

Santa Cruz County Latino Affairs Commission

701 Ocean Street, Room 510, Santa Cruz, CA 95060

P: (831) 454-2772 F: (831) 454-2411 TTY/TDD 711

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www.scclatinoaffairs.org

Notice of Public Meeting and Agenda

DATE Wednesday, October 7, 2020

TIME: 6:00 PM – 7:30 PM

IN RESPONSE TO THE COVID-19 PUBLIC HEALTH EMERGENCY AND PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20 ISSUED MARCH 17, 2020, **THIS WILL BE A REMOTE MEETING** WITH NO PHYSICAL LOCATION AVAILABLE, BUT ACCESS AND AN OPPORTUNITY TO COMMENT WILL BE PROVIDED. **PLEASE DIAL-IN TO THE TELECONFERENCE WITHIN TEN MINUTES OF THE MEETING START TIME.**

TELECONFERENCE INFORMATION

Phone: **1 (571) 317-3116**

Toll Free **1 (866) 899-4679**

Access Code: **609-037-589**

1. Call to Order/Roll Call/Agenda Review

2. Approve *August 5, 2020 Minutes*

3. Public Comment

Any person may address the Commission for a period not to exceed three minutes on an issue within the jurisdiction of the Commission.

4. New Business:

4.1. Watsonville City Accessory Dwelling Unit (ADU) Ordinance – Ivan Carmona (*Associate Planner*)

5. Ongoing Business:

5.1. Pajaro Valley COVID-19 Outreach Task Force Update – Christina Granados

6. Commissioner District/City Reports

6.1. District 1

6.2. District 2

6.3. District 3

6.4. District 4

6.5. District 5

6.6. Santa Cruz City

6.7. Watsonville City

7. Staff Report

8. Adjournment

Next Meeting Scheduled for 6:00 PM on Wednesday, December 2, 2020

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you are a person with a disability and require assistance to participate in the meeting, please contact (831) 454-2772 or TTY/TDD: 711 at least 72 hours in advance of the meeting to make arrangements.



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Meeting Minutes

DATE: Wednesday, August 5, 2020

TIME: 6:00 PM to 8:00 PM

LOCATION: Meeting held remotely

PRESENT: Gilberto Reyes (*1st District*), Christina Granados (*4th District*), Leo Gomez (*5th District*), Diana Alfaro (*City of Santa Cruz*), Rebecca Hernandez (*City of Santa Cruz*), Rebecca Garcia (*City of Watsonville*), Patricia Guevara (*City of Watsonville*)

EXCUSED: Abbygale Gonzalez (*2nd District*)

STAFF: Kaite McGrew (*Commissions Coordinator*),

GUESTS: Helen Ruiz-Thomas (*Elections Program Coordinator*), Dr. Catherine Sonquist-Forest (*PPE4CC*)

1. Call to Order/Roll Call/Agenda Review

Meeting convened at 6:04 PM.

2. Motion to Approve June 3, 2020 Minutes as amended

Motion/Second: Garcia/Guevara

Motion passed unanimously.

3. Public Comment: None

4. New Business/Action Items

4.1. 2020 Elections and the Latino Community – Helen Ruiz-Thomas

Ruiz-Thomas, Elections Program Coordinator for the County Clerk's Office, reported on County voter outreach efforts and preparation for the November vote-by-mail election. New service centers will be available conduct same-day registration, provide and receive ballots. Voters can vote from Saturday through Tuesday. Spanish-language ballots are only available by machine on-site at the service centers. No hard copies of Spanish-language ballots will be printed or mailed and no voters who require Spanish-language ballots will be able to vote-by-mail.

4.2. PPE for the Central Coast (PPE4CC) – Catherine Sonquist Forest, MD MPH FAFP

Dr. Sonquist Forest reported on PPE4CC's efforts to supply PPE for agricultural workers in Santa Cruz and Monterey County. The organization is seeking grant-funding to conduct a large distribution of cloth masks and Spanish-language health education materials to agricultural workers in Monterey County. Many Santa Cruz County workers also work in Monterey. A media arts campaign is being developed, including a contest for local artists to develop culturally and linguistically-appropriate health education messaging for the Latino community.

Motion to authorize Chair to send a letter of support to PPE4CC

Motion/Second: Guevarra/Reyes

Motion passed unanimously.

Motion to support PPE4CC's arts campaign launch via social media

Motion/Second: Garcia/Guevarra

Motion passed unanimously.

4.3. Pajaro Valley COVID-19 Outreach Task Force Update

Granados reported that the Task Force is hosting weekly meetings to develop consistent effective community outreach messaging in collaboration with community partners such as the County Office of Education, Digital Nest, PV Health Trust, and PVPSA. Resources developed by the Task Force are available on a website hosted by Watsonville City. At Garcia's suggestion, Granados will follow up with the Task Force about developing culturally and linguistically-appropriate mental health resources to address post-COVID trauma and other mental health issues potentially having a disproportionate impact on the Latinx community.

