

WMC CHAPTER 14-41 DRIVE-THROUGH FACILITY RESTRICTIONS

CONSIDERATION OF A ZONING CODE TEXT AMENDMENT TO CHAPTER 14-41 DRIVE-THROUGH FACILITY RESTRICTIONS OF THE WATSONVILLE MUNICIPAL CODE TO REMOVE THE 150-FOOT RESIDENTIAL SETBACK REQUIREMENT FROM THE THOROUGHFARE COMMERCIAL (CT), NEIGHBORHOOD SHOPPING CENTER (CNS), AND VISITOR COMMERCIAL (CV) ZONING DISTRICTS



BACKGROUND

OCTOBER 22, 2024, CITY COUNCIL MEETING

- STAFF PRESENTED OVERVIEW OF WMC CHAPTER 14-41
- CITY COUNCIL DISCUSSED THE IMPACTS OF THE ORDINANCE ON DEVELOPMENT WITHIN THE CITY AND HOW THE ORDINANCE COULD BE UPDATED
- CITY COUNCIL DIRECTED STAFF TO IDENTIFY SEVERAL OPTIONS FOR MODIFYING WMC CHAPTER 14-41 TO ALLOW MORE DRIVE-THROUGH DEVELOPMENT WITHIN THE CITY

BACKGROUND

JANUARY 14, 2025, CITY COUNCIL MEETING

- CITY STAFF PRESENTED OPTIONS FOR MODIFYING CHAPTER 14-41 DRIVE-THROUGH FACILITY RESTRICTIONS



MODIFICATION OPTIONS FOR COUNCIL CONSIDERATION

1. Exempt the Thoroughfare Commercial (CT) zoning district from the 150-foot setback requirement (Staff Recommendation)
2. Exempt multiple commercial zoning districts (CT, CNS, CN, CV) from the 150-foot setback requirement
3. Repeal Chapter 14-41 Drive-Through Facility Restrictions
4. Maintain Chapter 14-41 As-Is

PROPOSED MODIFICATION FOR PLANNING COMMISSION CONSIDERATION

Exempt the Thoroughfare Commercial (CT), Neighborhood Shopping Center (CNS), and Visitor Commercial (CV) zoning districts from the 150-foot setback requirement.

BACKGROUND

FEBRUARY 10, 2025, PLANNING COMMISSION MEETING

- CITY STAFF PRESENTED PROPOSED MODIFICATION OF CHAPTER 14-41 DRIVE-THROUGH FACILITY RESTRICTIONS
- PLANNING COMMISSION ADOPTED RESOLUTION RECOMMENDING CITY COUNCIL APPROVE PROPOSED MODIFICATION



DEFINITION OF DRIVE-THROUGH FACILITY

“Drive-Through Facility” shall mean any commercial use that conducts business in whole or part with a person or persons who enters a commercial property in a motor vehicle and transacts business from said motor vehicle from any location on such property that is not a designated parking space. (WMC § 14-18.279)



DRIVE-THROUGH FACILITY RESTRICTIONS

WMC CHAPTER 14-41

- Only allows drive-through facilities in certain commercial zoning districts (CT, CN, CNS, CV)
- Requires a Special Use Permit for drive through facilities
- Requires 150-foot setback from parcels zoned for residential uses
- Requires setbacks from signalized intersections
- Requires setbacks from certain 'gateway' intersections
- Includes design standards for drive-through facilities

ZONING DISTRICT OVERVIEW

- **Thoroughfare Commercial (CT)** - Intended for retail, commercial, service, amusement, and transient-residential uses which are appropriate to thoroughfare locations and dependent upon thoroughfare travel; located only in the immediate vicinity of major streets and arterials; and providing convenient vehicular access and parking for the public.
- **Neighborhood Commercial (CN)** - Intended for limited centers for convenience shopping in the residential communities and neighborhoods of the City; providing a limited amount of retail and service uses adequate to supply the day-to-day needs of the surrounding area; but not intended for the development of a commercial center that would attract substantial volumes of traffic from outside the neighborhood.
- **Neighborhood Shopping Center (CNS)** - Intended for commercial shopping center complexes located outside the central business district of the City; providing predominantly commercial retail with limited service and amusement uses on a common parcel with common access for the public; to be located on major streets and arterials.
- **Visitor Commercial (CV)** - Intended for commercial areas catering primarily to tourists and visitors; for areas of attraction and special interest to persons residing both within and outside of the community; and providing business, service, lodging, amusement, and entertainment facilities which will enhance such areas and meet the needs of the visiting public.

