



MISCELLANEOUS DOCUMENTS REPORT
MAY 23, 2023

1.0 MINUTES

--Parks & Recreation Commission

March 6, 2023

April 17, 2023

--Planning Commission

March 21, 2023

April 4, 2023



AGENDA
CITY OF WATSONVILLE
PARKS & RECREATION COMMISSION MEETING

Location: City Council Chambers
275 Main Street, Top Floor
Watsonville, CA 95076
Monday, March 06, 2023, 6:30 p.m.

Commissioners Present: Commissioner Abel Sanchez
Commissioner Noe Ibarra
Commissioner Araseli Campos
Commissioner Paul De Worken
Commissioner Fabian Leonor
Commissioner Jennifer Schacher
Commissioner Emiko Stewart
Youth Representative: Izabella Brandon
Commissioners Absent: None
Staff Present: Nick Calubaquib, Director, Parks & Community Services
Nick Merolla, Recreation Supervisor Parks & Comm Svcs
Jeremy Sanders, Asst. Admin. Analyst, Parks & Comm Svcs.

1. ROLL CALL

Motion to excuse absent Parks & Recreation Commissioners

Commissioners Present: Commissioner Abel Sanchez
Commissioner Noe Ibarra
Commissioner Araseli Campos
Commissioner Paul De Worken
Commissioner Fabian Leonor
Commissioner Jennifer Schacher
Commissioner Emiko Stewart
Youth Representative: Izabella Brandon
Commissioners Absent: None

Pursuant to Charter Section 900, Paragraph 2.

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS & ORAL COMMUNICATIONS

3.a. ORAL COMMUNICATIONS FROM THE PUBLIC
NONE

3.b. ORAL COMMUNICATIONS AND LIAISON REPORTS FROM THE PARKS & RECREATION COMMISSIONERS

Commissioner Leonor stated he attended the first annual Mariachi show in January. Leonor stated he was impressed by the amount of youth participating along with excitement that the City of Watsonville was embracing the diversity of the community. Commissioner Schacher shared that the Watsonville Film Festival is going on. Commissioner De Worken commented on the utility boxes that have been painted have also been vandalized. De Worken posed the question, how we can maintain them better with the new artwork.

Commissioner Stewart also commented on the Watsonville Film Festival that it was empowering to see Watsonville on the big screen.

Commissioner Sanchez welcomed the new Commission Members along with the new Youth Representative to the Parks and Recreation Commission.

3.c. DIRECTOR'S REPORT

Director Calubaquib welcomed the new Commissioners, as well as, Izabella Brandon who is the Youth Representative from the Teen Action Council in partnership with the Library. Calubaquib also recognized Commissioner Sanchez as the Chairperson for his support and hard work with the Parks team during his time serving on the Commission. Calubaquib spoke on upcoming events and the Parks stars of the month. Calubaquib played a video from the Foundation for Parks and Recreation Commissioners and Board Members on the importance, duties, and expectations of being a Parks and Recreation Commissioner.

4. CONSENT AGENDA

4a. MOTION APPROVING MINUTES of DECEMBER 5, 2022

Motion: It was moved by Commissioner Schacher, seconded by Commissioner Stewart to approve the minutes of December 5, 2022.

AYES:	Sanchez, Ibarra, Campos, Leonor, Schacher, De Worken, Stewart
NOES:	None
ABSENT:	None
MOTION:	Passed

5. ITEMS REMOVED FROM CONSENT AGENDA

NONE

6. PUBLIC HEARINGS, ORDINANCES, & APPEALS

NONE

7. PRESENTATIONS & REPORTS

7.a. STATUS UPDATE ON PARKS AND COMMUNITY SERVICES STRATEGIC ACTION PLAN Report Only.

- a) Staff Report: Director Calubaquib provided an update on the progress of large-scale goals of the strategic plan. Calubaquib went on to report on the City Plaza master plan and that design on the project has just begun looking to go out to bid in 2024. Calubaquib also reported that construction is underway at the Youth Center, to include a new registration station. He also informed the Commission that a building assessment is being completed which has preliminary results show about a 30 million dollars in needs in recreation facilities. Calubaquib also informed that a second assessment is being conducted which is a park facility assessment. It will include city parks, and county parks in our community. Calubaquib provided information about the development of a Tree Preservation Ordinance that will be brought to the commission. Calubaquib provided an update on the Park and Trail Master Plan, this will be used to standardize signage throughout our parks and facilities. Calubaquib also updated the Commission on the partnership with PVUSD stating that the department is currently providing recreational and science workshop programs at elementary schools afterschool. Starting this summer, the department will be able to provide free registration in our Summer Camp programs for PVUSD students. Calubaquib reported on the Public Arts Master Plan, this will be funded by the percent for arts program. This will be used address community priorities for art, potential locations of art and how we spend the money from the percent of arts program.
- b) Commission Questions & Input: Commissioner De Worken posed the question on the possibility of having fruit trees planted on the medians along highway 129, and highway 152. De Worken also asked who is responsible for volunteers. Director Calubaquib replied that fruit trees could present a safety risk with pedestrians crossing the street to get to the fruit trees. It can also create a problem with maintaining the cleanliness of the area with the fallen fruit. Calubaquib also advised that the Parks Department has a volunteer program where we manage the onboarding process. Commissioner Leonor asked if a survey was completed to see what type of trees as well as signage the community wanted throughout the City. Leonor also asked after Caltrans installs the medians will the City of Watsonville maintain them. Director Calubaquib responded that surveys were done for the types of trees the community wanted planted. A survey is also being conducted for the new signage and will be using the same contractor the City Manager's office used. The medians will be improved by Caltrans, and maintained by Parks. Native plants will be planted along with other plants and trees that require less maintenance. Representative Brandon commented on the youth programs that are currently free and in place. Brandon also asked about activities geared towards teens in the community. Director Calubaquib provided information regarding the Youth Center how it now focuses on supporting middle school through high school students.
- c) Public Input: NONE.

