

RESOLUTION NO. \_\_\_\_\_ (CM)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING APPLICATION NO. PP2017-116, FILED BY CALIFORNIA SUNSHINE DEVELOPMENT LLC., FOR A FIRST AMENDED TENTATIVE MAP FOR TRACT NO. 1607, HILLCREST ESTATES SUBDIVISION, TO ALLOW SUBDIVISION OF TWO PARCELS (13± ACRES) AT 511 OHLONE PARKWAY (APN'S: 018-372-14 AND 018-381-01) INTO 144 LOTS [5 SINGLE-FAMILY DETACHED UNITS, 60 DUPLEX TOWNHOUSE UNITS, 76 ROW TOWNHOUSE UNITS, AND 6 COMMON AREA PARCELS]**

**WHEREAS**, on June 15, 2017, an application for a General Plan Map Amendment, Rezoning, Planned Development, Major Subdivision (Tentative Map), Special Use Permit with Design Review (PP2017-116) and certification of Environmental Impact Report (PP2016-99) to allow construction of 150 dwelling units on individual parcels, consisting of 23 single-family units, 40 duplex-style townhouse units and 87 row-style townhouse units on a 13± acre site located at 511 Ohlone Parkway, Watsonville, California, was filed by California Sunshine Development LLC, applicant and property owner; and

**WHEREAS**, the project was reviewed by the Planning Commission on June 5, 2018, at which time the Planning Commission adopted Resolution No. 8-18 (PC) recommending that the City Council approve the Tentative Map for the construction of 150 residential lots and six common area parcels on a 13± acre site located at 511 Ohlone Parkway, Watsonville, California; and

**WHEREAS**, on June 26, 2018, the City Council conducted a public hearing to consider written and verbal evidence regarding this application; and

**WHEREAS**, members of the public spoke at the meeting expressing their concerns about the project; and

**WHEREAS**, the item was continued to August 28, 2018, giving staff time to address some of the concerns raised, and work with the public to proceed with the project; and

**WHEREAS**, a Tentative Map is required to show the proposed property lines as well as proposed utilities, building setbacks, grading, drainage, parking, easements, etc.; and

**WHEREAS**, on August 28, 2018, Council adopted Resolution No. 141-18 (CM) approving Application No. PP2017-116 for a Tentative Map, Tract No. 1607, to allow construction of 150 dwelling units on individual parcels, consisting of 23 single-family units, 40 duplex-style townhouse units and 87 row-style townhouse units on a 13± acre site located at 511 Ohlone Parkway, Watsonville, California; and

**WHEREAS**, on May 29, 2020, a time extension of the Tentative Map, Tract No. 1607, was requested by the applicant and property owner; and

**WHEREAS**, on August 25, 2020, Council adopted Resolution No. 161-20 (CM) approving a time extension of the Tentative Map, Tract No. 1607, for two years expiring August 27, 2022; and

**WHEREAS**, on May 18, 2021, an application for a Major Modification (P155) to the original project known as Hillcrest Estates (formerly Sunshine Vista) was filed by California Sunshine Development LLC, applicant and property owner, to allow the construction of 144 dwelling units on a 13 +/- acre site located at 511 Ohlone Parkway, Watsonville, California; and

**WHEREAS**, the modifications to the previously approved Tentative Map for the development include the reduction in the number of residential lots from 150 to 144 and minor modifications to lot configuration and open space areas; and

**WHEREAS**, the appropriate public noticing procedures have been followed and a public hearing was held according to Section 13-4.09 of the Watsonville Municipal Code; and

**WHEREAS**, the City Council has considered all evidence received, both oral and documentary, and the matter was submitted for decision.

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

The City Council does hereby approve Application No. PP2017-116 for a First Amended Tentative Map, for Tract No. 1607, Hillcrest Estates Subdivision, filed by California Sunshine Development LLC., applicant and property owner, for the subdivision of 144 dwelling units on individual parcels, consisting of 5 single-family detached units, 60 duplex-style townhouse units and 76 row-style townhouse units, and 6 common area parcels on a 13± acre site located at 511 Ohlone Parkway, Watsonville, California, upon the Findings attached hereto and identified as Exhibit “A,” and subject to the Conditions of Approval attached hereto and identified as Exhibit “B,” for the First Amended Tentative Map and Improvement Plans, attached hereto and identified as Exhibit “C.”

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