

RESOLUTION NO. _____ (CM)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A MAJOR MODIFICATION TO THE SPECIAL USE PERMIT WITH DESIGN REVIEW AND SPECIFIC DEVELOPMENT PLAN FOR APPLICATION NO. (PP2017-116) FILED BY CALIFORNIA SUNSHINE DEVELOPMENT LLC., APPLICANT AND PROPERTY OWNER, TO ALLOW CONSTRUCTION OF 144 DWELLING UNITS ON INDIVIDUAL PARCELS, CONSISTING OF 5 SINGLE-FAMILY DETACHED UNITS, 60 DUPLEX-STYLE ATTACHED TOWNHOUSE UNITS, 76 ROW-STYLE ATTACHED TOWNHOUSE UNITS, AND SIX COMMON AREA PARCELS, ON A 13± ACRE SITE LOCATED AT 511 OHLONE PARKWAY, WATSONVILLE, CALIFORNIA (APN'S: 018-372-14 AND 018-381-01) HILLCREST ESTATES

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 an Environmental Impact Report (PP2016-199) 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), in part, that the City Council approve the Special Use Permit with Design Review and Specific Development Plan (PP2017-116) 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 the subject site; 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, on August 28, 2018, the Council conducted a public hearing and adopted the following resolutions and ordinances (PP2016-199 & PP2017-116) 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:

- Resolution No.139-18 [CM] Certifying the Project EIR, made certain findings, and adopted a Mitigation Monitoring and Reporting Program in accordance with CEQA;
- Resolution No.142-18 [CM] approving a Special Use Permit with Design Review and Specific Development Plan;
- Resolution No.141-18 [CM] approving the Tentative Subdivision Map, Tract No. 1607;
- Resolution No.140-18 [CM] approving an amendment to the General Plan Land Use Diagram from Industrial to Residential High Density and Zoning Map from IG to RM-3/PD (Multiple Residential – High Density/Planned Development); and Ordinance No.1372-18 approving an amendment to the Zoning Map from IG to RM-3/PD (Multiple Residential – High Density/Planned Development); and

WHEREAS, on May 29, 2020, a time extension of the Special Use Permit with Design Review, 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 Special Use Permit with Design Review, for one year expiring August 27, 2021; and

WHEREAS, on May 18, 2021, an application for a Major Modification 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 and six common area parcels on a 13± acre site located at 511 Ohlone Parkway, Watsonville, California and

WHEREAS, §14-12.1000 (Amendments and Revisions to Approval) of the Watsonville Municipal Code allows for both minor and major modifications to approved permits; and

WHEREAS, the following items are proposed to be modified for the project:

| | Item | Original Project | Proposed Modification |
|----|---------------------|---|---|
| 1 | Total units | 150 units | 144 units |
| 2 | Affordable units | 30 affordable | 29 affordable |
| 3 | Phasing | 2 phases | 5 phases |
| 4 | Grading/remediation | Off-haul approx. 35,000 cu. yd. | Bury approx. 18,000 cu. yd. in containment pit, off haul remainder |
| 5 | Errington Road | used for construction traffic only | 1-way ingress, 12-foot wide |
| 6 | Building design | modern craftsman | modern craftsman |
| 7 | Building type | Single family dwellings and duplex, 3-plex, 4-plex, 6-plex and 8-plex style townhomes | Single family dwellings and duplex, 3-plex and 4-plex style townhomes |
| 8 | SFD | 23 3-bedroom units | 5 3-bedroom units |
| 9 | height | 26 ft | 24 ft |
| 10 | Duplex | 40 3-bedroom units | 60 3-bedroom units |
| 11 | height | 35 ft | 32 ft |
| 12 | Row style plexes | 87 2- to 3-bedroom units | 76 3-bedroom units |

| | | | |
|----|------------------|----------------|----------------|
| 13 | height | 35 ft | 31 ft |
| 14 | # units attached | 3 to 8 | 3 to 4 |
| 15 | Lot size | 705 to 2793 sf | 917 to 5444 sf |
| 16 | Resident parking | 300 | 288 |
| 17 | Guest parking | 111 | 86 |

WHEREAS, notice of time and place of the hearing to consider approval of Application No. PP2017-116 for a Special Use Permit with Design Review and Specific Development Plan, was given at the time and in the manner where appropriate public noticing procedures have been followed and a public hearing was held according to Section 14-10.900 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, CALIFORNIA, AS FOLLOWS:

Good cause appearing, and upon the Findings, attached hereto and incorporated herein as Exhibit “A” and “B”, the City Council of the City of Watsonville does hereby approve the Major Modification to Major Subdivision, Special Use Permit with Design Review and Specific Development Plan (PP2017-116), and subject to the Conditions of Approval attached hereto and marked as Exhibit “C,” to allow construction of 144 dwelling units on individual parcels, consisting of 5 single-family detached units, 60 duplex-style attached townhouse units and 76 row-style attached townhouse units and six common area parcels on a 13± acre site (APNs 018-372-14 & 018-381-01) located at 511 Ohlone Parkway, Watsonville, California.
