

Ceiba **Townhall**

March 18, 2023

Today, we'll discuss

01

**City Council
Decision**

02

**Conditions
of Approval**

03

**Drop-off &
Pick-up**

04

**Neighbor
Concerns**

05

**228 & 234
Locust St**

06

**Ceiba
“Quince”
Celebration**



District 3

Maria Orozco

[Contact Me](#)

831-768-3003

Term Expires December 2026

Expressed concern
about future expansion



District 4

Kristal Salcido

[Contact Me](#)

831-768-3004

Term Expires December 2026

4 City Council Members
approved Ceiba's
Rezoning!



District 1

Eduardo Montesino

Mayor Pro Tempore

[Contact Me](#)

831-768-3001

Term Expires November 2024



District 6

Jimmy Dutra

[Contact Me](#)

831-768-3006

Term Expires November 2024



District 7

Ari Parker

Mayor

[Contact Me](#)

831-768-3007

Term Expires November 2022



District 5

Casey K. Clark

[Contact Me](#)

831-768-3005

Term Expires December 2026



District 2

Vanessa Quiroz-Carter

[Contact Me](#)

831-768-3002

Term Expires November 2024

Watsonville 2005

G E N E R A L P L A N



City of Watsonville

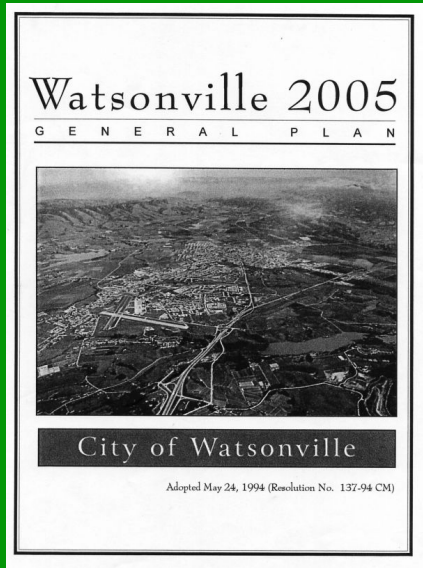
Adopted May 24, 1994 (Resolution No. 137-94 CM)

PURPOSE: Build a livable city

Goal: Enhance quality of life for all residents

Key points: Not strictly limited to land-use issues; Contains statements of public policy that directly affect children, youth individuals and seniors

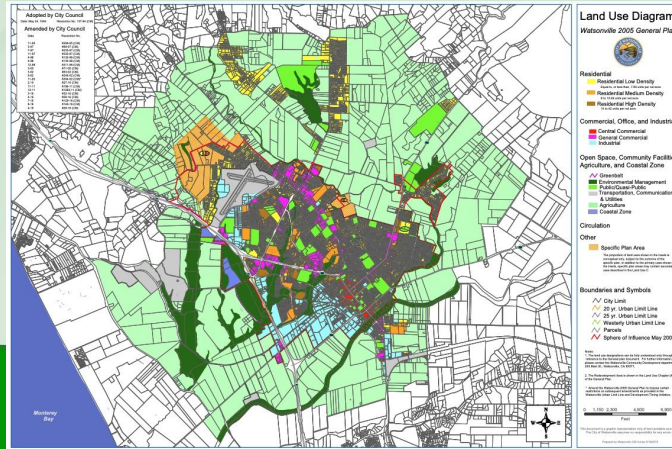
Chapter 1: Executive Summary	Chapter 8: Recreation
Chapter 2: Introduction	Chapter 9: Environmental Resources
Chapter 3: Growth & Conservation	Chapter 10: Circulation
Chapter 4: Land Use	Chapter 11: Public Facilities
Chapter 5: Urban Design	Chapter 12: Public Safety
Chapter 6: Housing	2005 Land Use Diagram
Chapter 7: Children	Appendices A-C A: Planning Area Boundary, B: Ag Land Classifications C: Special Status Species Descriptions
	Appendix D Emergency Evacuation Route Analysis



28th Amendment to Watsonville General Plan

Re-designate 215 Locust Street, Watsonville, California
From Industrial to Institutional (Public/Quasi-public) to
**Allow the Permanent Establishment of a 525-Student Charter School
for Grades 6-12** in an Existing 27,000± Square Foot Building with an
8,500± Square Foot Mezzanine on a 2.1± Acre Site