4.4. Commission Social Media Presence

Granados requested that the Commission prioritize the frequency and reach of their social media presence and suggested an Instagram account in addition to their existing Facebook account. Granados volunteered to promote and maintain a more energized social media presence on behalf of the Commission and will develop a content calendar for discussion at the October meeting.

5. Commissioner Reports

5.1. District 1 Report (Reyes): Cradle to Career is helping families to prepare for distance learning with internet and tablets, as well as providing groceries and other support. Christina Cuevas is running for re-election on the Cabrillo Board of Trustees.

5.2. District 2 Report (Gonzalez): No Report

5.3. District 3 Report: Guerrero Rosas has regretfully resigned her seat on the Commission because the pandemic necessitated a relocation out of the County.

5.4. District 4 Report (Granados)

Granados reported on census-related activities including a bike parade and collaboration with the Food Bank and other community partners. The 2020 Census will conclude a month earlier than previously announced.

5.5. District 5 Report (Gomez): SLV School District notified parents that reopening process has not yet been determined, but some students may be able to attend in-person. Latinx families may be disproportionately impacted if parents are unable to remain home with their children.

5.6. Santa Cruz City Report (Hernandez): None

5.7. Santa Cruz City Report (Alfaro): Santa Cruz City is moving forward with the Cedar/Cathcart Library development. Nine diverse women are running for four City Council seats. The Metro downtown development is moving forward.

5.8. Watsonville City Report (Garcia): Watsonville City Manager will monitor evictions since expiration of State and local moratoriums. Commissioners are encouraged to volunteer for Census hard-to-count door-hanger duty.

5.9. Watsonville City Report (Guevara): No Report

6. Staff Report: No update on the status of the EEO/CC Plan.

7. Adjournment

Meeting adjourned at 8:12 PM.

Submitted: Kaite McGrew, *Commissions Coordinator*



City of Watsonville
MEMORANDUM

DATE: May 20, 2020

TO: Planning Commission

FROM: Suzi Merriam, Community Development Director
Justin Meek, AICP, Principal Planner
Ivan Carmona, Associate Planner

SUBJECT: Consideration of a Resolution recommending that the City Council adopt amendments to Watsonville Municipal Code Chapter 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-40 (General Provisions, Exceptions, and Modifications), and repeal Chapter 14-23 (Accessory Dwelling Units) and replace with new Chapter 14-23 (Accessory Dwelling Units and Junior Accessory Dwelling Units)

AGENDA ITEM: July 14, 2020

Planning Commission

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council amend Chapter 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-40 (General Provisions, Exceptions, and Modifications), and repeal Chapter 14-23 (Accessory Dwelling Units) of the Watsonville Municipal Code and update with new Chapter 14-23 (Accessory Dwelling Units and Junior Accessory Dwelling Units).

CEQA REVIEW: The proposed zoning text amendments are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 21080.17 which exempts the adoption of an ordinance by a city to implement provisions of Sections 65852.1 and 65852.2 of the Government Code (GOV).

BACKGROUND:

Overview of State Findings and Declarations Concerning Accessory Dwelling Units

The state Legislature has found the following:

1. Accessory dwelling units are a valuable form of housing in California;

2. Accessory dwelling units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods;
3. Homeowners who create accessory dwelling units benefit from added income, and an increased sense of security;
4. Allowing accessory dwelling units in single-family or multifamily residential zones provides additional rental housing stock in California;
5. California faces a severe housing crisis;
6. The state is falling far short of meeting current and future housing demand with serious consequences for the state's economy, our ability to build green infill consistent with state greenhouse gas reduction goals, and the well-being of our citizens, particularly lower and middle-income earners;
7. Accessory dwelling units offer lower cost housing to meet the needs of existing and future residents within existing neighborhoods, while respecting architectural character;
8. Accessory dwelling units are, therefore, an essential component of California's housing supply. [GOV § 65852.150\(a\)](#)

The state Legislature has declared that an accessory dwelling unit ordinance adopted by a local agency has the effect of providing for the creation of accessory dwelling units and that provisions in this ordinance relating to matters including unit size, parking, fees, and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units in zones in which they are authorized by local ordinance. [GOV § 65852.150\(b\)](#)

Overview of City Ordinance

On August, 26, 2003, the City Council of the City of Watsonville passed Ordinance No. 1162-03 CM amending Title 14 (Zoning) of the Watsonville Municipal Code by amending Chapters 16 (District Regulations), 18 (Definitions), 23 (Accessory Dwelling Units), and 40 (General Provisions, Exceptions, and Modifications), to allow creation of Accessory Dwelling Units (ADUs) to comply with California Government Code relating to "granny units" and second dwellings.

Establishing Ordinance No. 1162-03 CM allowed the City of Watsonville to comply with State legislation that allowed ADUs within R-1, RM-2, and RM-3 residential zones. According to the City of Watsonville 2015-2023 Housing Element, the purpose of permitting additional accessory dwelling units is to allow more efficient use of existing housing and to provide the opportunity to develop small housing units while preserving the integrity of single-family neighborhoods.

