

ORDINANCE NO. Introduction (CM)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING SECTION 14-16.705 (PROPERTY DEVELOPMENT STANDARDS) WITHIN PART 7 (R-MH-RESIDENTIAL MANUFACTURED HOME PARK DISTRICT) OF CHAPTER 14-16 (DISTRICT REGULATIONS) AND REPEALING CHAPTER 14-42 (MOBILE HOME PARK CONVERSIONS TO RESIDENT OWNERSHIP OR TO ANY OTHER USE) WITHIN TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE

WHEREAS, mobilehome parks in the City of Watsonville are a more affordable housing choice for many older residents of the City; and,

WHEREAS, the City Council of the City of Watsonville has determined that the possible conversion or closure of existing mobilehome parks in the City of Watsonville is a matter of concern and could result in detrimental impacts to the health, safety and welfare of the affected residents; and,

WHEREAS, the State of California, through Government Code Section 65863.7 and Civil Code Section 798.56, has established a procedure through which mobilehome parks may be converted to another use; and,

WHEREAS, the City Council has determined that it is necessary to specify the process by which mobilehome parks may be closed or converted to another use, consistent with State of California law.

WHEREAS, the Planning Commission of the City of Watsonville considered the item at their hearing on September 3, 2024, and adopted Resolution No. 8-24 (PC) (5-0 with one abstention) recommending that the City Council adopt the new proposed Chapter 11-4 and amendments to Chapters 14-16 and 14-42.

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

SECTION 1. RECITALS

The recitals set forth above are true and correct and incorporated herein by this reference.

SECTION 2. CHAPTER 14-42 REPEALED.

Chapter 14-42 is hereby repealed in its entirety, incorporated herein by reference.

SECTION 3. SECTION 14-16.705 WITHIN PART 7 OF CHAPTER 14-16 AMENDED.

Section 14-16.705 within Part 7 of Chapter 14-16 of Title 14 of the Watsonville Municipal Code is hereby amended, to read in its entirety as shown on Exhibit A, attached hereto and incorporated herein by reference.

SECTION 4. SEVERABILITY.

The provisions of this Ordinance are severable, and if any section, subsection, sentence, clause, phrase, paragraph, provision, or part of this Ordinance, or the application of this Ordinance to any person, is for any reason held to be invalid, preempted by state or federal law, or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. If any provision of this Ordinance is held to be inapplicable, the provisions of this Ordinance shall nonetheless continue to apply with respect to all other covered development projects and developers and/or owners. It is hereby declared to be the legislative intent of the City Council that this Ordinance would have been adopted had such provisions not been included or such persons or circumstances been expressly excluded from its coverage.

SECTION 5. CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed ordinance qualifies under the “common sense” CEQA exemption pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with virtual certainty that this ordinance, which concerns the regulation of mobilehome park conversions or closures, will not result in a significant impact on the environment, as it does not propose or permit any new development, nor does it increase (or change in any way) the land use, density, or development regulations applicable to any property.

SECTION 6. 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 7. EFFECTIVE DATE.

This Ordinance shall be effective 30 days from the date of final passage by the City Council.

SECTION 8. EXECUTION.

The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in the official newspaper within 15 days after its adoption.

Exhibit A

Sec. 14-16.705 Property development standards.

Mobile homes and mobile home parks shall conform to the property development standards set forth in Chapter 1 (Local Standards and Regulations for Mobile Homes and Parks) of Title 11 (Mobile Homes and Parks). Mobile homes on single-family residential

lots shall conform to the property development standards set forth in Chapter 2 (Mobile Homes on Single-Family Residential Lots) of Title 11 (Mobile Homes and Parks). A design review permit shall be required for any new development in the R-MH Overlay District. A minor design review permit shall be required for any remodels or additions to existing facilities so long as the existing density is not increased or the number of mobile home spaces reduced. Mobile homes proposed for conversion or closure shall be subject to the standards set forth in Chapter 4 (Mobile Home Park Conversions or Closures) of Title 11 (Mobile Homes and Parks).
