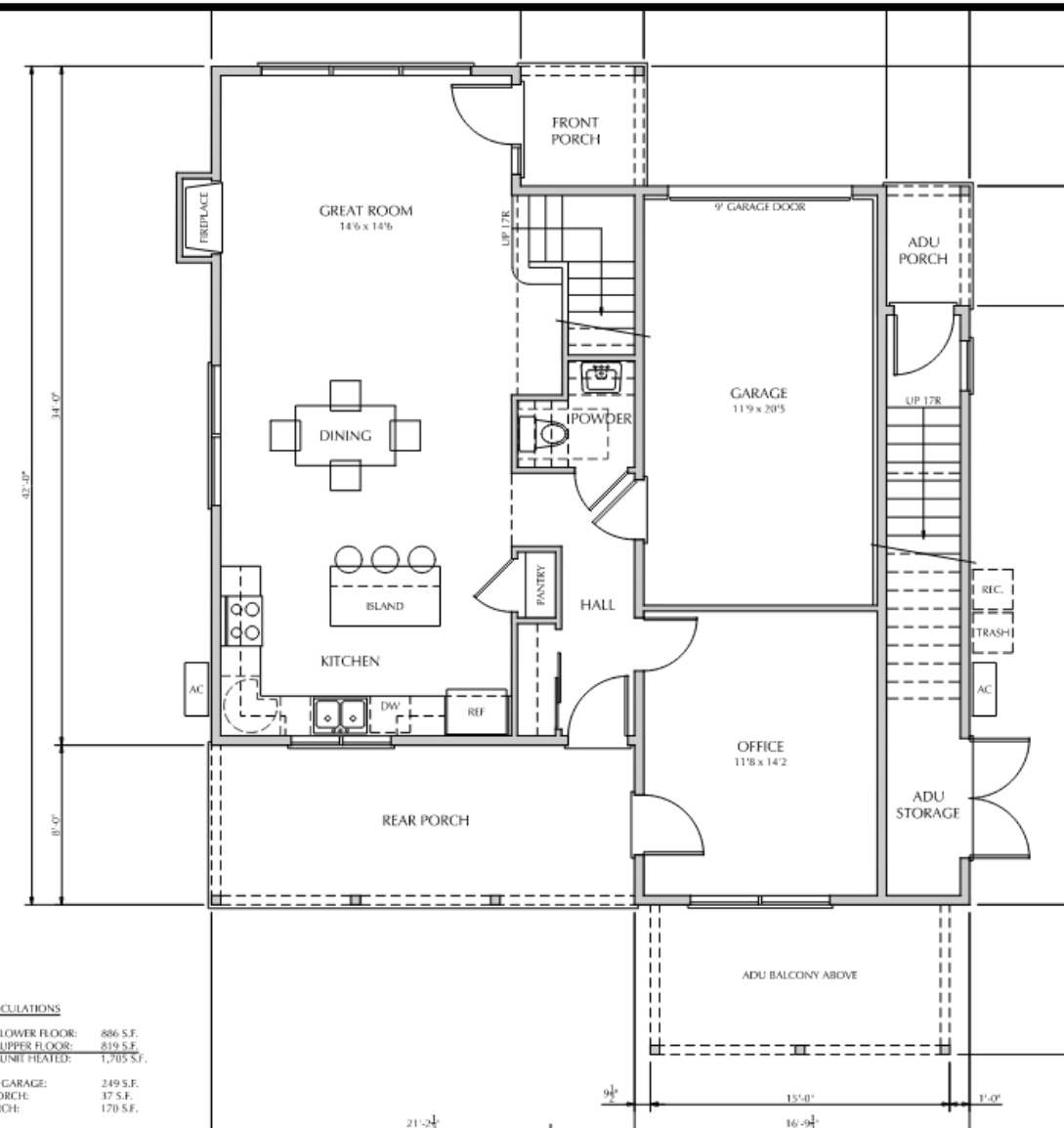
