

AGENDA
CITY OF WATSONVILLE
MINOR LAND DIVISION COMMITTEE MEETING

Opportunity Through Diversity; Unity Through Cooperation.



Working with our community to create positive impact through service with heart.

Committee Members:

Nathalie Manning, Deputy City Manager/Chair

Suzi Merriam, Community Development Director/Secretary

Maria Esther Rodriguez, Assistant Public Works & Utilities Director

Rudy Lopez Sr., Fire Chief

Rob Allen, Assistant Community Development Director/Building Official

City Hall - Conference Rooms 1A & B

250 Main Street

Watsonville, CA 95076

Spanish language interpretation is available



Americans with Disabilities Act

The City of Watsonville is complying with the American with Disabilities Act ("ADA"), requests individuals who require special accommodations to access and/or participate in Minor Land Division meetings, to please contact the City Clerk's Office at (831) 768-3040, at least three (3) business days before the scheduled meeting to ensure that the City can assist you.

1. ROLL CALL**2. CONSENT AGENDA**

All items appearing on the Consent Agenda are recommended actions which are considered to be routine and will be acted upon as one consensus motion. Any items removed will be considered immediately after the consensus motion. The Chair will allow public input prior to the approval of the Consent Agenda.

A. MOTION APPROVING MINUTES FOR OCTOBER 21, 2019 REGULAR MEETING

Attachments: [OCTOBER 21, 2019 MINUTES](#)

3. PUBLIC HEARINGS**A. AN APPLICATION FOR A MINOR LAND DIVISION (PP2019-93) TO MODIFY THE BOUNDARY LINES BETWEEN TWO CONTIGUOUS PARCELS AT 20 & 40 WESTGATE DRIVE (APNS: 015-101-23 & -24), FILED BY BILL STROHMEYR, APPLICANT, ON BEHALF OF PACIFIC SHORE INVESTMENT LLC, PROPERTY OWNER**

Attachments: [20 and 40 Westgate Drive - Report](#)

- 1) Staff Report
- 2) Applicant Presentation
- 3) Public Hearing
- 4) Discussion
- 5) Appropriate Motion

4. ORAL COMMUNICATIONS FROM THE COMMITTEE AND GENERAL PUBLIC**5. ADJOURNMENT**

**The next meeting is scheduled for Monday, March 16, 2020 at 3:30 p.m.,
in City Hall Conference Rooms 1A & B, 250 Main Street, Watsonville,
California.**

**MINUTES
MINOR LAND DIVISION COMMITTEE
OF THE CITY OF WATSONVILLE**

October 21, 2019
3:10 p.m.

**CITY HALL – 250 MAIN STREET
CONFERENCE ROOM 1A**

1.0 ROLL CALL

MEMBERS/ALTERNATES PRESENT:

Nathalie Manning, Deputy City Manager/Chairperson
Suzi Merriam, Community Development Director/Secretary
Maria Esther Rodriguez, Assistant Director, Public Works & Utilities
Rob Allen, Building Official/Assistant CDD Director
Rick Pettigrew, Fire Captain

ABSENT:

None

STAFF PRESENT:

Associate Planner Ivan Carmona
Executive Assistant Deborah Muniz

2.0 MINUTES

**2.1 MOTION TO FILE AND ACCEPT THE MINUTES OF THE MARCH 18, 2019
MEETING.**

A motion was made by Member Rodriguez, seconded by Member Merriam and carried by voice vote approving the minutes.

3.0 NEW BUSINESS

**3.1 LOT LINE ADJUSTMENT APPLICATION (PP2019-289) TO MODIFY THE
BOUNDARY LINES BETWEEN TWO CONTIGUOUS PARCELS LOCATED AT 151
KEARNEY STREET AND 144 WEST LAKE AVENUE (APNS: 018-471-02 & -03)**

a) Staff Presentation

Associate Planner Ivan Carmona presented the staff report recommending approval. He stated that the existing drainage easement is located on both parcels spanning from Kearney Street to West Lake Avenue but does not allow for future development.

b) Applicant Presentation

None. Both Dee Murray, applicant and Miles Potter, property owner were present.

c) Public Comment

None

d) Committee Discussion

None

e) Motion

A motion was made by Member Merriam, seconded by Member Allen and carried by voice vote approving Application (PP2019-289).