The City's current Additional Dwelling Unit ordinance must be updated to include all of the changes outlined in the state housing bills adopted between 2016-2019. The list of bills as well as the major modifications to state housing laws are listed in the tables below.

Overview of New State Legislation

(2016-2017)	Major Changes
<i>AB2299 (Bloom)</i>	<ol style="list-style-type: none"> 1. ADUs allowed “by right” 2. Reduced parking requirements 3. Created a definition for junior additional dwelling units (JADUs).
<i>AB2406 (Thurmond)</i>	
<i>SB1069 (Wickowski)</i>	

(2019-2020)	Major Changes
<i>AB68 (Ting)</i>	<ul style="list-style-type: none"> • Development standards shall not include requirements on minimum lot size • Clarifies areas designated for ADUs may be based on water and sewer and impacts on traffic flow and public safety. • Eliminates owner-occupancy requirements by local agencies until January 1, 2025. • Prohibits a local agency from establishing a maximum size of an ADU of less than 850 square feet, or 1000 square feet if the ADU contains more than one bedroom • Clarifies that when ADUs are created through the conversion of a garage, carport or covered parking structure, replacement off street parking spaces cannot be required by the local agency • Reduces the maximum ADU and JADU application review time from 120 days to 60 days • Clarifies “public transit” to include various means of transportation that charge set fees, run on fixed routes and are available to the public • Establishes impact fee exemptions or limitations based on the size of the ADU. ADUs up to 750 square feet are exempt from impact fees and impact fees for an ADU of 750 square feet or larger shall be proportional to the relationship of the ADU to the primary dwelling unit • Defines an “accessory structure” to mean a structure that is accessory or incidental to a dwelling on the same lot as the ADU • Authorizes HCD to notify the local agency if the department finds that their ADU ordinance is not in compliance with state law
<i>AB587 (Friedman)</i>	
<i>AB670 (Friedman)</i>	
<i>AB881 (Bloom)</i>	
<i>SB13 (Wieckowski)</i>	

	<ul style="list-style-type: none"> • Clarifies that a local agency may identify an ADU or JADU as an adequate site to satisfy RHNA housing needs as specified in Gov. Code Section 65583.1(a) and 65852.2(m). • Permits JADUs without an ordinance adoption by a local agency • Allows a permitted JADU to be constructed within the walls of the proposed or existing single-family residence and eliminates the required inclusion of an existing bedroom or an interior entry into the single-family residence • Allows upon application and approval, an owner of a substandard ADU 5 years to correct the violation, if the violation is not a health and safety issue, as determined by the enforcement agency • Creates a narrow exemption to the prohibition for ADUs to be sold or otherwise conveyed separate from the primary dwelling by allowing deed-restricted sales to occur. To qualify, the primary dwelling and the ADU are to be built by a qualified non-profit corporation whose mission is to provide units to low-income households • Removes covenants, conditions and restrictions (CC&Rs) that either effectively prohibit or unreasonably restrict the construction or use of an ADU or JADU on a lot zoned for single-family residential use are void and unenforceable (Civil Code Section 4751). • Requires local agency housing elements to include a plan that incentivizes and promotes the creation of ADUs that can offer affordable rents for very low, low-, or moderate-income households and requires HCD to develop a list of state grants and financial incentives in connection with the planning, construction and operation of affordable ADUs (Gov. Code Section 65583 and Health and Safety Code Section 50504.5)
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HCD Oversight and State Requirements

The California Department of Housing and Community Development (“HCD”) now has an oversight and approval role to ensure that local ADU ordinances are consistent with state law. If a local government adopts an ordinance that HCD deems to be non-compliant with state law, HCD can notify the Office of the Attorney General. (GOV § 65852.2(h).)

If a local government does not adopt an ADU ordinance, state requirements will apply directly. (GOV § 65852.2(b)–(e).) Section 65852.2 subdivisions (b) and (c) require that local agencies shall ministerially approve or disapprove applications for permits to

create ADUs. Subdivision (e) requires ministerial approval, whether or not a local government has adopted an ADU ordinance, of applications for building permits of the following types of ADUs and JADUs in residential or mixed use zones:

- One ADU or JADU per lot within a proposed or existing single-family dwelling or existing space of a single-family dwelling; (GOV § 65852.2(e)(1)(A)(i)-(iv))
- One detached, new construction ADU, so long as the ADU does not exceed four-foot side and rear yard setbacks for the single-family residential lot; (GOV § 65852.2(e)(1)(B))
- Multiple ADUs within the portions of existing multifamily dwelling structures that are not currently used as dwelling spaces (e.g., storage room, garage) and said ADU complies with building and fire codes; (GOV § 65852.2(e)(1)(C))
- No more than two detached ADUs on a lot that has an existing multifamily dwelling, subject to a 16-foot height limitation and four-foot rear yard and side setbacks. (GOV § 65852.2(e)(1)(D))

While existing law already requires local agencies to submit their ADU ordinances to the States Department of Housing and Community Development (HCD) for review within 60 days of approval, these bills add the ability for HCD to submit findings to local agencies if an ADU ordinance is not in compliance with State ADU laws, and to notify the Attorney General if a local agency chooses not to amend their ADU ordinance to meet State requirements.

