



Community Development Department

“Working with our community to create positive impact through service with heart.”

September 20, 2024

Monterey County Administrative Office
168 W. Alisal Street, 3rd Floor
Salinas, CA 93901

Santa Cruz County Administrative Office
701 Ocean Street
Santa Cruz, CA 95060

Subject: Response to Third Submittal for Zoning Clearance #PP2023-6297

Dear Ms. De La Rosa and Mr. Palacios:

Thank you for submitting an amended Zoning Clearance application for the proposed 34-unit low-barrier navigation center located at 118 1st Street (APN: 017-172-32), 5 Cherry Court (APN: 017-172-31), and 120 1st Street (APN: 017-172-35). Based on the information provided, the application is complete and the Zoning Clearance has been approved.

During the administrative review, Planning staff received comments and requests for additional information and/or clarification from several City departments that should be addressed in the building permit submittal. Detailed comments are included below.

Comments:

Fire Department

1. As shown on the plans, fire sprinklers are required. When submitting for building permit, show fire sprinklers as deferred submittals (if to be installed on site).
2. The underground serving the fire sprinklers shall be shown on the civil plans with a note added that the underground will be a deferred submittal and shall be submitted by the installing contractor.
3. Building permit plan set shall show the location of fire extinguishers.
4. Building permit plan set shall show the location of smoke detectors.
5. Add fire alarm to the deferred submittals.

Building Department

1. Revise occupancy to include R occupancy within the complex.
2. Clarify/demonstrate allowable openings at setbacks from all property lines and from the individual sleeping units, inclusive of any overhangs or projections.
3. Provide occupant load for the proposed use. Demonstrate how exiting complies based upon the exiting load.
4. Units will need to demonstrate compliance with the referenced listing (IAPMO ER-500).
5. Accessible clearances throughout the complex will need to be shown.
6. The project will need a soils report supporting the foundation details of the project.
7. The scope of the project includes restriping the existing parking lot and providing an accessible path to the public right of way. Demonstrate that there is an adequate number of accessible parking stalls (CBC Section 11B-208.2), that the location of required accessible stalls support both the church use and the emergency shelter use (CBC Section 11B-208.3), that the accessible path to the public right of way is separated from any drive aisles (11B-250) and is clear and unobstructed, such as food truck parking.

Engineering Department

1. Submit FEMA Flood Elevation Certificates for the entire structure based on the Construction Drawings, during pouring of Foundations, and at finished Construction.
2. Sheet C0.2 – Callouts and labels are bolded too much and cannot be read.
3. Sheet C2.1 – The point of connection of the water service to the city water main is using the incorrect Keynote callout.
4. Sheet C2.1 – Fire Sprinklers shall have a dedicated Fire Service Line.
5. Include City Details for the water meter and service, sewer lateral, and backflow preventor on detail sheet. Provide specifications on the backflow preventor to be used.
6. Indicate the Utility Main Sizes on 1st Street and West Riverside Drive.
7. Proposed water meter shall be installed within public road right of way, along Riverside Dr. and not on private property.
8. The proposed sanitary sewer and water service lines shall be separated as required by State and local codes. The proposed sanitary sewer line and the existing water line that are within the parking lot shall also be separated as required by State and local codes.
9. Temporary trash enclosure is acceptable. Trash enclosure dimensions shall comply with City Standard S-602a & S-602b. A roof will be required for the enclosure.
10. Pet waste shall be contained within the pet area. Revise plans to show how pet waste shall be contained within the pet area and address how it will be contained during rainfall events.
11. Show where storm water runoff from the proposed structure and pet relief area will drain.
12. Show the elevations of the BFE and the lowest floor for the structure on all the Side Elevations drawings on the Architectural Sheets.
13. A Caltrans Permit will be required for any work in the Caltrans right of way.
14. A City Encroachment Permit will be required for any new utility connections to City mains.



Community Development Department

“Working with our community to create positive impact through service with heart.”