4.0 ORAL COMMUNICATIONS FROM COMMITTEE AND GENERAL PUBLIC

None

5.0 ADJOURNMENT

Chairperson Manning adjourned the meeting at 3:17 p.m. The next regular meeting is tentatively scheduled for Monday, November 18, 2019 at 3:30 p.m. in Conference Room 1A at City Hall, 250 Main Street, Watsonville, California.

Nathalie Manning, Committee Chairperson
Minor Land Division Committee

MEMORANDUM



Date: January 10, 2020

To: Minor Land Division Committee

From: Ivan Carmona, Associate Planner

Subject: LOT LINE ADJUSTMENT APPLICATION (PP2019-93) TO MODIFY THE BOUNDARY LINES BETWEEN TWO CONTIGUOUS PARCELS LOCATED AT 20 & 40 WESTGATE DRIVE (APNS: 015-101-23 & -24).

Agenda Item: February 24, 2020

Minor Land Division Committee

The seal of the State of California, featuring a central figure of a grizzly bear standing on a shield, with a star above it, and the words "THE GREAT SEAL OF THE STATE OF CALIFORNIA". The shield contains a river, a mountain, and a sunburst.

RECOMMENDATION

Staff recommends that the Minor Land Division Committee approve the Lot Line Adjustment (PP2019-93) to modify the boundary lines between two adjoining parcels located at 20 & 40 Westgate Drive (APNS: 015-101-23 & -24).

BASIC PROJECT DATA

APPLICATION NO.: PP2019-93 **APNs:** 015-101-23 & -24

LOCATION: 20 & 40 Westgate Drive

SCOPE OF PROJECT: The proposed Lot Line Adjustment of two contiguous parcels of land with addresses of 20 Westgate Drive (APN 015-101-23) and 40 Westgate Drive (APN 015-101-24) will adjust the Lot Lines to accommodate construction of a new building.

GENERAL PLAN: I (Industrial)

ZONING: IP (Industrial Park)

EXISTING LAND USE: Mini-storage Warehousing Facility

PROPOSED LAND USE: Mini-storage Warehousing Facility

APPLICANT: William H. Strohmeyer, 23419 Sunset Drive, Los Gatos, CA 95033

PROPERTY OWNER: Pacific Shore Investment LLC, 23419 Sunset Drive, Los Gatos, CA 95033

ENGINEER: Jeff Nielson, Mid Coast Engineers, 70 Penny Lane Suite A, Watsonville, CA 95076

CEQA STATUS: According to Class 5 and Section 15305 of the California Environmental Quality Act (CEQA) Guidelines, a Lot Line Adjustment is categorically exempt from environmental analysis when it constitutes a minor alteration in land use limitations, which do not result in any changes in land use or density. The project is eligible because the Lot Line Adjustment would not result in the creation of any new parcels.

DISCUSSION

Background: The project site consists of two adjoining properties totaling $132,770\pm$ square-feet in size. The site is developed with seven single story buildings and a 20-foot wide fire access lane is provided as circulation for the facility. Access is derived off one driveway along Westgate Drive where an easement allows ingress and egress through the adjacent parcel located at 6 Westgate Drive. The subject sites topography commences at an elevation of $70\pm$ feet above sea level and rises to an elevation of $114\pm$ feet above sea level. Due to the topographical changes, the subject site overlooks Highway One. Towards the southwestern portion of the subject site, an embankment provides rudimentary landscaping partially screening the facility from Highway One. According to city records, the subject site was established by issuance of Special Use Permit U-692-77. The nearby surrounding uses consist of multiple mini storage facilities, industrial uses, and single family residential development. Figure 1 provides an aerial view for the subject site with existing lot lines.