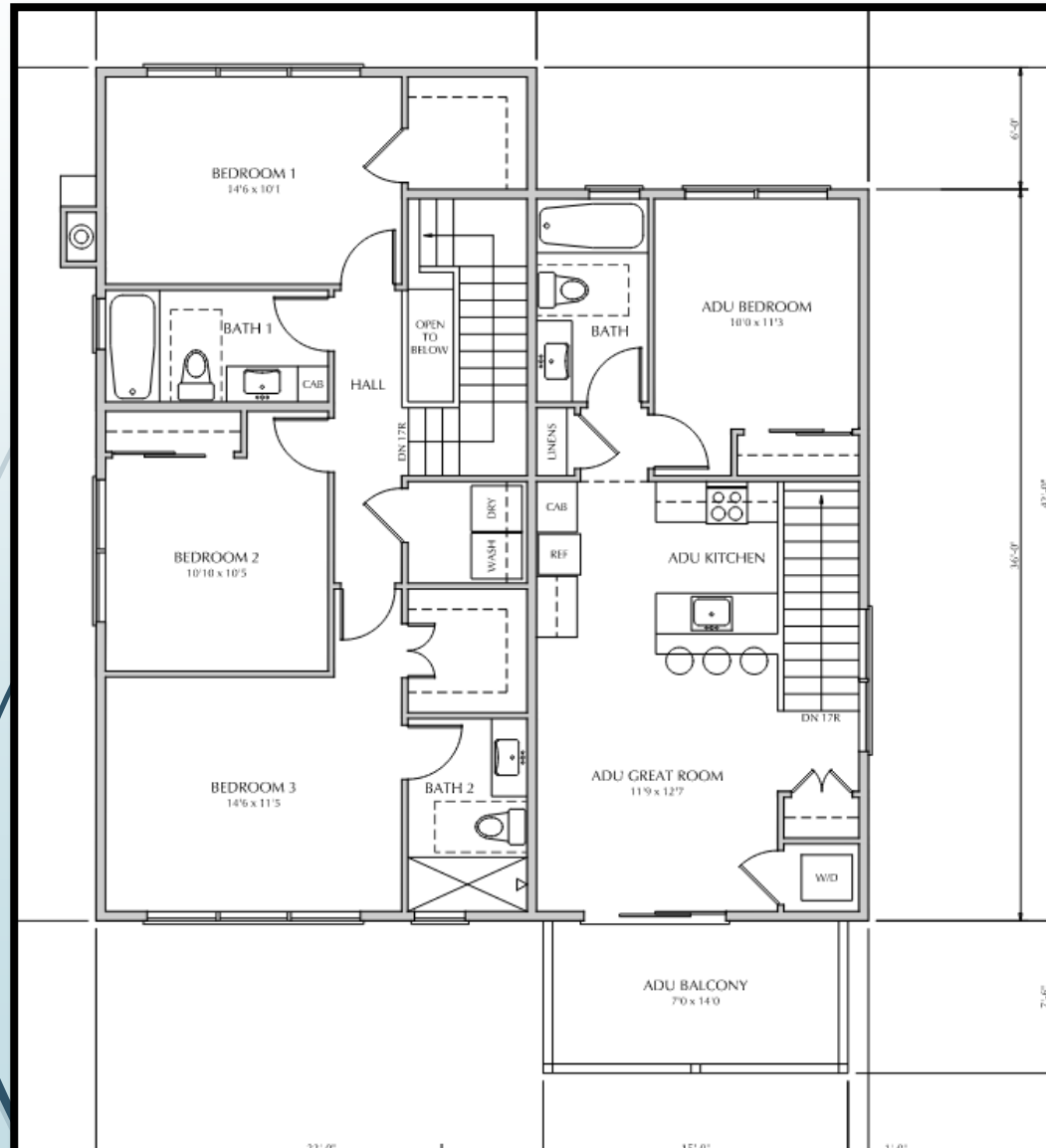
## Elevations – Lots 10 & 12

