

RESOLUTION NO. \_\_\_\_ (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2019-452) TO ALLOW CONVERSION OF A PORTION OF AN EXISTING TWO STORY 75,348± SQUARE FOOT COMMERCIAL BUILDING INTO A TWO-STORY 41,419± SQUARE FOOT PUBLIC CHARTER SCHOOL FOR WATSONVILLE PREP SCHOOL ON A 4.83± ACRE SITE LOCATED AT 407 MAIN STREET (APN 017-641-12)

Project: Watsonville Prep School Project  
APN: 017-641-12

**WHEREAS**, this parcel is developed with a 75,348± square-foot commercial building, which, according to the County Assessor's Office, was constructed in 1992; and

**WHEREAS**, Ford's Department Store used the building from 1992 until 1995 but closed in 1995; and

**WHEREAS**, in 1995, Gottschalks Department Store established a retail location at 407 Main Street by issuance of a zoning clearance and City of Watsonville business license where it remained in operation until closing in 2008; and

**WHEREAS**, the building has been vacant since 2008; and

**WHEREAS**, on December 12, 2019, Kevin Sved, CEO of Navigator Schools, on behalf of property owner, Hansen Family Trust, applied for a Special Use Permit with Environmental Review (PP2019-452) to allow conversion of the two-story 75,348± square foot commercial building into a two-story 41,419± square foot public charter school for Watsonville Prep School; and

**WHEREAS**, the project site is designated Central Commercial on the General Plan Land Use Diagram and is within the Central Commercial Core Area (CCA) Zoning

District; and

**WHEREAS**, pursuant to Sections 14-16.1002(b) of the Watsonville Municipal Code (WMC), public and quasi-public buildings (GLU 7) are allowed conditionally in the CCA Zoning District with issuance of a Special Use Permit; and

**WHEREAS**, the project qualifies for Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15332 of the State CEQA Guidelines; and

**WHEREAS**, notice of time and place of the hearing to consider Special Use Permit with Environmental Review (PP2019-452) was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville. The matter called for hearing evidence both oral and documentary introduced and received, and the matter submitted for decision; and

**WHEREAS**, the Planning Commission has considered all written and verbal evidence regarding this application at the public hearing and has made Findings, attached hereto and marked as Exhibit "A," in support of the Special Use Permit with Environmental Review (PP2019-452) to allow conversion of a portion of an existing two-story 75,348± square foot vacant commercial building into a two-story 41,419± square foot public charter school for Watsonville Prep School located on a 4.83± acre site located at 407 Main Street, Watsonville, California (APN 017-641-12).

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Watsonville, California, as follows:

Good cause appearing, therefore, the Planning Commission of the City of Watsonville does hereby recommend the City Council grant approval of Special Use

Permit with Environmental Review (PP2019-452), attached hereto and marked as Exhibit "C," based on the findings set forth in Exhibit A and subject to the Conditions attached hereto and marked as Exhibit "B," to allow conversion of a portion of an existing two-story 75,348± square foot vacant commercial building into a two-story 41,419± square foot public charter school for Watsonville Prep School located on a 4.83± acre site at 407 Main Street (APN 017-641-12).

**I HEREBY CERTIFY** that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Watsonville, California, held on the 6th day of October, 2020, by Commissioner \_\_\_\_\_, who moved its adoption, which motion being duly seconded by Commissioner \_\_\_\_\_, was upon roll call, carried and the resolution adopted by the following vote:

Ayes:           Commissioners:  
Noes:           Commissioners:  
Absent:         Commissioners:

\_\_\_\_\_  
Suzi Merriam, Secretary  
Planning Commission

\_\_\_\_\_  
Matthew H. Jones, Chairperson  
Planning Commission

**CITY OF WATSONVILLE  
PLANNING COMMISSION**

**EXHIBIT A**

**Application No:** PP2019-452  
**APN:** 017-641-12  
**Applicant:** Kevin Sved  
**Hearing Date:** October 6, 2020

**SPECIAL USE PERMIT FINDINGS (WMC § 14-12.513)**

- 1. The proposed use at the specified location is consistent with the policies of the General Plan and the general purpose and intent of the applicable district regulations.**

**Supportive Evidence**

The project is designated Central Commercial on the General Plan Land Use Diagram. The intent of the Central Commercial land use category is to serve the industrial needs of the community. General categories of allowed uses include: retail sales: personal, professional, financial, and medical services; lodging; entertainment; restaurants; and institutional.

