

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*MEETING CANCELLED***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 FEBRUARY 24, 2020 REGULAR MEETING

Attachments: [February 24, 2020 Minutes](#)

3. PUBLIC HEARINGS**A. AN APPLICATION FOR A MINOR LAND DIVISION (PP2020-27) TO SPLIT PARCEL (APN 018-302-06) INTO TWO PARCELS AT 69-79 LEE ROAD, FILED BY JUGGY TUT, APPLICANT, ON BEHALF OF J & H RETAIL, LLC, PROPERTY OWNER**

Attachments: [69-79 Lee Road - 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, April 20, 2020 at 3:30 p.m..
in the City Hall Conference Rooms 1A & B, 250 Main Street, Watsonville,
California.**

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

FEBRUARY 24, 2020
3:32 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
Kirk Vojvoda, Fire Battalion Chief

ABSENT:

None

STAFF PRESENT:

Associate Planner Ivan Carmona
Executive Assistant Deborah Muniz

OTHERS PRESENT:

Bill Strohmeyer, applicant
Francesco Mazza, Spectra-Mat, Inc.
Jason Brooks, Storage Mart

2.0 MINUTES

**2.A. MOTION TO FILE AND ACCEPT THE MINUTES OF THE OCTOBER 21, 2019
REGULAR MEETING.**

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

3.0 PUBLIC HEARING

**3.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 STROHMEYER, APPLICANT, ON BEHALF OF PACIFIC
SHORE INVESTMENT LLC, PROPERTY OWNER**

1) Staff Presentation

Associate Planner Ivan Carmona presented the staff report recommending approval.

2) Applicant Presentation

Applicant Bill Strohmeyer was present.

3) Public Hearing

Chair Manning opened the Public Hearing and hearing no comment, closed the Public Hearing.

4) Discussion

The Committee discussed access to the project.

5) Appropriate Motion

MAIN MOTION:

A motion was made by Member Rodriguez, seconded by Member Merriam and carried by voice vote approving Application (PP2019-93) and approving the addition of the following Condition No 6:

6. The property owner shall record an egress and ingress easement for Lot 2 when recording the boundary line adjustment. Evidence of the recordation by deed shall be submitted to the Community Development Department for review prior to any proposed development. (CDD-P)

4.0 ORAL COMMUNICATIONS FROM COMMITTEE AND GENERAL PUBLIC
None

5.0 ADJOURNMENT

Chairperson Manning adjourned the meeting at 3:45 p.m. The next regular meeting is tentatively scheduled for Monday, March 16, 2020 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: March 9, 2020

To: Minor Land Division Committee

From: Ivan Carmona, Associate Planner

Subject: MINOR LAND DIVISION TENTATIVE PARCEL MAP APPLICATION (PP2020-27) TO CREATE TWO PARCELS AT 69-79 LEE ROAD (APN: 018-302-06).

Agenda Item: April 20, 2020 Minor Land Division Committee

RECOMMENDATION

Staff recommends that the Minor Land Division Committee approve, by motion, the Tentative Parcel Map application (PP2020-27) to create two parcels at 69-79 Lee Road (APN: 018-302-06)

BASIC PROJECT DATA

APPLICATION NO.: PP2020-27 **APN:** 018-302-06

LOCATION: 69-79 Lee Road

SCOPE OF PROJECT: The proposed minor land division to split the property with Assessor's Parcel Number 018-302-06 into two parcels is based on an approved hotel, restaurant, retail and service station project located at 69-79 Lee Road (APNs 018-302-04, -05 & -06). The minor land division would accommodate the project in compliance with the City's Subdivision Ordinance. In addition, the minor land division involves the establishment of a fire access easement.

GENERAL PLAN: GC (General Commercial)

ZONING: CV (Visitor Commercial)

EXISTING LAND USE: Vacant (prior industrial building was demolished in 2015)

PROPOSED LAND USE: Horizontal mixed use (hotel, restaurant, retail, service commercial)

APPLICANT: J & H Retail, LLC. 144 West Lake Avenue, Watsonville, CA 95076

PROPERTY OWNER: J & H Retail, LLC. 144 West Lake Avenue, Watsonville, CA 95076

ENGINEER: Mid Coast Engineers c/o Jeff Nielsen, 70 Penny Lane, Ste. A, Watsonville, CA 95076

CEQA STATUS: According to Section 15315 of the California Environmental Quality Act, minor land divisions where four or fewer parcels are created within an urban service area are Categorically Exempt from environmental analysis provided certain criteria are met. This project meets all of the criteria with no exceptions being required.

DISCUSSION

Background: The subject site is 7.3± acres in size and was developed previously for industrial use by the Indalux aluminum extrusion plant, which closed several years ago.

On January 22, 2015, the applicant was issued a Demolition Permit (DM2015-11) for the demolition of a 135,458± square-foot building.

On September 1, 2015, the Planning Commission of the City of Watsonville adopted Resolution No. 19-15 (PC), approving a Special Use and Design Review Permit with Environmental Review (PP2015-74) to allow construction of a 3,673± square-feet service station (food mart) with 12 pumps and four restaurant pads with a drive-through lane totaling 6,326± square-feet located at 1715 West Beach Street (APN 018-302-03).

According to the staff report, a separate Boundary Line Adjustment application was required to be considered by the Minor Land Division Committee in order to accommodate the proposed development on its own parcel. A Boundary Line Adjustment is required to be recorded by the County Recorder prior to issuance of a Building Permit.

