

ZONING MAP AMENDMENT FINDINGS (WMC §14-12.807)

Approval of a Zoning Map Amendment requires the approving body to make the following findings. Project-specific supportive evidence is included under each finding.

- a) **The proposed amendment is consistent with the policies embodied in the General Plan;**

Supportive Evidence

The proposed project is consistent with the following General Plan goals, policies and implementation measures concerning land use compatibility, design, and site improvement, per the staff analysis below.

- **Land Use Element Goal 4.2 Neighborhoods** - Conserve and improve the living environment of Watsonville neighborhoods.

Supportive Evidence: The proposed rezoning would permit additional uses on the parcel that are consistent with the permitted uses of the adjacent parcel located at 952 East Lake Avenue, which has a zoning designation of CT. The rezoning would provide additional development potential on the parcel, increasing the chance that development will occur, and development of the vacant lot would improve the living environment of Watsonville neighborhoods.

- **Land Use Element Goal 4.7 Land Use Suitability** - Ensure that the orderly development of land for the needs of the existing and projected population within the City limit and Sphere of Influence is based on the land's overall suitability, including: the accessibility of existing and proposed public facilities, services, and utilities, physical and financial constraints; and/or growth inducing impacts.

Supportive Evidence: The parcel located at 632 East Lake Avenue is located within the CNS Zoning District, in which some common business types are not principally or conditionally permitted. Rezoning the parcel from CNS to CT, where a larger variety of uses are principally and conditionally permitted would permit uses that are complementary to the existing uses at the adjacent parcel at 952 East Lake Avenue, which is zoned CT. The proposed zoning would also allow for the establishment of certain uses that are not readily available within a few miles of the subject parcel.

- **Land Use Element Policy 4.G Land Use Suitability** - The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.

Supportive Evidence: The subject parcel located at 632 East Lake Avenue is located along one of the City's main commercial thoroughfares (East Lake Avenue/SR-152), provides convenient vehicular access and parking for the public, has a General Plan land use designation of General Commercial, and is bordered by parcels in the CT and CNS zoning districts. The rezoning of the parcel from the CNS to the CT zoning district will encourage the development of urban uses on lands well suited for urban uses.

In summary, the proposed zoning map amendment would be in harmony with the overall intent of the City's General Plan land use goals and policies.

b) The proposed use is compatible to the extent possible with the actual and general planned use of the adjacent properties.

Supportive Evidence

The parcel at 632 East Lake Avenue and the adjacent commercial parcels have a General Plan land use designation of General Commercial. The proposed Zoning Map Amendment would change the zoning district from CNS to CT. The parcel is located adjacent to 952 East Lake Avenue, which has a zoning designation of CT, so changing the zoning designation of 632 East Lake Avenue to CT would be compatible and consistent with the zoning of the adjacent parcels. In addition, the project site is located along a major thoroughfare within the City of Watsonville (East Lake Avenue/SR-152) and provides convenient vehicular access and parking for the public, which is consistent with the purpose of the CT zoning district.