

ORDINANCE NO. 1407-20 (CM)

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING REZONING TO ESTABLISH A PLANNED DEVELOPMENT OVERLAY DISTRICT ON ASSESSOR'S PARCEL NUMBERS 016-491-01, -02, & -03, & 016-111-44 NOW CLASSIFIED RM-2 MULTIPLE RESIDENTIAL DISTRICT (MEDIUM DENSITY) WITH GENERAL PLAN DESIGNATION OF RM-2 AND EM (SPECIFIC PLAN) TO RM-2/PD FOR APPLICATION NO. PP2019-14 FILED BY MIDPEN HOUSING CORPORATION TO CONSTRUCT A 72 UNIT MULTI-FAMILY AFFORDABLE HOUSING DEVELOPMENT ON A 4.7± ACRE PARCEL LOCATED AT 139, 141, 161 MILES LANE AND 201 KIMBERLY LANE, WATSONVILLE, AND DIRECTING CHANGES BE MADE ON THE ZONING MAP OF THE CITY OF WATSONVILLE (REQUIRES AT LEAST 5 AFFIRMATIVE VOTES PER SECTION 14-16.2507 OF THE WATSONVILLE MUNICIPAL CODE)

WHEREAS, on January 16, 2019, Elizabeth Nahas Wilson with MidPen Housing Corporation, applicant, on behalf of the Michael C. Marchisio Trust and Namvar & Shireen Dinyari, property owners, submitted Application No. PP2019-14 to rezone Assessor's Parcel Numbers 016-491-01, -02, & -03, & 016-111-44 presently zoned RM-2 Multiple Residential District (Medium Density) with a General Plan Designation of RM-2 and EM (Specific Plan) to establish a Planned Development Overlay so as to rezone said parcels to RM-2/PD for the construction of a (72) seventy-two unit multi-family affordable housing development on a 4.7±-acre parcel located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville; and

WHEREAS, on June 12, 2019, the applicant amended the entitlement application to include a request for adopting a Planned Development Overlay District to allow the modification of building setback regulations. The applicant indicates that this request is necessary to ensure the feasibility of the proposed treatment facilities and affordable housing development; and

WHEREAS, on February 28, 2020, the applicant revised the project plans to remove two buildings and associated retaining walls on steep slopes. This change was based on reducing construction costs. The applicant also revised the project plans to increase the overall number of dwelling units from 61 to 72 by adding a third story to five buildings. As one of the buildings now exceeds the maximum height limit of 40 feet, the applicant requests a height limit modification to allow this building with a height of 48 feet; and

WHEREAS, the applicant further amended and clarified the entitlement application requests at this time. The applicant indicated that the Planned Development process would also be used “to modify density and use.” Modifications to district regulations may be requested using the Planned Development process rather than as concessions per state Density Bonus law. Altogether, requested modifications to district regulations include a mix of allowable uses onsite (i.e., residential and non-residential), an increase in maximum building height, a reduction of minimum building setbacks, and a reduction of minimum net land area per unit requirements; and

WHEREAS, certain project features are not permitted by the current zoning in that the project represents a departure from certain regulations of the RM-2 District; and

WHEREAS, the Planned Development District Regulations of Part 25 of Chapter 16 of Title 14 of the Watsonville Municipal Code (commencing with Section 14-16.2500) establish a procedure to change specific District Regulations (described in Section 14-16.2503 of the Watsonville Municipal Code where appropriate if eligible under Section 14-16.2504 and the findings required by Section 14-16.2508 of the Watsonville Municipal Code can be made; and

WHEREAS, the area affected is depicted on Exhibit “B,” attached hereto and incorporated herein; and

WHEREAS, implementation of this Planned Development Overlay Ordinance on the subject properties will carry out public objectives more fully; and

WHEREAS, on May 5, 2020, the Watsonville Planning Commission adopted Resolution No. 12-20 (PC) recommending, in part, that the City Council adopt an Ordinance designating the properties located at 139, 141, 161 Miles Lane and 201 Kimberly Lane with RM-2/PD; and

WHEREAS, notice of time and place of hearing for approval of the rezoning to establish the Planned Development Overlay District was given at the time and in the manner prescribed by the Zoning Ordinance pursuant to Section 14-10.900 of the Watsonville Municipal Code; and

WHEREAS, the City Council has considered all written and verbal evidence, and the matter submitted for decision.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