15. Sheet C2.1 – Revise plans to show the proposed electrical service. Per Watsonville Municipal Code Section 7-16, the electrical service shall be installed underground.
16. Sheet C2.1 – Caltrans has a project that proposes improvements to the driveway and sidewalk in front of the project to be constructed in 2024. Revise plans to show proposed improvements and coordinate with Caltrans on these improvements. See attached plan.
17. Sheet C2.1 – Clarify what is to become of the eastern driveway. The current configuration allows traffic accessing the parcel from 1st Street to avoid merging onto Riverside Drive and obstructing traffic while turning onto the property. If the eastern driveway is to be removed, the applicant must work with Caltrans and the City to identify what changes will need to be made at this location to allow for the elimination of the driveway. If the eastern driveway remains, it shall be revised to comply with accessibility standards. Currently the onsite ADA pathway discharges into the driveway and pedestrians leaving the pathway are left standing on the driveway apron. Revise the driveway and/or pathway so the pathway connects to the sidewalk adjacent to the driveway. As this may require modifying the eastern driveway, applicant may need to revise the plans to meet City and Caltrans accessibility standards.

Police Department

1. “Proposed plan will maintain and update on-site security systems.” Watsonville Police Department recommends that this specifically be called out to be on-site surveillance system so that it is not up for interpretation. The Police Department also recommends that this surveillance system be made available to any officers responding to a call for service or conducting an investigation involving the site.

Planning Department

1. Provide fencing plan showing existing and proposed fencing. Specifically, show proposed fencing separating the proposed development, the new fire turnaround, and the expanded parking lot from Cherry Court and the single-family residence located at 5 Cherry Court (similar to the existing fence in that area). To minimize impacts to adjacent residential area along Cherry Court, all ingress and egress to and from the site should be from 1st Street and Riverside Drive.
2. Provide details and/or description of how the unstriped areas on each side of the new driveway location in the parking lot will be utilized.
3. No landscaping is shown on any plans, but a large amount of landscaping is shown in the renderings. If landscaping is to be provided, submit a landscape plan detailing the landscaping and/or trees that will be provided and any associated irrigation plan. Trees should not block ingress/egress or paths of travel within the proposed development.

We look forward to receiving your building permit application. Please let me know if you have any questions.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Suzi Merriam', with a long horizontal line extending to the right.

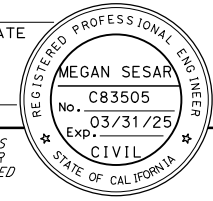
Suzi Merriam
Community Development Director

Cc: Tamara Vides, Interim City Manager, City of Watsonville
Roxanne Wilson, Homeless Services Director, County of Monterey
Robert Ratner, Director of Housing for Health, County of Santa Cruz
Sarah Federico, Management Analyst II, Monterey County
Melissa Bartolo, VP Project Management, Dignity Moves
Carlos Nuno Espinosa, County of Santa Cruz

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
05	SCR	129, 152	L0.00/0.6, T2.8/1.33	11	248

NOTE:

FOR ACCURATE RIGHT OF WAY DATA, CONTACT RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE.

