



## MINUTES REGULAR CITY COUNCIL MEETING

October 11, 2022

City of Watsonville  
City Council Chambers

**10:00 a.m.**

**NOTE: Pursuant to Government Code Section 54953(b) Mayor Pro Tempore Montesino could participate via telephone from: Emperador Vallarta Beachfront Hotel and Suites Amapas 114, Zona Romantica, Emiliano Zapata, 48380 Puerto Vallarta, Jalisco, Mexico**

1. **ROLL CALL**  
Mayor Parker and Council Members Dutra and Hurst were present.
2. **TOUR OF CITY FACILITIES WITH SISTER CITY VELAS, SÃO JORGE ISLAND, AZORE ISLANDS, PORTUGAL**
  - 2.a **WATSONVILLE PUBLIC LIBRARY TOUR - 275 MAIN STREET, SUITE 100 (10:40 A.M.)**
  - 2.b **MUNICIPAL SERVICES CENTER TOUR - 320 HARVEST DRIVE (11:13 A.M.)**
  - 2.c **WATSONVILLE MUNICIPAL AIRPORT TOUR - 100 AVIATION WAY (12:23 P.M.)**
  - 2.d **ANNIEGLASS TOUR - 310 HARVEST DRIVE (2:25 P.M.)**
  - 2.e **S. MARTINELLI & CO. TOUR - 735 W BEACH STREET (3:07 P.M.)**

### **Civic Plaza Council Chambers 275 Main Street, Top Floor - (5:00 P.M.)**

- 5.b. **INTRODUCTION OF NEW EMPLOYEES & RECOGNITION OF RETIREES**
3. **CLOSED SESSION CORRESPONDENCE (IF ANY)**  
(City Council Conference Room, 275 Main Street, 4<sup>th</sup> Floor)
4. **CLOSED SESSION**
  - (a) **Public Comments – None**
  - (b) **Closed Session Announcement:**

The City Council recessed the regular Council Meeting to discuss the matters that follow at 5:13 p.m.
- 4.a. **CONFERENCE WITH LABOR NEGOTIATOR**  
(Government Code Section 54957.6)

Agency negotiator: Mayor Parker, Mayor Pro Tempore Montesino and Council Member Quiroz-Carter

Unrepresented employee: City Clerk

**6:03 p.m.**

**5. ROLL CALL**

Mayor Parker and Council Members Dutra, Estrada, García, Hurst, and Quiroz-Carter were present. Mayor Pro Tempore Montesino was absent.

Staff members present were City Manager Mendez, City Attorney Zutler, City Clerk Ortiz, Assistant City Manager Vides, Public Works & Utilities Director Di Renzo, Police Chief Zamora, Fire Chief Lopez, Interim Administrative Services Director Duran, Community Development Director Merriam, IT Director Gill, Parks & Community Services Director Calubaquib, Library Director Martinez, Airport Director Williams, Deputy City Manager Manning, Assistant Public Works & Utilities Director Rodriguez, Assistant Community Development Director Allen, Public Information Officer Pulido, Housing Manager Landaverry, Associate Planner Wikle, and Interpreter Jauregui.

**5.a. MOTION TO EXCUSE ABSENT COUNCIL MEMBERS (None)**

**6. PLEDGE OF ALLEGIANCE**

**7. INFORMATION ITEMS**

**7.a. REPORT OF DISBURSEMENTS**

**7.b. MISCELLANEOUS DOCUMENTS REPORT**

**7.c. WRITTEN REPORTS BY COUNCIL MEMBERS REGARDING ACTIONS TAKEN ON THEIR REGIONAL COMMISSIONS/BOARD MEETINGS THAT MAY AFFECT THE CITY OF WATSONVILLE (None)**

**8. PRESENTATIONS & ORAL COMMUNICATIONS**

**8.a. ORAL COMMUNICATIONS FROM THE PUBLIC**

Dan Hernandez, District 1, expressed concerns over interactions with City staff and officials. He stated Police Chief Zamora had not yet met with him despite multiple requests.

Marta Bulaich, District 1, stated her concerns with the recent community meeting held regarding CEIBA College Preparatory's rezoning request as well as pick up and drop off locations proposed by the school.