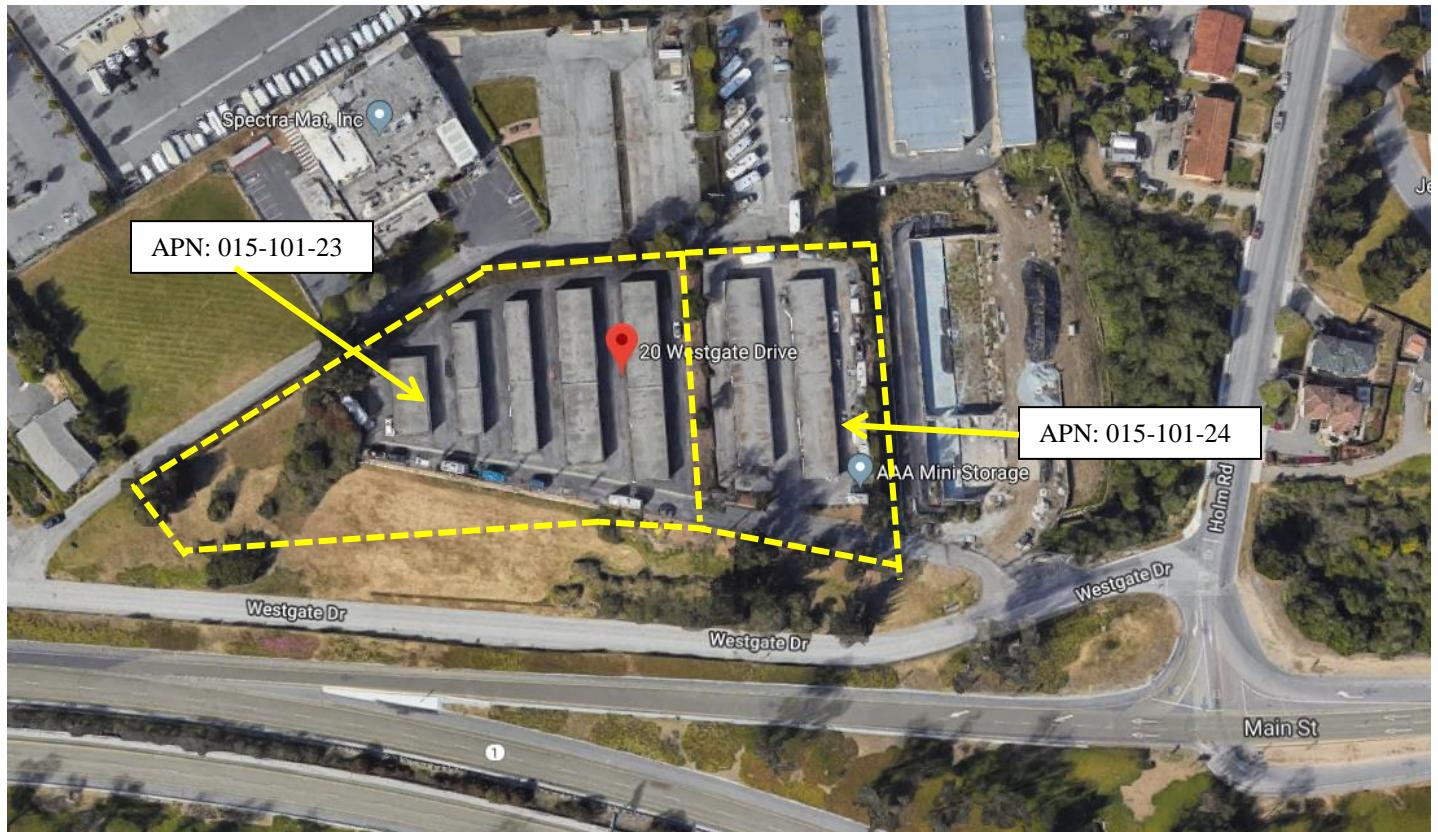


FIGURE 1 Aerial Photograph with Existing Parcel Boundaries

Source: Google Aerial, 2019

Proposal: On March 3, 2019 the applicant, William H. Strohmeyer, on behalf of the property owners, Pacific Shore Investment LLC., submitted a Lot Consolidation application PP2019-93 requesting approval merging two parcels located at 20 & 40 Westgate Drive (APNS: 015-101-23 & -24). Attachment 2 provides the original plans for the lot consolidation.

On October 25, 2019 in response to Planning staff comments (dated July 22, 2019), the applicant provided a revised Parcel Map (Attachment 3) changing the proposal from a Lot Consolidation to a Lot Line Adjustment. Figure 2 provides the proposed Lot Line Adjustment boundaries and Table 1 summarizes the square footages for the lot line adjustment.