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





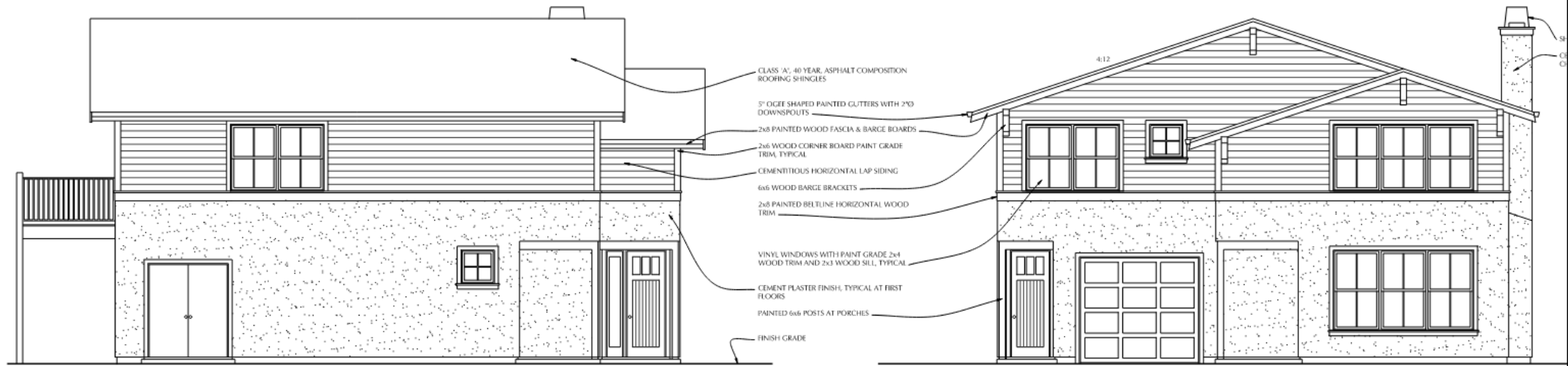
# Floor Plan – Lots 11 & 13



## AREA CALCULATIONS

PRIMARY LOWER FLOOR: 886 S.F.  
 PRIMARY UPPER FLOOR: 819 S.F.  
 PRIMARY UNIT HEATED: 1,705 S.F.

ONE CAR GARAGE: 249 S.F.  
 FRONT PORCH: 37 S.F.  
 REAR PORCH: 170 S.F.



②

LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"

