

Application No: PP2018-11  
APNs: 015-321-01  
Applicant: Raoul Ortiz  
Hearing Date: August 24, 2021

**GENERAL PLAN MAP AMENDMENT FINDINGS (WMC § 14-12.708)**

The following findings apply to the portion of the project site in which the General Plan land use designation is changed from Industrial to Residential High Density on the General Plan Land Use Diagram.

- 1. That the proposed amendment is consistent with the policies embodied in the General Plan.**

**Supportive Evidence**

The proposed residential development is located on the portion of APN 015-321-01 presently designated Industrial on the General Plan Land Use Diagram and within the IP Zoning District. Residential units are not a permitted use; therefore, to allow residential development on APN 015-321-01, the project requires an amendment of the General Plan Land Use Diagram from Industrial to Residential High Density and an amendment of the Zoning Map from IP to RM-3/PD.

The purpose of the Residential High Density designation is to provide living environments through multi-story apartment and condominium type housing at densities of between 14 and 36.99 dwelling units per acre. The project includes construction of 21 townhouse-style dwelling units. The proposed density of the project is 16.2 units per acre. Therefore, the project is consistent with the dwelling type and residential density standards permitted in the Residential High Density designation.

In addition, the project is consistent with the following General Plan goals, policies and implementation measures:

- ***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 in 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.***

The project site has been used as a rebar manufacturing site since 1993. The proposed project would be an infill project converting the site/land use to residential use. The site is within close proximity to existing utilities that can be extended to serve the project. The project would not induce population growth other than the residents that would directly inhabit the proposed residential units.

- ***Land Use Element Policy 4.B: Neighborhood Preservation.*** *The City shall plan for the protection of existing neighborhood qualities and the provision of adequate neighborhood facilities in developing areas.*
- ***Land Use Element Implementation Measure 4.B.2: New Neighborhood Facilities.*** *The City shall utilize land use controls, such as, specific plan, LOS standards, and zoning development controls, to ensure balanced neighborhood development in a compact pattern, and to avoid premature extension of public facilities and services.*
- ***Land Use Element Implementation Measure 4.A.2: Land Use Compatibility.*** *The City shall monitor housing production to ensure compatibility with surrounding land uses.*

Although the proposed project is located adjacent to light industrial uses to the west and south, and the airport to the north, it is also adjacent to the existing Colonial Manor manufactured home residential development to the east. The proposed project will be built to a similar density to the manufactured housing project. The proposed project is consistent with City of Watsonville *Livable Community Residential Design Guidelines* (2001).

The proposed project includes a General Plan Amendment and rezoning to change the land use designation and zoning of the project site to Residential High Density and RM-3, respectively. The rezoning would include adopting a PD Overlay District that would allow smaller lot sizes and more compact patterns of development. With approval of the proposed rezoning, the project would be consistent with applicable land use controls.

- ***Land Use Element Goal 4.4 Industrial Land Use – Achieve economic diversification, living wage employment, the preservation of the agricultural economic base of the Pajaro Valley, and maintain a balance among jobs, housing, and other urban land uses.***
- ***Land Use Element Policy 4.D: Industrial Land Use.*** *The City shall promote modernization of existing industrial plants and the location of new industrial facilities on lands planned for industry in Watsonville 2005 General Plan.*
- ***Land Use Element Implementation Measure 4.D.4: Industrial Reserve.*** *The City shall maintain a reserve of industrial land sufficient to meet the long-term job creation goals and to enable the City to maximize economic opportunities consistent with the city's Comprehensive Economic Development Action Plan.*

The 1.57-acre project represents approximately 0.3 percent of the 559.6 acres of land designated as Industrial in the General Plan, and the same percentage of the 550.8 acres zoned either Industrial Park (IP) or General Industrial (IG). The existing industrial operation is small and not a major employer in the City. The site

also abuts the Residential Medium Density land use designation to the east. Therefore, changing the designation will represent a small, marginal adjustment to the overall Land Use Plan with minimal changes to the City's industrial base and the ability to maintain a robust number of jobs in the City. The conversion of this small site does not compromise the reserve of industrial land in the city. There will still be a robust industrial base on the roughly 550 acres of industrial land remaining in the city.