On April 5, 2016, the Planning Commission of the City of Watsonville adopted Resolution No. 07-16 (PC), recommending that the City Council approve a General Plan Map Amendment for the site from Industrial (I) to General Commercial (GC) and associated rezoning from General Industrial (IG) to Visitor Commercial (CV) including a policy modification deleting hotel/motel from the Ag buffer requirements of Resolution No. 274-04 (CM); and recommending approval of a Special Use Permit with Design and Environmental Review (PP2015-74) to allow construction of two four-story hotel buildings totaling 192 rooms and three additional store pads totaling ±5,000 square-feet and three additional restaurant pads totaling 12,850± square-feet.

On April 26, 2016, the City Council of the City of Watsonville adopted Resolution No. 57-16 (CM), approving the Mitigated Negative Declaration and Mitigation Monitoring Plan in compliance with California Environmental Quality Act (CEQA) for environmental review for the construction of a four-story, 112 room hotel; a four-story, 80 room hotel; three restaurant pads totaling 12,850± square-feet; and three store pads totaling 5,000± square-feet on a 7.3-acre parcel located at 1715 West Beach Street (APN 018-302-03).

Also on April 26, 2016, the City Council of the City of Watsonville adopted Resolution No. 58-16 (CM), approving the 20th Amendment to the Watsonville 2005 General Plan to re-designate Assessor's Parcel Number 018-302-03 located at 1715 West Beach Street, Watsonville, California, from (I) Industrial to (GC) General Commercial to allow the construction of a four story, 112 room hotel (Hampton Inn); a future four story, 80 room hotel; 5,000± square-foot retail space; and 12,850± square-foot space for three restaurant pads on a 7.3-acre parcel, and directing changes to be made on the General Plan Land Use Diagram of the City of Watsonville.

Also on April 26, 2016, the City Council of the City of Watsonville introduced an uncodified ordinance approving the rezoning of Assessor's Parcel Number 018-302-03 located at 1715 West Beach Street, Watsonville, California, from IG (General Industrial) to CV (Visitor Commercial) and directing changes to be made on the Zoning Map of the City of Watsonville. At the next regularly scheduled City Council meeting of May 10, 2016, the City Council of the City of Watsonville adopted Ordinance No. 1329-16 (CM), approving the rezoning of the subject site.

Also on April 26, 2016, the City Council of the City of Watsonville adopted Resolution No. 59-16 (CM), approving application No. PP2015-74 for a Special Use Permit with Design Review, filed by the applicant to construct a four-story, 112 room hotel; a four-story, 80 room hotel; three restaurant pads totaling

$\pm 12,850$ square feet; and three-store pads totaling $\pm 5,000$ square feet on a 7.3-acre parcel located at 1715 West Beach Street (APN 018-302-03).

According to the staff report, the project was proposed to be constructed on one parcel and the applicant would subdivide the existing parcel into *three* by a separate Minor Land Division application. Nevertheless, the project was conditioned to obtain approval a Boundary Line Adjustment to accommodate the proposed project in compliance with the City's Subdivision Ordinance, pursuant to Special Use Permit with Design Review (PP2015-74) Condition of Approval Nos. 8 and 73.

8. The applicants shall obtain approval of a Boundary Adjustment to modify the property boundaries in compliance with the City's Subdivision Ordinance.
73. Prior to issuance of a building permit, property owner shall complete a boundary line adjustment to accommodate the proposed project.

On August 2, 2016, the Zoning Administrator approved a Minor Modification (PP2016-134) to Special Use Permit with Design Review (PP2015-74/PP2015-184) for the construction of a service station with food mart and three restaurant pads (including a previously approved drive through) at the subject site.

According to the staff report, the original approved project was modified to reduce the number of restaurant spaces from four to three as part of the first phase of development, and the corresponding building was reduced in size from $6,326\pm$ square-feet to $5,030\pm$ square-feet. The modification maintained the drive-through lane, yet moved the building from 42 feet from Lee Road to 85 feet from Lee Road. The original project proposal had wrapped the drive-through lane for the drive-through restaurant along the Lee Road elevation of the building, with parking to the rear. The modified proposal moved the drive-through lane to wrap around the rear of the building, outside of view from Lee Road. Parking was shifted to the Lee Road side of the property to provide better circulation for the entire project site, including the two hotels, gas station and three retail spaces.

On December 13, 2016, the applicant submitted an application for a Building Permit (BP2016-212) for construction of a drive-through shell building at the subject site. The permit was denied, in part, pending approval of a Boundary Line Adjustment to accommodate the project.

On March 13, 2017, the applicant was issued an Excavating and Grading Permit (EG2017-3) to allow the excavation of $375\pm$ cubic-yards of contaminated soil at the subject site.

On March 15, 2017, the Community Development Director approved a Certificate of Compliance (PP2014-205) to recognize three parcels which comprise the subject site (APN 018-302-03).

On March 22, 2017, the applicant submitted an application for a Building Permit (BP2017-62) for new construction of a four-story hotel, involving earthwork, site utilities, paving, concrete, structural steel rough carpentry, storefronts, doors, finishes, specialties, fire sprinklers, mechanical, electrical, plumbing, fire alarm and landscaping at the subject site. Prior to issuance of this building permit, the applicant must obtain a Boundary Line Adjustment to accommodate the project.

On May 5, 2017, the applicant was issued an Excavating and Grading Permit (EG2017-4) for demolishing a large building pad and other pavements.