1. That the City Council does hereby approve Rezoning to establish a Planned Development Overlay District on Assessor’s Parcel Numbers 016-491-01, -02, & -03, & 016-111-44 presently zoned RM-2 Multiple Residential District (Medium Density) with General Plan Designation of RM-2 and EM (Specific Plan) to RM-2/PD which is consistent with Planned Development Rezoning Findings, attached hereto and identified as Exhibit “A,” for Application No. PP2019-14 filed by MidPen Housing Corporation for the construction of a (72) seventy-two unit multi-family affordable housing

development on a 4.7±-acre parcel located at 139, 141, 161 Miles Lane and 201 Kimberly Lane, Watsonville.

2. That the City Clerk is hereby authorized and directed to make changes upon that portion of the official "Zoning Map of the City of Watsonville" as shown on Exhibit "B," a copy of which is attached hereto, and designates the ordinance number and effective date of the ordinance authorizing the change and to depict said lot lines on the Zoning Map once the subdivision map is recorded.

SECTION 2. PUBLICATION.

This ordinance shall be published in the Watsonville Register-Pajaronian and/or Santa Cruz Sentinel in compliance with the provisions of the Charter of the City of Watsonville.

SECTION 3. EFFECTIVE DATE.

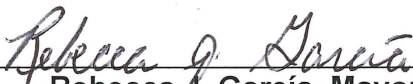
This ordinance shall take effect thirty (30) days after its final adoption.

The foregoing ordinance was introduced at regular City Council meeting of the City of Watsonville, held on the 23rd day of June, 2020, by Member Hernandez, who moved its adoption, which motion being duly seconded by Member Gonzalez, was upon roll call carried and ordered printed and published by the following vote:


AYES: COUNCIL MEMBERS: Estrada, Gonzalez, Hernandez, Hurst,
Parker, García

NOES: COUNCIL MEMBERS: Coffman-Gomez


ABSENT: COUNCIL MEMBERS: None


Rebecca J. Garcia, Mayor

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

ORDINANCE NO. 1407-20 (CM)

The foregoing ordinance, having been printed and published as required by the Charter of the City of Watsonville, and coming on for final consideration at the regular meeting of the Council of the City of Watsonville, held on the 7th day of July, 2020, by Member Hurst, who moved its adoption, which motion being duly seconded by Member Parker, was upon roll call carried and the ordinance finally adopted by the following vote:

AYES:	COUNCIL MEMBERS:	Coffman-Gomez, Estrada Gonzalez, Hernandez, Hurst, Parker, García
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None


Rebecca J. García, Mayor

ATTEST:


City Clerk

July 9, 2020
Date

EFFECTIVE DATE:
August 6, 2020

CERTIFICATION

STATE OF CALIFORNIA
COUNTY OF SANTA CRUZ

I, Beatriz Vázquez Flores, City Clerk of the City of Watsonville, in the County of Santa Cruz, State of California, hereby certify that the attached Ordinance No. 1407-20 (CM) is a true and correct copy of the original of said ordinance as it appears upon the official records of said City of Watsonville.


Beatriz Vazquez Flores, City Clerk

Date July 9, 2020

Application No: PP2019-14
APNs: 016-491-01, -02, & -03,
& 016-111-44
Applicant: MidPen
Hearing Date: June 23, 2020

PLANNED DEVELOPMENT OVERLAY DISTRICT FINDINGS (WMC § 14-16.2508)

The following findings apply to the portion of the project site in which a Planned Development (PD) Overlay District shall be combined with the underlying RM-2 Zoning District to allow the development of the Miles Lane Project, consisting of 72 affordable housing units (owned and operated by MidPen) and the replacement of an existing residential substance abuse treatment facility with a new residential substance abuse treatment facility and new outpatient rehabilitation facility (owned and operated by Encompass).

- 1. The District is consistent with the General Plan and/or the Local Coastal Land Use Plan, and/or adopted area plans when applicable.**

Supportive Evidence

The developable portion of the project site is designated Residential Medium Density on the General Plan Land Use Diagram, which allows a density range of 8 to 13.99 units per acre. Per state law, the project is eligible for a density bonus of up to 80 percent greater than the maximum allowed because it is a 100 percent affordable housing project. The project would not result in a residential density that exceeds the maximum allowed per state Density Bonus law and would help accomplish the community's affordable housing goals in the Housing Element.