The proposed project is consistent with the following 2005 General Plan goals and policies concerning public land uses:

- **Goal 4.5 Public Land Uses** – Provide public and institutional land uses and services in proportion to population growth.
- **Policy 4.E Public and Quasi-Public Land Uses** – The City shall plan for and designate an adequate amount of land to accommodate the institutional land uses needed to serve residential neighborhoods and the entire city
- **Policy 4.G.2 Multiple-Use-** Wherever feasible and appropriate, and where the potential impacts and mitigation measures associated with mixed uses can be identified and fully considered through the CEQA process, the City shall support intensification of use by combining uses on one site.
- 

The project involves the establishment of a new school use within the former Gottschalks building. The school would serve the needs of residents with school-age children from kindergarten through eighth grade. According to the applicant, the new public charter school would serve residents within and near to the city.

- 2. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise,**

**odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, and addition of landscaping, walls, or both, to mitigate such impacts.**

**Supportive Evidence**

The proposed project is an adaptive reuse of the second floor (37,160± square feet) and portion of the ground floor (4,259± square feet) of an existing commercial building (75,348± square feet). Reactivation of this building while maintaining its exterior and physical character at the majority of its street level retail frontage is compatible and preserves the character and integrity of adjacent development and neighborhoods. The tenant improvements proposed are within the building footprint where minor improvements or modifications are required within the public right-of-way.

Separation of institutional and commercial uses is accomplished by providing the main entrance to the school off Stoesser alley and away from Main Street while the dedicated future commercial tenant space entrance will be off Main Street. Therefore, the project meets the City of Watsonville Downtown Land Use & Architectural Guidelines relating to mixed-use development where the ground floor is commercial uses and the second floor institutional uses. The project, as conditioned, is compatible with and preserves the character and integrity of adjacent development and neighborhoods.

- 3. The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

**Supportive Evidence**

The proposed project will convert an existing two-story vacant commercial building (75,348± square feet) into a public charter school. The entire second floor will consist of the public charter school (37,160± square feet) and a portion of the ground floor makes up the play area (4,259± square feet) bringing the total area of the public charter school to 41,419± square feet. The charter school will provide classes for transitional kindergarten to 8<sup>th</sup> grade and have approximately 60-65 students' with maximum enrollment of 565 students.

In order to determine that the proposed use will not generate hazardous pedestrian or vehicular traffic in the surrounding neighborhood, the project required submittal of a Traffic Study. The Traffic Study prepared by Kittelson & Associates, Inc. dated July 31, 2020 studied the following objectives:

- Operations at six intersections in the vicinity of the school:
  - a. Main Street & Lake Avenue
  - b. Main Street & Beach Street
  - c. Beach Street & Rodriguez Street

- d. Lake Avenue & Rodriguez Street
- e. Beach Street & Walker Street
- f. Second Street & Rodriguez Street
- Site access and circulation for all modes of travel
- Vehicle queuing expected during student loading periods
- Vehicle-miles traveled (VMT) assessment

The Traffic Study concludes that the project does not create substantial net increase in anticipated new vehicle-miles traveled in the city. The study further concludes that the level of service at each of the intersections assessed is expected to continue to operate at a Level C or better following the start of school operations at the proposed site. Finally, the study concludes that the use of the parking lot adjacent to the proposed charter school will facilitate parent pick-up and drop-off at the site by allowing queuing inside the parking lot and off the public right-of-way.

The Traffic Study also includes several recommendations that are adopted as conditions of approval for the project and are as follows:

- Install high-visibility crosswalks with yellow paint at the following intersection: East Beach Street/Main Street, midblock on East Beach crosswalk adjacent to Stoesser Alley, East Beach Street/ Rodriguez Street Intersection, West Lake Avenue/ Rodriguez Street Intersection, East Lake Avenue/Main Street Intersection, and midblock Main Street crosswalk.
- The installation of ADA compliant truncated domes along the six studied intersections.
- Develop a transportation management plan, with instructions on student loading procedures. Include the plan and procedures in the handbook distributed to students' families every year.
- Update the transportation management plan annually, or more frequently if appropriate, to incorporate necessary changes to maintain safe student loading procedures and parking lot circulation.
- Use temporary, movable signs during student loading periods to direct vehicle traffic and indicate that parents should pull as far forward as possible in the loading area before students exit/enter the vehicle.