PROCESS:

Section 907 of the Charter of the City of Watsonville calls for the Planning Commission to make recommendations to the City Council on any proposal to amend or repeal any part of the Zoning Ordinance (Title 14) of the Watsonville Municipal Code. Per Section 14-12.708 of the Watsonville Municipal Code the Planning Commission and City Council shall, in Planning Commission recommending or the City Council in approving an amendment to the Zoning Code text, make the following findings:

1. That the proposed amendment is consistent with the policies embodied in the General Plan.
2. That the proposed amendment is compatible to the extent possible with the actual general planned use of adjacent properties.

DISCUSSION:

Current Ordinance and New State Law. When the City adopted its first ADU Ordinance in 2003, the goal was to comply with State Government Code regulations relating to the planning and creation of ADUs effective at that time. The recent state changes provide an opportunity for the City to develop compliant objective standards which will allow flexibility, cost savings to property owners, through the development of ADUs and JADUs within the following residential zoned properties: R-1, R-1P,

RM-2, and RM-3. Due to the legislative changes taking effect January 1, 2020, and limited discretion the City has in making modifications to those regulations, no public outreach was completed aside from the required noticing prior to a public hearing.

The following discussion details Watsonville's current ADU regulations in comparison to new State legislation and discusses the Zoning Ordinance update to bring the City into compliance with State legislation.

Amendments to Chapter 14-12: Zoning Permits.

Chapter 14-12 (Zoning Permits) of the Watsonville Municipal Code (WMC) currently requires a minor Design Review for proposed ADUs. In order to comply with recent state legislation changes, the amendment will remove the requirement of a minor Design Review permit for proposed ADUs.

Chapter 14-16: District Regulations.

Chapter 14-16 (District Regulations) of the WMC currently allows ADUs as accessory uses with approval of an Administrative Review Permit in the following residential zones: R-1 (single-family residential), R-1P (single-family planned residential), RM-2 (multiple residential - medium density), and principally permitted in the RM-3 (multiple residential - high density). District Regulation amendments are required to allow JADUs as accessory uses with approval of an Administrative Review Permit in the following zones: R-1, R-1P, RM-2, and RM-3. Attachment 1 provides the Zoning Land Use Designation Map highlighting the affected residential zones.

Amendments to Chapter 14-18: Definitions.

Chapter 14-18 (Definitions) of the WMC currently defines terms used in the interpretation and construction of land use development projects. The following terms have been added/modified in order to comply with state regulations and provide clarity in interpretation:

14-18.324 Dwelling unit, accessory (accessory dwelling unit) (ADU)

14-18.325 Dwelling unit, Junior Accessory (JADU)

14-18.326 Dwelling unit, efficiency

14-18.490 Living Area

Chapter 14-23 Accessory Dwelling Units

Below is a discussion outlining the main points of the draft Accessory and Junior Accessory Dwelling Unit ordinance that will be updated.

Chapter 14-23.030 ADU and JADU Use Standards

Accessory Dwelling Unit Size (Section 14-23.030(a)). The California Government Code enables local jurisdictions to set their own maximum units sized with a specific framework for creation of ADUs and JADUs. The recent changes to state legislation

established new size parameters for ADUs based on whether the unit is attached or detached, as well as how many bedrooms are included in the ADU.

State legislation establishes a minimum square footage that a local entity can set for ADUs based on the number of bedrooms within the unit, and does not provide a minimum/maximum number of bedrooms an ADU may have. Legislation provides minimum square footage as follows:

- 1 bedroom or less ADU- 850 sf
- 2 bedroom ADU- 1,000 sf

Legislation provides that a local jurisdiction can allow ADUs with more square footage and more than 2 bedrooms. Staff recommends that the size of ADUs and number of bedrooms allowed be scaled based on the size of the property. Table 1 of Section 14-23.030(a) outlines the number of bedrooms and square footage proposed based on the size of the property:

WMC Chapter 14-23.030(a) Table 1

Lot Size (SF)	Maximum ADU living space (SF) and maximum number of bedroom
Lots less than 5,999 SF	850 SF (maximum 2 bedroom)
Lots less than 9,999 SF	1,000 SF (maximum 2 bedrooms)
Lots greater than 10,000 SF	1,200 SF (maximum 3 bedrooms)
Lots greater than 12,000 SF	One 1,200 SF (maximum 3 bedrooms) or two ADUs (maximum 750 SF and 2 bedrooms)

Section 14-23.030(b-d).

