

RESOLUTION NO. _____ (CM)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING SPECIAL USE PERMIT WITH DESIGN REVIEW, SPECIFIC DEVELOPMENT PLAN, AND ENVIRONMENTAL REVIEW FOR APPLICATION NO. (PP2018-11) FILED BY RAOUL ORTIZ, APPLICANT AND PROPERTY OWNER, TO ALLOW CONSTRUCTION OF A 21-UNIT TOWNHOME PROJECT ON A 1.57± ACRE SITE LOCATED AT 547 AIRPORT BOULEVARD, WATSONVILLE, CALIFORNIA (APN 015-321-01)

WHEREAS, on December 21, 2018, Raoul Ortiz, applicant and property owner, (APN: 015-321-01), applied for a General Plan Map Amendment, Zoning Map Amendment, Planned Development, Major Subdivision (Tentative Map), and Special Use Permit/Specific Development Plan with Design Review and Environmental Review (PP2018-11) to allow construction of a 21-unit townhome project located at 547 Airport Boulevard, Watsonville, California (APN: 015-321-01); and

WHEREAS, on July 11, 2020, and February 16, 2021, the applicant submitted revised plans in support of the entitlement applications; and

WHEREAS, Section 14-12.400 of the Watsonville Municipal Code requires approval of a Design Review Permit, acceptable to the Zoning Administrator for commercial, industrial, and multi-family residential construction; and

WHEREAS, the Special Use Permit and Design Review Permit are being processed concurrently; and

WHEREAS, an Initial Study/Mitigated Negative Declaration has been prepared for the project, in accordance with the provisions of the California Environmental Quality Act (CEQA); and

WHEREAS, the project was reviewed by the Planning Commission on June 1, 2021, at which time the Planning Commission adopted Resolution No. 06-21 (PC), in part, that the City Council approve the Special Use Permit with Design Review, Specific Development Plan and Environmental Review (PP2018-11) to allow construction of a 21-unit townhome at the subject site; and

WHEREAS, the proposed Planned Development Overlay District for this project must receive five (5) affirmative votes for a recommendation of approval to the City Council; and

WHEREAS, the Planning Commission voted 4-3, failing to make a recommendation for approval or denial; and

WHEREAS, on August 24, 2021, the City Council held a duly noticed public hearing on the Initial Study prepared for the project (PP2018-11), and adopted the Mitigated Negative Declaration, made certain findings, and adopted a Mitigation Monitoring and Reporting Program in accordance with the California Environmental Quality Act by adoption of Resolution No. _____ (CM); and

WHEREAS, notice of time and place of the hearing to consider approval of the Special Use Permit with Design Review, Specific Development Plan and Environmental Review 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", the City Council of the City of Watsonville does hereby approve the Special Use Permit with Design Review and Specific Development Plan (PP2018-11), and Environmental Review attached hereto and marked as Exhibit "C" subject to the Conditions of Approval attached hereto and marked as Exhibit "B," to allow construction of a 21-unite townhome project located at 547 Airport Boulevard, Watsonville, California (APN:015-321-01).