Bobby Marchessault, District 2, requested an update on progress made towards implementing recommendations from the Police & Social Equity Ad Hoc Committee.

**8.b. ORAL COMMUNICATIONS FROM THE COUNCIL**

Member Quiroz-Carter welcomed the delegation from Velas, São Jorge Island, Azore Islands, Portugal that was visiting.

Member Hurst spoke about various events he attended in the past weeks.

Member García spoke about being shadowed by local high school students who learned about City procedures and asked staff questions regarding various topics. She thanked City Manager Mendez, Police Captain Figueroa, Fire Chief Lopez, and Parks & Community Services Director

Calubaquib for taking time to speak with them, and stated both students were interested in attending a future Council meeting.

Member Estrada stated ballots for the General Election would be mailed soon and spoke about various resources for the public if they had questions regarding content of the ballot.

Member Dutra spoke about the tour of City facilities with the delegation visiting from Velas, São Jorge Island, Azore Islands, Portugal.

Mayor Parker spoke about her attendance at various events over the past weeks, including National Night Out. She encouraged those who were unable to attend to do so next year.

City Clerk Ortiz stated early voting services were available through the City Clerk's Office and highlighted hours of operation.

**8.c. REPORT OUT OF CLOSED SESSION**

City Attorney Zutler stated Council received a report on the Closed Session item but took no reportable action.

**8.d. MAYOR'S PROCLAMATION RECOGNIZING OCTOBER AS ITALIAN HERITAGE MONTH**

**8.e. SIGNING OF SISTER CITY AGREEMENT BETWEEN THE MAYORS OF THE CITY OF WATSONVILLE & VELAS, SÃO JORGE ISLAND, AZORE ISLANDS, PORTUGAL**

**9. REPORTS TO COUNCIL – No Action Required**

**9.a. CITY MANAGER'S UPDATE REPORT – Postponed**

**9.b. PRESENTATION BY AGRICULTURAL COMMISSIONER JUAN HIDALGO AND CAMPAIGN FOR ORGANIC & REGENERATIVE AGRICULTURE (CORA) ON THE USE OF PESTICIDES - INFORMATIONAL ITEM ONLY**

In answering Member García, Commissioner Hidalgo spoke about the parameters of Santa Cruz County's Pesticide Notification Pilot Program and stated notifications were available to the general public through the County website.

Kathleen Kilpatrick, CORA, in answering Member García, stated concerns with the Pesticide Notification Pilot Program not providing sufficiently specific information to residents.

Judy Gittelsohn spoke in support of organic farming.

**10. CONSENT AGENDA**

**PUBLIC INPUT – None**

**MOTION:** It was moved by Member Hurst, seconded by Member Dutra to approve the Consent Agenda.

Member Dutra spoke in support of Item 10.d.

In answering Member García, City Manager Mendez spoke about possible use of funds that

would be obtained through the grant listed under Item 10.e.

Member Hurst spoke in support of Item 10.d. and the potential for opening a dog park nearby. He spoke in support of Item 10.e.

Member Quiroz-Carter spoke in support of Item 10.d.

**MOTION:** The above motion carried by the following vote.

AYES:	MEMBERS:	Dutra, Estrada, García, Hurst, Quiroz-Carter, Parker
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	Montesino

**10.a. MOTION APPROVING MINUTES OF SEPTEMBER 27, 2022**

**10.b. RESOLUTION NO. 206-22 (CM)**

**A RESOLUTION APPROVING FOURTH AMENDMENT TO CONSULTANT SERVICES CONTRACT WITH HINDERLITER, DE LLAMAS & ASSOCIATES, FOR ASSISTANCE WITH THE CITY'S CANNABIS REGULATORY PROGRAM & MONITORING OF CANNABIS PERMITTEES; EXTENDING THE TERM OF CONTRACT; & AUTHORIZING & DIRECTING THE CITY MANAGER TO EXECUTE SAME**

**10.c. RESOLUTION NO. 207-22 (CM)**

**A RESOLUTION APPROVING CONTRACT CHANGE ORDER NUMBER 1 WITH MONTEREY PENINSULA ENGINEERING COMPANY, INC., FOR THE 2022 PAVEMENT REPAIR PROJECT, NO. ST-22-14313 QB NOT TO EXCEED \$11,118.60; & DIRECTING THE CITY MANAGER TO EXECUTE SAME**

