

**ORDINANCE NO. Introduction (CM)**

**AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING THE ZONING MAP TO DESIGNATE THE PARCEL LOCATED AT 632 EAST LAKE AVENUE (APN: 017-321-02) THOROUGHFARE COMMERCIAL (CT) AND DIRECTING CHANGES ON THE ZONING MAP OF THE CITY OF WATSONVILLE**

**Project: Zoning Map Amendment for 632 East Lake Avenue  
APN: 017-321-02**

**WHEREAS**, the subject parcel located at 632 East Lake Avenue (APN: 017-321-02) was established via the Esther Rodgers Trust map 3314 O.R. 05. In 1870, a single-family residence known as the Rodgers House was constructed. The single-family residence remained on the property until 1998 when the historic residence was relocated to the Santa Cruz County Fairgrounds; and

**WHEREAS**, the project site is designated General Commercial on the General Plan Land Use Map and is located within the Neighborhood Shopping Center (CNS) zoning district; and

**WHEREAS**, on December 8, 2023, Vance Shannon with Quick Quack Car Wash, on behalf of property owner, Bill Hansen, submitted an application for a Zoning Map Amendment (PP2023-6377) to change the zoning designation of a parcel located at 632 East Lake Avenue (APN: 017-321-02) from Neighborhood Shopping Center (CNS) to Thoroughfare Commercial (CT); and

**WHEREAS**, on October 22, 2024, City staff presented an overview of Chapter 14-41 Drive-Through Facilities Restrictions to the City Council for review and discussion. City Council provided direction to staff to bring back an analysis of modification options to Council for review; and

**WHEREAS**, on November 19, 2024, the Planning Commission held a public hearing for application #PP2023-6377. The four members of the Planning Commission present at the meeting discussed the item and made a motion to continue the item to a date uncertain, with direction to City staff to try to identify a date before the end of 2024 to bring the item back for discussion with a full Planning Commission in attendance. Staff identified several potential meeting dates meeting this criteria and polled Planning Commissioners on their availability, but a quorum was not available on any of the dates identified. As such, the project was scheduled for the next available public hearing on January 7, 2025; and

**WHEREAS**, on January 7, 2025, the property owner pulled application #PP2023-6377 from the Planning Commission meeting agenda; and

**WHEREAS**, on January 14, 2025, City staff presented options for modification of Chapter 14-41 Drive-Through Facility Restrictions to the City Council for review, discussion, and direction. City Council directed staff to bring an ordinance modifying Chapter 14-41 to exclude the Thoroughfare Commercial (CT), Neighborhood Shopping Center (CNS), and Visitor Commercial (CV) zoning districts from the 150-foot setback requirement in WMC § 14-41.100(a)(1) to Planning Commission for consideration and recommendation to City Council; and

**WHEREAS**, on January 16, 2025, the property owner submitted application #PP2025-8346 for a Zoning Map Amendment changing the zoning map designation from Neighborhood Commercial Shopping Center (CNS) to Thoroughfare Commercial (CT) for a 1.18± acre parcel located at 632 East Lake Avenue (APN: 017-321-02); and

**WHEREAS**, on February 10, 2025, the Planning Commission adopted Resolution No. 03-25 (PC), recommending to City Council approval of a Zoning Map Amendment to change the zoning designation of the subject parcel located at 632 East Lake Avenue (APN: 017-321-02) from Neighborhood Shopping Center (CNS) to Thoroughfare Commercial (CT) and finding the Zoning Map Amendment exempt from review under CEQA pursuant to CEQA Guidelines Section 15061(b)(3); and

**WHEREAS**, City Staff reviewed the project under CEQA and determined that the project qualifies for a common sense exemption under California Code of Regulations Title 14, §15061(b)(3) because the Zoning Map Amendment does not have the potential for causing a significant effect on the environment and it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment; and

**WHEREAS**, notice of time and place of the hearing to consider approval of Application No. PP2023-5966 was given at the time and in the manner where appropriate public noticing procedures have been followed and a public hearing was held according to Part 9: Public Hearing Notice Provisions of Chapter 14-10: Administration and Procedure of the Watsonville Municipal Code; and

**WHEREAS**, the City Council has considered all evidence received, both oral and documentary, and the matter was submitted for decision.

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

**SECTION 1: RECITALS.**

The foregoing recitals are adopted herein as true and correct and as the basis for this ordinance.

**SECTION 2: ENACTMENT.**

1. That the City Council of the City of Watsonville does hereby adopt a Zoning Map Amendment, changing the zoning to Thoroughfare Commercial for Santa Cruz County Assessor’s Parcel Number 017-321-02 and has made findings, attached hereto and marked as “Exhibit A”, for the property located at 632 East Lake Avenue, Watsonville, California.

2. That the City Clerk of the City of Watsonville is hereby authorized and directed to make the changes shown upon the official “Zoning Map of the City of Watsonville” which is attached hereto and hereinafter incorporated by reference as Exhibit “B” and to designate the effective date and number of the ordinance authorizing the change.

**SECTION 3: CEQA.**

This City Council of the City of Watsonville does find the project exempt under the California Environmental Quality Act (CEQA) pursuant to the common sense exemption in California Code of Regulations Title 14, §15061(b)(3).

**SECTION 4: 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 5: EFFECTIVE DATE.**

This ordinance shall take effect thirty (30) days after its final adoption.

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