7.b. RAMSAY PARK RENAISSANCE PROJECT 95 PERCENT DESIGN UPDATE

Staff recommends that the Parks and Recreation Commission approve the 95% design plans for the Ramsay Park Renaissance project.

a) Staff Report: Tod Young with Verde Design provided an update on the 95% design plans for the Ramsay Park Renaissance project. The next steps after the commissions input and approval are that the design plans will be taken to City Council on March 14th for approval.

b) Commission Questions & Input: Commissioner Ibarra asked if there has been changes to cost of the project. Young advised the budget is being worked on to be finalized. The cost has gone up due to inflation. Calubaquib added that the plan is to utilize Measure R to help offset the inflation cost.

Commissioner Leonor asked about the 30 parking stalls that were not being built on the Main St and will they be installed elsewhere. Young advised that two additional parking rows were able to be added to the south end parking lot. Calubaquib added that the additional parking design is being worked on.

Commissioner Sanchez asked what was being placed in the area next to Main street instead of the 30 parking stalls. Also, if there is any concern with the trees located on Longview. Young explained that additional landscaping to enhance the current landscaping will be added to the area on Main street, in replace of the 30 stalls. Young advised there are no concerns for trees in the Longview area. They are working on preserving the trees in that area.

Commissioner De Worken asked about security and safety of the park trails and adding additional lights. De Worken also asked about the dog park and its proximity to the kids play area. Young advised that the trails are not lighted for night use. Spot lights have been installed for areas that can light specific areas of the park, like the kids play area. Young explained that the Dog Park will be elevated and gated to allow for more separation from the kids play area.

Commissioner Campos asked if there will be vending machines, or a snack bar for families as they enjoy the park. Calubaquib advised there are vending machines located in the Family Center. Other avenues like food trucks and local businesses to possibly and only use them when they are needed or on weekends when sports are running. De Worken asked if Ramsay Park could be a potential spot for a future Farmers Market. Calubaquib advised there are few areas at Ramsay Park that have been looked at vendors may potentially be staged for different events.

Commissioner Sanchez asked if there are any plans or updates with soccer central. Bob Berry Project Manager, advised that there are no updates with soccer central. Calubaquib added that the current soccer central contract runs through 2030.

Representative Brandon commented on the repurpose of soccer central, that it is still widely used by the youth and should be kept for the youth in the community.

c) Public Input

d) Appropriate Action: Staff recommends that the Parks and Recreation Commission approve the 95% design plans for the Ramsay Park Renaissance project

Motion: It was moved by Commissioner Leonor, seconded by Commissioner Stewart to approve the 95% design plans for the Ramsay Park Renaissance project

AYES: Sanchez, Ibarra, Campos, Leonor, Schacher, De Worken, Stewart
NOES: None
ABSENT: None
MOTION: Passed

8. NEW BUSINESS

8.a. NOMINATION AND ELECTION OF PARKS & RECREATION COMMISSION CHAIRPERSON

a) Nomination Period: Commissioner Leonor nominated Commissioner De Worken, stating that the position should be filled by a person who does work in the community and De Worken does a lot of work in the community. Commissioner Sanchez added that Commissioner Ibarra has been the Vice-Chairperson for a year. Commissioner De Worken withdrew his name and nominated Commissioner Ibarra. Commissioner Ibarra accepted the nomination.

b) Public Input

c) Motion Electing New Chairperson:

Motion: It was moved by Commissioner De Worken and seconded by Commissioner Leonor to elect Commissioner Ibarra as the new Parks and Recreation Commission Chairperson.

AYES: Sanchez, Ibarra, Campos, Leonor, De Worken, Stewart
NOES: None
ABSENT: Schacher
MOTION: Passed

8.b. NOMINATION AND ELECTION OF PARKS & RECREATION COMMISSION VICE-CHAIRPERSON

a) Nomination Period: Commissioner De Worken recommended that he take the Vice-Chairperson. All Commissioners agreed.

b) Public Input

c) Motion Electing New Vice-Chairperson:

Motion: A motion was made by Commissioner Ibarra to elect Commissioner De Worken as the new Vice-Chairperson and seconded by Commissioner Schacher.