On February 2, 2017, the applicant submitted a Boundary Line Adjustment Application (PP2017-93) to modify the boundary lines between three lots located at 1715 West Beach Street (APN 018-302-03). At the time, the applicant requested approval to adjust three contiguous parcels of land because their existing boundaries did not follow the overall site design for the approved project.

On May 15, 2017, the Minor Land Division Committee approved Boundary Line Adjustment (PP2017-93) to modify the boundary lines between three lots located at 69-79 Lee Road (formerly 1715 West Beach Street).



FIGURE 1. Oblique Aerial View of the Subject Site (Source: Google Earth, 2017)

Proposal: On January 21, 2020, Jagjit Tut, on behalf of J & H Retail, applicant and property owner, submitted an application for a Minor Land Division (Tentative Parcel Map) Application (PP2020-27) to create two parcels at 69-79 Lee Road (APN 018-302-06).

Procedure: Pursuant to Section 13-5.01 of the City's Subdivision Ordinance (WMC Title 13), the Minor Land Division Committee shall make all of the findings for approval and conditional approval, as applicable, listed in Section 13-4.09(d) of the WMC. In the event that one or more of the findings included in Section 13-4.09(d) cannot be made to support approval or conditional approval of the tentative parcel map, the map shall be denied. In approving an application, the Minor Land Division Committee may impose any reasonable conditions. A letter of the action taken, along with any conditions imposed, shall be sent to the applicant. If the subdivision is denied, the applicant shall be so notified in writing with a statement of reasons for the denial.

Zoning/General Plan: The subject site has a General Plan land use designation of General Commercial and is within the Visitor Commercial (CV) Zoning District. According to the Special Use and Design Review Permit staff report, the approved hotel-restaurant-retail-service-station project is consistent with the development standards of the General Plan for land designated General Commercial and the

requirements of the CV Zoning District, including regulations concerning setbacks, coverage, floor area, height and parking.

Lot Frontage: The CV Zoning District minimum lot area is 6,000 square feet with frontage requirements for interior and corners lots of 50 feet. WMC § 14-16.1604. As shown on the Tentative Parcel Map (attachment 2), Parcel A proposed lot size is $47,937\pm$ square feet with lot frontage of $330\pm$ feet. Parcel B proposed lot size is $57,667\pm$ square feet with lot frontage of $135\pm$ feet. The remaining flag lot for Parcel C proposed lot size is $102,104\pm$ square feet with a lot frontage of $25\pm$ feet. Per the Subdivision regulations outlined in WMC Section 14-7.25, the flag portion of Parcel C must be greater than 20 feet to provide appropriate and adequate vehicle access. Parcel D proposed lot size is $110,381\pm$ square feet and is categorized as a corner lot fronting the intersection of West Beach Street and Lee Road. The frontage for Parcel D along West Beach Street is $395\pm$ feet and the frontage along Lee Road is $279\pm$ feet. The proposed tentative parcel map meets the lot frontage requirements for the CV Zoning District development regulations concerning minimum lot area and frontage.

Access: The entire project site would be accessed through three driveways off of Lee Road and one driveway off of Beach Street. The driveway widths meet the required standards of the City.

A fire access easement is proposed across APNs 018-302-06 & -05 to provide access to the hotel to the rear of the site on APN 018-302-05. The Fire Plan shows the onsite access routes, red curbing, and fire lane width of at least 26 feet (Attachment 1).

Landscaping & Improvements: Proposed improvements include new sidewalk, landscaping and driveway approaches. All necessary frontage improvement and street dedications were previously required as Conditions of Approval for the project (e.g., 10, 13, 24).

10. The project needs to plan for development of street improvements along Lee Road and Beach Road. The Lee Road frontage should be improved with new curbs and gutters, a 4 foot park strip landscaped with street trees and a 6-foot sidewalk. The West Beach Road frontage should be improved similarly. The street improvement will likely require dedication for a wider right of way.
13. STREET IMPROVEMENTS – Applicant shall submit plans for replacing the fronting street improvements. The applicant shall dedicate property to allow for a 10-foot sidewalk area as required.
24. PUBLIC IMPROVEMENT STANDARDS – All development shall comply with the City of Watsonville Public Improvement Standards. Plans and design documents shall be signed and stamped by a California Licensed Civil Engineer. Deviations to the City Standards must be approved by the City. City Standard Drawings shall be included in the plans.

New Condition: The proposed tentative parcel map is conditioned to revise the parcel map to demonstrate the creation of two new parcels and show the remaining two parcels as Parcel C (APN: 018-302-05) and Parcel D (APN: 018-302-04).

CONCLUSION/RECOMMENDATION

The proposed Tentative Parcel Map for the creation of two lots for APN: 018-302-06 is consistent with the development standards of the General Plan for land designated General Commercial and the requirements of the CV Zoning District. In addition, the Tentative Parcel Map includes a Fire Access Easement to ensure the fire access to Parcel A, Parcel B, and Parcel C. Therefore, staff recommends that the Minor Land Division Committee approve the application, as conditioned, to allow the Tentative Parcel Map (PP2020-27) to create two parcels of land located at 69-79 Lee Road (APN 018-302-06).