2005 General Plan Land Use Diagram



This General Plan
Amendment was
approved via a 2nd
Reading on March 14th

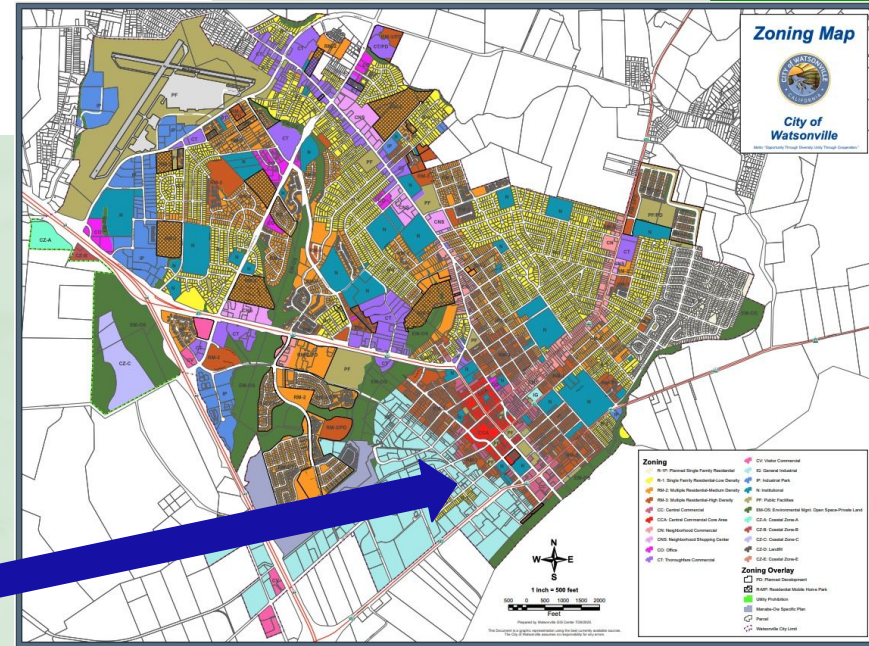


Watsonville

CALIFORNIA

- Watsonville divided into zoning districts.
- Zoning districts listed in **Watsonville Municipal Code**
- Code defines what activities or uses are permitted in each zone
- Provides guidelines for development within each zone

On February 28th, the City Council amended the Watsonville Zoning Map to reflect 215 Locust St as an Institutional (N) zoning designation



Special Use Permit

Is the land use allowed?

Yes, by right

Land use permitted
under Municipal Code
Zoning ordinance



No. Needs Approval

- Obtain **Special Use Permit** from Planning Commission
- City Council may affirm, modify, or overturn Planning Commission's decision

Special Use Permit

- Special uses are types of developments that are viewed to be supportive of the existing land use in certain zoning districts.
- Special use permit to ensure its compatibility among neighboring land uses through a list of conditions.
- All schools are required to have a special use permit in the institutional district

CEIBA Special Use Permit

CITY OF WATSONVILLE
CITY COUNCIL

EXHIBIT B

Application No: 1737

APN: 017-161-51

Applicant: Ceiba

Hearing Date: February 28, 2023

SPECIAL USE PERMIT CONDITIONS OF APPROVAL

These conditions of approval apply to the Special Use Permit to allow the permanent establishment of a 525-student charter school on a 2.1± acre site located at 215 Locust Street (formerly 260 Riverside Drive). For the purpose of these conditions, the term "applicant" shall also mean Ceiba College Preparatory Academy (Ceiba), inclusive of the school's owners and administrators.

