

RESOLUTION NO. _____ (CM)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A DENSITY BONUS (PP2023-6034) FOR A 13-UNIT SUBDIVISION LOCATED AT 36 AIRPORT ROAD (APN: 015-391-20 &19) AND FINDING THE PROJECT CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL EXEMPTION)

WHEREAS, an application for an Administrative Use Permit, Density Bonus, Major Subdivision, and Tentative Map (PP2023-6034) for construction of a thirteen-unit subdivision with thirteen new one- and two-story single-family residences on two vacant parcels totaling 50,229 square feet located at 36 Airport Road, Watsonville, California, was filed by Bill Kempf, architect and applicant on behalf of Habitat for Humanity, property owner; and

WHEREAS, the 50,229-square-foot site has frontage on Airport Road, used to be occupied by a single-family residence, and is currently vacant; and

WHEREAS, the thirteen proposed single-family residences on the 50,229-square-foot site would result in a residential density of 13.63 dwelling units per acre (du/acre), which is within the permitted density range of 8 to 13.99 units per acre allowed for land designated R-MD (Residential-Medium Density), which is the land use designation for the parcel; and

WHEREAS, the subject property is designated R-MD (Residential-Medium Density) on the General Plan Land Use Map and is within the RM-2 (Multiple Residential-Medium Density) Zoning District, and

WHEREAS, on October 1, 2024, the Planning Commission considered all written and verbal evidence regarding this application and adopted Resolution 9-24 (PC) approving an Administrative Use Permit and recommending to the City Council approval

of a Density Bonus, Major Subdivision, and Tentative Map (PP2023-6034) for the construction of a 13-unit subdivision located at 36 Airport Road (APN: 015-391-20 & 19); and

WHEREAS, pursuant to WMC Section 14-47.140(a), upon review and recommendation by the Planning Commission, the City Council shall adopt a resolution for a Density Bonus pursuant to Chapter 14-47; and

WHEREAS, before approving an application for a Density Bonus, the City Council shall make all of the findings located in WMC Section 14-47.140(b); and

WHEREAS, notice of time and place of the hearing to consider approval of the Density Bonus (PP2023-6034) for a 13-unit subdivision on two vacant parcels totaling 50,229 square feet located at 36 Airport Road was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville; and

WHEREAS, the City Council has considered all written and verbal evidence regarding this application; and

WHEREAS, the City Council finds that the subdivision will be consistent with Watsonville standards.

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

1. The City Council finds the project categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Title 14 Section 15332 (In-Fill Exemption). The project meets the conditions of Section 15332, including: the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning

designation and regulations; the project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. Additionally, none of the exceptions in section 15300.2 apply: the project is not located on an environmental resource of hazardous or critical concern; there would not be a cumulative impact from successive projects of the same type in the same place; there is no evidence that there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances; the project is not located near a scenic highway or on a hazardous waste site or on a historical resource.

2. The City Council approves a Density Bonus (PP2023-6034) for a 13-unit subdivision on two vacant parcels totaling 50,229 square feet located at 36 Airport Road based upon the Findings attached and marked as Exhibit "A".
