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RESOLUTION NO. 329-80 (CM)

5469

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WATSONVILLE ADOPTING DEVELOPMENT AND PERFORMANCE
STANDARDS RE: ZONING IN ORDER TO IMPLEMENT THE
ZONING ORDINANCE

WHEREAS, it is necessary and desirable to adopt certain
development and performance standards in order to implement
Title 14 Re: Zoning of the Watsonville Municipal Code effective
September 11, 1980.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. That the development standards entitled "Neighborhood
Shopping Centers" dated September 11, 1980, and by such reference
incorporated herein, is hereby adopted.

2. That the development standards entitled "Attached
Buildings Subdivisions, Multi-Family Housing-Revised", dated
September 11, 1980, and by such reference incorporated herein,
is hereby adopted.

3. That the development standards entitled "Planned
Industrial Parks", dated September 11, 1980, and by such reference
incorporated herein, is hereby adopted.

4. That the development standards entitled "Service
Stations-Revised", dated September 11, 1980, and by such reference
incorporated herein, is hereby adopted.

5. That the development standards entitled "Landscaping
and Screening-General", dated September 11, 1980, and by such
reference incorporated herein, is hereby adopted.

6. That the development standards entitled "Community
Impact Statement", dated September 11, 1980, and by such reference
incorporated herein, is hereby adopted.

7. That the performance standards entitled "Pollution
Control-General", dated September 11, 1980, and by such reference
incorporated herein, is hereby adopted.

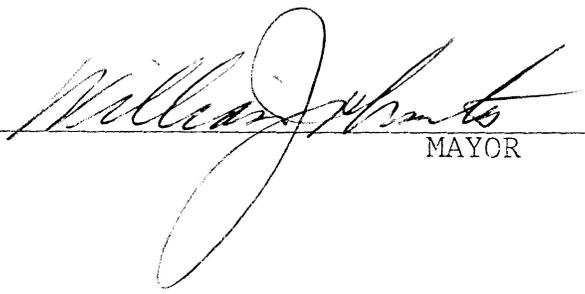
8. That each of the aforementioned development and performance
standards shall be effective September 11, 1980.

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The foregoing resolution was introduced at a regular meeting of the City Council of the City of Watsonville, held on the 8th day of September, 1980, by Council Member Soldo, who moved its adoption, which motion being duly seconded by Council Member Osmer, was upon roll call carried and the resolution adopted by the following vote:

AYES: COUNCIL MEMBERS: Deretich, McNeil, Murphy, Osmer, Palmtag, Soldo, Johnston
NOES: COUNCIL MEMBERS: None
ABSENT: COUNCIL MEMBERS: None.


MAYOR

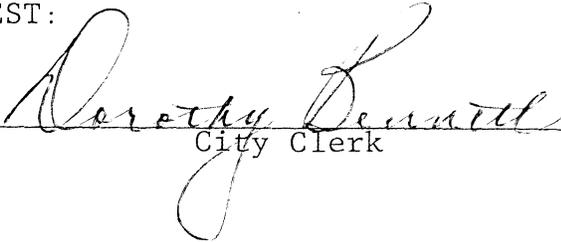
ATTEST:

City Clerk

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Multi-Family Rental

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Service Stations

Landscaping and Screening

Community Impact Statement (CIS)	Handbook
" " " "	Application
" " " "	Staff Summary

Performance Standards

Mini Warehouse

PREVIOUSLY ADOPTED BY CITY COUNCIL

Airport Improvements

Automobile Mechanical Wash

Modified Public Street, Parking & Walks

Mobile Home Parks & Recreational Vehicle Parks

Development Standard 1
Neighborhood Shopping Center

DEVELOPMENT STANDARDS

DATE RECEIVED

- I. Applies to New Projects and Additions to Existing Projects in excess of 20,000 square feet.

SEP 11 1980

BY _____

Requirements for review of Use Permit Application:

- A. Federal Community Conservation Guidance Impact Statement required if proposal uses any Federal Aid or if any Capital Improvements Project funded in any part by Federal Aid is ongoing or planned to be concurrent with Shopping Center close enough to project to stimulate suburban growth. The CCG Impact Statement, provided by HUD, would assess the impacts of conflicting Federal grants as they relate to the Downtown Redevelopment Project Area.
 - B. Watsonville Community Impact Statement (CIS) to be filled out by developer and used for staff evaluation to determine the overall comprehensive impact of the project upon the entire community.
 - C. Environmental Impact Report required with particular emphasis on environmental quality, traffic, economic, and social impacts, municipal finances and service capability impacts, in addition to other areas of concern as determined by the City Director of Environmental Quality.
 - D. Market Study provided by developer to prove the the public necessity for new commercial development outside the Central Business District. Any particular land use which can be proven to be in conflict with and detrimental to the Downtown Redevelopment Plan may be required to be reduced in marketing capability to eliminate any economic threat to the Central Business District, or the developer may be allowed the option of providing a different use which, by it's nature, would lessen the adverse effect on the Downtown (example: changing a major department store to a home improvement center).
 - E. Technical Data to be provided by all affected departments and agencies both public and private before Public Hearing is held on the Use Permit application.
 - F. For additions under 20,000 sq. ft. the Staff or the Planning Commission may add any of the above requirements if in their opinion the project may warrant it.
- II. Applies to all Neighborhood Shopping Center projects both new and additions or remodeling of any size.