**10.d. RESOLUTION NO. 208-22 (CM)**

**A RESOLUTION APPROVING A TWENTY-YEAR NON-AERONAUTICAL LEASE, CONSISTING OF FOUR (4) FIVE-YEAR RENEWAL TERMS WITH AN OPTION FOR A FIFTH TERM OF FIVE (5) YEARS WITH SANTA CRUZ COUNTY ANIMAL SERVICES AUTHORITY, A JOINT POWERS AUTHORITY FOR THE USE OF REAL PROPERTY & IMPROVEMENTS LOCATED AT 580 AIRPORT BOULEVARD, WATSONVILLE, CALIFORNIA, COMMENCING ON JULY 1, 2022, & ENDING JUNE 30, 2042, & AUTHORIZING & DIRECTING THE CITY MANAGER TO EXECUTE SAME**

**10.e. RESOLUTION NO. 209-22 (CM)**

**A RESOLUTION APPROVING THE FIVE-YEAR PERMANENT LOCAL HOUSING ALLOCATION (PLHA) PLAN & AUTHORIZING & DIRECTING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION IN THE AMOUNT OF \$2,175,090 TO THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT FOR PERMANENT LOCAL HOUSING ALLOCATION FUNDS; & IF AWARDED, TO EXECUTE & SUBMIT ALL DOCUMENTS, INCLUDING BUT NOT LIMITED TO APPLICATIONS, AGREEMENTS, AMENDMENTS & PAYMENT REQUESTS, & ANY RELATED DOCUMENTS, NECESSARY TO PARTICIPATE IN & ADMINISTER THE PLHA PROGRAM; & APPROPRIATING SUCH FUNDS TO THE AFFORDABLE HOUSING FUND**

**11. ITEMS REMOVED FROM CONSENT AGENDA – None**

**12. PUBLIC HEARINGS, ORDINANCES, & APPEALS**

**12.a. CONSIDERATION OF ORDINANCE REPEALING & REPLACING CHAPTER 2 OF TITLE 7 (SIDEWALKS, DRIVEWAYS, CURBS, AND GUTTERS) OF THE WATSONVILLE MUNICIPAL CODE REGARDING SIDEWALK MAINTENANCE & LIABILITY**

**1) Staff Report by Assistant Public Works & Utilities Director Rodriguez**

**2) City Council Clarifying & Technical Questions**

In answering Member Dutra, Assistant Public Works & Utilities Director Rodriguez stated the Municipal Code identified property owners as the responsible parties for repairing sidewalks in front of their properties and stated the City provided a payment agreement option.

Assistant Public Works & Utilities Director Rodriguez, in answering Member García, spoke about repair permit fees and inspection costs associated with sidewalk repairs.

In answering Member García, Assistant Public Works & Utilities Director Rodriguez stated property owners were responsible for maintaining sidewalks adjacent to their property, but would investigate responsibility regarding a damaged sidewalk in a specific area of the City.

Assistant Public Works & Utilities Director Rodriguez, in answering Member Hurst, explained responsibility for sidewalk repair as outlined in the Municipal Code and California's Streets & Highways Code. He spoke about potential budget issues that could arise from absorbing costs for all sidewalk repairs.

In answering Mayor Parker, Assistant Public Works & Utilities Director Rodriguez stated property owners were responsible for maintaining trees on their property to prevent possible damage to the sidewalk.

Assistant Public Works & Utilities Director Rodriguez, in answering Member Hurst, spoke about provisions in the Municipal Code for cases where property owners declined to make repairs to the sidewalk.

In answering Member Quiroz-Carter, Assistant Public Works & Utilities Director stated the City's website had information regarding the topic. She spoke about potential scenarios where sidewalks could be damaged and the process for determining liability.

City Attorney Zutler, in answering Mayor Parker, stated the ordinance proposed under Item 12.a.6. would codify California's existing law and aid the City in enforcing it.

