ORDINANCE NO. _____(CM)

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING REZONING TO ESTABLISH A PLANNED DEVELOPMENT OVERLAY DISTRICT ON ASSESSOR'S PARCEL NUMBER 015-321-01 LOCATED AT 547 AIRPORT BOULEVARD, WATSONVILLE, CALIFORNIA, FROM IP (INDUSTRIAL PARK) TO RM-3/PD (MULTIPLE RESIDENTIAL HIGH DENSITY) FOR APPLICATION NO. PP2018-11 FOR CONSTRUCTION OF A 21-UNIT TOWNHOME PROJECT ON A 1.57± ACRE SITE, AND DIRECTING CHANGES TO BE MADE ON THE ZONING MAP OF THE CITY OF WATSONVILLE (REQUIRES AT LEAST 5 AFFIRMATIVE VOTES PER SECTION 14-16.2507 OF THE WATSONVILLE MUNICIPAL CODE)

WHEREAS, on December 21, 2018, Raoul Ortiz, applicant and property owner, applied for a General Plan Map Amendment, Zoning Map Amendment with Planned Development Overly, 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 (I) 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 Zoning Map Amendment from IP (Industrial Park) to RM-3/PD (Multiple Residential – High Density/Planned Development) with a Planned Development Overlay District; and

WHEREAS, as part of the application for a Zoning Map Amendment, the applicant has requested deviations from certain development standards of the City of Watsonville Zoning Ordinance and the Residential Development Standards for Multi-Family, Condominium and Townhouse Projects; and

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WHEREAS, the applicant, has applied to rezone Assessor's Parcel Number 015-321-01, presently zoned IP (Industrial Park) to RM-3/PD (Multiple Residential –High Density/Planned Development) allowing the construction of a 21-unit townhome project located at 547 Airport Boulevard, Watsonville, California; and

WHEREAS, the Planned Development (PD) process can be used to make modifications to subdivision and zoning district development standards for project sites that exceed one acre; and

WHEREAS, the purpose of the PD process is to provide a technique to foster development plans which serve public objectives more fully than development plans permitted under conventional zoning regulations; and

WHEREAS, the Planning Commission shall review the request for the establishment of a Planned Development Overlay District and make a recommendation to the City Council, which shall review the matter at a public hearing and establish the Planned Development Overlay District by ordinance; and

WHEREAS, on June 1, 2021, the Planning Commission conducted a public hearing and adopted Resolution 06-21 (PC), recommending, in part, that the City Council approve a Zoning Map Amendment from Industrial Park (IP) to Multiple Residential High Density with a Planned Development Overlay District (PP2018-11) to allow the construction of a 21-unit townhome project on a 1.57± acre site located at 547 Airport Boulevard (APN 015-321-01); and

WHEREAS, the proposed Planned Development Overlay District for this project must receive five (5) affirmative votes for a recommendation of approval to the City Council; and

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WHEREAS, the Planning Commission voted 4-3, failing to make a recommendation for approval or denial; and

WHEREAS, notice of time and place of hearing for approval of rezoning to establish the Planned Development Overlay District from IP (Industrial Park) to RM-3/PD (Multiple Residential High Density) was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville (Watsonville Municipal Code 14-10.900.); 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, **THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:**

SECTION 1: REZONING.

1. That the City Council of the City of Watsonville does hereby approve rezoning to establish a Planned Development Overlay District on Assessor's Parcel Number 015-321-01 from IP (Industrial Park) to RM-3/PD (Multiple Residential High Density) which is consistent with Zoning Map Amendment and Planned Development Overlay District Findings, attached hereto and marked as Exhibit "A," for the property located 547 Airport Boulevard, Watsonville, California to construct a 21-unit townhome project on a 1.57± acre site.

2. That the City Clerk of the City of Watsonville is hereby authorized and directed to make the changes shown upon that portion of the official "Zoning Map of the City of Watsonville" a portion of which is marked as Exhibit "B," a copy of which is attached hereto, and designate the ordinance number and effective date of the ordinance

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authorizing the change and to depict said lot lines on the Zoning Map once the subdivision map is recorded.

SECTION 2. 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 3. EFFECTIVE DATE.

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

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