Section 14-23.050 (2) provides the number of ADUs and JADUs that can be developed on a property, the front, side and rear setback requirements, as well as height of units and minimum distance between detached buildings.

Sections 14-23.030(e-g).

These sections provides additional standards that apply to specific situations, such as attached and detached ADUs, the conversion of accessory structures such as a garage or other accessory structures, and expansions to accommodate JADUs.

Section 14-23.040.

This section provides objective design standards for all accessory units, which includes building design, private open space, landscaping, access, and window design, among other things. The existing Accessory Dwelling Unit ordinance includes only minimal

design standards, and these new standards should serve to encourage quality design, livable units, and retain neighborhood character.

Section 14-23.060.

The Housing bills have required jurisdictions to update ordinances related to parking standards because many jurisdictions imposed stringent parking standards that hindered the creation of ADUs and JADUs. The state now has imposed parking standards which can be waived if the project meets certain criteria and at a minimum, require one additional parking space for any proposed ADU or JADU.

The ordinance provides that the required parking for the main unit(s) on the property shall be met in order to permit an ADU/JADU. For example, if the existing residence has a 3-bedroom house, they would need to provide 2 parking spaces for the residence and then any additional parking required for the ADU/JADU.

14-23.080 and 14-23.090 Impact Fees and Utility Connections.

New state legislation prohibits a local jurisdiction from charging development impact fees for new ADUs of less than 750 square feet. Additionally, any impact fees for ADUs of 750 square feet or more must be assessed proportionately in relation to the square footage of the primary dwelling unit. The Ordinance proposes that the proportion be determined by dividing the living space of the proposed ADU by the living space of the existing residence. An example of current and proposed impact fees applicable to ADUs are shown in Attachment 2.

Section 14-23.100 Delay in Code Enforcement.

Jurisdictions are now mandated by the state to adopt ordinances granting a delay in code enforcement actions for illegally created ADUs. Although code enforcement delays are now an option, jurisdictions do have the authority to ensure illegally created ADUs requesting code enforcement delays meet all criteria established in [Section 17980.12 of the Health and Safety Code](#).

The draft Ordinance provides owners an opportunity to apply for a delay in code enforcement action to the Building Official so long as the illegal unit was constructed prior to January 1, 2020, and subject to a special inspection by the Building Official or designee for determining whether correcting the violation is not necessary to protect health and safety. Any deferment would require removal of all utility connections and the unit could not be lived in until brought up to current code. The draft application for deferral of code enforcement is listed as Attachment 3.

Additionally, this section of the ordinance provides for a 50% reduction in building fees for owners of non-permitted ADUs that come forward to legalize their units. Staff hopes that this will encourage property owners to disclose the illegal units to the city and reduce permit fees for disclosure of the illegal units.

The Community Development Department Code Enforcement Division as of July 2019 through May 2020, received 70 illegally constructed ADU complaints. Of those 70

complaints received, 90 percent have been verified by code enforcement inspectors as illegally constructed ADU code cases. By providing a delay in code enforcement actions and incentives for illegally created ADUs, property owners can now approach the City without fear or repercussions to request a five year delay in code enforcement actions or submit a building permit application to legalize the ADU with the benefit of reducing permit fee costs.

WMC Chapter 14-40 General Provisions, Exceptions, and Modifications

Chapter 14-40 (General Provisions, Exceptions, and Modifications) establishes development standards regulating height, setbacks, and lot coverage for accessory structures. Prior to the changes to State law effective January 1, 2020, this chapter regulated the setbacks and height limits for detached Accessory Dwelling Units. Because the revised Chapter 14-23 addresses these standards, they have been removed from Chapter 14-40.

General Plan Consistency.

The proposed Zoning Code text amendments are consistent with the policies embodied in the General Plan by adhering to the following City of Watsonville 2015-2023 Housing Element goals:

Goal 1.0 Improve, conserve and preserve both the safe conditions of and the continued availability of Watsonville's existing affordable housing stock in order to meet the housing needs of all economic segments of the community.

Goal 2.0 Expand and protect housing opportunities for all economic segments and special needs groups within the community.

Goal 4.0 Where appropriate, mitigate unnecessary government constraints to the maintenance, improvements and development of housing.

Goal 5.0 Ensure fair and equal housing opportunity for all persons regardless of race, religion, sex, marital status, family type, ancestry, national origins, color or protected status.

Adopting the proposed Zoning Code text amendments would allow the City of Watsonville to pursue its goals stated in the 2015-2023 Housing Element and be consistent with the policies embodied in the General Plan.

Land Use Compatibility. The proposed Zoning Code text amendments are compatible to the extent possible with the actual general planned use of the adjacent properties, in that the Ordinance includes development standards complying with state legislation, effective January 1, 2020, regarding development standards for lot size, lot coverage, floor area ratios, and rear and side yard setbacks for permitting of ADUs and JADUs. The proposed Zoning Code text amendment is related to following residential zones: R-1, R-1P, RM-2, and RM-3 where the surrounding

general planned use of adjacent properties is zoned residential, and will be compatible with the actual and general planned use of the adjacent properties.