- ***Urban Design Element Goal 5.1: Visual Resources.*** *Preserve and enhance the built and natural visual resources within Watsonville.*
- ***Urban Design Element Goal 5.2: Community Appearance.*** *Blend new development and recognized values of community appearance and scenic qualities, and ensure that new development enhances, rather than detracts from its surroundings.*
- ***Urban Design Element Goal 5.6: Urban Design.*** *Achieve high standards of street, site and building design that are both efficient, and aesthetically pleasing.*
- ***Urban Design Element Policy 5.B Design Consistency*** – *The City shall review new development proposals to encourage high standards of urban design and to ensure that elements of architectural design and site orientation do not degrade or conflict with the appearance of existing structures.*
- ***Urban Design Element Implementation Measure 5.A.4: Development Standards*** – *In addition to the Design Review Guidelines, the City shall use the adopted standards for multiple family residential developments to ensure that medium- and high-density development is designed so as to enhance rather than detract from the urban environment.*
- ***Urban Design Element Implementation Measure 5.B.3: Enhancement*** – *The City shall utilize the development standards, zoning ordinance regulations for each district, and the design review guidelines to ensure that new development is an asset to the existing neighborhood and community with regard to parking, landscaping, open space, and project design.*

Residential development would be consistent with the City of Watsonville *Livable Community Residential Design Guidelines* (2001). Specifically, residential units have been designed with facades that are well composed, balanced, and appropriately articulated to reflect the scale and street orientation of Watsonville's traditional neighborhoods. The massing of wall and roof planes would be sufficiently broken up by the use of offsets in surfaces, changes in roof plane, variations in color, materials and trim. The streetscape plan would ensure that both the internal street system and the public frontage are aesthetically pleasing.

- ***Housing Element Goal 3.0: Housing Production*** – Provide housing opportunity for Watsonville’s share of the regional housing need for all income groups.
- ***Housing Element Policy 3.1*** – Encourage the production of housing that meets the needs of all economic segments, including lower, moderate, and above moderate-income households, to achieve a balanced community.
- ***Housing Element Policy 3.2*** – Provide high quality rental and ownership housing opportunities for current and future residents that are affordable to a diverse range of income levels.
- ***Housing Element Policy 3.4*** – Continue to implement the Affordable Housing Ordinance, Density Bonus Ordinance, and other programs as a means of integrating affordable units within new residential development.
- ***Housing Element Policy 4.2.*** *Implement and enforce residential design guidelines to ensure that the community’s expectations are met with respect to the quality and style of housing projects.*
- ***Housing Element Program 18: Design Review Process*** – *The City will continue to use the Livable Community Residential Design Guidelines in concert with the City’s General Plan, Zoning and Subdivision Ordinance and other area plans. The City will continue to ensure that projects comply with the City’s design review process and the Design Guidelines.*

The project will create 21 units of new for-sale housing. The project is required to provide 15 percent (3 units) of the 21 units as affordable, in accordance with the City’s Affordable Housing Ordinance, and will help the City meet the production goals of the Housing Element to provide housing for all income groups. The project is designed to be architecturally compatible with the existing development in the neighborhood. The site planning provides both private and common open space amenities for the benefit of the residents. The development will be consistent with the City of Watsonville *Livable Community Residential Design Guidelines* (2001). An existing residence on the property will be demolished as part of project development.

- ***Housing Element Goal 4.0: Removal of Government Constraints*** – *Where appropriate, mitigate unnecessary governmental constraints to the maintenance, improvement, and development of housing.*
- ***Housing Element Program 17: Planned Development District*** – *The City will continue to use the PD designation to provide flexibility in developments and facilitate creative housing option as well as explore amendments to the Zoning and Subdivision Ordinances to encourage lot consolidation in districts with substandard lots, fee and development waivers for projects meeting redevelopment criteria and other incentives for developers and property*

*owners in such districts. The City will consider other options to encourage lot consolidation, such as a smaller lot size for PD development.*