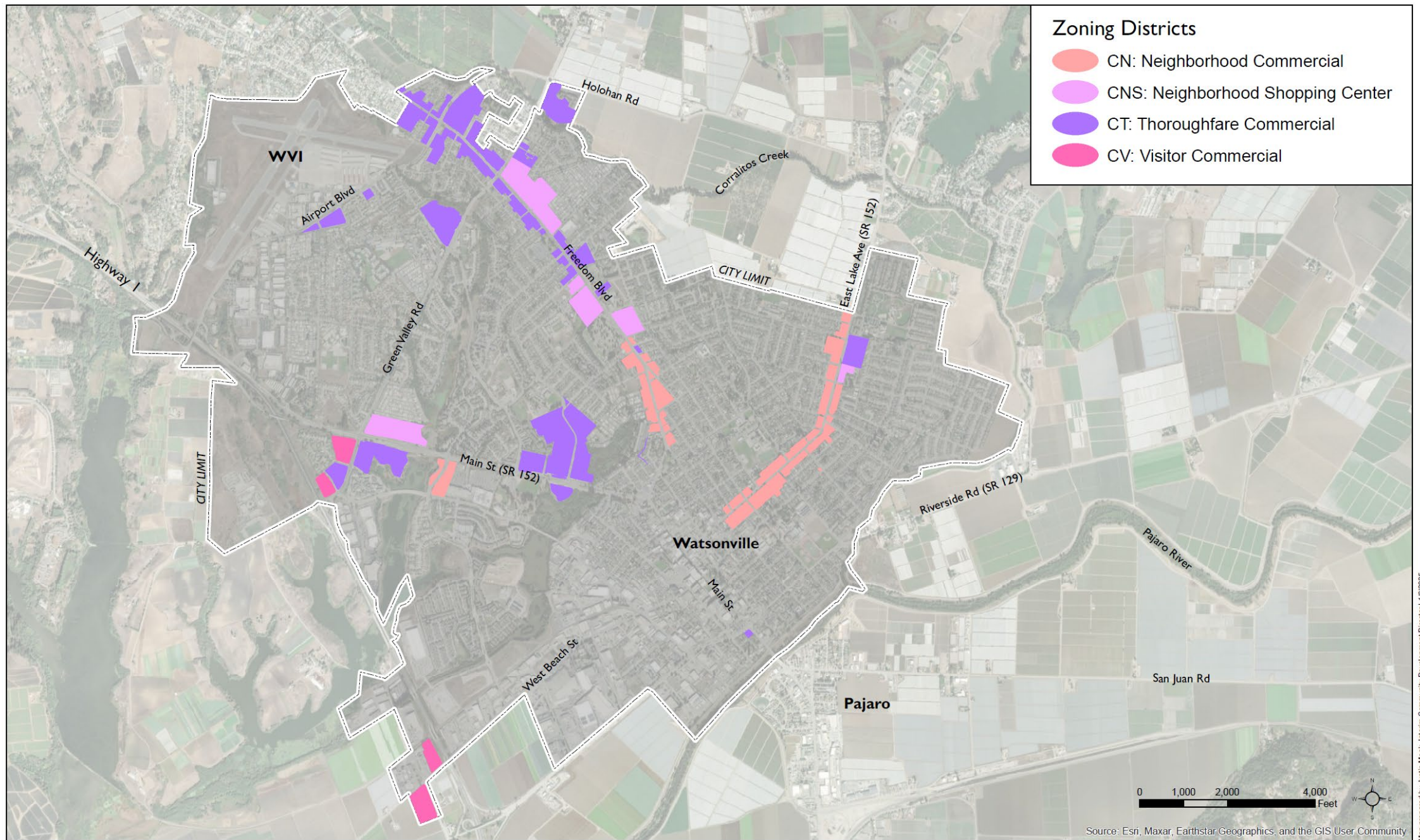
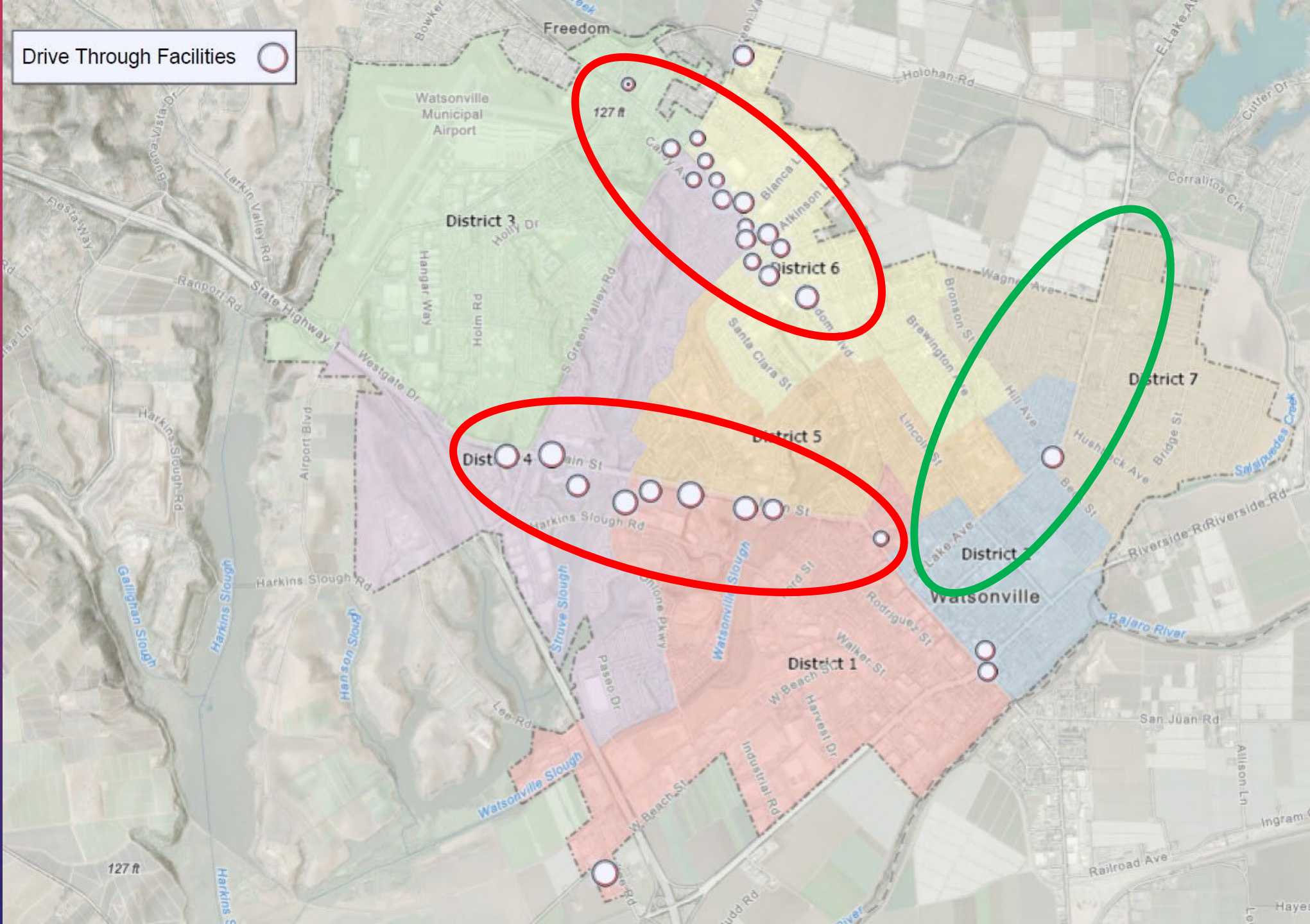