A small portion of the project site is designated Environmental Management. This area corresponds with the portion of the upper reaches of the Watsonville Slough that runs through the low-lying portion of the site and has been set aside for the protection and preservation of natural resources, such as wetlands, sloughs, and wildlife habitat. No development is proposed within this area.

- 2. The District is consistent with the purposes of WMC Chapter 14-16 and other applicable sections of Title 14.**

Supportive Evidence

The PD process can be used to make modifications to subdivision and zoning district development standards for project sites that exceed one acre. The purpose of the PD process is to provide a technique to foster development plans which serve public objectives more fully than development plans permitted under conventional zoning regulations. A PD Overlay District may provide for modifications on district regulations, such as to building setbacks, building height, lot area, parking, and use.

The proposed project serves public objectives more fully than development plans permitted under conventional zoning regulations, in that proposed site layout, orientation and location of buildings, clustered development away from riparian areas, vehicular access, pedestrian circulation, parking, setbacks, common open space areas and communal amenities, and similar elements have been designed to create an attractive, livable project which addresses the housing needs of the City without having a negative effect on nearby neighborhoods and natural open spaces.

3. **The General Development Plan includes planned variations to underlying district regulations which serve public purposes to an equivalent or higher degree than would underlying district regulations.**

Supportive Evidence

Variations from conventional development standards are justified as the project is designed in a manner which offers amenities that enhance neighborhood quality, in general, and provides additional open space greater than what would be permitted by the underlying district regulations. The following is a list of project features that are considered a public benefit and, therefore, provide justification for a Planned Development:

- A centrally located community building that would provide the following amenities: a community room and kitchen, a computer lab, a Learning Center for afterschool programming, a laundry room, and property manager and service manager offices; and
- Multiple recreation facilities, including a 1,075 square-foot play space with climbing structure, 5,284 square feet of artificial turf for recreational activities, 930 square-foot courtyard with tables and BBQ, a 3,000 square-foot community garden with raised beds, and a 380 square-foot observation patio;
- Clustering development away from the perennial stream onsite and maximizing the developable land are for a mix of land uses compatible with the surrounding neighborhood;
- Providing 72 affordable housing units; and
- Providing in/outpatient substance use disorder treatment program facilities.

4. **The General Development Plan can be coordinated with existing and proposed development of surrounding areas.**

Supportive Evidence

The proposed project allows infill housing in a manner consistent with existing and planned nearby residential neighborhoods. Single- and multi-family dwellings comprise nearby residences. Several apartment buildings are located across the street from the project site at 130, 136, and 154 Miles Lane.

5. **The General Development Plan, overall, provides an amenity level and amount of open space greater than what would have been permitted by the underlying district regulations.**

Supportive Evidence

The proposed project provides, overall, amenities greater than would be permitted by the underlying district regulations. The project provides multiple

recreation facilities, including a 1,075 square-foot play space with climbing structure, 5,284 square feet of artificial turf for recreational activities, 930 square-foot courtyard with tables and BBQ, a 3,000 square-foot community garden with raised beds, and a 380 square-foot observation patio. In addition, the project includes a centrally located community building that would provide the following amenities: a community room and kitchen, a computer lab, a Learning Center for afterschool programming, a laundry room, and property manager and service manager offices. In addition, the project layout permits a large portion of the site to remain natural open space.

6. **If applicable, a final subdivision map for the proposed planned development shall be recorded within two years of the expected date of adoption of the General Development Plan for the planned development.**

Supportive Evidence

Not applicable. The proposed project does not involve recordation of a final subdivision map.

7. **The General Development Plan is planned so that the total development in each individual development phase can exist as an independent unit; adequate assurance will be provided that such objective will be attained; that the uses proposed will not be detrimental to present and planned surrounding uses, as shown in the General Plan, but will have a beneficial effect which could not be achieved without being located in a PD District.**

Supportive Evidence

The PD Overlay District would allow a mix of residential and non-residential uses. The project involves providing infill affordable housing within an existing neighborhood on land designated for residential development. The project also involves replacing the existing residential substance abuse treatment facility at 161 Miles Lane with a new residential substance use disorder treatment facility and an outpatient rehabilitation facility. These facilities provide a valuable service for the community and are complementary with the affordable housing component of the project.