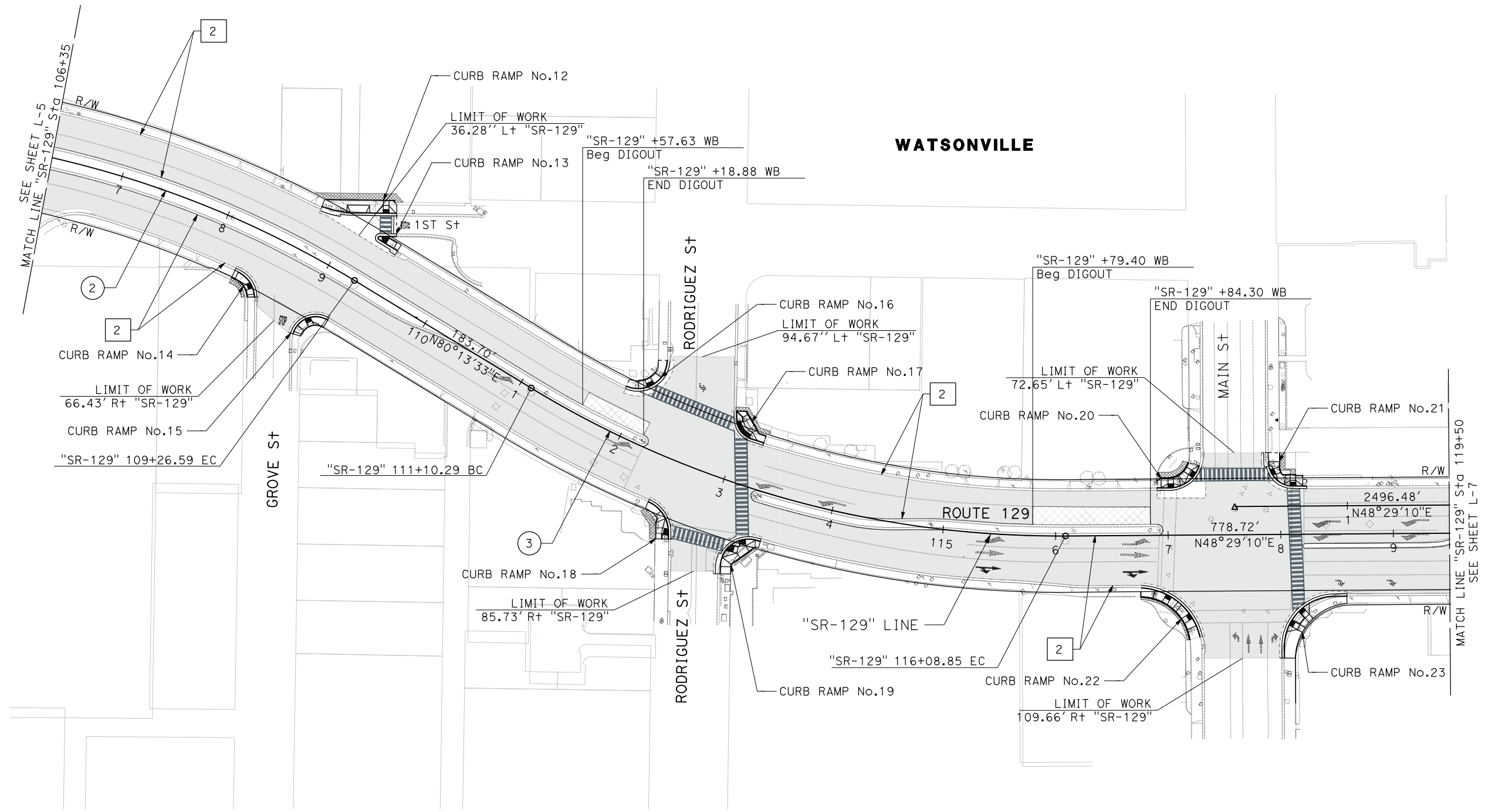
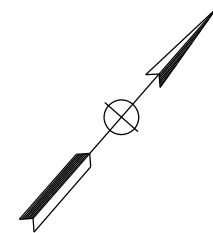


REGISTERED CIVIL ENGINEER DATE _____

PLANS APPROVAL DATE _____

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.

MICHAEL BAKER INTERNATIONAL
801 S. GRAND AVE, #250
LOS ANGELES, CA 90017



CURVE DATA

No.	R	Δ	T	L
②	900.00'	30°57'52"	247.88'	483.77'
③	900.00'	31°44'23"	255.86'	498.57'

LAYOUT

SCALE: 1" = 50'
Attachment 9: Page 5 of 6

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION
 Eric Spangler
 CONSULTANT FUNCTIONAL SUPERVISOR
 MEGAN SESAR
 JERUSALEM VERANO
 REVISOR BY
 DATE REVISOR