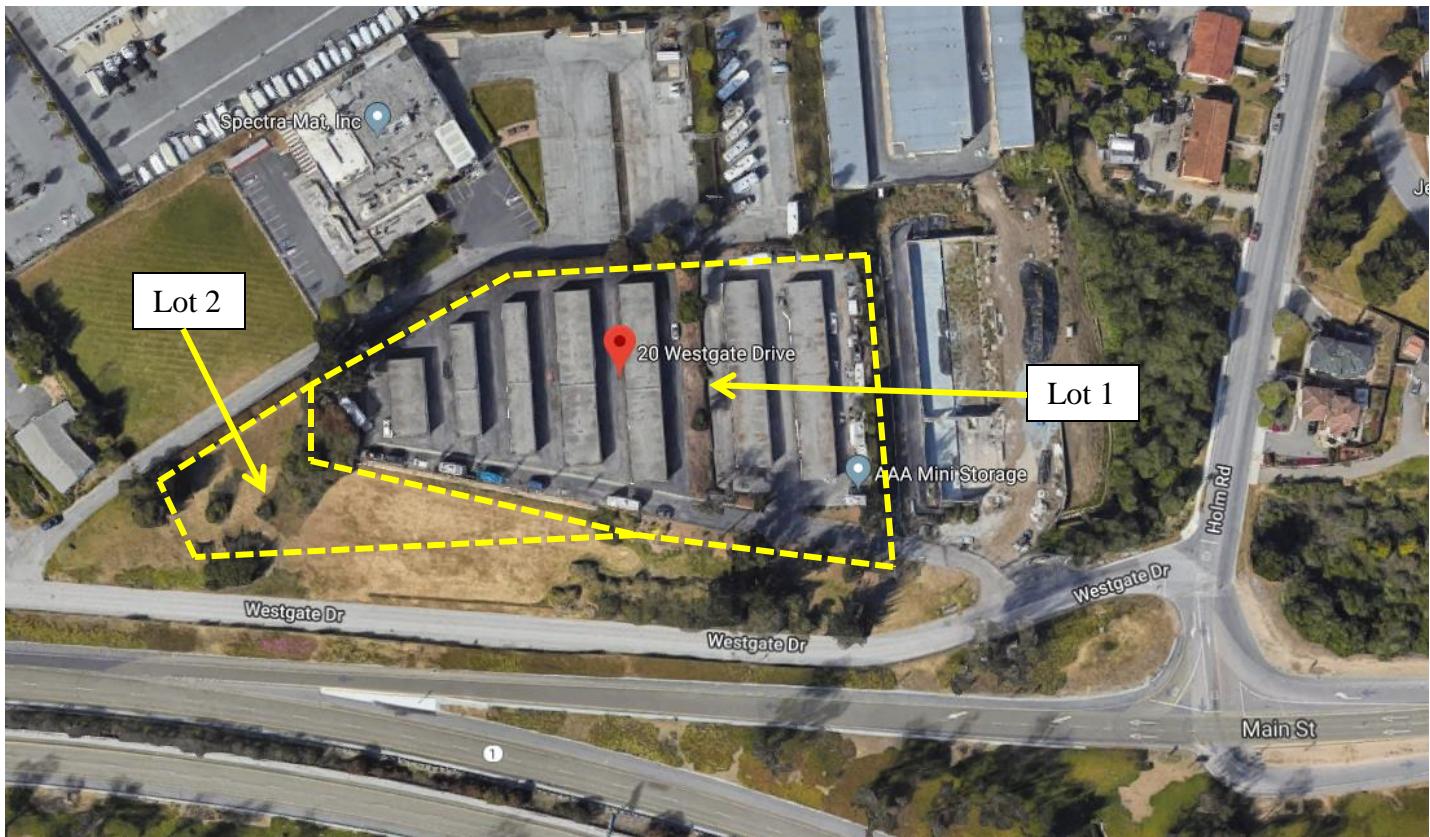


Figure 2 Aerial Photograph with Proposed Parcel Boundaries

Source: Google Aerial, 2019

TABLE 1 Proposed Lot Line Adjustments

Parcel / APN	Existing SF	Proposed SF
Lot 1 015-101-23	87,107±	101,876±
Lot 2 015-101-24	44,259±	29,491±

Procedure: Pursuant to Section 13-8.01 of the City's Subdivision Ordinance (WMC Title 13), a Lot Line Adjustment must be submitted for review and approval by the Minor Land Division Committee (MLD). The MLD Committee has the authority to impose any conditions as are necessary to assure compliance with the provisions of the General Plan and the regulations of the zoning and building codes. The conditions are limited to those issues directly related to the Lot Line Adjustment. A recorded deed shall be required for a Lot Line Adjustment provided that the Minor Land Division Committee make the following findings:

- 1) The parcels resulting from the Lot Line Adjustment are consistent with the general plan, any applicable specific plan and the regulations of the zoning ordinance and building codes.