Watsonville Community Development/Planning Dept:

- Proposed **52 Conditions** in **Draft Special Use Permit**
- **City Council Approved Special Use Permit with additional conditions; Vote 4-3 on February 28th**

Special Use Permit Conditions

Conditions Complied with	Conditions requiring action
<ul style="list-style-type: none">● 38 total conditions, including:<ul style="list-style-type: none">○ Accessibility signage○ Bioswale ongoing maintenance○ Path-of-Travel along driveway○ Safe Routes to School Plan	<ul style="list-style-type: none">● 17 conditions, including:<ul style="list-style-type: none">○ Installation of high-visibility crosswalks and street signs○ School zone along Riverside Dr○ Sewer inspection○ Metal Roof on Trash Enclosure○ Bike-share program○ Carpool spaces○ Flood-proof existing building○ Sign indemnity provision with CoW○ Bi-annual meeting with CoW Business Community○ Complaint form available on ceibaschools.org website

Watsonville Community Development Department will oversee compliance with conditions
A revocation procedure can be started if Ceiba not meet the conditions.

Special Use Permit Enforcement



CITY OF
WATSONVILLE
COMMUNITY DEVELOPMENT

Watsonville City Council



APPOINTS

Watsonville Planning Commission



District 1:
Daniel Dodge

District 3: Jenni
Veitch-Olson

District 5:
Peter Radin

District 7:
Ed Acosta

District 2:
Brando Sencion

District 4:
Martha Vega

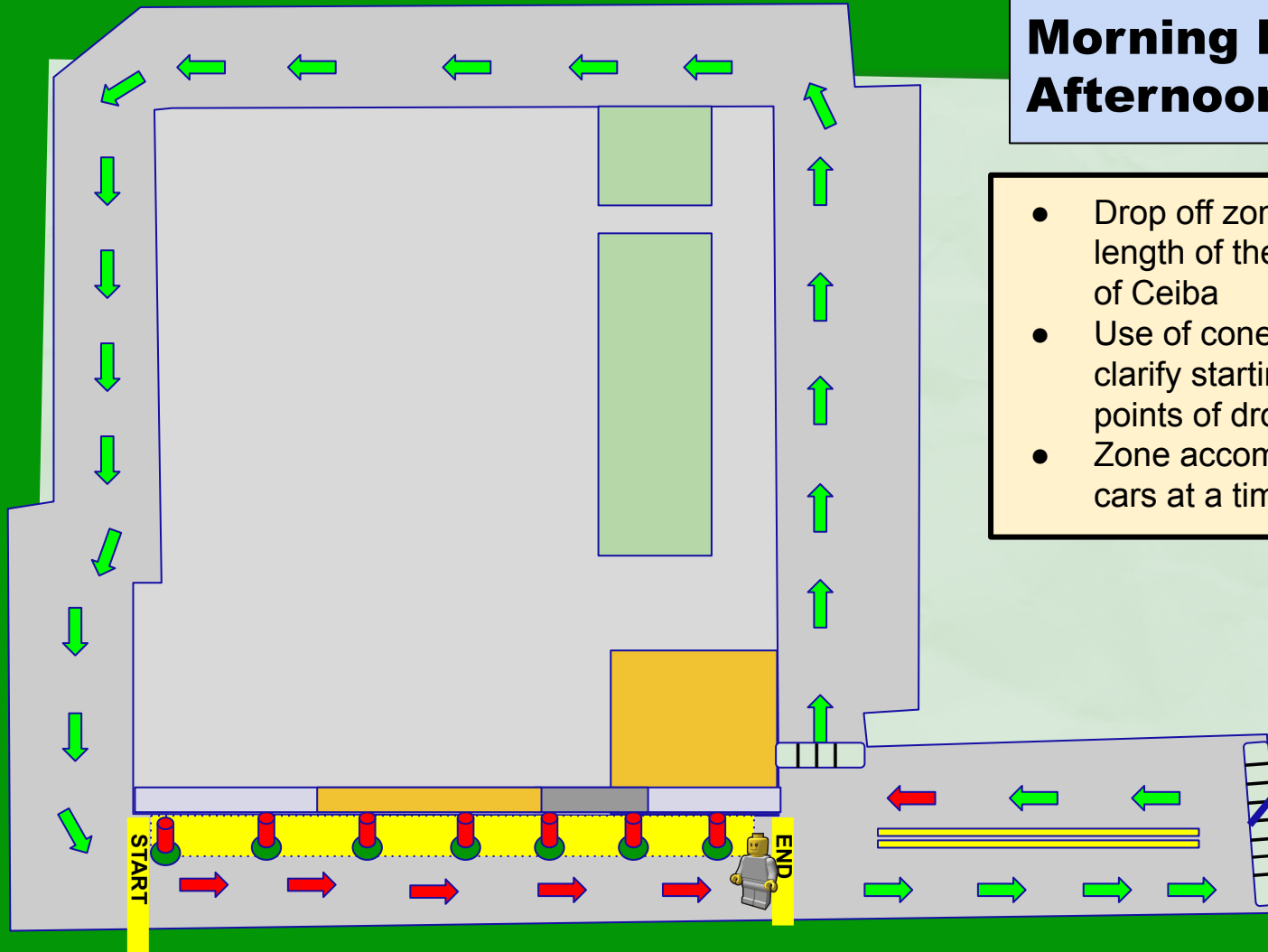
District 6:
Lucy Rojas



Morning Drop Off Afternoon Pick-up

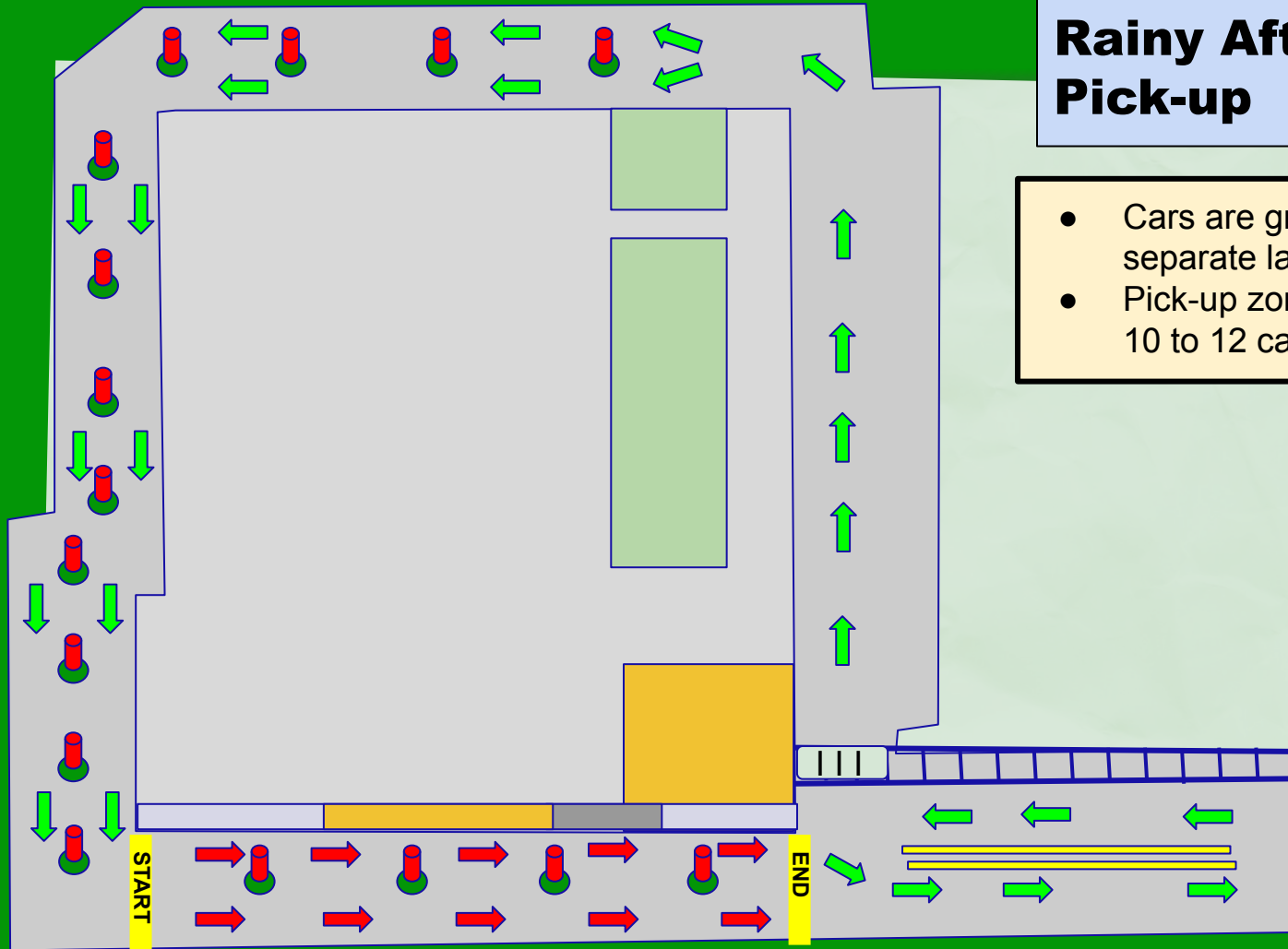
- Drop off zone extends the length of the southern section of Ceiba
- Use of cones and signage to clarify starting and ending points of drop off zone
- Zone accommodates 5 or 6 cars at a time

