

RESOLUTION NO. _____ - 21 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPT:

1. A RESOLUTION CERTIFYING A MITIGATED NEGATIVE DECLARATION FOR THE PROJECT (PP2018-11), IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA);
2. A RESOLUTION APPROVING A GENERAL PLAN MAP AMENDMENT TO CHANGE THE LAND DESIGNATION OF SANTA CRUZ COUNTY ASSESSOR'S PARCEL NUMBER 015-321-01 FROM INDUSTRIAL TO RESIDENTIAL HIGH DENSITY;
3. AN ORDINANCE TO CHANGE THE ZONING MAP DISTRICT OF SANTA CRUZ COUNTY ASSESSOR'S PARCEL NUMBER 015-321-01 FROM IP (INDUSTRIAL PARK) TO RM-3/PD (MULTIPLE RESIDENTIAL HIGH DENSITY WITH A PLANNED DEVELOPMENT OVERLAY DISTRICT);
4. A RESOLUTION APPROVING THE TENTATIVE MAP FOR THE SUBDIVISION OF THE 1.57± ACRE SITE INTO 21 RESIDENTIAL LOTS AND ONE COMMON AREA PARCEL; AND
5. A RESOLUTION APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW AND SPECIFIC DEVELOPMENT PLAN (PP2018-11) FOR THE CONSTRUCTION OF 21 DWELLING UNITS ON INDIVIDUAL PARCELS, CONSISTING OF 21 TOWNHOME UNITS ON A 1.57± ACRE SITE LOCATED AT 547 AIRPORT BOULEVARD, WATSONVILLE, CALIFORNIA

**Project: AIRPORT BOULEVARD TOWNHOMES
547 AIRPORT BOULEVARD
APN: 015-321-01**

WHEREAS, the project site has served as a facility manufacturing steel reinforcing bars since 1993; and

WHEREAS, on December 21, 2018, an application for General Plan Map Amendment, Rezoning, Planned Development, Major Subdivision (Tentative Map), and Special Use Permit with Design Review and Environmental Review (PP2018-11) to allow construction of 21 townhomes on individual parcels on a 1.57± acre site located at 547 Airport Boulevard, Watsonville, California, was filed by Raoul Ortiz, applicant and property owner; and

WHEREAS, the subject property is designated Industrial on the General Plan Land Use Diagram and is within the IP (Industrial Park) Zoning District; and

WHEREAS, the proposed residential development is located on the portion of APN 015-321-01 presently designated Industrial on the General Plan Land Use Diagram and within the IP Zoning District. Residential units are not a permitted use; therefore, to allow residential development on APN 015-321-01, the project requires an amendment of the General Plan Land Use Diagram from Industrial to Residential High Density and Zoning Map from IP to RM-3/PD (Multiple Residential – High Density/Planned Development); and

WHEREAS, a draft Mitigated Negative Declaration (MND) was prepared for the proposed project in accordance with the California Environmental Quality Act (CEQA). The Draft MND addresses the potential physical environmental effects of the proposed project for each of the environmental topics outlined in Appendix G of the *State CEQA Guidelines*. The Draft MND also addresses the cumulative impacts resulting from other past, present and reasonably foreseeable future projects. The project was found to have no significant and unavoidable impacts. Impacts to biological resources, cultural and tribal resources, geology and soils, hazards and hazardous materials, noise, and transportation were found to be potentially significant but mitigable to less than significant. Impacts to other resource areas and environmental topics were found to be less than significant without mitigation; and

WHEREAS, the Draft MND was made available for public review and comment from August 24, 2020, to September 22, 2020. Comments were received on the Draft MND but they did not change the analysis or conclusions or require mitigation measures. In addition, minor revisions were prepared after the public review period but it was determined that these changes do not change the findings of the Draft MND and

were not considered significant new information that would trigger Draft MND recirculation pursuant to section 15073.5 of the *State CEQA Guidelines*. For example, they do not disclose a new or substantially worsened significant environmental impact, or a new feasible mitigation measure or alternative not proposed for adoption. Rather, the revisions correct or clarify information presented; and

WHEREAS, notice of time and place of the hearing to consider the approval of the entitlements and MND for the Airport Boulevard Townhomes project (PP2018-11) was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville. The matter called for hearing evidence both oral and documentary introduced and received, and the matter submitted for decision; and

WHEREAS, the Planning Commission has considered all written and verbal evidence regarding this application at the public hearing and has made Findings, attached hereto and marked as Exhibit "A," in support of the entitlements for the Airport Boulevard Townhomes project (PP2018-11) to allow construction of 21 townhome-style dwelling units on individual parcels on a 1.57± acre site located at 547 Airport Boulevard (APN 015-321-01), Watsonville, California.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Watsonville, California, as follows:

Good cause appearing, therefore, the Planning Commission of the City of Watsonville does hereby recommend the City Council grant approval of the entitlements for the Airport Boulevard Townhomes project and certify the MND (PP2018-11), attached hereto and marked as Exhibit "D," subject to the Conditions attached hereto and marked as Exhibit "B" and "C," to allow construction of 21 townhome-style dwelling units on individual parcels on a 1.57 acre site located at 547 Airport Boulevard (APN 015-321-01),, Watsonville, California.

I HEREBY CERTIFY that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Watsonville, California, held on the 1st day of June, 2021, by Commissioner _____, who moved its adoption, which motion being duly seconded by Commissioner _____, was upon roll call, carried and the resolution adopted by the following vote:

Ayes: Commissioners:

Noes: Commissioners:

Absent: Commissioners:

Suzi Merriam, Secretary
Planning Commission

Jenni Veitch-Olson, Chairperson
Planning Commission