Site Development Standards

- A. On-Site Parking. (Z.O. Sec. _____)

- 1. The minimum required number of parking spaces shall be equal to six (6) spaces per 1,000 square feet of gross floor area, as it would apply to the total development of the particular CDS district. Existing facilities

DEVELOPMENT STANDARDS

or incremental construction must be considered as part of the Master Plan for development of the district and no plan shall be accepted providing less than the required number of parking spaces according to the existing and/or proposed gross floor area. Standard spaces are nine (9) feet by nineteen (19) feet; compact car spaces are eight (8) feet by sixteen (16) feet. The number of on-site compact car spaces shall not exceed 15% of the total parking spaces required for the project and shall be located in clearly marked areas, placed so as to provide equitable parking for both compact and standard cars, and to avoid walking great distances to the marketing destinations. Parking lots shall be designed to provide pedestrians with safe walking lanes without crossing the path of cars to any extent. Search patterns shall be clearly marked and curbs provided to eliminate cars short-cutting through reverse lanes where access points occur to public streets. Facilities providing drive-up windows may count stacking lanes for 25% of required parking based on twenty feet per car, provided that walk-in trade on-site parking is not curtailed or impaired.

2. Traffic control signs and ground routing marking shall be provided and installed by the developer as required by the City. The developer may be required to participate in the construction costs of any signalization as may be deemed necessary by the City.

B. Height and Yard Requirements.

1. Maximum height of building roof shall not exceed thirty five (35) feet.
2. Any commercial building adjacent to property containing residential zoning, or property containing a residential use closer than ten (10) feet from the property boundary, shall be set back a minimum of ten (10) feet from it's own property line, whether side or rear. Otherwise, no setback shall be required at private property lines.
3. All commercial buildings shall maintain a setback of fifteen (15) feet abutting any public street and five (5) feet abutting a public alley.

C. Site Layout.

1. All submittals shall be presented with a complete set of preliminary plans drawn to scale and dimensioned, including site plans, landscape plans and building elevations as indicated in the application.
2. The location and access of buildings and parking areas shall be appropriate to the size, shape and topography of the site and in harmony with it's setting.
3. No structure shall be placed over a property line, an easement or a utility right of way.

D. Access.

1. Attention shall be given to provide adequate ingress, egress, and traffic circulation in conformance with existing and proposed street improvements and City policies.

E. Service Facilities and Accessory Buildings.

1. Solid waste pick-up areas and dumpsters shall be located in accordance with City requirements, including appropriate screening from public view.
2. Accessory buildings and loading facilities shall be designed to minimize the visual impact from public view. Truck service areas shall not be in conflict with public access or parking, and sound separation shall be designed to protect adjacent properties from excessive noise due to deliveries and continuously running machinery.

F. Lighting.

1. All parking lot areas and pedestrian walkways shall be provided with area lighting at intervals which will insure adequate lighting throughout the project.
2. A recommended illumination requirement of 0.2 foot candles may be accomplished by the installation of 100 watt luminaires on 12.5 foot posts spaced approximately 100 feet apart.
3. Electroliers should relate to the design of the main structures and be located so as not to detract from the aesthetic appeal of the development. Electrolier design shall be submitted for review and approval by the Design Review Commission.

G. Landscaping.

1. Landscaped areas shall be established on all developed sites to promote visual aesthetic appeal and to maintain environmental balance.
2. Provide City with a bond or cash deposit in an amount equal to cost of landscaping installation to be refunded at time of approval of building occupancy permit.
3. Landscaped areas shall have irrigation facilities adequate to maintain plant materials at all times. Use of automatic watering systems is encouraged to facilitate maintenance. Hose bibs shall be located within serviceable proximity to every planter where automatic watering systems are not in use.
4. Planting areas shall be drawn to scale and plants within clearly located and labeled. A plant list shall be prepared giving the following information:
 - (a) Botanical name
 - (b) Common name
 - (c) Sizes to be planted (gallon sizes)
 - (d) Quantity of each

5. Amount of project area devoted to landscaping shall depend on location of buildings to each other and to the parking lot arrangement. City reviewing agencies shall make the final determination as to the adequacy of the landscaping plan.

H. Fencing.

1. Perimeter boundaries shall have fencing designed to be compatible with the architectural style of the project. Fencing details shall be included in the plans provided for design review. Refer to Fencing and Screening section of Zoning Ordinance.