The project, with incorporated recommendations as conditions of approval, will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

4. **The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

#### **Supportive Evidence**

As conditioned, the proposed project will incorporate roadway improvements and

traffic control devices or mechanism recommended in the Traffic Study prepared by Kittelson & Associates, Inc. dated July 31, 2020. The roadway improvements require upgrades to the striping at the six studied intersection mentioned in the Traffic Study. These improvements are subject to the approval of the City of Watsonville Public Works Department and Caltrans by issuance of an encroachment permit for all work proposed within the public right-of-way. A traffic management plan is also provided as a traffic control device which will be managed by Watsonville Prep School and updated annually or more frequently if appropriate, and will be included in the handbook distributed to students' families every year.

- 5. The proposed use incorporates features to minimize adverse effects, including visual impacts and noise of the proposed special use on adjacent properties.**

**Supportive Evidence**

The proposed charter school will eventually serve 565 students from transitional kindergarten to 8<sup>th</sup> grade. Starting in August of 2020, the school will serve 240 students grades K-3 and grow by approximately 60 students per year until it reaches full capacity in the 2025-26 school year.

Tenant improvements will be performed inside the existing building shell with the exterior remaining during construction. This will mitigate much noise and dust impacts that come with any development project. The temporary staging area by construction crews will occur within the private surface parking lot, mitigating the typical traffic and local road congestion that occurs with any development project.

The school operates Monday to Friday with regular hours of operation between 8 a.m. and 3:30 p.m. Prior to class starting, the school plans on running before school programs starting at 7:00 a.m. A limited number of after school programs will also run between 3:30 p.m. to 6:00 p.m. In general, the school does not anticipate accommodating visitors and deliveries after school hours or on weekends.

- 6. The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed special use and uses within the applicable base-zoning district.**

**Supportive Evidence**

An institutional use is conditionally approved in the CCA Zoning District and subject to a special use permit pursuant to WMC Section 14-16.1002(b). The project is also conditioned to adhere to all building, fire, and right-of-way disturbance requirements prior to issuance of a building permit.

- 7. The proposed special use will not be materially detrimental to the public**

**health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.**

**Supportive Evidence**

The proposed charter school subject site is located in the CCA Zoning District and subject to a special use permit pursuant to WMC Section 14-16.1002(b). The Traffic Study prepared by Kittelson & Associates Inc. determined that no traffic impacts are posed by the proposed use and the recommendations are provided as conditions of approval. The project, as conditioned, will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity



**CITY OF CITY OF WATSONVILLE  
PLANNING COMMISSION**

**EXHIBIT B**

**Application No.:** PP2019-452  
**APN:** 017-641-12  
**Applicant:** Kevin Sved  
**Hearing Date:** October 6, 2020

**SPECIAL USE PERMIT CONDITIONS OF APPROVAL**

**General Conditions**

1. **Approval.** This approval applies to the application identified as “Navigator at 407 Main Street Special Use Permit,” received by the Community Development Department on May 19, 2020, and filed by James Hugas with Artik Art & Architecture, on behalf of property owner, Hansen Family Trust. (CDD-P)
2. **Conditional Approval Timeframe.** This Special Use Permit (PP2019-452) shall be null and void if not acted upon within **24 months** from the effective date of the approval. Time extension may be considered upon receipt of written request submitted no less than forty-five (45) days prior to expiration and in accordance with the provisions of Section 14-10.1201 of the Watsonville Municipal Code (WMC). (CDD-P)
3. **Modifications.** Modifications to the project or conditions imposed may be considered in accordance with Section 14-12.1000 of the City Zoning Ordinance. All revisions shall be submitted prior to field changes and are to be clouded on the plans. (CDD-P)
4. **Substantial Compliance.** Project development shall be accomplished in substantial accordance with the approved Plan Set. Any required revisions to the Plan Set shall be completed to the satisfaction of the Community Development Director or designee. (CDD-P)
5. **Grounds for Review.** The project shall satisfy the conditions of approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Special Use Permit or Design Review Permit, pursuant to Part 13 of WMC Chapter 14-10, or other code enforcement actions, pursuant to WMC Chapter 14-14. (CDD-P)
6. **Appeal Period/Effective Date.** This Special Use Permit shall not be effective until **14 days** after approval by the decisions-making body or following final action on any appeal. (CDD-P)