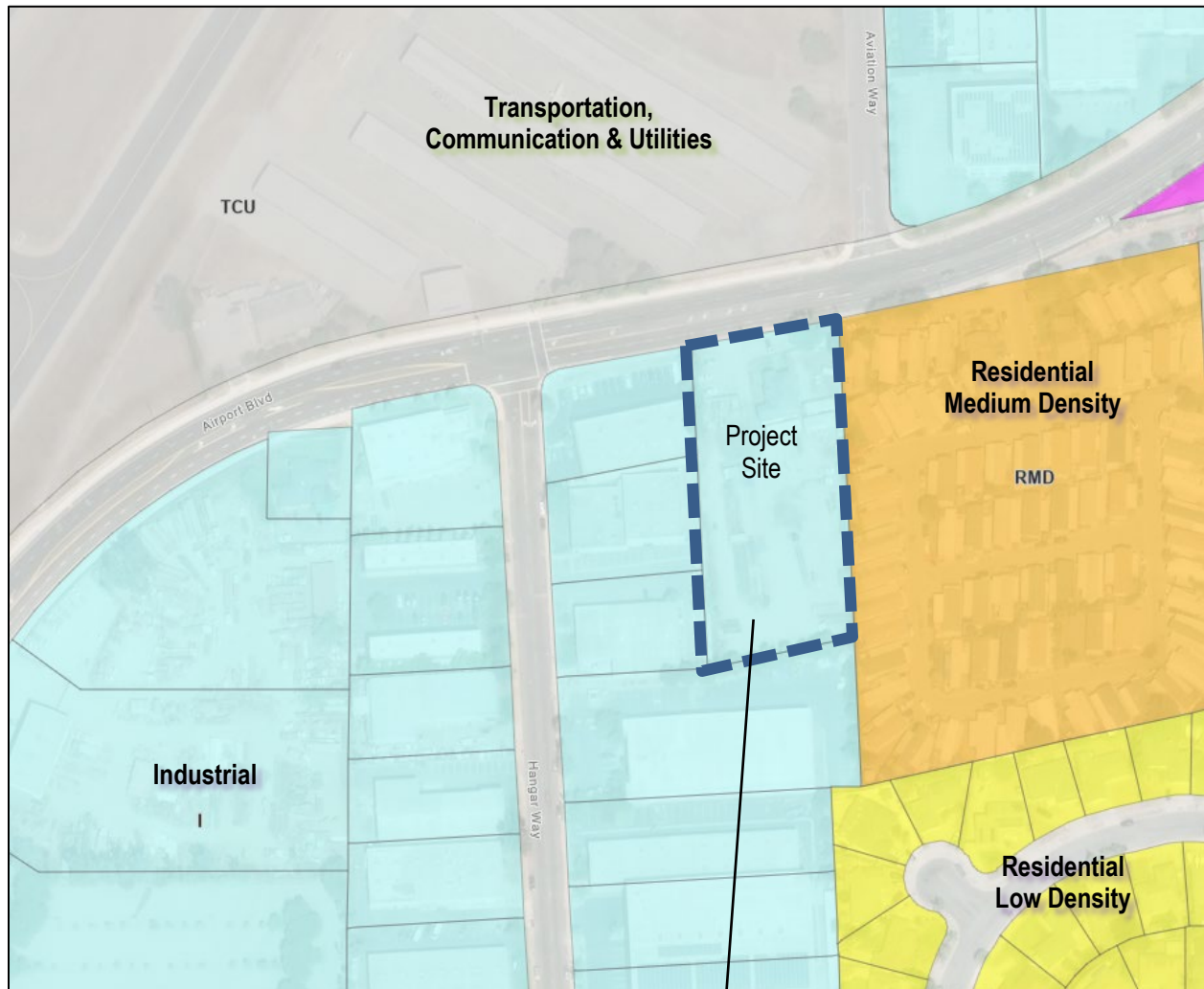
The proposed project includes General Plan Amendment, rezoning and adoption of a PD Overlay District to allow the proposed residential development at higher densities than would be allowed by the underlying zoning district regulations. The proposed PD Overlay District allows the creation of small lots with modifications requested to support the proposed townhomes.

- 2. That the proposed amendment is compatible to the extent possible with the actual and general planned use of the adjacent properties.**

**Supportive Evidence**

The proposed amendments to the General Plan Land Use Diagram and Zoning Map would allow infill housing in a manner consistent with existing nearby residential neighborhoods. The Colonial Manor manufactured housing development east of the site is built to a similar density as the project. The project is compatible with the light industrial uses to the west and south as well as the airport to the north. The site is served by existing utilities. The addition of 21 dwellings will help the City provide much needed housing for its residents.

## Exhibit "B"



Existing Designation: Industrial  
Proposed Designation: Residential High Density