

ORDINANCE NO. _____(CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE, AMENDING CERTAIN SECTIONS OF CHAPTER 14-16 (DISTRICT REGULATIONS) OF TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE TO IMPLEMENT SENATE BILL 9 (SB 9) THE CALIFORNIA HOUSING OPPORTUNITY AND MORE EFFICIENCY (HOME) ACT

WHEREAS, on September 6, 2022, the Planning Commission of the City of Watsonville adopted Resolution No. 14-22 (PC), recommending that the City Council amend Chapter 14-16 (District Regulations), in accordance with the Findings attached hereto and marked as Exhibit “A”, identifying those zoning districts where Urban Lot Splits and Two Unit Developments for SB 9 projects may be allowed; and

WHEREAS, the City Council has reviewed the Ordinance, held a public hearing thereon, and found the request to be consistent with the Findings required for a zoning text amendment pursuant to Section 14-12.807 of the Watsonville Municipal Code.

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

SECTION 1. ENACTMENT

(Part 2: R-1 – Single-Family Residential District (Low Density)) of Chapter 14-16 (District Regulations) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by amending Section 14-16.201 (Principal permitted uses) to read in words and figures as follows:

Sec. 14-16.201 Principal permitted uses.

The following uses require an Administrative Review Permit.

GLU	01	Single-family dwelling
	02	Two-unit development
	03	Urban Lot Split

(Part 2-A: R-1P – Single-Family Planned Residential District) of Chapter 14-16 (District Regulations) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by amending Section 14-16.251 (Principal permitted uses) to read in words and figures as follows:

Sec. 14-16.251 Principal permitted uses.

The following uses require an Administrative Review Permit.

GLU	01	Single-family dwelling
	02	Two-unit development
	03	Urban Lot Split

SECTION 2. RECITALS.

The City Council finds and determines the foregoing recitals to be true and correct and hereby makes them a part of this Ordinance.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT.

The City Council finds that this Ordinance is exempt from the provisions of the California Environmental Quality Act (“CEQA”) pursuant to Section 15060(c)(2) and 15060(c)(3) of the State CEQA Guidelines, because it will not result in a direct or reasonably foreseeable indirect physical change in the environment and is not a “project,” as defined in Section 15378 of the CEQA Guidelines.

SECTION 4. SEVERABILITY.

If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, is for any reason held to

be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases of this Ordinance, or its application to any other person or circumstance. The City Council declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

SECTION 5. 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 6. EFFECTIVE DATE

This ordinance shall be in force and take effect thirty (30) days after its final adoption.