7. **Necessary Revisions.** The applicant shall make and not all revisions necessary to comply with all conditions of approval. The applicant shall certify in writing below the list(s) of conditions that the building plans comply with the conditions of approval. (CDD-P)
8. **Conditions of Approval.** A copy of the final conditions of approval must be printed on the first or second sheet of plans submitted for future permits. ***Plans without the conditions of approval printed directly on the first or second page will not be accepted at the plan check phase.*** (CDD-P)
9. **Required Statement.** The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement, which will become conditions of the building permit:

“I understand that the subject permit involves construction of a building (project) with an approved Special Use Permit. I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final.”

\_\_\_\_\_  
Signature of Building Contractor

\_\_\_\_\_  
Date

**Building and Fire-related Conditions:**

10. **Required Permits.** The applicant shall obtain all required building permits (Building, Electrical, Plumbing, Mechanical, Grading, etc.) for this project. (CDD-B-E)
11. **Building Code.** Project construction shall comply with California Building Code as adopted by the City. (CDD-B)
12. **Fire Code.** Project construction shall comply with California Fire Code as adopted by the City. The project is required to submit for a fire permit prior to issuance of a building permit. (WFD)
13. **Energy Efficiency.** The project design shall conform with energy conservation measures articulated in Title 24 of the California Administrative Code and will address measures to reduce energy consumption. (CDD-B)

**Prior to or concurrent with the issuance of a Building Permit, the following requirements shall be met:**

14. **Right-of-way Improvements.** Prior to issuance of a building permit, the project plans shall be revised to show the required high visibility yellow paint recommended in the Traffic Impact Analysis prepared by Kittelson & Associates Inc. dated July 31, 2020. The following intersections shall be provided with high visibility yellow paint: Main Street & Lake Avenue, Main Street & Beach Street, Beach Street & Rodriguez Street, Lake Avenue & Rodriguez Street as well as the cross walks located on East Beach Street and Main Street adjacent to the proposed school site. (CDD-,P, & PW)
15. **Truncated Domes Improvements.** Prior to issuance of a building permit, the project plans shall be revised to show the recommended ADA compliant truncated domes located within the public rights-of-way at the intersections surrounding the project site. The intersections include the following: Main Street & Lake Avenue, Main Street & Beach Street, Beach Street & Rodriguez Street, and Lake Avenue & Rodriguez Street. The plans shall be submitted to the Community Development Department for review and approval. (CDD-P)
16. **Parking.** Prior to issuance of a building permit, the site plan shall be revised to demonstrate the proposed 40 parking spaces measuring 19-feet in depth by 9-feet wide. (CDD-P, E)
17. **Bicycle Parking.** Prior to issuance of a building permit, the project plans shall be revised to show 10 short-term outdoors bicycle parking spaces and 5 long-term bicycle parking spaces within the first floor of the project. This is to ensure alternate modes of travel are provided with appropriate accommodations. (CDD-P, -PW)
18. **Photometric Lighting Plan.** Prior to issuance of a building permit, the applicant shall submit a photometric lighting plan for review and approval by the Community Development Department. The photometric lighting plan shall show the location of proposed lighting and the amount of light, measured in foot-candles (fc) on the ground surface. Proposed lighting may take the form of pole or wall-mounted fixtures and shall be installed in intervals and heights to ensure adequate lighting of the parking lot and building entry. The photometric plan shall also demonstrate that proposed lighting will not create a significant source of spillover light onto adjacent properties or glare nuisance to motorists on public streets. (CDD-P)
19. **Storm Drain System/BMP Maintenance Agreement.** Prior to issuance of a building permit, the project applicant shall execute an agreement in the standard form providing for the maintenance, and monitoring and reporting of storm drain best management practice measures to the City of Watsonville. (CDD-E)

