

# USE PERMIT APPLICATION

CITY OF WATSONVILLE – Community Development Department

250 Main Street

Watsonville CA 95076

(831) 768-3050 (831) 728-6154 fax



## FEES

- ☐ ADMINISTRATIVE USE PERMIT
- ☐ COASTAL PERMIT
- ☐ DESIGN REVIEW
- ☐ ENVIRONMENTAL REVIEW
- ☐ MODIFICATION/EXTENSION
- ☐ PRE-APPLICATION
- ☐ PUBLIC HEARING LABEL
- ☒ SPECIAL USE PERMIT (EXISTING CONSTRUCTION)
- ☐ SPECIAL USE PERMIT (NEW CONSTRUCTION)

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### City Use Only

PP2021-2533

File No. \_\_\_\_\_

Receipt # \_\_\_\_\_

Date Paid \_\_\_\_\_

This application is provided for applicants requesting approval of a Use Permit in the City of Watsonville. Use Permits are processed in accordance with the Watsonville Municipal Code (WMC). Applications must be filed by the legal owner of record or authorized agent. The legal owner's signature must be submitted with the application.

## GENERAL INFORMATION

APPLICANT NAME Jacob's Heart Children's Cancer Support Services PHONE 831.724-9100

APPLICANT ADDRESS 680 W. Beach Street

OWNER NAME Granite PHONE \_\_\_\_\_

OWNER ADDRESS 250 main st. Watsonville CA 95076

## SITE DESCRIPTION

STREET ADDRESS (if available) 680 W. Beach Street

ASSESSOR PARCEL NUMBER(S) \_\_\_\_\_ LOT SIZE \_\_\_\_\_

EXISTING USE Vacant office space previously used by Granite Construction

PROPOSED USE To improve the quality of life for children with cancer and support their families in the challenges they face.  
Non Profit / charitable use

## PROJECT DESCRIPTION

PROJECT PROPOSAL Jacob's Heart provides family-centered care that addresses the emotional, practical and financial struggles for families of children and teens during treatment, families experiencing anticipatory grief and those who are bereaved. Jacob's Heart team of bilingual Family Support Specialists work directly with families to provide transportation, groceries, counseling & direct financial support.

ZONING IG GENERAL PLAN I FLOODPLAIN DESIGNATION AE

PREVIOUS APPLICATIONS FILED FOR THIS PROJECT? ☐ YES ☒ NO

IF YES, PLEASE LIST \_\_\_\_\_

Attachment \2

## LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my/our interest in this application. I/we am/are the legal owner(s) of said property; have read the foregoing Letter of Authorization and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of California that the information contained in this application is true and correct.

**OWNER(S) OF RECORD** (Include extra sheets if necessary) *Please see letter attached*

_____ Printed Name	_____ Signature	_____ Date
_____ Printed Name	_____ Signature	_____ Date

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I also certify that all plans and submittal requirements are in accordance with the California Statutes and Watsonville Municipal Code, and have been drawn to a standard engineering scale (e.g., 1"=20', 1"=50', 1"=100') or architectural scale (e.g., 1/4" = 1", 1/8" = 1") that is appropriate to the project size, and clearly define and identify all of the required information.

### **APPLICANT/APPLICANT'S REPRESENTATIVE:**

<i>Heidi Boynton</i> _____ Printed Name	<i>Heidi Boynton</i> _____ Signature	<i>9/10/21</i> _____ Date
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## USE PERMITS SUBMITTAL REQUIREMENTS

In order to accept your application, the Community Development Department requires the following information:

**I. Application form and fees. Make check payable to "City of Watsonville."**

**II. For projects involving new construction, an increase in required parking, or change to the existing parking or landscaping, ten (10) copies of a site/plot plan.**

- ☐ 1. **Site Plan** – 24" x 36", folded to 9" x 12" maximum, containing the following:
- A. Title Block containing:
    - Name, address and phone number of developer and/or owner
    - Name, address, phone number, license number, expiration date, and stamp of person preparing plan.
    - Address of project.
  - B. Legend containing:
    - The Assessor's Parcel Number (APN).
    - Scale.
    - A legal description of the property sufficient to locate the property.
    - Existing and proposed zoning and Master Plan designation(s).
    - Date of plan preparation with future revision boxes date plate.
    - Statement indicating current and proposed land uses.
    - Statement indicating gross and net acreage (after dedications) of property.
    - Gross square footage of existing and proposed structures including a breakdown of net leasable floor area and linear and square footage of seating (if applicable); indicate estimated square footage proposed for each different use within the structure(s); and density analysis (residential only).
    - Lot coverage (area of site covered by structure(s)) expressed as percentage of site or Floor Area Ratio (if applicable).
    - Square footage of parking and drive aisle areas.
    - Square footage of landscaping, existing and proposed, with dimensions and amount of landscaped area expressed as: 1) a percentage of the entire site; and 2) a percentage of the interior parking area (exclude

# ENVIRONMENTAL INFORMATION FORM

## CITY OF WATSONVILLE – Community Development Department

250 Main Street

Watsonville, CA 95076

(831) 768-3050 (831) 768-6154 fax



The following environmental information form is to be completed by the project applicant, in accordance with section 21160 of the California Environmental Quality Act (CEQA) and section 15060 of the CEQA Guidelines. Please provide answers to the questions below. Attach additional sheets, if necessary.