AYES: Sanchez, Ibarra, Campos, Leonor, De Worken, Stewart
NOES: None

ABSENT: Schacher
MOTION: Passed

9. UNFINISHED BUSINESS

10. ADJOURNMENT: The meeting adjourned at 8:15 pm

The next Commission meeting will be held on April 17, 2023 at 6:30pm.



AGENDA
CITY OF WATSONVILLE
PARKS & RECREATION COMMISSION MEETING

Location: City Council Chambers
275 Main Street, Top Floor
Watsonville, CA 95076
Monday, April 17, 2023, 6:30 p.m.

Commissioners Present:

Commissioner Noe Ibarra
Commissioner Araseli Campos
Commissioner Emiko Stewart

Youth Representative:

Izabella Brandon

Commissioners Absent:

Commissioner Abel Sanchez
Commissioner Paul De Worken
Commissioner Fabian Leonor
Commissioner Jennifer Schacher

Staff Present:

Nick Calubaquib, Director, Parks & Community Services
Adriana Flores, Senior Admin. Analyst, Parks & Comm Svcs.

1. ROLL CALL

Motion to excuse absent Parks & Recreation Commissioners

Commissioners Present:

Commissioner Abel Sanchez
Commissioner Noe Ibarra
Commissioner Araseli Campos
Commissioner Paul De Worken
Commissioner Fabian Leonor
Commissioner Jennifer Schacher
Commissioner Emiko Stewart

Youth Representative:

Izabella Brandon

Commissioners Absent:

Pursuant to Charter Section 900, Paragraph 2.

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS & ORAL COMMUNICATIONS

3.a. ORAL COMMUNICATIONS FROM THE PUBLIC
NONE

3.b. ORAL COMMUNICATIONS AND LIAISON REPORTS FROM THE PARKS &

RECREATION COMMISSIONERS

Commissioner Stewart asked about a resident around Franich Park asking about getting help with trimming their trees. Calubaquib responded that he would give her the information for the appropriate person.

3.c. DIRECTOR'S REPORT

Director Calubaquib updated the Commission on current projects of the department. Calubaquib informed the Commission that the budget and spending plan for Measure R was being worked on along with the Bylaws for the Oversight Committee.

Calubaquib reminded the Commission about the Earth Day event happening on the 22nd of the month.

4. CONSENT AGENDA

4a. MOTION APPROVING MINUTES OF MARCH 6, 2023

No Action taken due to lack of Quorum.

5. ITEMS REMOVED FROM CONSENT AGENDA

NONE

6. PRESENTATIONS & REPORTS

6.a. APPROVE PUBLIC ART APPLICATION FOR MOVEABLE MURALS PROJECT- "THE IDENTITY PORTRAIT PROJECT", SUBMITTED BY PAJARO VALLEY ARTS.

Staff recommends that the Parks and Recreation Commission approve the images for the Moveable Murals Project that will be displayed at City Hall.

- (a) Staff Report – Sr. Administrative Analyst Flores presented the report on the public art application for the Moveable Murals Project.
- (b) Commission Questions & Input- Judy Stabile from Pajaro Valley Arts and Rhea Hurt from the Pajaro Valley Unified School District answered questions from the Commission regarding the project, artists and meaning.
- (c) Public Input: NONE
- (d) Appropriate Action: No Action taken due to lack of Quorum.

6.b. APPOINT PRC LIAISONS FOR 2023

That the Parks and Recreation Commission appoint Commissioners as Liaisons to specific service areas, as determined by the Parks and Recreation Commission.

- a) Staff Report: Director Calubaquib gave an overview of the different divisions where Commissioners can be appointed.

- b) Commission Questions & Input: The Commission discussed the different divisions and what each program in the department entails. Each of the Commissioners gave their preferred division to be appointed to if given the choice.
- c) Public Input - NONE
- d) Appropriate Action: No Action taken due to lack of Quorum.

6.c. 2023 PRC WORKPLAN

That the Parks and Recreation Commission develop and adopt a Workplan for 2023.

- a) Staff Report: Director Calubaquib gave an overview of the previous workplan.
- b) Commission Questions & Input: The Commission discussed the programs in the department and stated they will discuss with the entire Commission at the next meeting.
- c) Public Input - NONE
- d) Appropriate Action: No Action taken due to lack of Quorum.

6.d. REVIEW AND UPDATE OF PARKS AND RECREATION COMMISSION BYLAWS

That the Commission review the COMmisison's existing bylaws and discuss and adopt changes.

- a) Staff Report: Director Calubaquib gave an overview of the previous workplan.
- b) Commission Questions & Input: The Commission discussed the programs in the department and stated they will discuss with the entire Commission at the next meeting.
- c) Public Input - NONE
- d) Appropriate Action: No Action taken due to lack of Quorum.