ACTION

Discussion

Environmental Review - Categorical Exemption, Section 15305 of the CEQA Guidelines
Map - Motion to approve the Tentative Parcel Map

ATTACHMENTS

1. Tentative Parcel Map Staff Report & Exhibits A & B
2. Fire Plan easement (sheet C10.0)
3. Proposed Tentative Parcel Map with proposed improvements

**CITY OF WATSONVILLE
MINOR LAND DIVISION COMMITTEE**

**Application No.: PP2020-27
APN: 018-302-06
Location: 69-79 Lee Road
Applicant: J & H Retail, LLC.
Hearing Date: April 20, 2020**

TENTATIVE PARCEL MAP STAFF REPORT

1. Application: Complete
2. Required Documents: On file
3. Required Fees: \$1,924
4. General Plan Designation: General Commercial (GC)
Zoning Designation: Visitor Commercial (CV)
5. Proposal: Tentative Parcel Map
6. Departmental Responses:

Community Development – Planning: The tentative parcel map shall be revised to show the remaining parcels as Parcel C (APN: 018-302-05) and Parcel B (APN: 018-302-04).

Community Development – Building: No comment.

Community Development – Engineering: The City Engineer provide the following condition of approval: the applicant shall prepare Declarations of Easements, Covenants and Restrictions (CC&Rs) to be recorded against all four parcels of land. The CC&Rs shall include provisions providing for the collection of fees from the three parcel owners to pay for the maintenance and replacement of shared infrastructure, including but not limited to utilities (sewer collection, storm drain collection and treatment, water distribution), landscaping and irrigation (including the landscaping and irrigation constructed in the right-of-way of Lee Road and West Beach Road associated with development on the four lots), pavements and other surfacing. Also provide geometric survey closure with calculations.

Public Works – Traffic: No comment.

Public Works – Wastewater: No comment.

Public Works – Stormwater: No comment.

Public Works – Solid Waste: No comment.

Watsonville Fire Department: Ensure fire access easements provide a continuous loop through the overall development site from the two driveways off Lee Road and are non-revocable for the proposed tentative parcel map.

Environmental Processing: According to Section 15315 of the California Environmental Quality Act, qualified Parcel Maps creating four or fewer parcels are Categorically Exempt from environmental analysis.

7. 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

1.

**Attachment 1
Page 1 of 6**

Application No.: PP2020-27
APN'S: 018-302-06
Location: 69-79 Lee Road
Applicant: Jagjit Tut
Hearing Date: April 20, 2020

REQUIRED ORDINANCE FINDINGS FOR APPROVAL (WMC § 13-4.09(d))

- 1. The proposed map is consistent with the general plan or any applicable specific plan, the zoning code, this chapter, the Subdivision Map Act, and other applicable provisions of this code.**

Supportive Evidence

The subject parcel has a General Plan land use designation of General Commercial (GC) and is within the Visitor Commercial (CV) Zoning District. On April 26, 2016, the City Council of the City of Watsonville adopted Resolution No. 59-16 (CM), approving application No. PP2015-74 for a Special Use Permit with Design Review, filed by the applicant to construct a four-story, 112 room hotel; a four-story, 80 room hotel; three restaurant pads totaling $\pm 12,850$ square feet; and three-store pads totaling $\pm 5,000$ square feet on a 7.3-acre parcel located at 69-79 Lee Road (Formerly 1715 West Beach Street APN 018-302-03). The project was conditioned to obtain a Boundary Line Adjustment approval to accommodate the proposed project in compliance with the City's Subdivision Ordinance, pursuant to Special Use Permit with Design Review (PP2015-74) Condition of Approval Nos. 8 and 73. The proposed project now request a lot split for APN 018-302-06. The subject property will now contain four parcels. The project, as conditioned, is consistent with the development standards of the General Plan for land designated General Commercial and the requirements of the CV Zoning District, including regulations concerning setbacks, coverage, floor area, height and parking.

- 2. The design or improvement of the proposed subdivision is consistent with the general plan and any applicable specific plan.**

Supportive Evidence

The design and improvement proposed for the minor land division is consistent with the General Plan for land designated General Commercial and the requirements of the CV Zoning District, including regulations concerning lot size, lot frontage, setbacks, coverage, floor area, height and parking. The subject property shall not affect a specific plan because none exists for the subject property.

- 3. The site is physically suitable for the proposed type of development.**

Supportive Evidence

On April 26, 2016, the City Council of the City of Watsonville adopted Resolution No. 59-16 (CM), approving application No. PP2015-74 for a Special Use Permit with Design Review, filed by the applicant to construct a four-story, 112 room hotel; a four-story, 80 room hotel; three restaurant pads totaling $12,850\pm$ square feet; and three-store pads totaling $\pm 5,000$ square feet on a 7.3-acre parcel located at 69-79 Lee Road (Formerly 1715 West Beach Street APN 018-302-03). Building permits are issued and the site is currently under construction. The site is physically suitable for the proposed type of development.

Attachment 1
Page 2 of 6

4. The site is physically suitable for the proposed density of development.

Supportive Evidence

On April 26, 2016, the City Council of the City of Watsonville adopted Resolution No. 59-16 (CM), approving application No. PP2015-74 for a Special Use Permit with Design Review, filed by the applicant to construct a four-story, 112 room hotel; a four-story, 80 room hotel; three restaurant pads totaling $12,850\pm$ square feet; and three-store pads totaling $\pm 5,000$ square feet on a 7.3-acre parcel located at 69-79 Lee Road (Formerly 1715 West Beach Street APN 018-302-03). Building permits are issued and the site is currently under construction. Building permits are issued and the site is currently under construction. The site is physically suitable for the proposed density of development.

5. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. However, the City Council may approve a tentative map even if it is unable to make this finding if an environmental impact report was prepared for the project, and a finding was made that specific economic, social, or other considerations make infeasible the mitigation measures or project alternative identified in the environmental impact report that would mitigate damage to the environment or to fish and wildlife and their habitat.

Supportive Evidence

On April 26, 2016, the City Council of the City of Watsonville adopted Resolution No. 59-16 (CM), approving application No. PP2015-74 for a Special Use Permit with Design Review, filed by the applicant to construct a four-story, 112 room hotel; a four-story, 80 room hotel; three restaurant pads totaling $12,850\pm$ square feet; and three-store pads totaling $\pm 5,000$ square feet on a 7.3-acre parcel located at 69-79 Lee Road (Formerly 1715 West Beach Street APN 018-302-03). An Initial Study was conducted demonstrating that the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Supportive Evidence

The proposed lot split, with the improvements currently under construction by issuance of a building permit, will not pose any serious public health problems.

7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection the City Council may approve the map if it finds that alternative easements for access through, or for use of, the property will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.

Supportive Evidence

The Parcel Map will not conflict with any existing public easements. A Fire access easement shall be recorded for the resultant three parcels.

8. The waste discharge from the proposed subdivision into a community sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board.

Supportive Evidence

The Parcel Map will not result in any violations of the California Regional Water Quality Control Board.

9. If the land is subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act (including, but not limited to, Williamson Act contracts, open-space easements, and conservation easements), then the findings required by Section 66474.4 must be made to approve or conditionally approve the tentative map.

Supportive Evidence

The subject properties are not subject to any development restrictions included in Section 66474.4(a) of the Subdivision Map Act.

10. If the tentative map is subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act, then the findings required by Section 66473.7 must be made to approve or conditionally approve the tentative map.

Supportive Evidence

The subject property tentative map is not subject to the water supply requirements outlined in Section 66473.7 of the Subdivision Map Act.

Application No.: PP2020-27
APN: 018-302-06
Location: 69-79 Lee Road
Applicant: J & H Retail, LLC.
Hearing Date: April 20, 2020

CONDITIONS OF APPROVAL

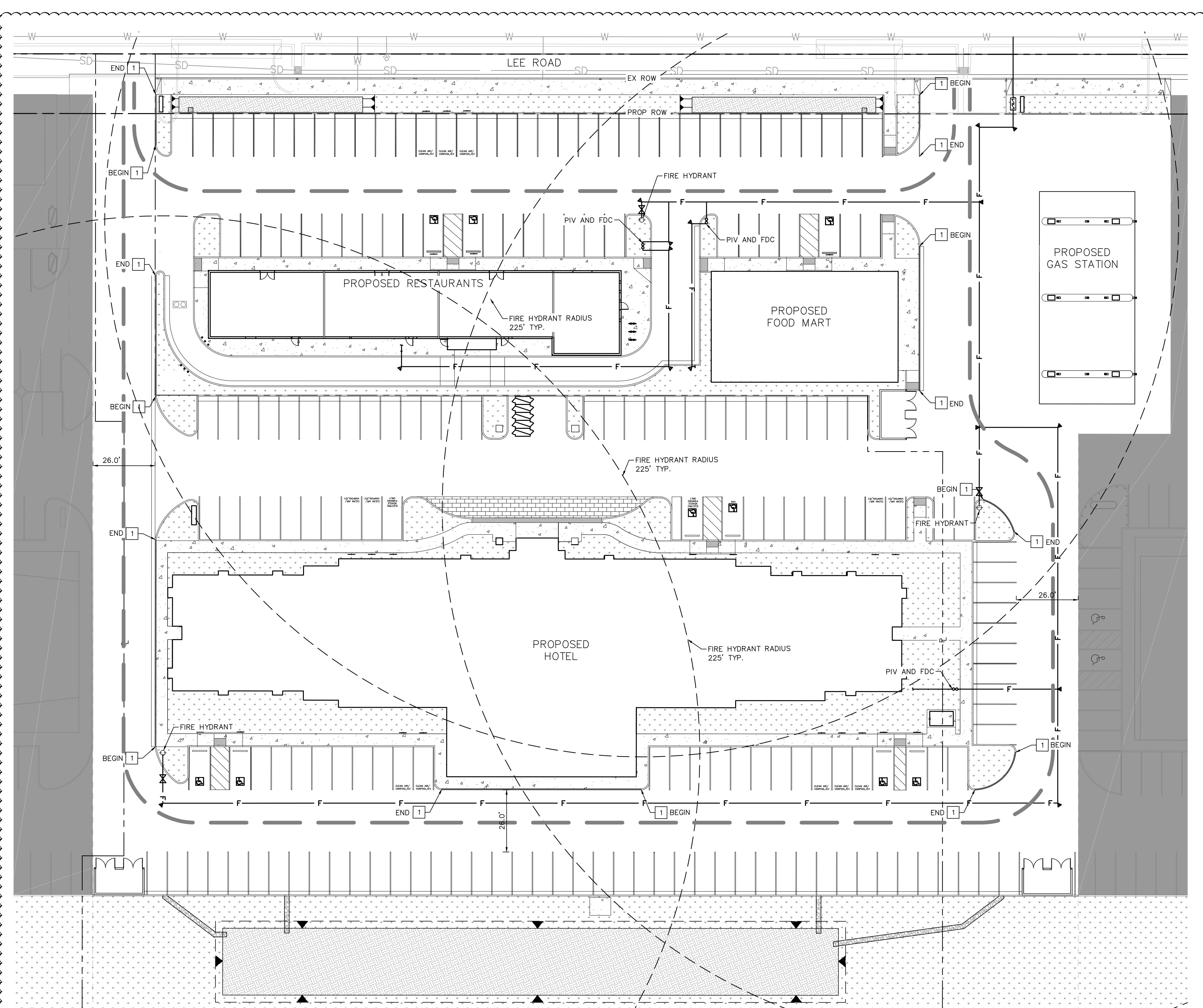
1. This Parcel Map approval shall be null and void if not acted upon within **24 months** from the effective date of the approval thereof. Time extensions may be granted pursuant to the Subdivision Map Act provided the applicant requests it prior to expiration of the approval. (CDD-P)
2. This Parcel Map 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 Parcel Map identified as "Tentative Map for Minor Land Division, Lands of J&H Retail LLC. per doc. no. 2017-0032986 official records of Santa Cruz County City of Watsonville" (dated December 02, 2019) received by the Community Development Department on January 21, 2020. (CDD-P)
4. The applicant shall: a) print a copy of the conditions of approval on the plans submitted with the Parcel Map and/or future permits, b) make all revisions necessary to comply with the conditions of approval, and c) where applicable, note alongside each condition the page number or detail where the condition is satisfied. (CDD-E)
5. The applicant shall provide a Parcel Map prepared by or under the direction of a licensed land surveyor or registered civil engineer, prepared in accordance with the Subdivision Map Act. The applicant shall submit two (2) copies of the Parcel Map, two (2) copies of the property boundary closure calculations and one copy of a recent title report. The Parcel Map shall be revised to reflect the remaining lots as Parcel C (APN: 018-302-05) and Parcel D (APN: 018-302-04) (CDD-P,E)
6. The applicant shall prepare and submit legal descriptions for the revised parcel boundaries approved by this action, including a description of the fire access easement for Parcels A, Parcel B, and Parcel C. (CDD-E)
7. Upon approval, the owner shall submit the original signed parcel map to the Community Development Department for review and approval. The CDD Department will have the map signed and transmit the map to the County for recording. (CDD-E)
8. Any relocation, rearrangement, or change to existing public facilities due to this development shall be at the developer's expense. (CDD-E)
9. The applicant/owner shall be responsible for repairing or reconstructing any damage to street improvements and asphalt paving on Lee Road and West Beach Street.