### GENERAL INFORMATION

APPLICANT NAME Heidi Boynton PHONE 831-724-9100

APPLICANT ADDRESS 680 W. Beach Street

ASSESSOR'S PARCEL NUMBER(S) \_\_\_\_\_ ZONING DISTRICT \_\_\_\_\_

SITE ADDRESS (OR LOCATION) 680 W. Beach Street

AIRPORT SAFETY ZONE \_\_\_\_\_

### PROJECT INFORMATION

PROJECT DESCRIPTION (i.e., What will be constructed? Proposed use? Project objectives?) Nonprofit/Charitable Use

SITE SIZE (acres or square feet) 20,000 sq feet

PROJECT DEVELOPMENT (square feet and no. of floors) \_\_\_\_\_

NUMBER OF PARKING SPACES (off-street) 47

IMPERVIOUS SURFACE AREA (square feet) \_\_\_\_\_

PROPOSED PROJECT SCHEDULING/PHASING \_\_\_\_\_

FOR RESIDENTIAL PROJECTS, indicate the number of units, schedule of unit sizes, and household size(s) expected. \_\_\_\_\_

FOR COMMERCIAL PROJECTS, indicate the type, estimated employment per shift, estimated occupancy, square-footage of sales area, loading facilities, hours of operation, and whether it is neighborhood, city or regionally oriented. \_\_\_\_\_

FOR INDUSTRIAL PROJECTS, indicate type, estimated employment per shift, and loading facilities. \_\_\_\_\_

Hours of operation: Monday - Friday 9-5pm. There are 11 full time staff.

FOR INSTITUTIONAL PROJECTS, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, hours of operation, and anticipated community benefits. \_\_\_\_\_

CONDITIONAL ENTITLEMENTS: if the project involves a Variance, Conditional Use Permit, or Rezoning, state this and indicate clearly why the application is required. \_\_\_\_\_



## ENVIRONMENTAL SETTING

EXISTING SETTING: Describe the natural characteristics (e.g., topography, drainage, soil stability, vegetation, habitat, etc.) on the project site.

The building is surrounded by paved parking areas. There is a small above ground garden box area to the left side in front of the building.

EXISTING LAND USES: Describe any existing structures onsite and the use(s) of the structures. Attach photographs of the site.

The existing site is a modular building surrounded by a security gate. Currently used as office buildings for charity purposes.

ADJACENT LAND USES: Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, retail stores, etc.) and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity.

The surrounding area is industrial in nature. There are trees & small vegetation along the street front.

TECHNICAL STUDIES: Are there any known technical reports that evaluate the property or the proposed project (e.g., biological, archaeological/cultural, historic, geologic, soils, etc.)? Indicate which reports will be submitted with this application.

N/A

## APPLICABLE ENVIRONMENTAL ASPECTS

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

YES NO

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Change in existing features of any hills or substantial alteration of ground contours.           |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. Change in scenic views or vistas from existing residential areas or public lands or roads.       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. Change in pattern, scale or character of general area of project.                                |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Significant amounts of solid waste or litter.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Change in dust, ash, smoke, fumes or odors in vicinity.  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 6. Change in stream or groundwater quality or quantity or alteration of existing drainage patterns. |

- ☒ 7. Substantial change in existing noise or vibration levels in the vicinity.
- ☐ ☒ 8. Site on filled land or on slope of 10 percent or more.
- ☐ ☒ 9. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives.
- ☐ ☒ 10. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- ☐ ☒ 11. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.).
- ☐ ☒ 12. Relationship to a larger project or series of project.
- ☐ ☒ 13. Creation of one acre or more of impervious surface area on the project site.

## **REDUCTION OR AVOIDANCE OF IMPACTS**

Discuss possible actions that could reduce or avoid any potential adverse environmental impacts associated with the project or its effects, as raised in the previous section (Applicable Environmental Aspects). None

## **CERTIFICATION**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief. If any of the facts represented here change, it is my responsibility to inform the City of Watsonville.

