

**ORDINANCE NO. FINAL ADOPTION (CM)**

**AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING REZONING TO ESTABLISH A PLANNED DEVELOPMENT OVERLAY DISTRICT FOR SANTA CRUZ COUNTY ASSESSOR'S PARCEL NUMBER 015-111-49 LOCATED AT 70 NIELSON STREET, WATSONVILLE, CALIFORNIA, FROM IP (INDUSTRIAL PARK) TO IP/PD (INDUSTRIAL PARK/PLANNED DEVELOPMENT) FOR APPLICATION NO. 1656 FOR THE CONSTRUCTION OF 1,072 SELF-STORAGE UNITS WITH A MANAGER'S APARTMENT AND DIRECTING CHANGES TO 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 May 10, 2021, Ed Boersma, applicant, on behalf of Ted Crocker (APN: 015-111-49), property owner, applied for establishing a Planned Development Overlay District, Specific Development Plan and Special Use Permit with Design Review and Environmental Review (App. No. 1656) to allow the construction of 1,072 self-storage units with a manager's apartment at the subject site; and

**WHEREAS**, the establishment of a Planned Development Overlay District would combine with the project site's underlining zoning as Industrial Park / Planned Development Overlay (IP/PD) to allow for a reduction in the required number of parking stalls; and

**WHEREAS**, on November 12, 2021, the application was deemed complete; and

**WHEREAS**, on December 6, 2022, the Planning Commission of the City of Watsonville adopted Resolution No. 20-22 (PC), recommending that the City Council approve a Planned Development Overlay District, Specific Development Plan and Special Use Permit, Design Review and Environmental Review (App. No. 1656) to allow construction of 1,072 self-storage units with a manager's apartment on a 4.4± acre site located at 70 Nielson Street (APN 015-111-49); and

**WHEREAS**, also on December 6, 2022, the Planning Commission of the City of Watsonville conducted a public hearing and adopted Resolution No. 19-22 (PC), recommending that the City Council adopt a Mitigated Negative Declaration for the Crocker's Lockers Project on a 4.4± acre site located at 70 Nielson Street (APN 015-111-49); and recommending the City Council adopt concurrently a Mitigation Monitoring and Reporting Program for the Project, in accordance with CEQA; and

**WHEREAS**, notice of time and place of the hearing to consider the requested Planned Development Overlay District, Specific Development Plan and Special Use Permit with Design Review and Environmental Review (App. No. 1656) 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. The matter called for hearing evidence both oral and documentary introduced and received, and the matter submitted for decision; and

**WHEREAS**, on January 17, 2023, the City Council held a duly noticed public hearing on the Initial Study prepared for the project, and adopted the Mitigated Negative Declaration, made certain findings, and adopted a Mitigation Monitoring and Reporting Program in accordance with CEQA by adoption of Resolution No. 19-23 (CM); and

**WHEREAS**, the City Council 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 establishment of a Planned Development Overlay District (App. No. 1656) to allow the construction of 1,072 self-storage units with a manager's apartment on a 4.4± acre site located at 70 Nielson Street (APN 015-111-49).

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

## **SECTION 1: REZONING.**

1. That the City Council of the City of Watsonville does hereby adopt a Zoning Map Amendment, changing the zoning from Industrial Park (IP) to Industrial Park with a Planned Development Overlay District (IP/PD) for Santa Cruz County Assessor's Parcel Number 015-111-49 and has made Findings, attached hereto and marked as Exhibit "A", for the property located at 70 Nielson Street, Watsonville, California to allow construction of the Project.
2. That the City Clerk of the City of Watsonville is hereby authorized and directed to make the changes shown upon the official "Zoning Map of the City of Watsonville" a portion of which is marked as Exhibit "B," a copy of which is attached hereto, and to designate the effective date and number of the ordinance authorizing the change.

## **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.