**Attachment 1
Page 5 of 6**

10. The applicant shall prepare Declarations of Easements, Covenants and Restrictions (CC&Rs) to be recorded against all four parcels of land. The CC&Rs shall include provisions providing for the collection of fees from the four parcel owners to pay for the maintenance and replacement of shared infrastructure, including but not limited to utilities (sewer collection, storm drain collection and treatment, water distribution), landscaping and irrigation (including the landscaping and irrigation constructed in the right-of-way of Lee Road and West Beach Road associated with development on the three lots), pavements and other surfacing. (CDD-E)
11. All utilities shall be maintained on each separate lot, gas, water, sewer, and site drainage shall not cross property lines. (CDD-E, B)

Key to Department Responsibilities

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



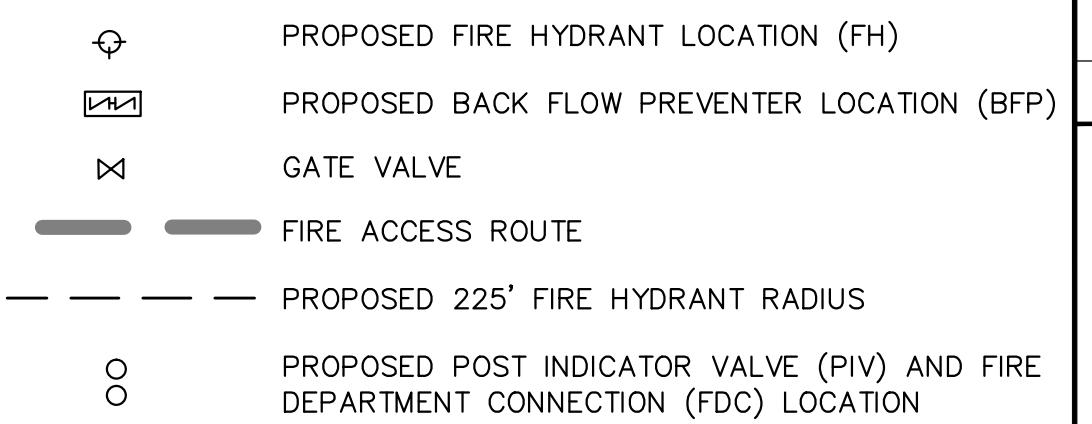
FIRE NOTES

1 PAINT CURB RED WITH WHITE LETTERING STATING
"FIRE LANE – NO PARKING"

GENERAL FIRE NOTES

1. THE FIRE FLOW REQUIREMENTS FOR THIS PROJECT IS 2000 GALLONS PER MINUTE. THE AVAILABLE FIRE FLOW INFORMATION WILL BE OBTAINED FROM THE WATER COMPANY PRIOR TO START OF CONSTRUCTION.