APPLICANT SIGNATURE

Heidi Borch

DATE

October 7, 2021

## **STAFF USE ONLY**

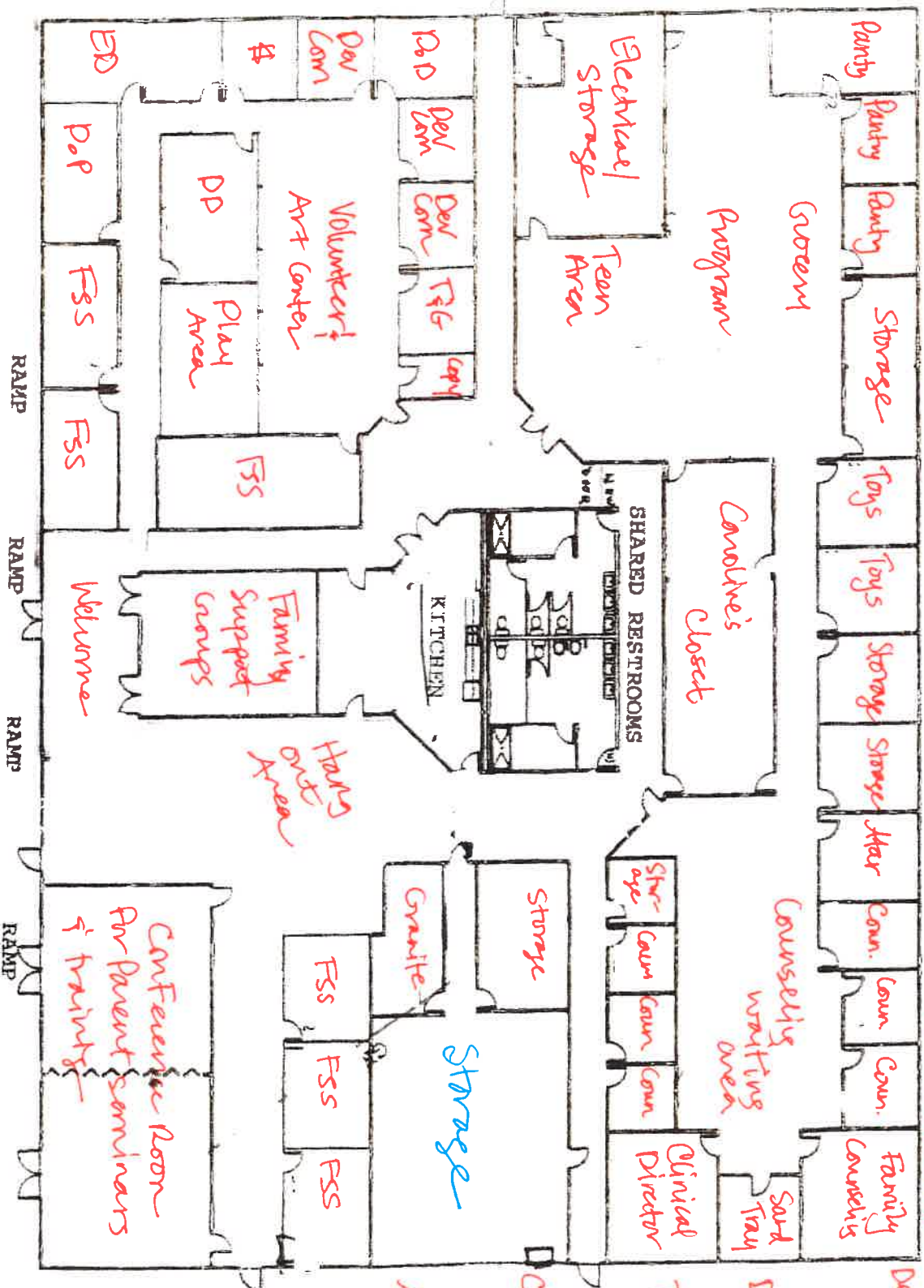
Environmental Information Form reviewed and found to be complete: Yes ☐ No ☐

If no, the following additional information is needed:

STAFF SIGNATURE

DATE

# EXHIBIT 'A'



**LEGEND**

- FSS = Family Support Specialist
- ED = Executive Director
- DD = Deputy Director
- DoP = Director of Programs
- # = Bookkeeper

DevCom = Development Communications community outreach

DoP = Director of Development

T & G = Transportation & Grocery Program Manager

Caroline's Closet = Supplies/Cleaning for families

Altar = For bereaved families

Sand Tray = Therapy modality for children.

Coun. = Counseling room

Jacob's Heart Children's Cancer Support





**October 11, 2021**

City of Watsonville  
Community Development Department  
250 Main Street  
Watsonville, CA 95076

Re: Jacob's Heart Children's Cancer Support Services

This letter shall serve to notify and verify that Granite Construction Company ("Granite") is the legal owner of the property being considered under Jacob's Heart Children's Cancer Support Services' ("Jacob's Heart") Use Permit Application and does hereby authorize Jacob's Heart to file this application. Granite is the legal owner of said property, has read the foregoing application, and knows the contents thereof. Jacob's Heart is a tenant of Granite's at 680 West Beach Street and a lease agreement is in place and ends May 31, 2023. At this time, there is no intention to extend the lease beyond the end date. Jacob's Heart will be seeking to relocate to a different site location prior to the lease end date.

Sincerely,

A handwritten signature in blue ink that reads "Jessica B. Hartley". The signature is written in a cursive style with a large initial "J".

Jessicah Hartley  
Manager of Executive Administration & Board Liaison  
(831) 359.3522  
Jessicah.Hartley@gcinc.com