FIGURE 1. Commercial Zones that Conditionally Allow Drive-through Facilities in the City of Watsonville

EXISTING DRIVE- THROUGH LOCATIONS

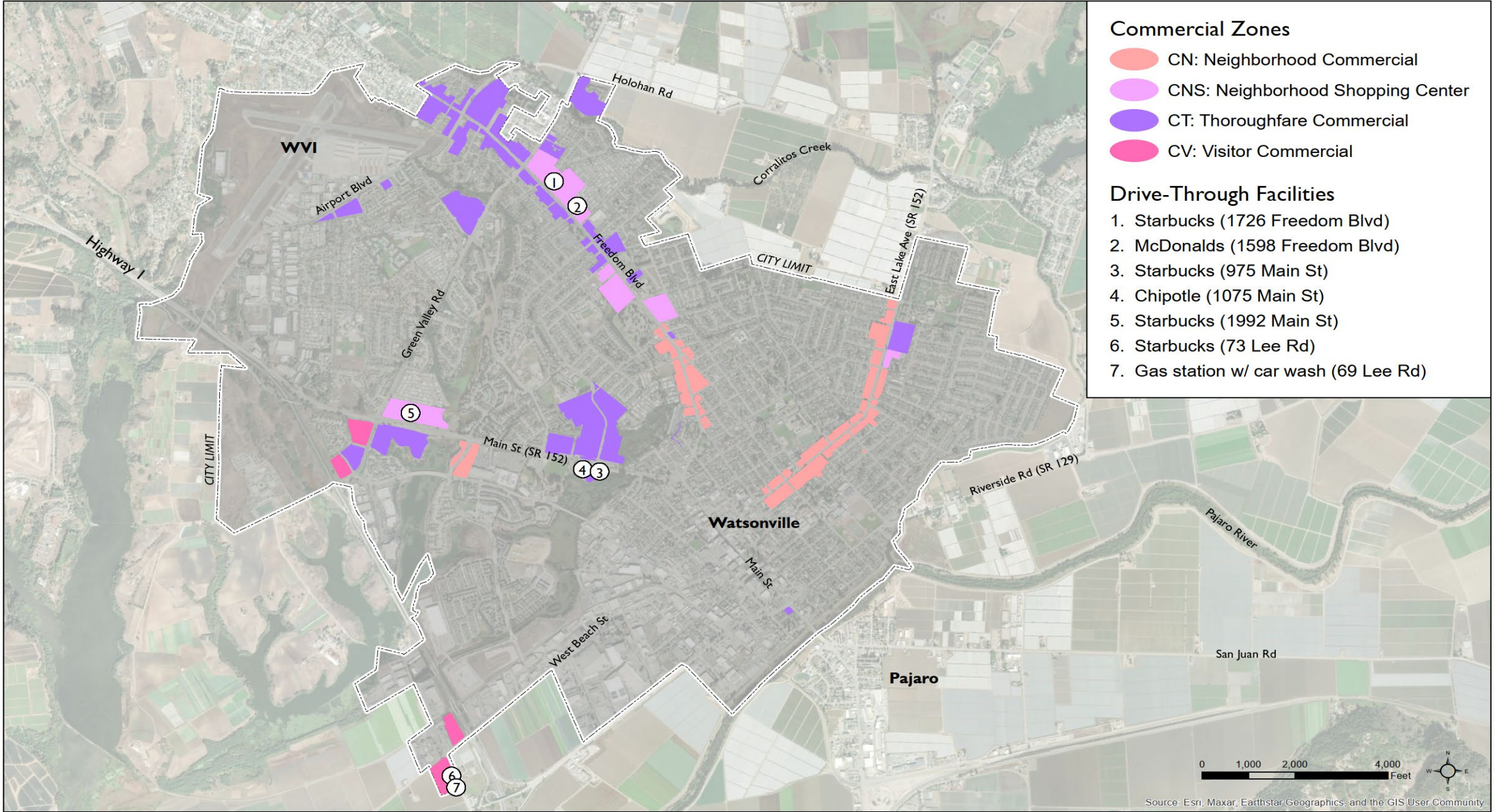


RECENTLY APPROVED DRIVE-THROUGH FACILITIES

Recent Projects with Drive-Through Facilities			
Address	Project	Date (yr)	# Drive Thrus
1726 Freedom Blvd	Starbucks	2024	1
1598 Freedom Blvd	McDonalds	2021	1
975-1075 Main St	Starbucks & Chipotle	2021-22	2
1992 Main St	Starbucks	2021	1
69 Lee Rd	Gas station w/ Car Wash	2021	1
73 Lee Rd	Starbucks	2020	1
	Total:	5 years	7