Supportive Evidence: The two subject parcels are designated as Industrial on the General Plan Land Use Diagram and are within the IP Zoning District. The proposed Lot Line Adjustment is consistent with the Zoning Code, in that the resultant properties will exceed the minimum lot area and lot frontage requirements for the IP Zoning District. The proposed Lot Line Adjustment is also consistent with the requirements of Chapter 6 and 7 of the Building Code where construction of new buildings is not allowed over existing property lines.

- 2) A greater number of parcels than originally existed are not created by the Lot Line Adjustment.

Supportive Evidence: The proposed Lot Line Adjustment will not result in creating any new parcels.

- 3) The Lot Line Adjustment shall not impair existing easements or it shall include the relocation of existing easements, utilities, or infrastructure serving adjacent lots, parcels, or public lands and streets prior to completing the Lot Line Adjustment.

Supportive Evidence: The proposed Lot Line Adjustment will not impair existing easements and shall not include relocation of existing utilities, or infrastructure serving adjoining lots, parcels, or public lands and streets prior to completing the Lot Line Adjustment..

- 4) The Lot Line Adjustment shall not impair existing access or create a need for access to adjacent lots or parcels.

Supportive Evidence: The proposed Lot Line Adjustment will not affect or impair access to adjoining lots.

- 5) The Lot Line Adjustment shall not require alteration of existing improvements or buildings, create a need to any building improvements, or otherwise create a noncompliance with the Uniform Building Codes.

Supportive Evidence: The proposed Lot Line Adjustment will not require alterations or improvements to existing buildings and will not create noncompliance with the California Building Codes.

Condition

It is recommended that the approval of the lot line adjustment be conditioned as follows:

1. Prior to recording the Lot Line Adjustment map, the following statement shall be affixed onto the Lot Line Adjustment Map:

"This map does not create any new parcels and depicts the proposed lot line adjustment between Assessor Parcel Numbers 015-101-23 and 015-101-24 which will be implemented by the recording of deeds."

Zoning/General Plan: The two subject parcels of land have a General Plan land use designation of Industrial and are within the Industrial Park (IP) Zoning District. The proposed Lot Line Adjustment would not result in any change in land use or density for the overall parcels.

Lot Size: The IP Zoning District requires that interior and corner (exterior) lots have a minimum size of 20,000 square-feet, pursuant to WMC § 14-16.505(a). The proposed lot sizes for Lot 1 (101,876 sq. ft.), and Lot 2 (29,491 sq. ft.) exceed the minimum lot size requirements for the IP Zoning District Regulations.

Lot Frontage: The IP Zoning District requires that lots have a minimum street frontage of 100 feet for both interior and exterior lots, pursuant to WMC § 14-16.505(a). The proposed street frontages along Lots 1 and 2 exceed the minimum requirements for interior lots, as shown on attachment 3.

Setbacks: The IP Zoning District allows development to have a 25-foot setback from the front, but allows a 0-foot setback for the side and rear property lines, pursuant to WMC § 14-6.505(b). As shown in attachment 3, the proposed development meets the setback requirements for the IP Zoning District.

Access: The proposed Lot Line Adjustment will not impact access for parcels located at 20 & 40 Westgate Drive as the parcels derive access from an existing 40-foot right-of-way easement off Westgate Drive, as shown on attachment 3.

Utilities: The proposed Lot Line Adjustment will not have an impact on existing utilities.

Improvements: The proposed Lot Line Adjustment is required to accommodate construction of a new building. As such, the proposed Lot Line Adjustment would not create a need for any building improvements or otherwise create noncompliance with Building Code requirements. The proposed Lot Line Adjustment will not require any improvements.