20. **Waste Water Discharge Permit.** The Applicant shall provide enough support material that indicates no significant waste discharge shall be put in system otherwise applicant shall apply for a waste water discharge permit. (CDD-E)
21. **Utility Connection** - Plans shall include the location and size of all building utility service connections, including water, gas, electric, fire and irrigation services. Plans shall indicate water service/s size and location and sewer service/s size, type, and slope. Connections shall be located, sized and screened in such a manner that they have the least possible impact on the design of the building and site. (CDD-E)
22. **Erosion Control Plan.** Prior to issuance of a building permit, the building permit plans shall include and erosion control plan meeting city of Watsonville Best Management Practices. (CDD-E)
23. **Trash Enclosure.** The trash enclosure shall conform with City of Watsonville Public Improvement Standard No. S-602, and is subject to review and approval by the Community Development Department. (CDD-P-E, PW)
24. **Loading Docks.** Truck loading docks shall be covered or shall be designed with a drainage system to minimize run-on and runoff of storm water. Direct connections to storm drains from truck docks are prohibited. Design loading dock drainage systems to capture all washwater, leaks and spills. Connect the drains to a sump for collection and (as necessary) offsite disposal as hazardous waste. (CDD-E)
25. **Backflow Prevention.** All utilities require City-approved backflow prevention devices. Backflow prevention devices shall be located within 5 feet of the water meters and shall be adequately screened and comply with City of Watsonville Standards W-10 and W-12. (CDD-E, P)
26. **Grease Interceptor.** If any cooking is to be performed in the lunch room, a grease interceptor approved by Source Control will be required for pretreatment of the wastewater from the three compartment sink. (CDD-PW)
27. **Sanitary Sewer Lateral.** Prior to issuance of a building permit, the plans shall be revised to show the sanitary sewer lateral and must comply with WMC Section 6-3.506. (CDD-PW)
28. **Building Code Compliance.** Improvements shall (new framing, electrical, mechanical, plumbing) obtain all required building permits (Building, Plumbing, Mechanical, Grading etc.) for this project. All construction shall comply with all State Building Codes; Framing, mechanical, plumbing, electrical, T-24 energy, T-

- 24 Accessibility and Municipal codes in effect at the time of plan submittal for building permits resulting in actual construction. (CDD-B)
29. **Structural Calculations.** Provide Structural Calculations verifying compliance with all applicable provisions of the most recent adopted building code. Prior to request for final inspection, written verification by the engineer of record indicating compliance with the structural design shall be submitted to the City of Watsonville Building Division. (CDD-B)
29. **Building Plan Submittal.** Submit the following information as applicable to your project to the Permit Center for plan check review:
- a. 4 sets of construction plans (24 x 36 inches, including architectural, structural, mechanical, plumbing, electrical, Title 24 energy documents, etc.).
  - b. The Title Sheet shall include the following: Job description, codes, occupancy group, and type of construction.
  - c. Design criteria:
    - i. Seismic Zone
    - ii. Energy Climate
    - iii. Wind Speed:
  - d. 2 sets of soils reports from the civil/soils engineer(s).
  - e. 2 sets of engineering calculations with wet stamp and signature.
  - f. 2 sets of Title 24 energy calculations.
  - g. An estimate for construction valuation. (CDD-B)
30. **Site Accessibility.** Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. Site plan shall include a site accessibility plan identifying exterior routes of travel and detailing running slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, and raised detectable warnings. The design professional shall ensure that the site accessibility plan is in compliance with the latest Federal and State regulations. Path of travel shall be provided from the public right of way and accessible parking space to each building. Accessible paths of travel shall be identified and designed to access all public facilities. (CDD-B, E)
31. **Disabled Access.** Comply with all applicable provisions of the California State Building Code (Title 24) Part 2 Chapter 11B Division I, II & III for Disabled Access. Plans must show compliance in sufficient information and detail to determine compliance was noted for the following:
- A. Path of travel from Public Transportation (main entry to the public sidewalk).
  - B. Disabled parking requirements:
    1. Van Accessible Parking (requires 8'-0" unloading area)
    2. Number of spaces (1 for 1<sup>st</sup> 25, 2 for the next 50 see table 11B-6).