City Manager Mendez spoke about the need for updating the Municipal Code with the proposed ordinance.

In answering Member García, City Attorney Zutler stated the Municipal Code already identified property owners as the parties responsible for maintaining and repairing the sidewalk in front of their homes and spoke about potential for exploring fiscal impacts of making the City responsible for all sidewalk repair.

City Manager Mendez spoke about possible negative impacts on the City's General Fund should it take responsibility for sidewalk repairs within City limits.

Mayor Parker stated a large-scale education effort for property owners was necessary to make them aware of their responsibility.

In answering Mayor Parker, City Attorney Zutler stated she was not aware of cities having policies that significantly differed from the one that was being considered by Council.

City Manager Mendez spoke about potential avenues for funding sidewalk repair.

**3) Public Comments**

Steve Trujillo, District 7, expressed concerns with the permit fee charged to property owners for repairs and spoke about the need for making residents aware of requirements.

Providence Martinez Alaniz, District 3, expressed concerns with property owners being responsible for the sidewalks in front of their homes and the repair fees involved.

**4) MOTION:** It was moved by Member Estrada, seconded by Mayor Parker to introduce the ordinance listed under Item 12.a.6. below.

**5) City Council Deliberation on Motion**

Member García requested staff explore the possibility of the City paying for part of the sidewalk repair costs.

Member Dutra expressed concern over the cost of the repair permit fee and stated he would not support the motion.

Member Hurst stated concerns with the City potentially being liable for sidewalk repairs that were not done.

Mayor Parker explained why she would support the motion.

Member Quiroz-Carter stated the reasons she would support the motion and spoke about the need for providing residents additional input opportunities.

**MOTION:** The above motion carried by the following vote.

AYES: MEMBERS: Dutra, Estrada, García, Hurst, Quiroz-Carter, Parker

NOES: MEMBERS: None

ABSENT: MEMBERS: Montesino

**6) By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Ordinance Repealing & Replacing Chapter 2 (Sidewalks, Driveways, Curbs, & Gutters) of Title 7 (Public Works) of the Watsonville Municipal Code Regarding Maintenance Responsibilities & Liability for Failure to Maintain Sidewalks, Driveways, Curbs, & Gutters**

**12.b. CONSIDERATION OF ORDINANCES AMENDING WATSONVILLE MUNICIPAL CODE TO IMPLEMENT SENATE BILL 9 (SB 9) THE CALIFORNIA HOUSING OPPORTUNITY & MORE EFFICIENCY (HOME) ACT**

**1) Staff Report by Associate Planner Wikle and Community Development Director Merriam**

**2) City Council Clarifying & Technical Questions**

In answering Member García, Associate Planner Wikle spoke about size requirements for lot splitting.

Associate Planner Wikle, in answering Member García, stated there was no location criteria allowing parking exemptions on lot split requests and explained staff would need to determine if the lot was located within a specific distance of public transportation per SB 9.

**3) Public Comments**

Steve Trujillo, District 7, expressed concerns with the need for adding sewer and water lines when splitting lots, and the current drought conditions across the State.

**4) MOTION:** It was moved by Member Quiroz-Carter, seconded by Member Estrada to introduce the ordinances listed under Items 12.b.6 through 12.b.10. below.

**5) City Council Deliberation on Motion**

Member Hurst expressed concerns with potential overcrowding issues and stated additional housing was needed.

In answering Member Dutra, Associate Planner Wikle spoke about potential impacts should Council not approve the ordinances and stated SB 9 contained provisions that would allow a jurisdiction to not approve housing units under specific circumstances.

City Attorney Zutler, in answering Member Dutra, stated the proposed ordinances would allow the City a measure of control over future housing developments while still complying with SB 9 requirements.

Member Quiroz-Carter spoke about the need for additional housing and in support of the motion.

Mayor Parker expressed concerns with accessory dwelling units and sewer laterals in relation to said units.

Member Estrada stated he would support the motion and spoke about the need for housing.