7. NEW BUSINESS

7.a. NOMINATION AND ELECTION OF PARKS & RECREATION COMMISSION CHAIRPERSON

a) Nomination Period: Commissioner Leonor nominated Commissioner De Worken, the position should be filled by a person who does work in the community and De Worken does a lot of work in the community. Commissioner Sanchez added that Commission Ibarra has been the Vice-Chairperson for a year. Commissioner De Worken withdrew his name and nominated Commissioner Ibarra. Commissioner Ibarra accepted the nomination.

b) Public Input

c) Motion Electing New Chairperson: A motion was made by Commissioner De Worken to elect Commissioner Ibarra as the new Chairperson.

Motion: It was moved by Commissioner De Worken and seconded by Commissioner Leonor to elect Commissioner Ibarra as the new Parks and Recreation Commission Chairperson.

AYES:	Sanchez, Ibarra, Campos, Leonor, Schacher, De Worken, Stewart
NOES:	None
ABSENT:	
MOTION:	Passed

7.b. NOMINATION AND ELECTION OF PARKS & RECREATION COMMISSION VICE-CHAIRPERSON

a) Nomination Period: Commissioner De Worken recommended that he take the Vice-Chairperson. All Commissioners agreed.

b) Public Input

c) Motion Electing New Vice-Chairperson: A motion was made by Commissioner Ibarra to elect Commissioner De Worken as the new Vice-Chairperson.

Motion: It was moved by Commissioner Ibarra and seconded by Commissioner Schacher to elect Commissioner De Worken as the Parks and Recreation Commission Vice-Chairperson.

AYES: Sanchez, Ibarra, Campos, Leonor, Schacher, De Worken, Stewart

NOES: None

ABSENT:

MOTION: Passed

8. UNFINISHED BUSINESS

9. ADJOURNMENT: The meeting adjourned at 8:15 pm

The next Commission meeting will be held on April 17, 2023 at 6:30pm.

MINUTES

SPECIAL MEETING OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE



March 21, 2023

6:03 PM

In accordance with City policy, all Planning Commission meetings are recorded on audio and video in their entirety and are available for review in the Community Development Department (CDD). These minutes are a brief summary of the action taken.

1. ROLL CALL

Vice-Chair Lucy Rojas, Commissioners Ed Acosta, Daniel Dodge, Peter Radin, Brando Sencion, Martha Vega, and Jenni Veitch-Olson were present.

A. MOTION TO EXCUSE ABSENT PLANNING COMMISSIONERS (IF ANY)

MOTION: None

Staff members present were Assistant City Attorney Denise S. Bazzano, Community Development Director Suzi Merriam, Principal Planner Matt Orbach, Assistant Planner Alvaro Madrigal, Administrative Analyst Maria Elena Ortiz, Executive Assistant Celia Castro, and City Interpreter Carlos Landaverri.

2. PLEDGE OF ALLEGIANCE

Vice-Chair Rojas led the Pledge of Allegiance.

3. PRESENTATIONS & ORAL COMMUNICATIONS

A. ORAL COMMUNICATIONS FROM THE PUBLIC

None

B. ORAL COMMUNICATIONS FROM THE COMMISSION

None

4. NEW BUSINESS

A. NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIRPERSON

1) Nomination Period

Community Development Director Merriam opened the nomination period for the election of Planning Commission Chairperson.

ADOPTED MINUTES 4.A.

Commissioner Vega nominated Commissioner Dodge.

2) Public Input

None

3) Motion electing Chairperson (roll call vote)

Commissioner Vega expressed her support for Commissioner Dodge becoming Chair.

MAIN MOTION: It was moved by Commissioner Sencion, seconded by Commissioner Radin to appoint Commissioner Dodge as Chairperson:

AYES: COMMISSIONERS: Acosta, Dodge, Radin, Rojas, Sencion, Vega,
Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

By unanimous decision, Commissioner Dodge was elected Chairperson of the Planning Commission.

B. NOMINATION AND ELECTION OF PLANNING COMMISSION VICE-CHAIRPERSON

1) Nomination Period

Community Development Director Merriam opened the nomination period for the election of Planning Commission Vice-Chairperson.

Commissioner Radin nominated Commissioner Acosta.

2) Public Input

None

3) Motion electing Vice-Chairperson (roll call vote)

MAIN MOTION: It was moved by Commissioner Dodge, seconded by Commissioner Vega to appoint Commissioner Acosta as Vice-Chairperson:

AYES: COMMISSIONERS: Acosta, Dodge, Radin, Rojas, Sención, Vega
Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

By unanimous decision, Commissioner Acosta was elected Vice-Chairperson of the Planning Commission.