CONCLUSION/RECOMMENDATION

The proposed Lot Line Adjustment would not result in creating a greater number of parcels than originally existed. The Lot Line Adjustment is consistent with the requirements of the IP Zoning District and Chapter 5 and 7 of the Building Code. Therefore, staff recommends that the Minor Land Division Committee approve the application, as conditioned, to allow the Lot Line Adjustment (PP2019-93) to modify the boundary lines between two adjoining parcels of land located at 20 & 40 Westgate Drive (APNS: 015-101-23 & -24).

ACTION

Discussion

Environmental Review - Categorical Exemption, Section 15305 of the State CEQA Guidelines
Map - Motion to approve the Lot Line Adjustment

ATTACHMENTS

1. Lot Line Adjustment Staff Report & Exhibits A & B
2. Proposed Lot Consolidation Map
3. Lot Line Adjustment Map, Pacific Shore Investment LLC. 20 Westgate Drive, Watsonville CA.
APNS: 015-101-23 & -24

**CITY OF WATSONVILLE
MINOR LAND DIVISION COMMITTEE**

Application No.: PP2019-93
APN: 015-101-23 & -24
Location: 20 & 40 Westgate Drive.
Applicant: William H. Strohmeyer
Hearing Date: February 24, 2020

LOT LINE ADJUSTMENT STAFF REPORT

1. Application: Complete
2. Required Documents: On file
3. Required Fees: \$3,102.00
4. Zoning District: Industrial Park (IP)
General Plan Designation: Industrial (I)
5. Proposal: Lot Line Adjustment
6. Departmental Responses:
Community Development–Planning: No comment
Community Development–Building: No comment
Community Development–Engineering: No comment
Fire Department: No comment.
Public Works–Solid Waste: No comment.
7. Environmental Processing: According to Section 15305 of the California Environmental Quality Act, qualified Lot Line Adjustments are Categorically Exempt from environmental analysis.
Conformity of Proposal with known Conditions: The project is in conformance with all known Conditions.
8. **RECOMMENDATION:**
() APPROVAL () CONDITIONAL APPROVAL PER EXHIBITS A & B.
() CONTINUED () DENIED

Application No.: PP2019-93
APN: 015-101-23 & -24
Location: 20 & 40 Westgate Drive
Applicant: Bill Strohmeyer
Approval Date: February 24, 2020

REQUIRED FINDINGS FOR LOT LINE ADJUSTMENT APPROVAL (WMC § 13-8.03)

1. The parcels resulting from the Lot Line Adjustment are consistent with the general plan, any applicable specific plan and the regulations of the zoning ordinance and building codes.

Supportive Evidence

The two subject parcels are designated as Industrial on the General Plan Land Use Diagram and are within the IP Zoning District. The proposed Lot Line Adjustment is consistent with the Zoning Code, in that the resultant properties will exceed the minimum lot area and lot frontage requirements for the IP Zoning District. The proposed Lot Line Adjustment is also consistent with the requirements of Chapter 6 and 7 of the Building Code where construction of new buildings is not allowed over existing property lines.

2. A greater number of parcels than originally existed are not created by the Lot Line Adjustment.

Supportive Evidence

The proposed Lot Line Adjustment will not result in creating any new parcels.

3. The Lot Line Adjustment shall not impair existing easements or it shall include the relocation of existing easements, utilities, or infrastructure serving adjacent lots, parcels, or public lands and streets prior to completing the Lot Line Adjustment.

Supportive Evidence

The proposed Lot Line Adjustment will not impair existing easements and shall not include relocation of existing utilities, or infrastructure serving adjoining lots, parcels, or public lands and streets prior to completing the Lot Line Adjustment.

4. The Lot Line Adjustment shall not impair existing access or create a need for access to adjacent lots or parcels.

Supportive Evidence

The proposed Lot Line Adjustment will not affect or impair access to adjoining lots.

5. The Lot Line Adjustment shall not require alteration of existing improvements or buildings, create a need for any building improvements, or otherwise create noncompliance with the Uniform Building Codes.

Supportive Evidence

The proposed Lot Line Adjustment will not require alterations or improvements to existing buildings and will not create noncompliance with the California Building Codes.

