

RESOLUTION NO. _____ (CM)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A DENSITY BONUS (PP2024-6731) FOR A FIVE-LOT SUBDIVISION LOCATED AT EVAN CIRCLE (APN: 015-391-43 & 49) 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 (PP2024-6731) for construction of a five-unit subdivision with five new two-story single-family residences with five attached accessory dwelling units (ADUs) on two vacant parcels totaling 28,053 square feet located at Evan Circle, Watsonville, California, was filed by Bill Kempf, architect and applicant on behalf of Doug Wallace, property owner; and

WHEREAS, the 28,053-square-foot site has frontage on Airport Road is currently vacant; 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, the five proposed single-family residences on the 28,053-square-foot site have a residential density of 7.76 dwelling units per acre (du/acre), which is below the maximum allowable R-MD density of 13.99 du/acre (per Government Code Section 66314(c), ADUs are not counted towards the density and are considered consistent with the existing general plan and zoning designation for the lot); and

WHEREAS, on October 1, 2024, the Planning Commission considered all written and verbal evidence regarding this application and adopted Resolution 10-24 (PC) approving an Administrative Use Permit and recommending to the City Council approval

of a Density Bonus, Major Subdivision, and Tentative Map (PP2024-6731) for the construction of a 5-unit subdivision located at Evan Circle (APN: 015-391-43 & 49); 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 (PP2024-6731) for a five-lot subdivision on two vacant parcels totaling 28,053 square feet located at Evan Circle 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 for a new five-lot subdivision on two vacant parcels totaling 28,053 square feet located at Evan Circle based upon the Findings attached and marked as Exhibit "A".