CONCLUSION:

Based on the recent state legislation changes, the proposed modifications to the Accessory Dwelling Ordinance will provide comprehensive development standards for creation of ADUs and JADUs in Watsonville. The modifications provide opportunity for property owners to benefit by removing barriers such as minimum lot sizes, floor area ratios, lot coverage, parking standards, and height and building setbacks while preserving neighborhood character.

ATTACHMENTS:

1. Residential Zoning Map
2. Sample Impact Fees for ADUs
3. Application for delay in code enforcement

RESOLUTION NO. 15 – 20 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF TEXT AMENDMENTS TO TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE, AMENDING CHAPTER 14-16 (DISTRICT REGULATIONS), CHAPTER 14-18 (DEFINITIONS), CHAPTER 14-40 (GENERAL PROVISIONS, EXCEPTIONS, AND MODIFICATIONS), AND REPEALING CHAPTER 14-23 (ACCESSORY DWELLING UNITS) AND REPLACEMENT WITH NEW CHAPTER 14-23 FOR THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY

WHEREAS, the state Legislature has found the following: (1) Accessory dwelling units are a valuable form of housing in California; (2) Accessory dwelling units provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods; (3) Homeowners who create accessory dwelling units benefit from added income, and an increased sense of security; (4) Allowing accessory dwelling units in single-family or multifamily residential zones provides additional rental housing stock in California; (5) California faces a severe housing crisis; (6) The state is falling far short of meeting current and future housing demand with serious consequences for the state's economy, our ability to build green infill consistent with state greenhouse gas reduction goals, and the well-being of our citizens, particularly lower and middle-income earners; (7) Accessory dwelling units offer lower cost housing to meet the needs of existing and future residents within existing neighborhoods, while respecting architectural character; (8) Accessory dwelling units are, therefore, an essential component of California's housing supply; and

WHEREAS, the state Legislature has declared that an accessory dwelling unit ordinance adopted by a local agency has the effect of providing for the creation of accessory dwelling units and that provisions in this ordinance relating to matters including unit size, parking, fees, and other requirements, are not so arbitrary, excessive, or burdensome so as to unreasonably restrict the ability of homeowners to create accessory dwelling units in zones in which they are authorized by local ordinance; and

WHEREAS, on August 26, 2003, the City Council of the City of Watsonville passed Ordinance No. 1162-03 amending Title 14 (Zoning) of the Watsonville Municipal Code by amending Chapter 16 (District Regulations), Chapter 18 (Definitions), Chapter 23 (Accessory Dwelling Units), and Chapter 40 (General Provisions, Exceptions, and Modifications), to allow creation of Accessory Dwelling Units to comply with regulations in Section 65852 of the California Government Code relating to granny units and second dwellings; and

WHEREAS, the State of California, recognizing the importance of Accessory Dwelling Units (ADUs) in addressing California's severe housing crisis, amended Government Code Section 65852.2 and Section 65852.22, added Government Code Section 65852.26, added Section 17980.12 to the Health and Safety Code, and amended Civil Code Section 4751 to help reduce development barriers and expand potential capacity to build ADUs and Junior Accessory Dwelling Units (JADUs); and

WHEREAS, Senate Bill 13, Assembly Bill 68, Assembly Bill 587, Assembly Bill 670, and Assembly Bill 881 were signed into law on October 9, 2019, and become

effective on January 1, 2020; and

WHEREAS, Senate Bill 13, Assembly Bill 68, and Assembly Bill 881 make changes to existing state legislation regarding development standards, development impact and capacity fees, and amnesty for ADUs and JADUs; and

WHEREAS, Assembly Bill 670 voids restrictions within common interest developments that inhibit construction of ADUs according to specific criteria; and

WHEREAS, Assembly Bill 587 established a process by which ADUs may be sold separately from a primary residence; and

WHEREAS, in order to ensure consistency with new changes to State laws affecting ADUs and JADUs, it will be necessary to amend Chapter 14-16 (District Regulations) to identify those zoning districts where ADUs and JADUs may be allowed; and

WHEREAS, in order to comply with the new changes to State Laws affecting ADUs and JADUs, it will be necessary to amend Title 14 (Zoning) of the Watsonville Municipal Code amending Chapter 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-40 (General Provisions, Exceptions, and Modifications), and repeal Chapter 14-23 (Accessory Dwelling Units) and replace with new Chapter 14-23 (Accessory Dwelling Units and Junior Accessory Dwelling Units) to provide development standards consistent with new changes to State laws; and

WHEREAS, Senate Bill 13, Assembly Bill 68, Assembly Bill 881, Assembly Bill 670 and Assembly Bill 587 became effective on January 1, 2020; and,