Application No.: PP2019-93
APN: 015-101-23 & -24
Location: 20 & 40 Westgate Drive
Applicant: Bill Strohmeyer
Approval Date: February 24, 2020

FINAL CONDITIONS OF APPROVAL

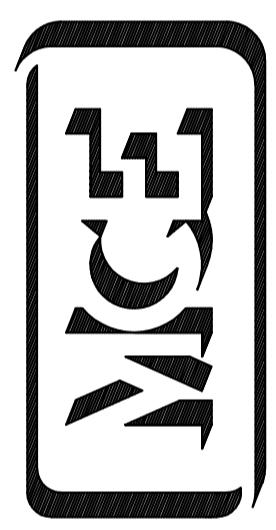
1. This Lot Line Adjustment approval shall be null and void if not acted upon within **24 months** from the effective date of the approval thereof. Time extensions may be granted pursuant to the Subdivision Map Act provided the applicant requests it prior to expiration of the approval. (CDD-P)
2. This Lot Line Adjustment approval shall not be final until after the ten-day appeal period. In the event of an appeal, issuance of this approval shall be withheld until after the final determination. (CDD-P)
3. This approval applies to the Lot Line Adjustment defined by the Planning Map entitled "Lot Line Adjustment Map, Pacific Shore Investment LLC, 20 Westgate Drive, Watsonville, CA, APNS: 015-101-23 & -24" received by the Community Development Department on October 25, 2019. (CDD-P)
4. The applicant shall prepare and submit legal descriptions for the revised parcel boundaries approved by this action. The allowable error of closure on any portion of the legal description for the Lot Line Adjustment shall not exceed one in ten thousand (1/10,000) for field closures and one in twenty thousand (1/20,000) for calculated closure. The Lot Line Adjustment shall be reflected by recorded deed at the County of Santa Cruz Recorder's Office. (CDD-E)
5. The Lot Line Adjustment map shall be revised to include the following statement: "This map does not create any new parcels and depicts the proposed lot line adjustment between Assessor Parcel Numbers 015-101-23 and 015-101-24 which will be implemented by the recording of deeds." (CDD-E-P)

Key to Department Responsibilities

CDD-P Community Development Department – Planning
CDD-B Community Development Department – Building
CDD-E Community Development Department – Engineering



MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
70 PENNY LANE, SUITE A, WATSONVILLE, CA 95076 - (831) 724-2580



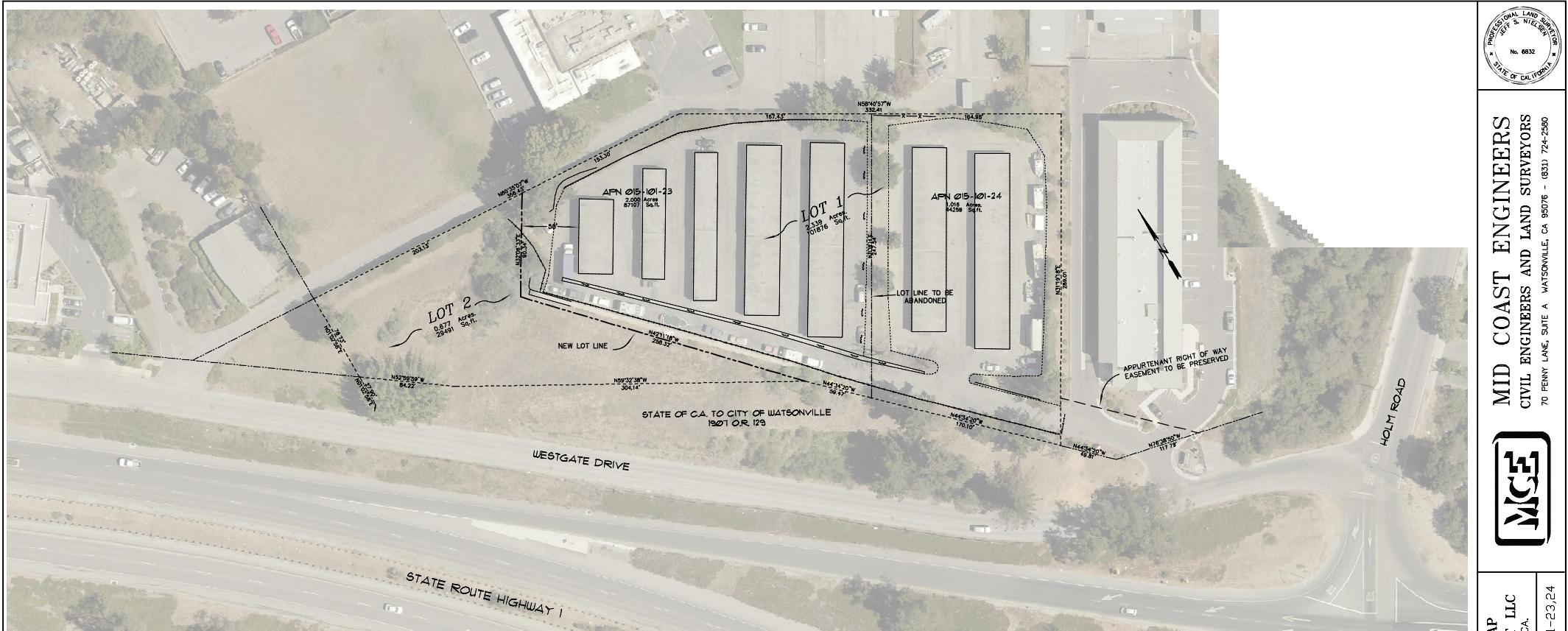
LOT MERGER MAP
PACIFIC SHORE INVESTMENT LLC
20 WESTGATE DRIVE, WATSONVILLE, CA
APN: 015-101-23,24 SANTA CRUZ COUNTY