LEGEND



Kimley-Horn

LICENSED PROFESSIONAL	
KHA PROJECT 097818001	
DATE 111/23/2016	NAME AS SHOWN KHN
REGISTERED BY KHN	SIGNED BY KHN
RECEIVED BY AH	RECEIVED BY AH

The logo for Hey-Horn and Associates, Inc. is positioned on the left side of the page. It features a large, bold, stylized letter 'H' and a letter 'Y' to its right, both formed by a series of black arrows pointing to the right. To the right of the 'H' and 'Y' is the company name 'HEY-HORN AND ASSOCIATES, INC.' in a standard, uppercase, sans-serif font. Below the company name, the address '1017 SAN FERNANDO STREET' is written in a smaller, uppercase, sans-serif font. Underneath that, 'SUITE 250' is written in an even smaller, uppercase, sans-serif font. At the bottom right, 'SAN JOSE, CA 95113' is written in a small, uppercase, sans-serif font.

FIRE PLAN

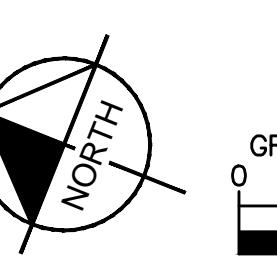
LEE ROAD DEVELOPMENT

CITY OF
WATSON

SHEET NUMBER
C10.0

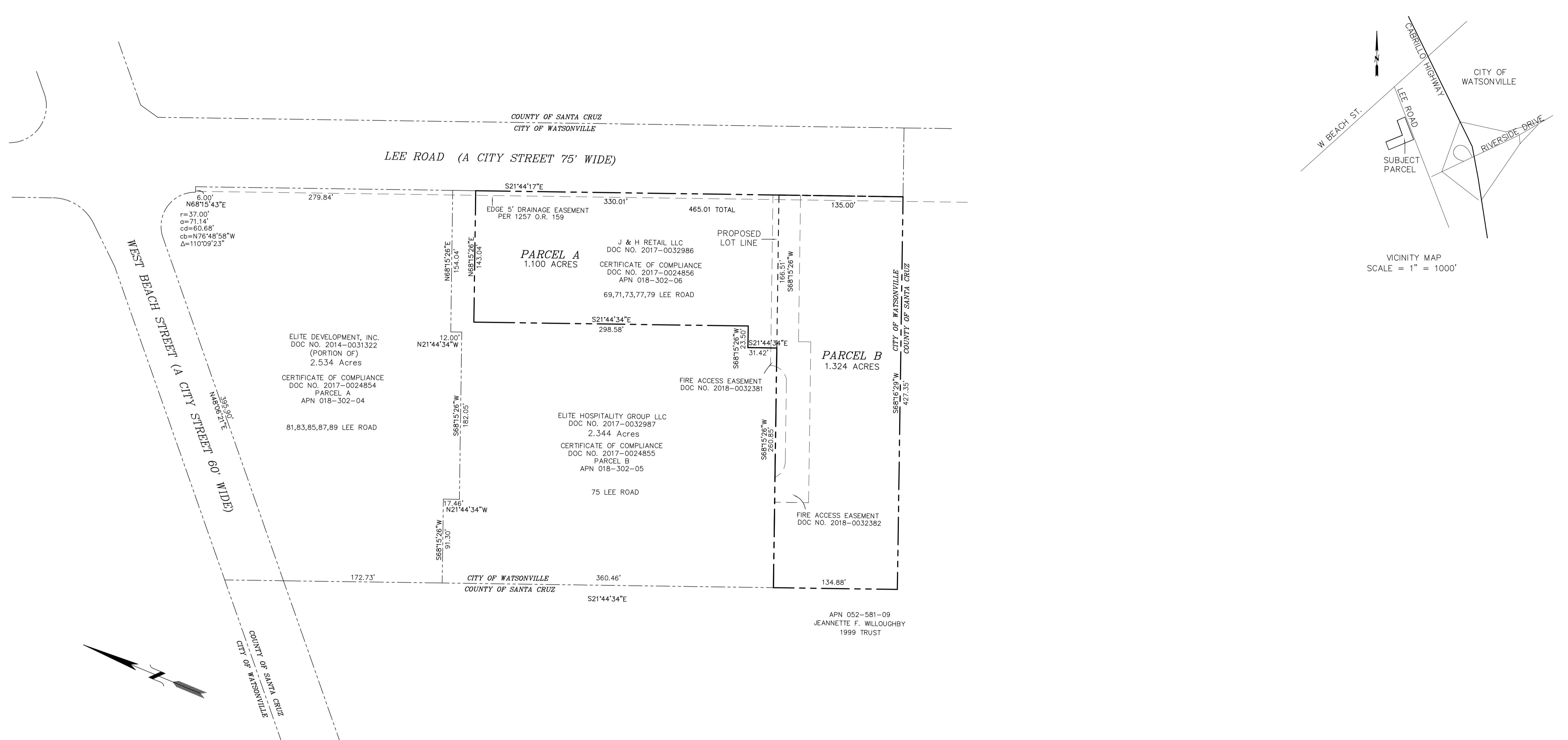
Attachment 2

Page 1 of 1



PHIC SCALE IN FEET

SHEET NUMBER
C10.0



LEGEND

- — — EXTERIOR SUBDIVISION BOUNDARY
- — — PROPOSED LOT LINE
- — — ADJOINER BOUNDARY