Only right turns
into and out of
driveway



Rainy Afternoon Pick-up

- Cars are grouped into 2 separate lanes
- Pick-up zone accommodates 10 to 12 cars at a time



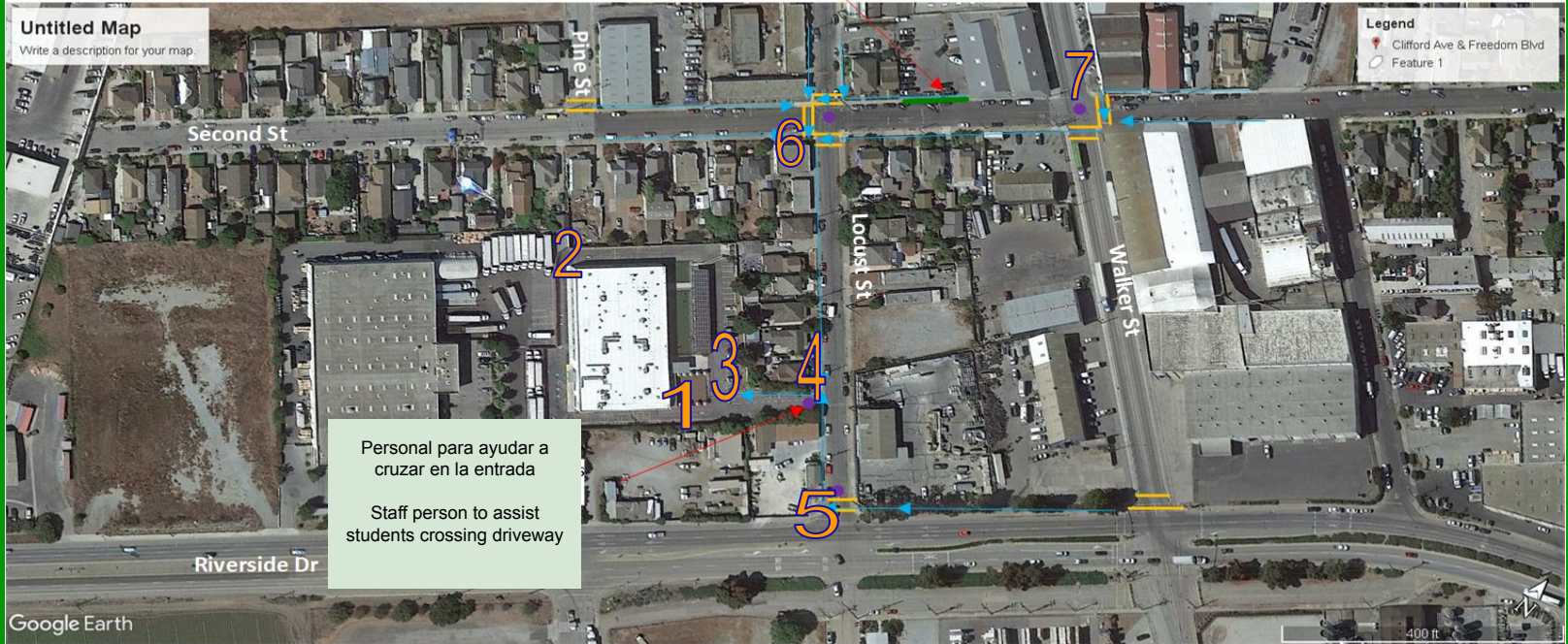


Ceiba Crossing Locations and Alternative Drop-Off and Pick-up Locations

Lugares de paso y lugares alternativos para dejar y recoger a los alumnos

Alternative Drop-off/Pick-up Location

Alternativa de entrega/recogida



School Crosswalk / Cruce escolar



Crossing Guard / Guardia de cruces

Walking Route to school / Ruta a pie a la escuela

Continuing Traffic Concerns



#1 Dropping off on Locust St

*Do not drop off
on South-bound
Locust*

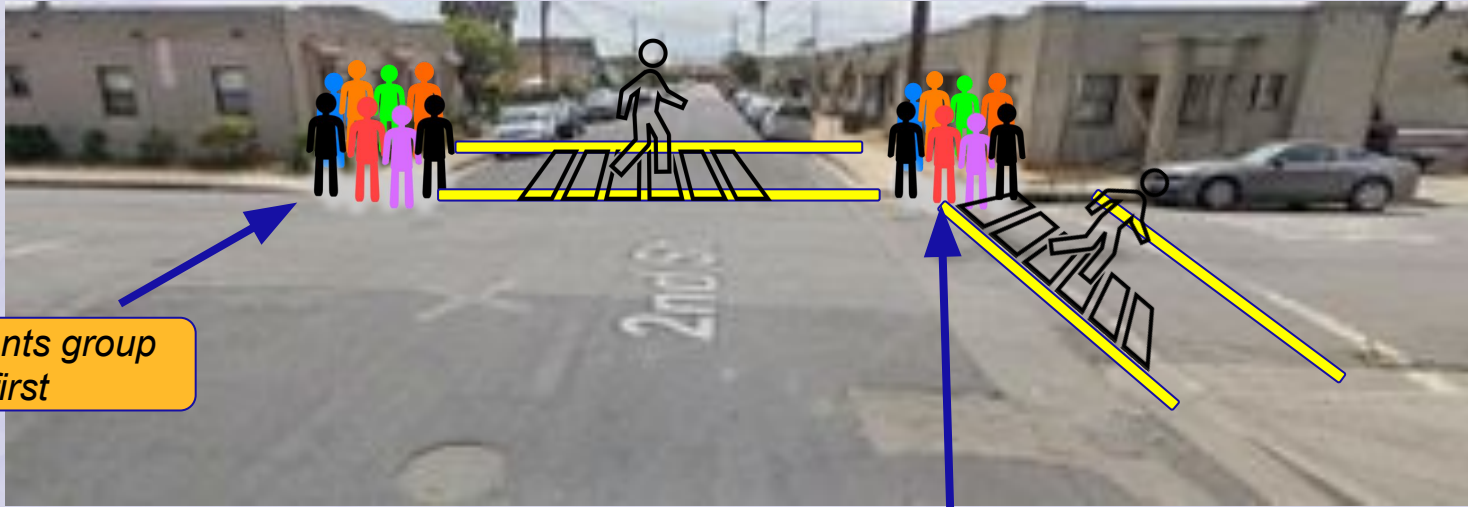
Continuing Traffic Concerns



Pull over to if picking up or dropping of students

Double Parking

Continuing Traffic Concerns



*Students group
here first*

**Student Crossing
at 2nd and Locust**

*Cross 2nd St in group on
North side of Locust St*

228 & 234 Locust St

Size	14,800 square feet /.34 acres
Current Zoning	Residential
Current Owner	Ceiba Public Schools
Current Structures	Vacant



Neighbor Concern: A gymnasium will encourage more traffic and parking issues in neighborhood



Question: Do we, as a school, still want to pursue the gymnasium?

Needs to
be rezoned



Ideas

Concerns

Ceiba Student Carpooling



Ideas

Concerns

Bike Share



Ceiba “Quince” to celebrate...

- Ceiba’s 15th year as a school!
- Ceiba’s rezoning
- Ceiba scholar success!

Parents, we want your support!

1. What should the celebration look like?
2. What would encourage people to attend?



Dinner?

Dance?

Student
Awards?

Carnival
Events?