8. **The General Development Plan includes streets and thoroughfares, suitable and adequate to carry anticipated traffic, and the proposed densities will not generate traffic in such amounts as to overload the street network outside the development.**

Supportive Evidence

The proposed project would not generate traffic in such an amount that would overload the street network outside the development. An Initial Study has been prepared for the proposed project, which includes a Traffic Impact Study. Transportation-related impacts were found to be less than significant with mitigation incorporated. Identified measures that mitigate potential impacts to Auto Center Drive and Marin Street Intersection have been included as conditions of approval.

9. **The General Development Plan is designed so that existing or proposed utility services and facilities and other public improvements are adequate for the population densities and land uses proposed.**

Supportive Evidence

An Initial Study has been prepared for the proposed project. Section 6.15 of the Initial Study assesses the potential impacts to public services and utilities from the proposed project. No significant impacts were identified. In addition, the applicant is required to pay impact fees, which are a one-time charge paid to the City by developers to offset the additional public service costs of new developments.

10. **The General Development Plan is designed so that proposed ratios for off-street parking are consistent with parking regulations.**

Supportive Evidence

The minimum parking requirement for residential projects with apartment units is a one carport and one open parking space per dwelling unit, pursuant to Section II.A.2 of the Residential Development Standards and WMC Section 14-17.201(a)(3). In addition, the minimum guest parking requirement for apartments with up to 75 units is one space per four bedrooms. The proposed project is not required to be consistent with these parking requirements, because state Density Bonus law has established lower standards for affordable housing projects eligible for a density bonus. WMC Section 14-47.110(f) sets forth these lower parking requirements consistent with state law, as follows:

- Zero to one bedroom: one on-site parking space;
- Two to three bedrooms: two on-site parking spaces; and
- Four and more bedrooms: two and one-half parking spaces.

Table 4a in the staff report provides a breakdown of the minimum parking requirement for the affordable housing component of the project. As shown in this table, a minimum of 109 would be required. However, the project provides seven fewer parking spaces and the applicant has requested a concession under state Density Bonus law to allow the parking standard for the proposed studio units to have a parking ratio of 0.565 spaces. The challenging site topography and natural areas minimize the developable portion of the site. Without a parking reduction, the applicant would have to expand the amount of level surfaces necessary for constructing parking stalls, which would require costly site improvements (e.g., retaining walls, soil excavation, offhauling). MidPen further indicates in the Density Bonus Housing Plan that this ratio is based on the parking demand at other affordable housing development in Santa Cruz County, such as the Jessie Street Apartment in Santa Cruz, St. Stephen Senior Housing in Live Oak, Aptos Blue in Aptos, and Sunny Meadows in Watsonville

11. **The General Development Plan will not have a detrimental and unmitigatable financial impact on the City.**

Supportive Evidence


The project would provide 72 affordable housing units, which would help the City accomplish the community's affordable family housing goals in the Housing

Element. As mentioned previously, the applicant is also required to pay impacts fees to offset the additional public service costs of new developments.

Miles Lane Project

Proposed Zoning

Major Projects

 131-161 Miles Ln

Zoning

-  R-1P: Planned Single Family Residential
-  R-1: Single Family Residential-Low Density
-  RM-2: Multiple Residential-Medium Density
-  RM-3: Multiple Residential-High Density
-  CC: Central Commercial
-  CCA: Central Commercial Core Area
-  CN: Neighborhood Commercial
-  CNS: Neighborhood Shopping Center
-  CO: Office
-  CT: Thoroughfare Commercial
-  CV: Visitor Commercial
-  IG: General Industrial
-  IP: Industrial Park
-  N: Institutional
-  PF: Public Facilities
-  EM-OS: Environmental Mgmt. Open Space-Private Land
-  CZ-A: Coastal Zone-A
-  CZ-B: Coastal Zone-B
-  CZ-C: Coastal Zone-C
-  CZ-D: Landfill
-  CZ-E: Coastal Zone-E
-  R-MP: Residential Manufactured Home Park District
-  PD: Planned Development
-  Parcel



1 inch = 200 feet

Prepared by Watsonville GIS Center 6/02/2020 ([20-062] Proposed PD Zoning Amendment).

This Document is a graphic representation using the best currently available sources. The City of Watsonville assumes no responsibility for errors or omissions.

Attachment 6
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Exhibit "B"
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