WHEREAS, due to the late adoption of these statutes in the state legislative cycle, the new State ADU laws include provisions declaring void local ADU regulations that do not meet the requirements of the new State ADU laws, and/or provisions requiring submission of local ADU regulations to the State for review, and for referral to the Attorney General of local ADU regulations the State deems not compliant with the new State ADU laws; and

WHEREAS, the new State ADU laws and their local implementation raise important public health and safety issues, including the availability of affordable housing in a community, maintenance of livable neighborhoods, effective local administration of applications for new ADU development, and preservation of development fee revenues critical for funding infrastructure required to serve new ADU development; and

WHEREAS, absent the adoption of the new ADU ordinance to achieve compliance of the ADU regulations with the new State ADU laws, and the new State ADU laws may void current City requirements related to ADUs and JADUs, threatening the City's ability to protect the public health and safety by providing for the availability of affordable housing in the community, the maintenance of livable neighborhoods, effective local administration of applications for new ADU development, and the preservation of development fee revenues critical for funding infrastructure required to serve new ADU development; and

WHEREAS, the Planning Commission has conducted a public hearing in accordance with Part 10 of WMC Chapter 14-10, considered all written and verbal evidence regarding the proposed Zoning Code text amendments, and made the following findings to recommend approval of the Ordinance text to the City Council per WMC Section 14-12.807:

(a) That the proposed Zoning Code text amendment is consistent with the policies embodied in the General Plan, in that the ordinance allows the City to facilitate development standards for creation of ADUs and JADUs that are consistent with Housing Element Goal 1.0 - Improve, conserve and preserve both the safe conditions of and the continued availability of Watsonville's existing affordable housing stock in order to meet the housing needs of all economic segments of the community, Goal 2.0 - Expand and protect housing opportunities for all economic segments and special needs groups within the community, Goal 4.0 - Where appropriate, mitigate unnecessary government constraints to the maintenance, improvements and development of housing and Goal 5.0 - Ensure fair and equal housing opportunity for all person regardless of race, religion, sex, marital status, family type, ancestry, national origins, color or protected status.

(b) That the proposed Zoning Code text amendment is compatible to the extent possible with the actual and general planned use of the adjacent properties, in that the Ordinance includes development standards compliant with state legislation changes regarding the planning and creation of ADUs and JADUs

effective January 1, 2020. The proposed Zoning Code text amendment is related to the following residential zones, R-1 (Single Family Residential), R-1P (Single Family Planned Residential District), RM-2 (Multiple Residential - Medium Density), and RM-3 (Multiple Residential - High Density) where the surrounding general planned use of adjacent properties is zoned residential and will be compatible with the actual and general planned use of the adjacent properties.

WHEREAS, the Planning Commission has found that the proposed Zoning Code text amendment is exempt from the California Environmental Quality Act (CEQA), in that the action is in accordance with Section 2180.17 of the California Environmental Quality Act (CEQA), adoption of ordinances by cities to implement the provisions of Section 65852.1 or Section 65852.2 of the Government Code are exempt from the requirements of CEQA;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Watsonville, California, as follows:

Good cause appearing, therefore, the Planning Commission of the City of Watsonville does hereby recommend the City Council adopt an Ordinance amending Titles 14 (Zoning) amending Chapter 14-12 (Zoning Permits), Chapter 14-16 (District Regulations), Chapter 14-18 (Definitions), Chapter 14-40 (General Provisions, Exceptions, and Modifications), and repeal Chapter 14-23 (Accessory Dwelling Units) of the Watsonville Municipal Code and replace with new Chapter 14-23 regarding the creation of Accessory Dwelling Units and Junior Accessory Dwelling Units. The proposed Zoning Code text amendment language is attached as Exhibits “A” and “B.”

I HEREBY CERTIFY that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Watsonville, California, held on the 14th day of July, 2020, by Commissioner Veitch-Olson, who moved its adoption, which motion being duly seconded by Commissioner Kammer, was upon roll call, carried and the resolution adopted by the following vote:

Ayes: Commissioners: Kammer, Sarmiento, Veitch-Olson, Jones

Noes: Commissioners: Acosta

Absent: Commissioners: None

Suzi Merriam, Secretary
Planning Commission

Mathew H. Jones, Chairperson
Planning Commission



Santa Cruz County Latino Affairs Commission

701 Ocean Street, Room 510, Santa Cruz, CA 95060

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www.scclatinoaffairs.org

September 23, 2020

Santa Cruz County Board of Supervisors

701 Ocean Street, Room 500

Santa Cruz, CA 95060

Re: Corona Virus Pandemic and the Santa Cruz County Latinx Community

Dear Chair and Members of the Board,

The purpose of this letter is to express our concern about the disproportionate impact the Coronavirus pandemic is having on the Latinx community in Santa Cruz County.

