

RESOLUTION NO. _____(CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING THE TWENTY-SIXTH (26TH) AMENDMENT TO THE WATSONVILLE 2005 GENERAL PLAN TO RE-DESIGNATE ASSESSOR'S PARCEL NUMBER 015-321-01 LOCATED AT 547 AIRPORT BOULEVARD, WATSONVILLE, CALIFORNIA FROM (I) INDUSTRIAL TO (R-HD) HIGH-DENSITY RESIDENTIAL TO ALLOW THE CONSTRUCTION OF A 21-UNIT TOWNHOME PROJECT ON A 1.57± ACRE SITE PARCEL, AND DIRECTING CHANGES TO BE MADE ON THE GENERAL PLAN LAND USE DIAGRAM OF THE CITY OF WATSONVILLE

WHEREAS, on December 21, 2018, Raoul Ortiz, applicant and property owner, applied for a General Plan Map Amendment, Zoning Map Amendment, Planned Development, Major Subdivision (Tentative Map), and Special Use Permit/Specific Development Plan with Design Review and Environmental Review (PP2018-11) to allow construction of a 21-unit townhome project located at 547 Airport Boulevard, Watsonville, California (APN: 015-321-01); and

WHEREAS, the subject property is designated Industrial on the General Plan Land Use Diagram and is within the IP (Industrial Park) Zoning District; and

WHEREAS, the proposed residential development is not allowed on Industrial designated land or within the IP Zoning District, therefore, the applicant has applied for a General Plan Map Amendment for the project site to change the designation from (I) Industrial to (R-HD) Residential High Density and Zoning Map from IP (Industrial Park) to RM-3/PD (Multiple Residential – High Density/Planned Development); and

WHEREAS, on July 11, 2020, and February 16, 2021, the applicant submitted revised plans in support of the entitlement applications; and

WHEREAS, on June 1, 2021, the Planning Commission conducted a public hearing and adopted Resolution 06-21 (PC), recommending that the City Council approve a General

Plan Map Amendment, (PP2018-11) to allow the construction of the 21-unit townhome project on a 1.57± acre site located at 547 Airport Boulevard (APN 015-321-01); and

WHEREAS, pursuant to Section 14-12.700 of the Watsonville Municipal Code, the General Plan text and General Plan Land Use Diagram may be amended whenever public necessity, general community welfare, and good zoning practices permit such amendment; and

WHEREAS, a twenty-sixth (26th) amendment to the *Watsonville 2005 General Plan* is proposed which will change the 2005 General Plan Land Use Diagram designation from (I) Industrial to (RH-D) High Density Residential to allow for the construction of a 21-unit townhome project located at 547 Airport Boulevard, Watsonville, California (APN: 015-321-01); and

WHEREAS, subject to the Applicant's application for rezoning from (I) Industrial District to (RH-D) Multiple Residential District (High Density), the requested General Plan Text Amendment would satisfy the requirement of State law applicable to General Law cities for zoning and General Plan consistency; and

WHEREAS, pursuant to Section 65358(b) of the Government Code, the General Plan may only be amended four (4) times during any calendar year; and

WHEREAS, on May 24, 1994, the *Watsonville 2005 General Plan* was adopted by Resolution No. 137-94 (CM); and

WHEREAS, on November 7, 1995, the *Watsonville 2005 General Plan* was amended by Resolution No. 299-95 (CM) adopting GPA-1-95 thereby affecting 451 East Beach Street. GPA-1-95 was the first (1st) amendment to the *Watsonville 2005 General Plan* and the first (1st) amendment of the 1995 calendar year; and

WHEREAS, on March 25, 1997, the *Watsonville 2005 General Plan* was amended by Resolution No. 89-97 (CM) adopting GPA-2-94 thereby affecting certain lands west of Lee Road owned by Vincent Tai. GPA-2-94 was the second (2nd) amendment to the *Watsonville 2005 General Plan* and the first (1st) amendment of the 1997 calendar year; and

WHEREAS, on July 22, 1997, the *Watsonville 2005 General Plan* was amended by Resolution No. 235-97 (CM) adopting GPA-2-97 thereby affecting certain property at 527 Center Street Watsonville, owned by John Fiorovich. GPA-2-97 was the third (3rd) amendment to the *Watsonville 2005 General Plan* and the second (2nd) amendment of the 1997 calendar year; and

WHEREAS, on November 4, 1997, the *Watsonville 2005 General Plan* was amended by Resolution No. 335-97 (CM) adopting GPA-3-97 thereby affecting certain property at 567 Auto Center Drive owned by Robert Erickson. GPA-3-97 was the fourth (4th) amendment to the *Watsonville 2005 General Plan* and the third (3rd) amendment of the 1997 calendar year; and