SCALE: 1" = 20'
COMPILED BY: JSN
DRAWN BY: JSN
DATE: AUGUST 26, 2018
REVISED:
JOB NO.: 18089LM
SHEET

1

Attachment 2
Page 1 of 1





LEGEND

- EXISTING LOT LINE
- LOT LINE TO BE ABANDONED
- NEW PROPOSED LOT LINE
- RIGHT OF WAY
- ~~~ DITCH FLOWLINE
- EXISTING FENCE
- EDGE PAVEMENT
- WALL

DISTANCES ARE IN FEET AND DECIMALS THEREOF.

PARCEL ADJUSTMENT

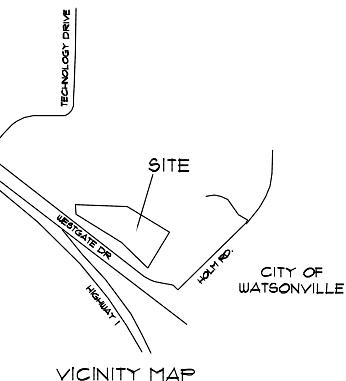
	EXISTING	PROPOSED	OWNERSHIP
APN 015-101-23	2.000± Acres. 67107 Sq.ft.	(LOT 1) 2.339± Acres. 101876 Sq.ft.	PACIFIC SHORE INVESTMENT L.L.C.
APN 015-101-24	1.016± Acres. 44259 Sq.ft.	(LOT 2) 0.677± Acres. 29491 Sq.ft.	PACIFIC SHORE INVESTMENT L.L.C.
TOTALS	3.016± Acres. 131366 Sq.ft.	3.016± Acres. 131366 Sq.ft.	

THIS MAP IS BASED ON NAD83 CGS ZONE 3 (2007) ESTABLISHED USING RTK GPS METHODS AND CITY CONTROL MONUMENTS W-513 AND W-160 PER CITY CONTROL SURVEY FILED FOR RECORD IN VOLUME 115 OF MAPS, PAGE 7, SANTA CRUZ COUNTY RECORDS.

THIS SURVEY IS BASED ON AVAILABLE DOCUMENTS OF RECORD AND NOT A TITLE REPORT. THESE PARCELS MAY BE SUBJECT TO OR HAVE APPURTEINANT EASEMENTS NOT SHOWN HEREON.



Attachment 3 Page 1 of 1



LOT LINE ADJUSTMENT MAP
PACIFIC SHORE INVESTMENT LLC
20 WESTGATE DRIVE, WATSONVILLE, CA.
SANTA CRUZ COUNTY APN: 015-101-23-24

SCALE: 1" = 40'
COMPILED BY: JSN
DRAWN BY: JSN
DATE: OCT 24 2019
REVISED:
JOB NO: 18069LLA
SHEET 1
OF 1 SHEETS