

ORDINANCE NO. _____(CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING SECTION 14-23.110 (RESTRICTIONS) OF CHAPTER 14-23 (ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS) 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 14-23 (Accessory Dwelling Units and Junior Accessory Dwelling Units), in accordance with the Findings attached hereto and marked as Exhibit "A", for regulating Urban Lot Splits and Tow 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

Section 14-23.110 (Restrictions) of Chapter 14-23 (Accessory Dwelling Units and Junior Accessory Dwelling Units) of the Watsonville Municipal Code is hereby amended by adding a new subsection (e) to read in words and figures as follows:

(e) Pursuant to the authority provided by section 65852.21(f) of the Government Code, notwithstanding any other provision in this Chapter, no accessory dwelling unit or junior accessory dwelling unit shall be permitted on any lot in the R-1 or

R-1P if: 1) an Urban Lot Split has previously been approved for the lot pursuant to Chapter 13-13 herein.”

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.