5. CONSENT AGENDA**A. MOTION APPROVING MINUTES OF FEBRUARY 14, 2023, REGULAR MEETING****PUBLIC INPUT**

None

MOTION: It was moved by Commissioner Rojas, second by Commissioner Acosta, and carried by the following vote to approve the Consent Agenda:

AYES: COMMISSIONERS: Acosta, Dodge, Radin, Rojas, Sención, Vega
Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

6. PUBLIC HEARINGS

A. SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2022-4605), TO ALLOW FOR THE ESTABLISHMENT OF A 1,200± SQUARE FOOT DELI WITH 200± SQUARE FOOT DEDICATED SALES AREA IN A PORTION OF AN INDUSTRIAL BUILDING WITH A COMMERCIAL KITCHEN LOCATED AT 10 HANGAR WAY (APN: 015-111-42), FILED BY APPLICANT AND PROPERTY OWNER, LAURA HOLMQUIST-GOMEZ, AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1) Staff Report

Staff report was given by Assistant Planner Alvaro Madrigal.

2) Planning Commission Clarifying & Technical Questions

In answering Commissioner Vega, Assistant Planner Alvaro Madrigal stated the operating hours on the staff report show 6:00am – 2:00pm, but the correct operating hours that will be corrected on the special use permit will be from 6:00am – 8:00pm.

In answering Commissioner Vega, Community Development Director Merriam clarified the applicant has to act on the permit within the twenty-four-months.

In answering Commissioner Rojas, Community Development Director Merriam clarified there is no business plan necessary for this permit since there will be no alcohol sales at this location.

In answering Commissioner Sencion, Assistant Planner Alvaro Madrigal clarified the Deli has a permit for catering and is proposing on-site sales with the new Special Use Permit. In further answering Commissioner Sencion, Assistant

ADOPTED MINUTES 4.A.

Planner Madrigal clarified there would be a designated area to provide food service “to-go” in the establishment.

In answering Chairperson Dodge, Community Development Director Merriam stated staff found the proposed use to be compatible with the surrounding industrial area and adjacent businesses.

3) Applicant Presentation

The presentation was given by property owner Laura Holmquist-Gomez.

4) Planning Commission Clarifying & Technical Questions

In answering Commissioner Rojas, property owner Laura Holmquist-Gomez stated they will be having four shifts for the catering side of the Deli, providing new hiring positions for the community.

In answering Commissioner Rojas, property owner Laura Holmquist-Gomez stated their community engagement is to provide left-over food to any shelters in need, as well as providing for Community programs such as the Teen Challenges Program, Adopt a Family, and food drives.

Chairperson Dodge expressed his support for the Deli becoming a part of Hanger Way.

Commissioner Vega expressed her support for the deli.

In answering Commissioner Veitch-Olson, property owner Laura Holmquist-Gomez stated the level of crime has decreased, the Deli has installed cameras and would like to start a crime watch for the area with surrounding businesses including security to patrol the area.

5) Public Hearing

Chair Dodge opened the public hearing.

Yolanda Maria Fernandez (unavailable audio due to technical issues)

Hearing no further comments, Chairperson Dodge closed the Public Hearing.

6) Appropriate Motion (s)

Commissioner Radin requested the Resolution to be modified with appropriate changes to the text within the Resolution. The change proposed was in the fourth paragraph, the modification to the text clarifies the City did not make any decision or take action in the zoning clearance to allow the owner a five-star catering.

Assistant City Attorney Bazzano agreed with the modification request and shared that the sentence is not necessary for approval.

ADOPTED MINUTES 4.A.

Community Development Director Merriam shared she agreed with the modification request to the Resolution.

MAIN MOTION: It was moved by Commissioner Radin, seconded by Commissioner Vega, to approve the following resolution subject to the deletion of the sentence cited:

RESOLUTION NO. 02-23 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2022-4605) TO ALLOW FOR THE ESTABLISHMENT OF A 1,200± SQUARE-FOOT DELI WITH 200± SQUARE FOOT DEDICATED SALES AREA IN A PORTION OF AN INDUSTRIAL BUILDING WITH A COMMERCIAL KITCHEN UNDER CONSTRUCTION LOCATED AT 10 HANGAR WAY (APN 015-111-42), WATSONVILLE, CALIFORNIA AND FINDING PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

7) Deliberation

None

8) Chair calls for a vote on motion(s)

AYES: COMMISSIONERS: Acosta, Dodge, Radin, Rojas, Sencion, Vega
Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

- B. PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL ON ADOPTION OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, AND MITIGATION MONITORING AND REPORTING PROGRAM IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; APPROVAL OF A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (APP. NO. 2138) FOR A DISTRIBUTION FACILITY AT 200 MANABE OW ROAD (APN 018-711-33); AND AMENDMENT TO THE MANABE OW BUSINESS PARK SPECIFIC PLAN TO REMOVE TWO INTERNAL STREETS FROM THE LAND USE AND CIRCULATION PLAN**

1) Staff Report

Staff report was given by Principal Planner Matt Orbach.

2) Planning Commission Clarifying & Technical Questions

ADOPTED MINUTES 4.A.

In answering Chairperson Dodge, Principal Planner Orbach clarified the staff recommendation is a recommendation of the Planning Commission to City Council.