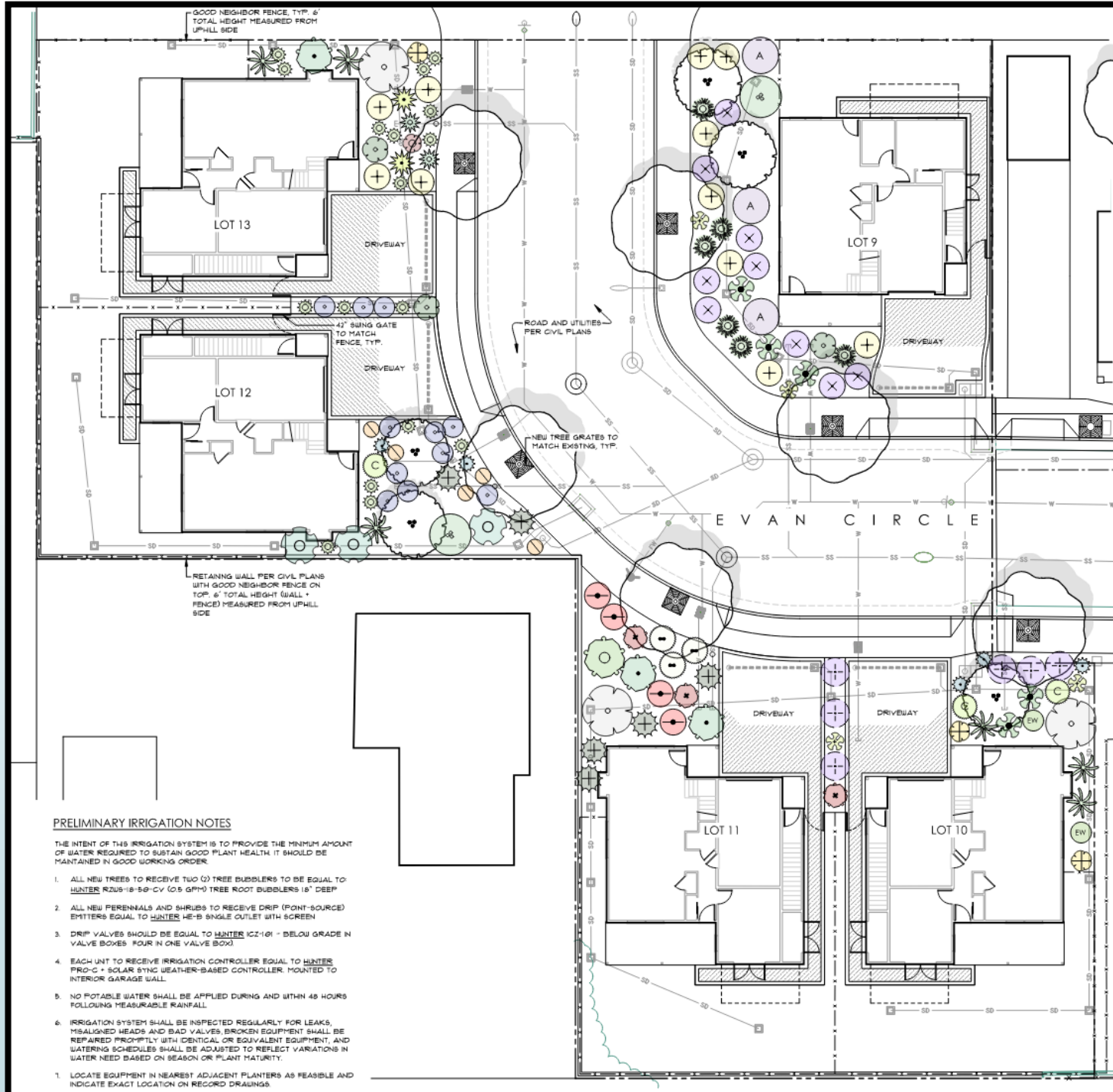
STREET ELEVATION  
SCALE: 1/4"=1'-0"

## Elevations – Lots 11 & 13





# Landscape Plan



## State Density Bonus Law

- Development projects providing 10% of units for lower-income households qualify for an 20% density bonus and two concessions.
- One affordable unit identified (Lot 9)
- Units Allowed without State Density Bonus: 4 units
- 20% Density Bonus: 1 unit
- Total Units Proposed: 5 units
- Two concessions requested:
  - Reduced minimum lot sizes
  - Reduced minimum lot widths (Lot 12 only)
- Three waivers granted:
  - Front yard setbacks
  - Setbacks to sidewalk
  - Rear yard setback (Lot 9 only)





## 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 10-24 (PC) recommending approval of the Density Bonus.
- 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 Administrative Use Permit Resolution.



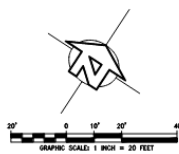
## Major Subdivision & Tentative Map

- 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

## TENTATIVE MAP FOR EVAN CIRCLE - PHASE II WATSONVILLE, CALIFORNIA



NOTE: THE INTENT OF THIS TENTATIVE MAP IS TO SHOW THE PROPOSED MINOR LAND DIVISION ONLY. SEE PRELIMINARY IMPROVEMENT PLANS FOR EXISTING SITE TOPOGRAPHY, AND ALL PROPOSED GRADING, DRAINAGE, UTILITIES, STORMWATER CONTROL, AND ON-SITE IMPROVEMENTS.