**MOTION:** The above motion carried by the following vote.

AYES: MEMBERS: Dutra, Estrada, García, Hurst, Quiroz-Carter, Parker

NOES: MEMBERS: None

ABSENT: MEMBERS: Montesino

**6) By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Ordinance Adding a New Chapter 13 (Urban Lot Splits) to Title 13 (Subdivisions and Maps) of the Watsonville Municipal Code to Implement Senate Bill 9 (SB 9) the California Housing Opportunity and More Efficiency (HOME) Act**

- 7) **By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Ordinance Amending Certain Sections of Chapter 14-16 (District Regulations) of Title 14 (Zoning) of the Watsonville Municipal Code to Implement Senate Bill 9 (SB 9) the California Housing Opportunity and More Efficiency (HOME) Act**
- 8) **By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Ordinance Adding New Sections to Chapter 14-18 (Definitions), of Title 14 (Zoning) of the Watsonville Municipal Code to Implement Senate Bill 9 (SB 9) the California Housing Opportunity and More Efficiency (HOME) Act**
- 9) **By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Ordinance Amending Section 14-23.110 (Restrictions) of Chapter 14-23 (Accessory Dwelling Units and Junior Accessory Dwelling Units) of Title 14 (Zoning) of the Watsonville Municipal Code to Implement Senate Bill 9 (SB 9) the California Housing Opportunity and More Efficiency (HOME) Act**
- 10) **By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Ordinance Adding a New Chapter 14-54 (Two-Unit Developments) to Title 14 (Zoning) of the Watsonville Municipal Code to Implement Senate Bill 9 (SB 9) the California Housing Opportunity and More Efficiency (HOME) Act**

**12.c. CONSIDERATION OF ADOPTION OF BUILDING & FIRE CODES PER THE CALIFORNIA CODE OF REGULATIONS INCLUDING CITY OF WATSONVILLE CODE OF REGULATIONS**

- 1) **Staff Report by Assistant Community Development Director/Building Official Allen & Community Development Director Merriam**
- 2) **City Council Clarifying & Technical Questions – None**
- 3) **Public Comments – None**
- 4) **MOTION:** It was moved by Member García, seconded by Member Quiroz-Carter to introduce the ordinances listed under Items 12.c.6 through 12.c.8. listed below.
- 5) **City Council Deliberation on Motion**  
Member García spoke in support of the adoption of the California Green Building Standards Code

**MOTION:** The above motion carried by the following vote.

AYES: MEMBERS: Dutra, García, Estrada, Hurst, Quiroz-Carter, Parker  
 NOES: MEMBERS: None  
 ABSENT: MEMBERS: Montesino

- 6) **By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Ordinance Amending Chapter 1 (Building and Housing Administrative Code) of Title 8 (Building Regulations) of the Watsonville Municipal Code by Amending Section 8- 1.101 to the Administrative Provisions for the Adopted Construction Regulations**



- 7) **By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Ordinance Amending Title 8 (Building Regulations) by Adopting Certain Chapters Pertaining to the Adoption by Reference of the 2022 Edition of the California Building Code Volumes 1 and 2 and Amending this Code as Identified Herein, through Express Findings of Local Necessity in Chapter 2 (Building Code), Chapter 2.5 (Residential Code), Chapter 3 (Electrical Code), Chapter 4 (Mechanical Code), Chapter 5 (Plumbing Code), Chapter 15 (Green Building Standards Code), Chapter 17 (California Energy Code), Chapter 18 (California Historical Building Code) Chapter 19 (California Referenced Standards Code) of the Watsonville Municipal Code**
- 8) **By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Ordinance Amending Section 8-9.101 of Chapter 9 (Fire Code) of Title 8 (Building Regulations) of the Watsonville Municipal Code Pertaining to the Adoption of the 2022 Edition of the California Fire Code**

**13. EMERGENCY ITEMS ADDED TO AGENDA – None**

**14. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS**

Mayor Parker requested an item on a future agenda to continue discussing pesticide use.

Member García requested a study session regarding homelessness conditions and actions being taken by the City.

Member Quiroz-Carter requested an update on the implementation of the Police & Social Equity Ad Hoc Committee's recommendations to Council.

**15. ADJOURNMENT**

The meeting was adjourned at 9:29 p.m.

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Ari Parker, Mayor

ATTEST:

\_\_\_\_\_  
Irwin I. Ortiz, City Clerk

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