WHEREAS, on April 28, 1998, the *Watsonville 2005 General Plan* was amended by Resolution No. 132-98 (CM) adopting GPA-1-98 to re-designate 98 parcels in the vicinity of Airport Boulevard and Loma Prieta Avenue. GPA-1-98 was the fifth (5th) amendment to the *Watsonville 2005 General Plan* and the first (1st) amendment of the 1998 calendar year; and

WHEREAS, on April 28, 1998, the *Watsonville 2005 General Plan* was amended by Resolution No. 134-98 (CM) adopting GPA-2-98 to re-designate 141.2 acres outside the City Limits of the City of Watsonville (Freedom/Carey Annexation). GPA-2-98 was the sixth (6th)

amendment to the *Watsonville 2005 General Plan* and the second (2nd) amendment of the 1998 calendar year; and

WHEREAS, on December 8, 1998, the *Watsonville 2005 General Plan* was amended by Resolution No. 311-98 (CM) adopting GPA-3-98 to amend the Land Use Diagram of the Land Use and Community Development Element of the *Watsonville 2005 General Plan* requesting re-designation of Assessor's Parcel Numbers 019-861-20 & 21 as part of a mixed use hospital re-use development project (298 Green Valley Road, Watsonville). GPA 3-98 was the seventh (7th) amendment to the *Watsonville 2005 General Plan* and the third (3rd) amendment of the 1998 calendar year; and

WHEREAS, on July 27, 1999, the City Council adopted Resolution No. 224-99 (CM) approving the eighth (8th) amendment to the *Housing Element, 1991 - 1996* of the *Watsonville 2005 General Plan* (GPA-2-99) and the first (1st) amendment of 1999 calendar year; and

WHEREAS, on March 10, 2000, the City Council adopted Resolution No. 71-00 (CM) approving the ninth (9th) amendment to the *Watsonville 2005 General Plan* (GPA-1-00) and the first (1st) amendment of 2000 to eliminate the Lands West of Lee Road as a "Special Study Area"; and

WHEREAS, on August 22, 2000, the Council adopted Resolution No. 245-00 (CM) approving the tenth (10th) and the second (2nd) amendment to the *Watsonville 2005 General Plan* (GPA-2-00) to amend the *Watsonville 2005 Local Coastal Program* to allow development of the New Millennium High School; and

WHEREAS, on June 12, 2001, the Council adopted Resolution No. 142-01 (CM) approving the eleventh (11th) amendment to the *Watsonville 2005 General Plan* and the first

(1st) amendment of the 2001 calendar year by amending the Housing Element of such General Plan; and

WHEREAS, on June 26, 2001, the Council adopted Resolution No. 170-01 (CM) approving the twelfth (12th) amendment to the *Watsonville 2005 General Plan* and the second (2nd) amendment of the 2001 calendar year by amending the *Watsonville 2005 Local Coastal Program Land Use plan* to make minor modifications to Figure 2A, Sections III C.3 (p) and C.4; and

WHEREAS, on January 8, 2002, the Council adopted Resolution No. 10-02 (CM) amending the twelfth (12th) amendment and (1st) amendment of the 2002 calendar year to the *Watsonville 2005 General Plan*; and

WHEREAS, on February 26, 2002, the Council adopted Resolution No. 52-02 (CM) approving the thirteenth (13th) amendment to the *Watsonville 2005 General Plan* and the second (2nd) amendment of the 2002 calendar year to re-designate Assessor's Parcel Numbers 018-151-14, 28, 29, and 30 (640, 646, and 652 Main Street) from Central Commercial to Public/Quasi-Public; and

WHEREAS, on March 12, 2002, the Council adopted Resolution No. 63-02 (CM) approving the fourteenth (14th) Amendment to the *Watsonville 2005 General Plan* and the third (3rd) amendment of the 2002 calendar year, to re-designate Assessor's Parcel Number 015-321-04 (20 Holm Road) from Industrial to Residential Medium Density on the *Land Use Diagram* of the *Land Use and Community Development Element* to allow the construction of a twenty-five (25) unit townhouse development; and

WHEREAS, on September 24, 2002, the Council adopted Resolution No. 245-02 (CM) approving the fifteenth (15th) Amendment to the *Watsonville 2005 General Plan*, and the fourth

(4th) amendment of the 2002 calendar year to re-designate a portion of Assessor's Parcel Number 015-201-04 from Public/Quasi Public to Residential - Low Density (comprising 12,000 square feet) and Environmental Management - Open Space (EM-OS) on the *Land Use Diagram* of the *Land Use and Community Development Element*); and

WHEREAS, on November 5, 2002, the voters of the City of Watsonville approved the Orderly Growth and Agricultural Protection measure to amend the *Watsonville 2005 General Plan* which became the sixteenth (16th) amendment to the General Plan and the fifth (5th) amendment of the 2002 calendar year; and