In answering Commissioner Rojas, Principal Planner Orbach clarified he received one phone call in addition to the six letters received by agencies and organizations. In further answering Commissioner Rojas, Principal Planner Orbach stated he had one phone conversation with a resident regarding additional information about the project and directed the caller to the City's website.

Principal Planner Orbach stated the Planning Department's procedure is to notify residents through a Public Hearing notice that is mailed out to property owners and residents in surrounding areas and placing physical postings on and in the vicinity around the proposed project site.

In answering Commissioner Rojas, Principal Planner Orbach stated the North Business Park Area, now occupied by FedEx, was potentially going to include an internal street. FedEx exceeded the square foot threshold which required installation of Manabe Ow Road, the bridge over the Watsonville Slough, and the roundabout at the Ohlone Parkway/Manabe Ow Road intersection, so the internal street connecting the North Business Park Area to Loma Vista Drive was never needed or constructed.

In answering Commissioner Rojas, Principal Planner Orbach stated larger companies set up LLCs for specific projects.

In answering Commissioner Acosta, Principal Planner Orbach stated all Public Hearing notices and postings are in English and Spanish.

In answering Commissioner Rojas, Principal Planner Orbach clarified the letter from the Amah Mutsun Tribal Band often requested tribal monitoring construction activities, so the mitigation monitoring and reporting program was modified to include tribal monitoring of construction activities.

In answering Chairperson Dodge, Principal Planner Orbach stated signage is required prior to building permit submittal. He further clarified there will be signage on the front sides of the building and a monument sign on Manabe Ow Road.

In answering Chairperson Dodge, Principal Planner Orbach clarified he has been in contact with representatives from the Watsonville Wetlands Watch due to their early interest in the project, and that coordination led to the installation of native vegetation along the northern portion of the access road adjacent to Watsonville Slough.

In further answering Chairperson Dodge, Principal Planner Orbach stated the Watsonville Wetlands Watch letter mentioned they respected the work the Planning Department has done with them but the applicant would like to go

ADOPTED MINUTES 4.A.

farther with maintaining and enhancing the regional drainage channel that runs along the western side of the property.

In answering Chairperson Dodge, Principal Planner Orbach clarified the access road is intended to be twelve feet wide and the easement will be larger because it includes the drainage ditch.

In answering Chairperson Dodge, Community Development Director Merriam stated there will be one hundred and two trees planted around the facility including Red Maples, Strawberry Trees, Jacaranda Tree, Crepe Myrtle, Chinese Pistache, London Plane, and Coast Live Oak. She identified several of these tree species as indigenous and/or native species.

In answering Chairperson Dodge, Principal Planner Orbach stated the rail trail does not go on the property and pointed out the access road and associated easement run the length of the south property line adjacent to the rail trail.

In answering Commissioner Vega, Principal Planner Orbach stated, while this project does not create new jobs because it is an existing business within the City of Watsonville upgrading to an appropriately sized facility, there will be additional employment opportunities for the community provided by whatever new business takes over the applicant's current facility on Riverside Drive.

In answering Commissioner Veitch-Olson, Principal Planner Orbach stated the Manabe-Ow Business Park Specific Plan was trying to provide possibilities for development for this area, but market conditions dictate who will purchase the individual properties and develop the project area. Principal Planner Orbach further noted that the specific plan amendment for the removal of two internal streets was not taken lightly and pointed out the project needs to go to City Council to get approval of the changes.

In answering Chairperson Dodge, Principal Planner Orbach stated there will be no additional roundabouts.

In answering Chairperson Dodge, Principal Planner Orbach stated the adopted truck route from the proposed project site leads to the right out of Manabe Ow Road onto Ohlone Parkway and onto West Beach Street, which ensure that semi-trucks would not cross through the nearby residential neighborhoods along Ohlone Parkway. In further answering Chairperson Dodge, Community Development Director Suzi Merriam clarified the designated truck routes are part of the road networks and are designated on the general plan.

In answering Commissioner Vegas inquiry about enforcement of truck routes, Assistant City Attorney Bazzano stated there is signage on the side of the road with Municipal code provisions or State Statutes attached to them and they are usually enforced by police officers and highway patrol. In further answering, Community Development Director Merriam clarified the enforcement is identified in the municipal code.

3) Applicant Presentation

Presentation was given by Pehr Peterson of Reyes Holdings. (Unavailable audio due to technical issues)

4) Planning Commission Clarifying & Technical Questions

In answering Commissioner Veitch-Olson, Mr. Peterson stated the company has a ten-year plan to transition all of their fleet to electric vehicles, starting in 2024 and expected to be achieved by 2034.

In answering Commissioner Rojas, Mr. Peterson stated they do not own the building where their current operation is located on Riverside Drive (SR 129).

In answering Commissioner Vega, Mr. Peterson stated they do not have a clear opening date since it is a twelve-month construction process, and issuance of the building permit is tied to the City approval of roundabout designs as well.