- — — EASEMENT

DISTANCES ARE IN FEET AND DECIMALS THEREOF

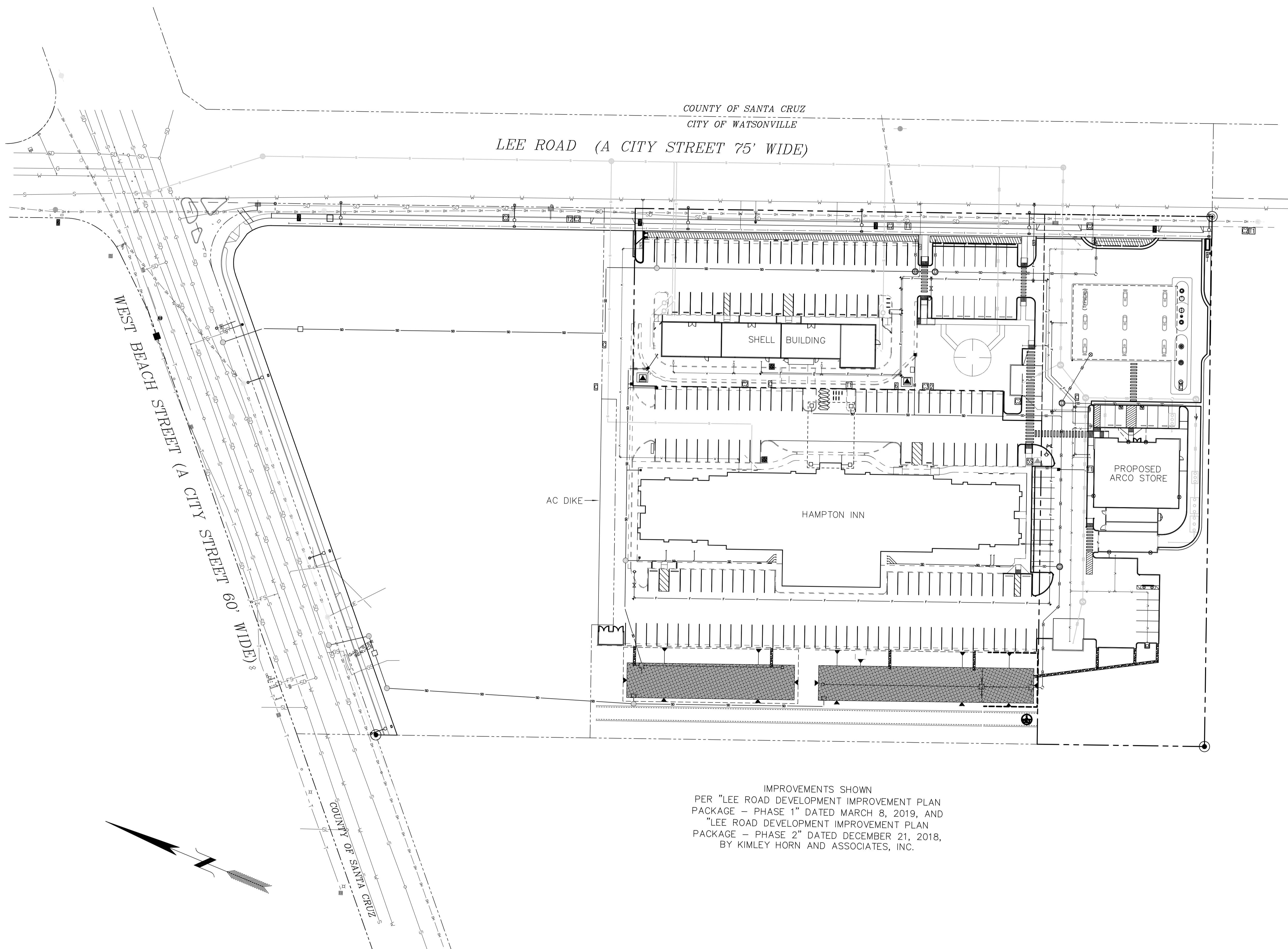
BASIS OF BEARINGS
FOR THIS SURVEY IS THE CALIFORNIA COORDINATE
SYSTEM, ZONE 3, NAD83 (NA2011) 2016.7B0 EPOCH NGRS.
THIS DATA WAS ACCESSED USING RTK GPS AND THE
NORTHERN CALIFORNIA STAR NETWORK.

OWNER OF RECORD: J & H RETAIL LLC
JUGGY TUT
144 WESTLAKE AVENUE
WATSONVILLE, CA 95076
831-738-8209

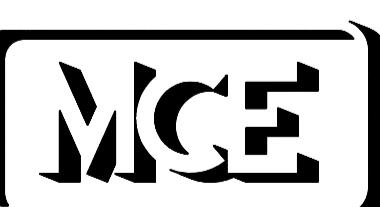
TENTATIVE MAP FOR
MINOR LAND DIVISION
LANDS OF
J&H RETAIL LLC. PER DOC NO. 2017-0032986
OFFICIAL RECORDS OF SANTA CRUZ COUNTY
CITY OF WATSONVILLE
SANTA CRUZ COUNTY CALIFORNIA



MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
10 PENNY LANE, SUITE A, WATSONVILLE, CA 95076
(831) 724-2580
JOB NO. 180201MLD 84EET, 1 OF 2
MAP DATE: 12-02-2019



TENTATIVE MAP FOR
MINOR LAND DIVISION
LANDS OF
J&H RETAIL LLC. PER DOC NO. 2017-0032986
OFFICIAL RECORDS OF SANTA CRUZ COUNTY
CITY OF WATSONVILLE
SANTA CRUZ COUNTY CALIFORNIA



MID COAST ENGINEERS
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10 PENNY LANE, SUITE A, WATSONVILLE, CA 95076
(831) 724-2580
JOB NO. 18020MLD SHEET: 2 OF 2
MAP DATE: 12-02-2019