WHEREAS, on February 23, 2010, the City Council adopted Resolution No. 27-10 (CM) approving the seventeenth (17th) amendment to the *Watsonville 2005 General Plan* (GPA-1-10) and the first (1st) amendment of the 2010 calendar year from (R-LD) Residential Low Density to (CG) General Commercial for a parcel located at 813 Freedom Boulevard (APN: 016-143-09), Watsonville, California; and

WHEREAS, on November 8, 2011, the City Council adopted Resolution No. 196-11 (CM) approving the eighteenth (18th) amendment to the *Watsonville 2005 General Plan* (GPA-1-11) and the first (1st) amendment of the 2011 calendar year from (R-LD) Residential Low Density to (P/QP) Public/Quasi-Public, for parcels located at 320 and 332 East Beach Street (APN: 017-141-05 and 017-141-15), Watsonville, California; and

WHEREAS, on March 22, 2016, the City Council adopted Resolution No. 32-16 (CM) approving the nineteenth (19th) amendment to the *Watsonville 2005 General Plan* and the first (1st) amendment of the 2016 calendar year from (GC) General Commercial to (CC) Central Commercial and a text amendment to page 52 (Central Commercial) of Chapter 4 (Land Use and Community Development) to allow additional intensification in the downtown if adequate

on-site parking can be provided for Assessor's Parcel Number 016-153-03 located at 1 Western Drive, Watsonville, California; and

WHEREAS, on April 26, 2016, the City Council adopted Resolution No. 58-16 (CM) approving the twentieth (20th) amendment to the *Watsonville 2005 General Plan* and the second (2nd) amendment of the 2016 calendar year re-designating Assessor's Parcel Number 018-302-03 located at 1715 West Beach Street, Watsonville, California from (I) Industrial to (GC) General Commercial to allow the development of two four-story hotels and associated retail uses on a 7.3 acre parcel located at 1715 West Beach Street,; and

WHEREAS, on July 5, 2016, the City Council adopted Resolution No. 129-16 (CM) approving the twenty-first (21st) amendment to the *Watsonville 2005 General Plan* and the third (3rd) amendment of the 2016 calendar year re-designating Assessor's Parcel Number 015-371-01 located at 221 Airport Boulevard, Watsonville, California, from (N) Institutional to (R-HD) High-Density Residential to allow the construction of 48 townhome units and the relocation and rehabilitation of an existing school house to a residential unit on a 2.65 acre parcel; and

WHEREAS, on August 28, 2018, the City Council adopted Resolution No. 140-18 (CM) approving the twenty-second (22nd) amendment to the *Watsonville 2005 General Plan* and the first (1st) amendment of the 2018 calendar year re-designating (APN: 018-372-14) from (I) Industrial to (RH-D) High Density Residential for 551 Ohlone Parkway, Watsonville California; and

WHEREAS, on April 23, 2019, the City Council adopted Resolution No. 59-19 (CM) approving the twenty-third (23rd) amendment to the *Watsonville 2005 General Plan* and the first (1st) amendment of the 2019 calendar year re-designating from (R-MD) Medium Density Residential to Public/Quasi Public for a parcel located at 376 A South Green Valley Road

(APN: 016-221-06) and (R-LD) Low Density Residential to Public/Quasi Public and Environmental Management, for a portion of parcel located at 0 South Green Valley Road (APN:014-052-01) Watsonville, California; and

WHEREAS, on August 27, 2019, the City Council adopted Resolution No. 132-19 (CM) approving the twenty-fourth (24th) amendment to the Watsonville 2005 General Plan and the second (2nd) amendment of the 2019 calendar year re-designating Assessor's Parcel Number 015-11-36 located at 58 Hangar Way and Assessor's Parcel Number 015-111-37 located at 5 Nielson Street, from Industrial to Public/Quasi Public, to allow construction of a 11,424± square foot medical office building on a 1.01± acre site; and

WHEREAS, on January 19, 2021, the City Council adopted Resolution No.42-21 (CM) approving the twenty-fifth (25th) amendment to the *Watsonville 2005 General Plan* and the first (1st) amendment of the 2021 calendar year amending Chapter 12 (Public Safety) to incorporate by reference the 2020 Local Hazard Mitigation Plan (LHMP); and

WHEREAS, the proposed General Plan Text Amendment, if adopted, will be the twenty-sixth (26th) amendment to the *Watsonville 2005 General Plan* and the second (2nd) amendment of the 2021 calendar year; and

WHEREAS, notice of time and place of the hearing to consider approval of the General Plan Text Amendment 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 Section 14-10.900 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, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

1. Good cause appearing and upon the Findings, attached hereto and incorporated herein as Exhibit "A," the City Council does hereby approve this amendment to the 2005 General Plan Land Use Diagram, a portion of which is attached hereto and marked as Exhibit "B," to change the designation from (I) Industrial to (RH-D) High Density Residential to allow for a 21-unit townhome project located at 547 Airport Boulevard, Watsonville, California (APN: 015-321-01).