3. Path of travel from accessible parking to any elevators
  4. Slopes at parking & unloading areas must not exceed 1:50
  5. Proper disabled signage, lettering and stripping is required (CDD-B)
32. **Accessible Entrances and Exits.** Main building entrances and required exits must be accessible. Design professional must provide written verification of compliance for existing disabled access features or facilities noted on plans. (CDD-B)
33. **Emergency Access.** The building shall be provided with KNOX-BOX or keyed entry for emergency access at all times. (CDD-B, WFD)

**Prior to permit issuance, the following conditions shall be addressed:**

34. **Preconstruction Meeting.** Prior to issuance of a building permit or the commencement of any site work, the project applicant and the general contractor shall attend a pre-construction meeting with the Building Official and City staff to discuss the project conditions of approval, working hours, site maintenance and other construction matters. The general contractor shall acknowledge that he/she has read and understands the project conditions of approval, particularly those pertaining to construction practices and site safety, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction. (CDD-P-B-E)
35. **Solid Waste Service Plan.** Solid waste generated during the construction shall be serviced by the City of Watsonville Solid Waste Division. Applicant shall submit a Solid Waste Service Plan on the City form for review and approval. (CDD-E)

**During construction, the following conditions shall be adhered to:**

36. **Superintendent.** Applicant shall have onsite at all times, a superintendent that shall act as the applicant's representative and as a point of contact for the City's Public Works Inspector. The superintendent shall be authorized by the Owner to direct the work of all contractors doing work on public and private improvements. (CDD-E, PW)
37. **Best Management Practices (BMPs).** Provide BMPs during construction to prevent sediment, debris and contaminants from draining offsite. BMPs shall comply with the City of Watsonville Erosion Control Standards and the Erosion and Sediment Control Field Manual by the California Regional Water Quality Control Board, San Francisco Region, latest edition. All erosion control shall be installed prior to October 15 and be maintained in place until April 15. Provide a note on the improvement plans stating that construction should take place

between April 15 and October 15. The applicant shall ensure that all contractors are aware of all erosion control standards and BMPs. (CDD-E)

38. **Solid Waste Disposal.** All solid waste generated inside City limits must be hauled from the site of generation by the City of Watsonville Solid Waste Division, pursuant to Chapter 3 (City Utilities) of Title 6 (Sanitation and Health) of the Watsonville Municipal Code. This includes all wastes generated at construction sites, excavation projects, land clearing, demolition, earthwork projects, remodels, grading, and tenant improvement projects as well as ongoing business/residential use on the premises. Applicant shall comply with all applicable requirements for removal and disposal of hazardous materials. (PW)
39. **Work Hours.** All solid waste generated inside City limits must be hauled from the site of generation by the City of Watsonville Solid Waste Division, pursuant to Chapter 3 (City Utilities) of Title 6 (Sanitation and Health) of the Watsonville Municipal Code. This includes all wastes generated at construction sites, excavation projects, land clearing, demolition, earthwork projects, remodels, grading, and tenant improvement projects as well as ongoing business/residential use on the premises. Applicant shall comply with all applicable requirements for removal and disposal of hazardous materials. (PW)
40. **Dust Control.** To minimize dust/grading impacts during construction the applicant shall:
  - a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
  - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
  - c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
  - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
  - e. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (CDD-E)
41. **Temporary Construction Trailers.** All temporary construction trailers used during construction require submittal of a Temporary Use Permit reviewed and approved by the Community Development Department. Prior to installing a temporary construction trailer for proposed project, a Temporary Use Permit is required. (CDD-P)
42. **Sanitary Sewer Laterals Inspection.** As required by WMC 6-3.508(d), the sanitary sewer laterals for this facility require video inspection and certification by a licensed plumber that the laterals are in good working order and free of

obstructions and/or breaks. Any obstructions and/or breaks will require repair or replacement by the applicant and/or property owner. (CDD-P, PW)

**Construction notes to be included with the Improvement Plans:**

43. **Damaged Public Facilities.** Existing public facilities damaged during the course of construction or in an existing state of disrepair shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (CDD-E)
44. **Inspection Notice.** Contractor shall provide a minimum of 48 hours' notice in advance of any required inspection. Any temporary suspension of work or returning to work for any reason shall be cause for the developer or contractor to telephone the Public Works Inspector at 831-768-3100. (CDD-E)
45. **Underground Utilities.** Prior to excavation, contractor shall locate all existing underground utilities. Call Underground Service Alert (U.S.A.) at 1-800-642-2444 to have utilities located and marked in the field. (CDD-E)