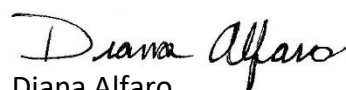
Based on County Public Health data, the Latinx community accounts for more than 61% of known COVID-19 cases yet makes up only 33% of the County's overall population. The predominantly-Latinx South County region has been particularly hard hit and numbers continue to climb.

While we had observed an earlier disconnect between County COVID-19 messaging and the messaging put forth by popular Spanish media, the Commission would like to acknowledge the efforts of the *Pajaro Valley COVID-19 Community Outreach Task Force* established by the County to address this concern. The Latino Affairs Commission now has representation on the Task Force and will continue to monitor their efforts.

As the impact of colder weather and the common cold and flu are currently being felt in many Southern Hemisphere countries, the number of cases has risen rapidly. In light of this, the Commission is concerned about Santa Cruz County's preparedness for a second, potentially larger wave this winter. In particular, we are interested to learn about County preparations to: ensure the availability of beds and supplies for hospitals/emergency rooms; ration and distribute PPE and household supplies (PPE, sanitizing supplies, toilet paper, dried foods, etc.) to the public; and mitigate the impact of weather on testing sites/medical facilities (particularly for low-income and Latinx communities).

The *Latino Affairs Commission* acknowledges your Board's efforts during the COVID-19 pandemic and requests that you make available any appropriate information about the County's preparedness for a potential second wave of cases. We thank you for your continued work with the *Pajaro Valley COVID-19 Community Outreach Task Force* to ensure that all County COVID-related communications are available in culturally and linguistically-appropriate formats for the Latinx community.

Respectfully submitted on behalf of the *Santa Cruz County Latino Affairs Commission*,



Diana Alfaro

Commission Chair, Latino Affairs Commission



Santa Cruz County Latino Affairs Commission

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September 23, 2020

PPE for Central Coast (PPE4CC)

1975 Soquel Drive, Ste. 215

Santa Cruz, CA 95065

Re: Support for *PPE for Central Coast (PPE4CC)*

To Whom It May Concern,

The purpose of this letter is to express our support for the efforts of local collaborative, *PPE for Central Coast (PPE4CC)* to address the disproportionate impact the Coronavirus pandemic is having on the Latinx community by providing PPE to agricultural workers in Santa Cruz and Monterey Counties.

The *Santa Cruz County Latino Affairs Commission* is tasked with monitoring issues that impact the Latinx community in Santa Cruz County. We are aware that the Coronavirus pandemic continues to have a disproportionate impact on the Latinx community. Based on County Public Health data, the Latinx community accounts for more than 60% of known COVID-19 cases yet makes up only 33% of Santa Cruz County's overall population. The predominantly-Latinx South County region has been particularly hard hit and numbers continue to climb.

Latinx agricultural workers, who are considered essential workers, are some of the most financially vulnerable members of our community. Many are undocumented and monolingual Spanish-speakers. Many farmworkers cross county lines as the work requires. Each of these elements adds further complexity to the task of ensuring their health and safety during the pandemic.

Preliminary data from the *COVID-19 Farmworker Study* indicates that farmworkers: experience dramatic loss of work and income during the pandemic; lack healthcare access and experience fear using medical services; and report low numbers of employers providing masks and face coverings. The pandemic has exacerbated existing vulnerabilities and revealed the systematic exclusion of farmworkers from critical safety net support afforded to other members of society, despite their working in one of the most dangerous industries in the country.

In response, PPE4CC has distributed more than 55,000 reusable cloth masks in collaboration with multiple community partners with access to the farmworker community and are on track to potentially provide PPE to 200,000 families in the coming months. Their multi-faceted approach includes distribution of reusable cloth masks and culturally and linguistically-appropriate health education. The *Santa Cruz County Latino Affairs Commission* supports PPE4CC's collaborative and culturally-sensitive approach and encourages local, State and Federal funders to do so as well.

Respectfully submitted on behalf of the *Santa Cruz County Latino Affairs Commission*,

Diana Alfaro

Commission Chair



Santa Cruz County Latino Affairs Commission

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Scheduled Meetings

Unless otherwise specified, regularly scheduled Latino Affairs Commission meetings are generally held as follows:

DAY: First (1st) Wednesday
MONTH: Every other month (February, April, June, August, October and December)
TIME: 6:00 PM – 7:30 PM
LOCATION: **United Way of Santa Cruz County****
4450 Capitola Road, Ste 106, Capitola, CA 95010

Changes to the schedule, including special meetings, changes of location, or meeting cancellations, will be listed on the website at www.scclatinoaffairs.org as soon as information becomes available.

2020 Meeting Dates		
DATE	TIME	LOCATION
February 5, 2020	6:00 – 7:30 PM	United Way**
April 1, 2020	6:00 – 7:30 PM	Canceled
June 3, 2020	6:00 – 7:30 PM	Remote
August 5, 2020	6:00 – 7:30 PM	Remote
October 7, 2020	6:00 – 7:30 PM	Remote
December 2, 2020	6:00 – 7:30 PM	Remote