In answering Commissioner Rojas, Mr. Peterson stated the company has a sourcing company for the construction of this project, but ultimately their goal is to use local contractors. (Parts unavailable audio due to technical issues)

In answering Commissioner Acosta, Mr. Peterson stated the bids have to do with the size of trades supporting the concrete floors. (Parts of this answer was in audible)

In answering Chairperson Dodge, Mr. Peterson clarified the project will serve the northern part of California and the two nearest warehouses are located in Santa Maria and San Jose. The project on Manabe Ow Road will provide services in between those locations. In further answering Chairperson Dodge, Mr. Peterson clarified the company pays above living wages.

5) Public Hearing

Hearing no further comments, Chairperson Dodge closed the Public Hearing.

6) Appropriate Motion (s)

MAIN MOTION: It was moved by Commissioner Vega, with the request that the City Council to consider the residents and the neighborhood as part of their deliberations, seconded by Commissioner Acosta, to approve the following resolution:

RESOLUTION NO. 03-23 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A SPECIFIC PLAN AMENDMENT (APP. NO. 2138) FOR THE MANABE OW BUSINESS PAR SPECIFIC PLAN

RESOLUTION NO. 04-23 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION (APP. NO. 2138) FOR THE CONSTRUCTION OF A NEW 155,847 SQ. FT. WAREHOUSING AND DISTRIBUTION FACILITY ON AN 11.5-ACRE SITE LOCATED AT 200 MANABE OW ROAD (APN: 018-711-33); AND RECOMMENDING THE CITY COUNCIL ADOPT CONCURRENTLY A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

RESOLUTION NO. 05-23 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (APP. NO. 2138) TO ALLOW CONSTRUCTION OF A NEW 155,847 SQ. FT. WAREHOUSING AND DISTRIBUTION FACILITY ON AN 11.5-ACRE SITE LOCATED AT 200 MANABE OW ROAD (APN: 018-711-33)

7) Deliberation

Commissioner Rojas inquired about additional outreach to residents prior to the City Council meeting. Principal Planner Matt Orbach clarified additional noticing will be provided to residents prior to City Council meeting regarding this project.

Commissioner Rojas inquired about the meeting date of the City Council meeting regarding 200 Manabe Ow Road. Principal Planner Orbach stated the meeting date is set for Tuesday, April 11.

Commissioner Veitch-Olson inquired about the majority of votes required to pass the motion. Community Development Director Merriam stated only four votes are needed.

8) Chair calls for a vote on motion(s)

AYES: COMMISSIONERS: Acosta, Dodge, Rojas, Sencion, Vega
Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

ABSTAIN: COMMISSIONERS: Radin

7. REPORT OF THE SECRETARY

ADOPTED MINUTES 4.A.

Community Development Director Merriam gave her report. The shared Emergency Operation Center is responding to the floods that occurred over the week in Monterey County.

Chairperson Dodge inquired about a date schedule for the reopening of Pajaro.

Community Development Director Merriam stated there is no date set for the reopening of Pajaro, further stating Monterey County has more extensive information regarding Pajaro area.

8. ADJOURNMENT

Chairperson Dodge adjourned the meeting at 8:08 PM. The next Planning Commission meeting is scheduled for Tuesday, April 4, 2023, at 6:00 PM

DocuSigned by:



Suzi Merriam, Secretary
Planning Commission

DocuSigned by:



Daniel Dodge, Chair
Planning Commission

M I N U T E S

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF WATSONVILLE**April 04, 2023****6:05 PM**

In accordance with City policy, all Planning Commission meetings are recorded on audio and video in their entirety and are available for review in the Community Development Department (CDD). These minutes are a brief summary of the action taken.

1. ROLL CALL

Vice-Chair Ed Acosta, Commissioners Peter Radin, Lucy Rojas, Brando Sencion, and Jenni Veitch-Olson were present. Commissioner Martha Vega arrived at 6:11pm.

A. MOTION TO EXCUSE ABSENT PLANNING COMMISSIONERS (IF ANY)

MOTION: It was moved by Commissioner Sencion, seconded by Commissioner Radin, and carried by the following vote to excuse Commissioner Dodge and Commissioner Vega's absence:

AYES: COMMISSIONERS: Acosta, Radin, Sencion, Veitch-Olson
NOES: COMMISSIONERS: Rojas
ABSENT: COMMISSIONERS: Dodge, Vega

Staff members present were Assistant City Attorney Denise S. Bazzano, Community Development Director Suzi Merriam, Housing Manager Carlos Landaverry and Executive Assistant Celia Castro.

2. PLEDGE OF ALLEGIANCE

Commissioner Radin led the Pledge of Allegiance.

3. PRESENTATIONS & ORAL COMMUNICATIONS**A. ORAL COMMUNICATIONS FROM THE PUBLIC**

None

B. ORAL COMMUNICATIONS FROM THE COMMISSION

Commissioner Rojas stated she voted no on attendance due to lack of reasoning behind the absence of the commissioners.