**Prior to Final Inspection or Certificate of Occupancy, the following conditions shall be met:**

46. **Statements of Compliance.** All project designer professionals who prepared plans for the project (e.g., civil, structural, and geotechnical engineers) shall provide statements of compliance attesting that they have reviewed the completed project and that it was constructed in conformance with their recommendations and plans. Where special inspections and testing were involved, the letters of compliance shall be accompanied by inspection logs, testing and analysis that support the engineer's conclusions. (CDD-B-E)
47. **Trash Removal.** All trash and construction debris shall be removed from the site. (CDD-B, PW)
48. **Hazardous Materials Plan.** Applicant shall have a hazardous material plan on site at all times that is approved by the County Department of Environmental Health. (CDD-E, PW)

**Ongoing Conditions:**

49. **Parking Lot Maintenance.** Proposed parking area shall be swept at least quarterly with a regenerative air sweeper (or equivalent). In the event that City staff finds evidence that this level of sweeping is insufficient, the condition will be reevaluated. (CDD-E)



50. **Sewer and Stormwater.** The facility will need to comply with the City's sewer and stormwater regulations (WMC Title 6, Sanitation & Health, Chapter 3 City utilities, Article 5 Sewer services (PW))
51. **Post Construction Stormwater Ordinance - Inspection, Maintenance and Annual Reporting.** Applicant shall perform inspections, maintenance to the post-construction stormwater management facilities and report to the City each year on these activities. (CDD-E, PW)
52. **Solid Waste Service.** All trash, recycling and greenwaste materials generated onsite shall be disposed of at a City-approved landfill or recycling center. The applicant shall contact the Solid Waste Division of the City Public Works Department to coordinate disposal of all trash, recycling and greenwaste materials. (PW)
53. **Trash Enclosure Maintenance.** Trash and recycling enclosure shall be maintained to the satisfaction of Watsonville Municipal Services. (PW)

**Future Fence Permit:**

54. **Fence Permit.** Any new or proposed changes to existing fencing for the premises shall require a fence permit through the Community Development Department. (CDD-P-B)

**Indemnity Provision:**

55. **Indemnity Provision.** The applicant shall sign a defense and indemnity contract agreeing to defend, indemnify, and hold harmless the City of Watsonville, its elected and appointed officials, officers, employees, and agents arising out Special Use Permit with Environmental Review (PP2019-452), including but not limited to any approval or condition of approval of the City of Watsonville Planning Commission or City Council. The City shall promptly notify the applicant of any claim, action, or proceeding concerning this permit and the applicant and City shall cooperate fully in the defense of the matter. The City reserves the right to select counsel in the defense of the matter. (CA)

**Key to Department Responsibility**

CDD-B	Community Development Department (Building)
CDD-P	Community Development Department (Planning)
CDD-E	Community Development Department (Engineering)
PW	Public Works and Utilities Department
WFD	Watsonville Fire Department
PK	Parks and Community Services Department

**CITY OF WATSONVILLE  
PLANNING COMMISSION**

**EXHIBIT C**

**Application No:** PP2019-452  
**APN:** 017-641-12  
**Applicant:** Kevin Sved  
**Hearing Date:** October 6, 2020

**Applicant:** Kevin Sved, CEO of Navigator Schools  
**Property Owner:** Hansen Family Trust  
**Address:** 800 East Lake Avenue, Watsonville, CA 95076  
**Project:** Special Use Permit with Environmental Review  
**Location:** 407 Main Street, Watsonville, CA. 95076  
**Purpose:** Allow the conversion of a portion of an existing two-story 75,348± square foot vacant commercial building into a two-story 41,419± square foot public charter school for Watsonville Prep School located on a 4.83± acre site at 407 Main Street (APN 017-641-12).

A Special Use Permit with Environmental Review (PP2019-452) to allow the conversion of a portion of an existing two-story 75,348± square foot vacant commercial building into a two-story 41,419± square foot public charter school for Watsonville Pre School located on a 4.83± acre site at 407 Main Street, Watsonville, California (APN 017-641-12), was reviewed by the Planning Commission at a public hearing on October 6, 2020, and was conditionally approved by adoption of Planning Commission Resolution No. \_\_\_\_\_(PC) together with findings and conditions of approval attached hereto and made a part of this permit.

CITY OF WATSONVILLE  
Planning Commission

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Suzi Merriam  
Community Development Director