

APN: City Wide
Address: City Wide
Applicant: City of Watsonville
Hearing Date: October 26, 2021

TEXT AMENDMENT FINDINGS FOR CHAPTER 14-16 (WMC § 14-12.603)

A. That the proposed amendment is consistent with the policies in the General Plan.

Supportive Evidence

The proposed text amendment will conditionally allow automobile car washes in the Neighborhood Shopping Center (CNS) Zoning district. This modification meets the following goals and policies in the 2005 General Plan:

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.

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 land unsuited for urban uses.

Policy 4.G.3 Multiple Use: Wherever feasible and appropriate, and where the potential impacts and mitigation associated with mixed use can be identified and fully considered through the CEQA process, the City shall support intensification of use by combining uses on one site, e.g. residential and commercial, institutional and recreational.

By conditionally allowing mechanical car washes in the CNS Zoning District, property owners would benefit by having the flexibility for further development. The Special Use Permit process would also allow city staff to determine the most appropriate locations for further development.

B. 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 text amendment to Chapter 14-16 (District Regulations) would allow for the establishment of mechanical carwashes in the CNS zoning district as a conditionally permitted use. City staff and the Planning Commission would be able to determine whether the establishment of a mechanical carwash on a particular parcel would be compatible with existing uses on adjacent properties to ensure that the mechanical carwash would not conflict with existing uses.