4. PRESENTATION AND REPORTS

A. GENERAL PLAN & HOUSING ELEMENT UPDATES**1) Staff Presentation**

Community Development Director Suzi Merriam gave the presentation.

2) Planning Commission Clarifying & Technical Questions

In answering Commissioner Vega, Community Development Director Merriam clarified the different entities as part of the first and second lawsuits on the Vista 2030 General Plan. Community Development Director Merriam further noted the Watsonville Pilot Association will be contacted as part of the general plan update to prevent a future lawsuit.

In answering Commissioner Rojas, Community Development Director Merriam noted that the site selection process involves looking for vacant and unutilized sites as well as areas that will allow for additional housing units to increase density.

In answering Commissioner Rojas question concerning environmental justice has, Community Development Director Merriam noted that there are several non-profits in Watsonville in addition to Regeneration and Watsonville Wetlands Watch.

In answering Commissioner Rojas, Community Development Director Merriam stated the City of Watsonville did the best they could with the information that was gathered for the previous General Plan, and further stated the Housing Element is more prepared for any situation that may arise. Assistant City Attorney Denise S. Bazzano further clarified that the laws have significantly changed throughout the years, not only for the General Plan but also for the Housing Element. In further answering Commissioner Rojas, Assistant City Attorney Bazzano stated the Housing Element has more mandates in what the City needs to do to have a compliant Housing Element.

Commissioner Vega suggested engaging with real estates agents, contractors and other individuals willing to invest in the community.

In answering Commissioner Veitch-Olson, Community Development Director Merriam stated there will be workshops and meetings that are key points of the Housing Element and General Plan to engage the community. Community Development Director Merriam further stated both the Housing Element and General Plan will go before the City Council.

In answering Commissioner Veitch-Olson, Community Development Director Merriam clarified the different review requirements for the general plans and the housing elements.

In answering Commissioner Rojas, Assistant City Attorney Bazzano explained Brown Act considerations for commissioners attending workshops or meetings.

ADOPTED MINUTES 4.A.

Commissioner Vega inquired if it would be beneficial to the Department to have more personnel anticipating the volume of multiple plans that may be submitted. Community Development Director Merriam affirmed the importance of having more staff.

In answering Commissioner Acosta, Community Development Director Merriam stated the Planning Department is open to any ideas for non-profit organizations and community partners.

In answering Commissioner Vega, Community Development Director Merriam stated there is only one General Plan for the City, and it is the City's goal to get the General Plan right.

3) Public Input

A resident of Watsonville stated the General Plan should include a family friendly plan and specific policy change that implements mandatory changing tables in locations and restrooms that are public or are required by code.

4) Appropriate Motion(s)

None

5. NEW BUSINESS**A. PRESENTATION OF THE 2022 HOUSING ELEMENT ANNUAL PROGRESS REPORT****1) Staff Report**

Housing Manager Carlos Landaverry gave the presentation.

2) Planning Commission Clarifying & Technical Questions

In answering Commissioner Radin, Housing Manager Landaverry stated the Housing Department will be working with state programs. In further answering Housing Manager Landaverry clarified the department works with all developers, the diagram specifies non-profit developers because they produce the vast majority of low income and very low-income units. Commissioner Radin advised to broaden the departments goals by working with all developers not just non-profits.

In answering Commissioner Sencion, Community Development Director Suzi Merriam stated the Planning Department is looking at development in strategic locations by providing housing where the jobs are, to alleviate some of the transportation congestion in the City of Watsonville.

ADOPTED MINUTES 4.A.

Commissioner Veitch-Olson commented on the importance of the General Plan process to important issues, such as traffic, infrastructures and services.

In answering Commissioner Rojas, Housing Manager Landaverry clarified the project being held on Atkinson Lane is part of the county and are being constructed in phases. Housing Manager Lanaverry further stated the City of Watsonville annexed that area of Atkinson Lane and Brewington Avenue. Community Development Director Merriam further clarified, the county will build the units and the City of Watsonville will get the housing units.

In answering Commissioner Vega, Community Development Director Merriam stated tiny homes are always considered but would not be a solution to density.

3) Public Input

None.

4) Appropriate Motion(s)

MAIN MOTION: It was moved by Commissioner Vega, seconded by Commissioner, and carried by the following vote recommending that the City Council accept the 2022 Housing Element Annual Progress Report:

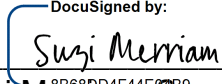
AYES: COMMISSIONERS: Acosta, Radin, Rojas, Sención, Vega, Veitch-Olson
 NOES: COMMISSIONERS: None
 ABSENT: COMMISSIONERS: Dodge

6. DELIBERATION**7. REPORT OF THE SECRETARY**

No report from Community Development Director Merriam.

8. ADJOURNMENT

Chairperson Dodge adjourned the meeting at 7:27 PM. The next Planning Commission meeting is scheduled for Tuesday, May 2, 2023, at 6:00 PM

DocuSigned by:

 Suzi Merriam, Secretary
 Planning Commission

DocuSigned by:

 Daniel Dodge, Chair
 Planning Commission