

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE REPEALING IN ITS ENTIRETY THE 2015-2023 HOUSING ELEMENT OF THE GENERAL PLAN AND ADOPTING IN FULL THE 2023-2031 6th CYCLE HOUSING ELEMENT AS AN AMENDMENT TO THE 2005 GENERAL PLAN AND FINDING THE ACTION NOT SUBJECT TO REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

WHEREAS, the City has prepared a draft 2023-2031 Housing Element as an amendment to the 2005 Watsonville General Plan; and

WHEREAS, notice of time and place of the hearing to consider approval of the General Plan Amendment for the 2023-2031 Housing Element was given at the time and in the manner prescribed by the Government Code and Zoning Ordinance of the City of Watsonville. The matter called for hearing evidence both oral and documentary introduced and received, and the matter submitted for decision; and

WHEREAS, the City Council has found that the proposed General Plan amendment is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, *et seq.* and the CEQA Guidelines (14 Cal. Code Regs. §§ 15000 *et seq.*), including without limitation, Sections 15262, 15283, and 15061(b)(3), because it is a feasibility or planning study for possible future actions by the City and is an action to implement a regional housing needs determination, further, the proposed amendment is not a “project” that may cause a direct, or reasonably foreseeable indirect, physical change in the environment; and because even if adoption of the Resolution were considered to be a “project”, it would be exempt under the “common sense” exception (14 Cal. Code Regs. § 15061(b)(3)), because it can be seen with certainty that there is no possibility that this action may have a significant effect on the environment; and

WHEREAS, the California Department of Housing and Community Development (HCD) reviewed the Draft 6th Cycle Housing Element four times between February 2024 and September 2024; and

WHEREAS, HCD provided the City with a findings letter on September 17, 2024, indicating that the draft Housing Element meets the requirements of Housing Element Law; and

WHEREAS, based on substantial evidence in the record including the City's history of development on infill sites, current entitlements on infill sites, the propensity of existing uses to redevelop, developer and property owner interest in redevelopment, and current and future policy commitments, as described in detail in Appendix F, Section B7 – Suitability of Non-Vacant Sites, the existing uses are likely to discontinue during the planning period and will not impede additional residential development and therefore the inclusion of non-vacant sites in the 6th Cycle Housing Element is not an impediment to residential development; and

WHEREAS, on October 1, 2024, the Planning Commission adopted Resolution 12-24 (PC) recommending the City Council repeal in its entirety the 2015-2023 Housing Element of the General Plan and adopt in full the 2023-2031 6th Cycle Housing Element as an amendment to the 2005 General Plan by an affirmative vote of a majority of the total membership of the Commission (4 members) in compliance with Government Code Section 65354; and

WHEREAS, pursuant to Watsonville Municipal Code (WMC) Section 14-12.703, the general plan amendment was reviewed by Planning Commission and the Commission adopted Resolution 12-24 (PC) recommending approval of the proposed general plan

amendment to the City Council and including the findings required by WMC Section 14-12.708; and

WHEREAS, per WMC Section 14-12.708(a), the City Council has found that the proposed amendment is consistent with the policies embodied in the General Plan, as described in Exhibit A; and

WHEREAS, per WMC Section 14-12.708(b), the City Council has found that the proposed amendment is compatible to the extent possible with the actual and general planned use of the adjacent properties, as described in Exhibit A; and

WHEREAS, there are no proposed changes to the General Plan Land Use Diagram; and

WHEREAS, the City Council has considered all written and verbal evidence regarding this application at the public hearing and has solicited and considered public comment to allow a General Plan amendment in consideration of the Draft 6th Cycle Housing Element Update for the 2023-2031 planning cycle.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. The foregoing recitations are true and correct and are hereby incorporated into this Resolution.
2. Adoption of the 6th Cycle Housing Element is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15262, 15283, and 15061(b)(3).
3. The 6th Cycle Housing Element is consistent with the purposes of the General Plan and Municipal Code as set forth in Exhibit A which is attached hereto and incorporated herein by this reference.

4. The 6th Cycle Housing Element complies with Housing Element Law, as provided in Government Code Section 65580 *et seq.*, and contains all provisions required by Housing Element Law.

5. As required by Government Code Section 65583.2(g)(2), based on substantial evidence in the record including the City's history of development on infill sites, current entitlements on infill sites, the propensity of existing uses to redevelop, developer and property owner interest in redevelopment, and current and future policy commitments, as described in detail in Appendix F, Section B7 – Suitability of Non-Vacant Sites, the existing uses are likely to discontinue during the planning period and will not impede additional residential development and therefore the inclusion of non-vacant sites in the 6th Cycle Housing Element is not an impediment to residential development.

6. Good cause appearing, therefore, the City Council of the City of Watsonville does hereby repeal the 2015-2023 Housing Element in its entirety and replace it in full with the 2023-2031 6th Cycle Housing Element, attached hereto and incorporated herein by this reference, as an amendment to the 2005 General Plan.