RECENTLY APPROVED DRIVE-THROUGH FACILITIES



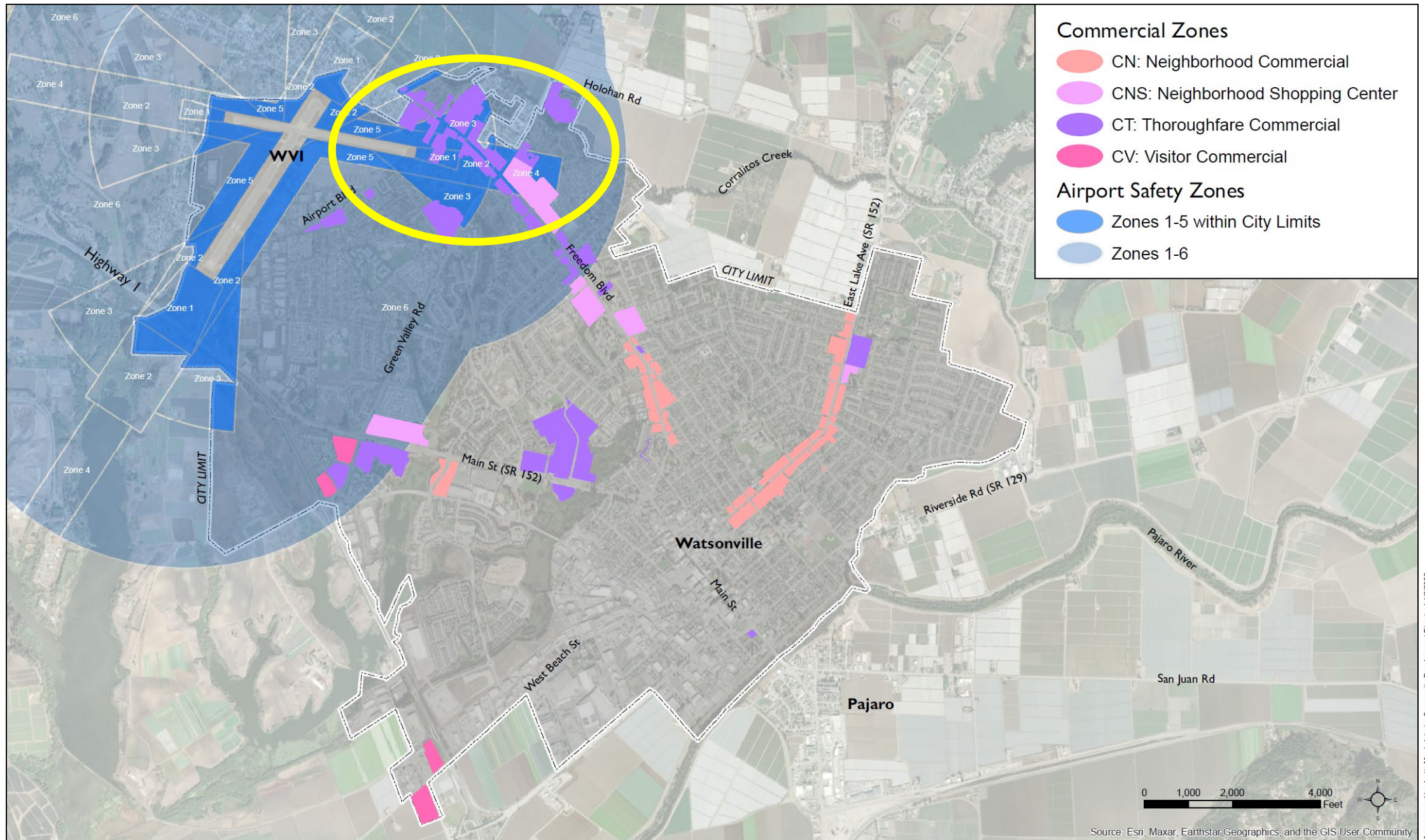
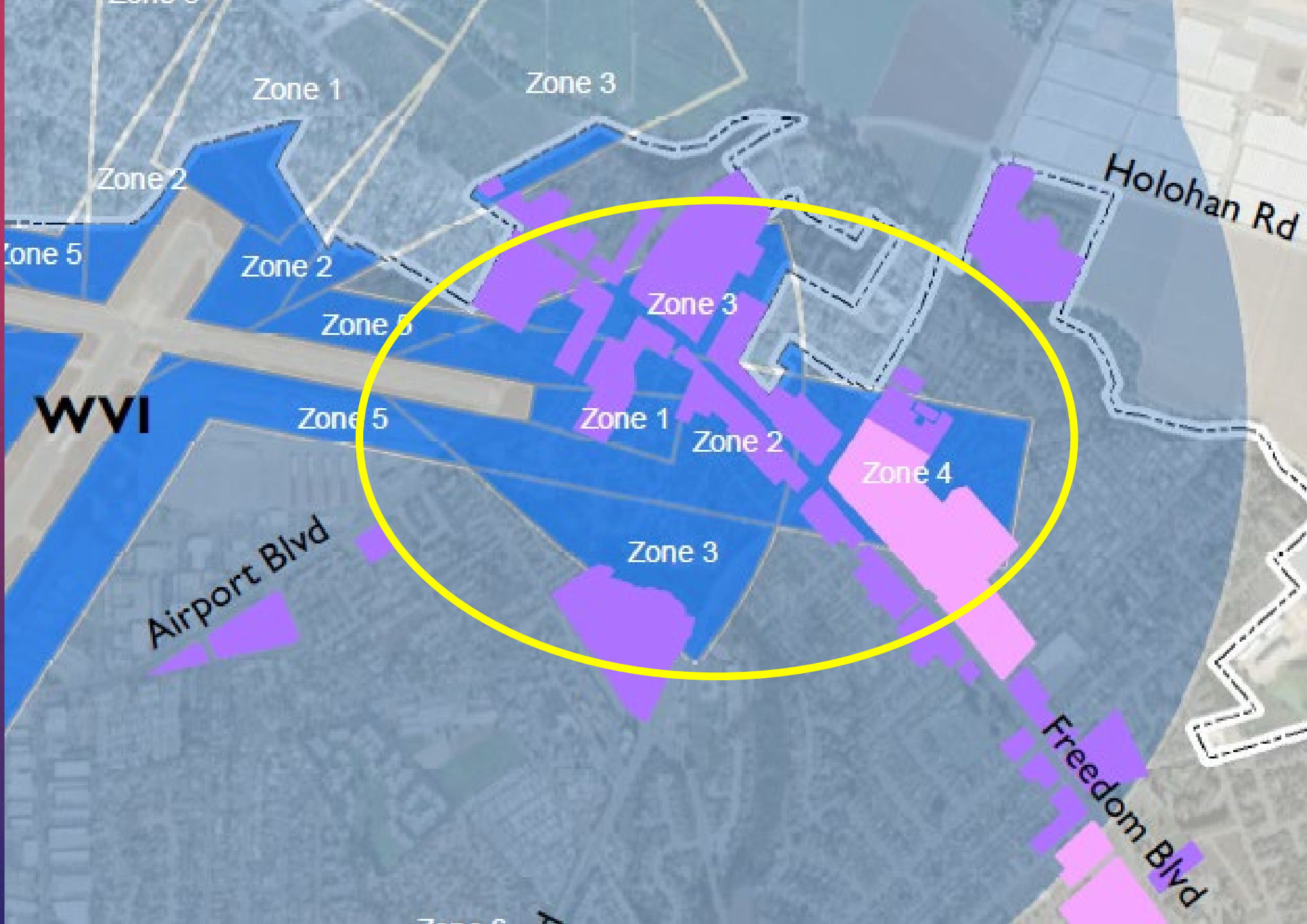