I. Building Architecture.

1. Basic design shall attempt to establish an architectural theme, or be consistent with existing architecture in the immediate area of the development.
2. Additions or alterations shall be architecturally compatible with existing development.
3. All elevations of the buildings shall have a similar architectural treatment with conscious effort toward enhancing appearance from all vantage points.
4. Signs shall be integrated into the design of the buildings.
5. Colors shall be subdued and used to compliment the architecture.
6. Roof equipment, trash areas, loading docks, etc., shall be effectively screened from public view.
7. Materials and colors should work together to produce a pleasing visual impression and should reflect a harmony of design throughout the development and the surrounding area.

J. Fire Protection.

1. Adequate fire vehicle access shall be provided within the project area. All fire protection and suppression systems shall be subject to approval by the City Fire Department.

K. Underground Utility Facilities.

All electric and communication service laterals to any new multi-family structure within the City of Watsonville shall be placed underground on the premises to be served. This requirement does not apply to equipment appurtenant to the underground service laterals, such as surface-mounted transformers, pedestal mounted terminal boxes and meter cabinets, and concealed ducts. Said surface mounted equipment shall be effectively screened from view.

Existing overhead utility distribution facilities on peripheral streets to be improved or widened along the premises to be developed, which require relocation in connection with site development, shall be placed underground where the street improvement or widening is at least one block or 600 feet in length, whichever is the lesser, and there are no other existing utility customers receiving overhead service from the

facilities to be undergrounded. When this requirement is applicable, all existing overhead communication and electric distribution facilities will be removed and replaced with underground facilities in accordance with applicable rules, regulations and tariffs of the affected utility or utilities on file with the Public Utilities Commission of the State of California.

In those cases where existing overhead utility distribution facilities on peripheral streets to be improved or widened along the premises to be developed are not placed underground, the applicant shall install any required conduit for future undergrounding in accordance with the specifications of the affected utility or utilities.

The applicant is responsible for complying with the foregoing criteria and must make the necessary arrangements with the utility companies involved. The city may waive any of the foregoing criteria if topographical, soil, or any other conditions make underground installation of facilities unreasonable or impractical.

Radio and television antennas on the exterior of buildings shall not be permitted. A central radio antenna and television cable should be provided in each project with underground wiring to the individual dwelling and service buildings, as required.

L. Soils Tests.

A soils analysis report shall be provided by a certified soils engineer prior to the writing of the draft Environmental Impact Report.

M. Grading.

Grading permits required when applicable according to City Grading Ordinance.

DATE: SEPTEMBER 8, 1980
TO: HONORABLE MAYOR & CITY COUNCIL
FROM: PLANNING DEPT. STAFF
SUBJECT: ZONING AND LAND DEVELOPMENT STANDARDS AND GUIDELINES

The following list of development standards represents new and revised documents necessary for the implementation of the new Zoning Ordinance. The effective date of the Ordinance is September 11, 1980 and it is necessary to adopt these standards so that staff may proceed with the administration of the Zoning Ordinance.

- 1) Development Standards - Neighborhood Shopping Center
- 2) Development Standards - Attached Building Subdivisions Multi-Family Projects
- 3) Development Standards - Planned Industrial Parks
- 4) Development Standards - Service Stations & Mixed Uses
- 5) Development Standards - Landscaping and Screening
- 6) Development Assessment - Community Impact Statement
- 7) Performance Standards - Pollution Control - General

ITEM 1. Development Standards for Neighborhood Shopping Centers have been designed to aid the Planning Commission in making determinations on use permit applications. Careful attention to community-wide impact potentials is required as well as detailed design review guidelines. The Design Review Commission will use these standards in their deliberations.

ITEM 2. The Development Standards for Attached Building Subdivisions and Multi-Family rental development have been completely rewritten to coordinate with the new Zoning Ordinance. Since all subdivisions will be coming to Council, this document would be useful to retain on file.

ITEM 3. Development Standards for Planned Industrial Parks will serve all decision-making bodies. Concern for the use of metal covered buildings has prompted a section on how to deal with this problem.

ITEM 4. Standards for Service Stations have been rewritten and updated with particular emphasis on mixed uses, such as franchise retail outlets with self-serve gasoline dispensing islands.

ITEM 5. General Standards for Landscaping and Screening have been proposed with the plan to improve upon this document from time to time as new information is made available.

Memo on Zoning & Land Develop. Standards

September 8, 1980

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ITEM 6. Requiring the developer to provide a Community Impact Statement will serve as an early warning system, letting him know of the wide range of natural constraints, community concerns, and expected quality which will have to be addressed in the planning of the project. A handbook, a questionnaire and a staff summary are included in this document.

ITEM 7. Performance Standards are primarily used in Industrial and Commercial situations to maintain control over a number of potential pollution conditions. Originally these standards appeared as part of the old Zoning Ordinance; however, it is more appropriate to adopt these standards by resolution in the event standards are changed at the State or Federal level and it becomes necessary to update them quickly. The Standards, as presented, conform to Federal guidelines established for uniformity.