VICINITY MAP  
© COUNTY OF SANTA CRUZ GIS 2021

### SURVEY

THE PROPERTY BOUNDARY AND SITE TOPOGRAPHY WAS OBTAINED FROM IFLAND SURVEY, PROJECT NO. 005155, DATED NOVEMBER 2005. IN ADDITION, A SUPPLEMENTAL TOPOGRAPHIC SURVEY WAS CONDUCTED BY IFLAND SURVEY IN APRIL 2016, UPON THE COMPLETION OF PHASE I CONSTRUCTION.

### BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF WATSONVILLE BENCHMARK #W-518, WHICH IS A BRONZE CAP SET IN THE CONCRETE SIDEWALK AT THE NORTHEAST CORNER OF AVIATION WAY AND AIRPORT BOULEVARD.

ELEVATION= 131.32 FEET     DATUM: USGS

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS HPGN D CA DAKK (WEST WATSONVILLE) AND HPGN D CA DAKK (SOGUELL). THIS SURVEY WAS NOTATED TO FIT STATE PLANE COORDINATES, NAD 83 (1991.35), WHICH WERE BASED ON GPS OBSERVATIONS AT THE FOREMENTIONED HPGN STATIONS.

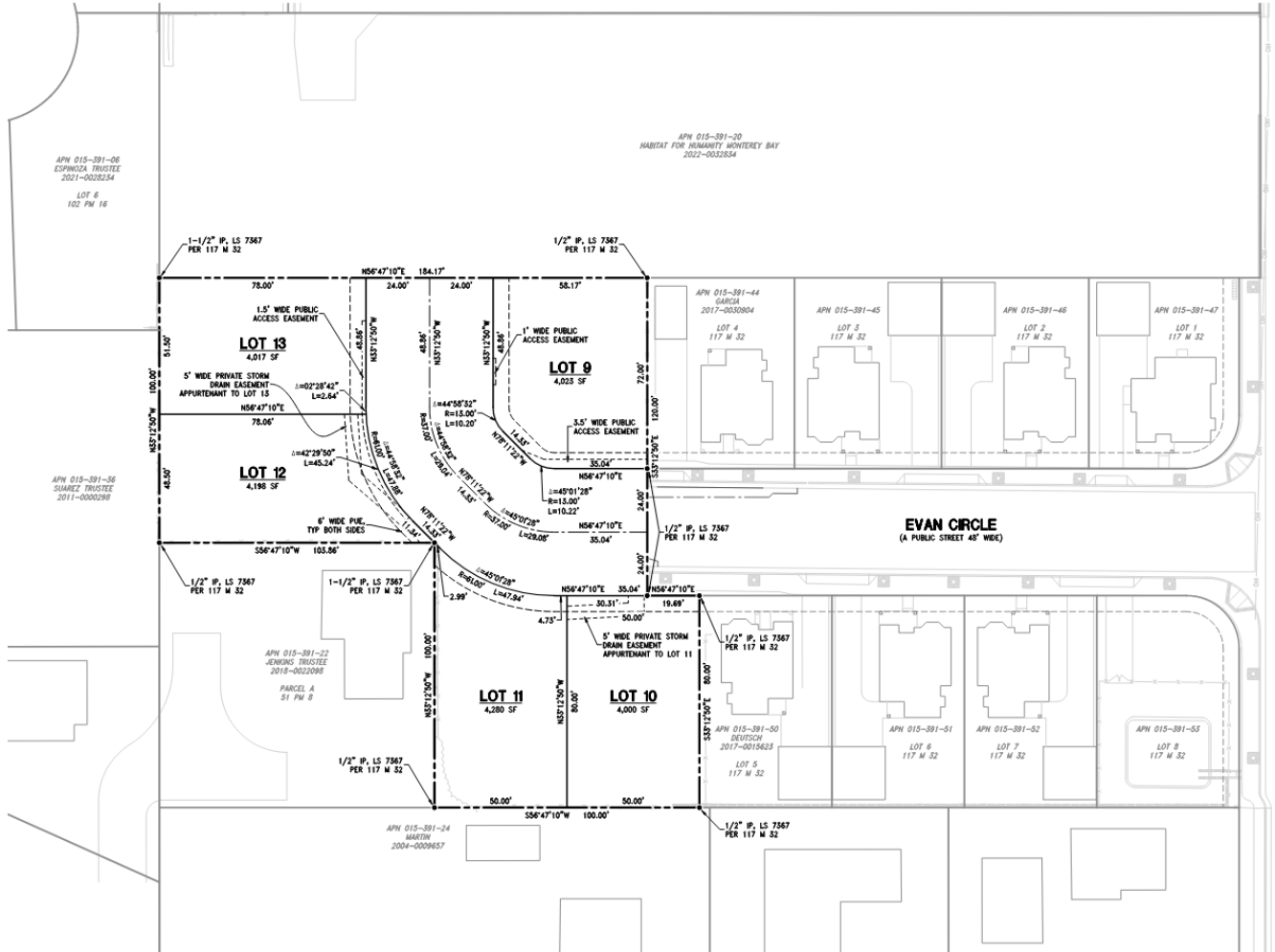
BEARING= N 67°37'42.52" W

### GENERAL DATA

MAT PREPARED BY:	IFLAND ENGINEERS 3500 SODDER AVENUE, SUITE 101 SANTA CRUZ, CA 95062 (831) 426-5515 CONTACT: JON IFLAND
OWNER & SUBDIVIDER:	EVAN CIRCLE, LLC 315 LIBERTY STREET SANTA CRUZ, CA 95060 (831) 254-1029 CONTACT: DOUG WALLACE
APN:	015-391-43 & 49
EXISTING USE:	(2) VACANT LOTS
PROPOSED USE:	(5) LOT MINOR LAND DIVISION
EXISTING ZONING:	RM-2 = MULTI-RESIDENTIAL
