

ORDINANCE NO. \_\_\_\_\_(CM)

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ADDING NEW SECTIONS TO CHAPTER 14-18 (DEFINITIONS), 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", adding certain definitions for the regulations of Urban Lot Splits and Two-Unit Developments for SB 9 projects; 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**

Chapter 14-18 (Definitions) of Title 14 (Zoning) of the Watsonville Municipal Code is hereby amended by adding Sections 14-18.427, 14-18.527, 14-18.831 and 14-18.835, to read in words and figures as follows:

**14-18.427 High-Quality transit corridor.**

A corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours, as defined in subdivision (B) of section 21155 of the Public Resources Code.

**14-18.527 Major transit stop.**

Is defined as in section 21064.3 of the Government Resources Code and means a site containing any of the following:

- (a) An existing rail or bus rapid transit station.
- (b) A ferry terminal served by either a bus or a rail transit service.
- (c) The intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute period.

**14-18.831 Two-Unit development.**

A two-unit development is defined as two primary dwelling units with minimum living space of 800 square feet. The two-unit development may be in the form of a duplex, or two detached units. A two-unit development must also comply with all Watsonville Municipal Code requirements and is limited to the R-1 Zoning District.

**14-18.835 Urban lot split.**

An urban lot split is defined as a subdivision of an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of lot area of the original parcel proposed for subdivision. Urban lot splits are limited to the R-1 zoning district and shall comply with all Watsonville Municipal Code requirements.

**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.

\*\*\*\*\*