FIGURE 3. Overlay of Airport Safety Zones and Commercial Zones

STAFF ANALYSIS - SETBACKS



STAFF ANALYSIS – SETBACKS OTHER JURISDICTIONS

City of Santa Cruz - No drive-through uses shall be located adjacent to a residential district

County of Santa Cruz - 150-foot setback from existing residential uses

City of Capitola - 100-foot setback from a residential district or residential use

City of Scotts Valley – No specific drive-through facility setbacks

PROPOSED MODIFICATION

WMC § 14-41.100(a)(1)

In the CN zoning district, ~~no~~ drive-through lane, speakers, menu boards and/or take out windows shall be located within one hundred fifty (150') feet from any property boundary line of a parcel zoned for residential purposes.

REQUIRED FINDINGS

WMC § 14-12.708

- A. That the proposed amendment is consistent with the policies in the General Plan.
- B. That the proposed amendment is compatible to the extent possible with the actual and general planned use of the adjacent properties.

ENVIRONMENTAL ANALYSIS

Adoption of an ordinance amending the text of Chapter 14-41 (Drive-Through Facility Restrictions) of the Watsonville Municipal Code is exempt from the California Environmental Quality Act (CEQA) pursuant to the common sense exemption in CEQA Guidelines (14 Cal. Code Regs. §§ 15000 *et. seq.*) Section 15061(b)(3), as it can be seen with certainty that there is no possibility that the proposed zoning text amendment will have a significant effect on the environment.

STAFF RECOMMENDATION

Staff recommends the City Council approve, for first reading only, waiving fully reading of the text, an ordinance amending Chapter 14-41 (Drive-Through Facility Restrictions) of the Watsonville Municipal Code to remove the 150-foot residential setback requirement from the Thoroughfare Commercial (CT), Neighborhood Shopping Center (CNS), and Visitor Commercial (CV) zoning districts.



THANK YOU!

The background features a color gradient from red on the left to blue on the right. On the left side, there are several technical diagrams, including a large circular scale with numerical markings (40, 150, 160, 170, 180, 190, 200, 210, 220, 230, 240, 250, 260) and various circular and arc elements. The right side of the image is filled with a dense field of bokeh light spots in shades of blue and purple.