PROPOSED ZONING:	NO CHANGE
WATER SUPPLY:	CITY OF WATSONVILLE
SANITARY SEWER:	CITY OF WATSONVILLE
STORM DRAIN:	CITY OF WATSONVILLE (EXCEPT PRIVATE SCH'S, STORMWATER TREATMENT AND DETENTION FACILITIES)
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TOTAL AREA:	28,023 SF / 0.644 AC

### INDEX OF CIVIL SHEETS

SHEET NO.	DESCRIPTION
TM1.0	TENTATIVE MAP
C0.0	PRELIMINARY OVERALL SITE PLAN
C1.0	PRELIMINARY GRADING & DRAINAGE PLAN
C2.0	PRELIMINARY UTILITY PLAN
C3.0	PRELIMINARY STORMWATER CONTROL PLAN
C4.0	PRELIMINARY EROSION CONTROL NOTES & DETAILS
C4.1	PRELIMINARY EROSION CONTROL PLAN



NOT FOR CONSTRUCTION

DATE	8/30/2023
BY	JON IFLAND
CHECKED BY	JON IFLAND
DATE	8/30/2023
BY	JON IFLAND
CHECKED BY	JON IFLAND

100% BOUNDARY SURVEY AS SHOWN  
SANTA CRUZ, CA 95062  
IFLAND ENGINEERS  
3500 SODDER AVENUE, SUITE 101  
SANTA CRUZ, CA 95062  
(831) 426-5515  
www.iflandengineers.com

ONE SUBDIVISION = LAND PLANNING & STRUCTURAL DESIGN

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# 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 (PP2024-6731) for a 5-lot subdivision located at Evan Circle (APN: 015-391-43 & 49) and finding the project categorically exempt from the California Environmental Quality Act under CEQA Guidelines Section 15332 – In-Fill Exemption.