



**MINUTES
REGULAR JOINT CITY COUNCIL, SUCCESSOR HOUSING AGENCY, &
SUCCESSOR AGENCY MEETING**

October 22, 2024

City of Watsonville
Council Chambers
275 Main Street, Top Floor

4:31 p.m.

1. ROLL CALL

Mayor Quiroz-Carter, Mayor Pro Tempore Orozco, and Council Members Clark, Dutra, Montesino (arrived at 6 pm), Parker, and Salcido were present.

1.a. MOTION TO EXCUSE ABSENT COUNCIL MEMBER(S) (If Any)

MOTION: It was moved by Member Dutra, seconded by Mayor Pro Tempore Orozco and carried by the following vote to excuse Member Montesino’s absence:

AYES: MEMBERS: Clark, Dutra, Orozco, Parker, Salcido, Quiroz-Carter
NOES: MEMBERS: None
ABSENT: MEMBERS: Montesino

2. REPORTS TO COUNCIL – No Action Required

2.a. REPORT ON PARKS & COMMUNITY SERVICES DEPARTMENT SUMMER PROGRAM HIGHLIGHTS BY RECREATION SUPERINTENDENT NEGRETE

Member Dutra thanked Parks & Community Services staff for their efforts to improve and expand services, programs, and facilities.

In answering Member Dutra, Parks & Community Services Director Calubaquib stated staff was exploring alternative locations for hosting various community events due to future renovations at the Plaza.

Member Parker and Mayor Pro Tempore Orozco thanked Parks & Community Services staff for their efforts to provide services and programs.

In answering Member Salcido, Parks Superintendent Negrete provided details regarding the Junior Lifeguard Program.

Mayor Quiroz-Carter thanked Parks & Community Services staff for providing programs for youth and seniors. She thanked voters for approving Measure R.

2.b. REPORT ON PAVEMENT MANAGEMENT PLAN BY PUBLIC WORKS & UTILITIES DIRECTOR LINDBERG & RANDALL BLISS, HARRIS & ASSOCIATES CIVIL ENGINEER

In answering Member Clark, Public Works & Utilities Director Lindberg spoke about continuing to explore comprehensive street and sidewalk repairs and the potential to modify the Pavement Management Plan based on available funding.

Member Clark requested exploration of similar management plans for the City's sewer and water systems.

In answering Mayor Pro Tempore Orozco, Public Works & Utilities Director Lindberg stated street striping efforts would continue. She spoke about addressing resident requests for striping and traffic calming measures.

Engineer Bliss stated that the City's webpage on the Pavement Management Plan was a helpful tool to educate the public regarding prioritizing maintenance.

In answering Member Dutra, Public Works & Utilities Director Lindberg spoke about streets requiring major repairs.

City Manager Vides, in answering Member Dutra, spoke about funding dedicated to road and street repairs and maintenance. She stated she would provide Council with an update on funding opportunities and allocations.

Member Dutra requested attention to detail when painting signage on roads.

In answering Member Parker, Public Works & Utilities Director Lindberg stated Council would have additional time to provide input on the Pavement Management Plan. She spoke about opportunities for grant funding and equity in maintenance and repairs.

Member Parker requested exploring simplifying the City website for easier user navigation.

5:30 p.m.

3. CLOSED SESSION CORRESPONDENCE (None)

4. CLOSED SESSION

The City Council recessed the meeting to discuss the items that follow at 5:30 p.m.

4.a. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
(Government Code 54956.9(d))

One potential case

City Council Resumed at 6:36 p.m.

5. ROLL CALL

Mayor Quiroz-Carter, Mayor Pro Tempore Orozco, and Council Members Clark, Dutra, Montesino, Parker, and Salcido were present.

Staff members present were City Manager Vides, City Attorney Zutler, City Clerk Ortiz, Public Works & Utilities Director Lindberg, Fire Chief Lopez, Administrative Services Director Duran, Interim Community Development Director Meek, IT Director Gill, Parks & Community Services Director Calubaquib, Library Director Martinez, Airport Director Williams, Deputy City Manager Manning, Principal Planner Orbach, Assistant Police Chief Rodriguez, Police Captain Radich,

Police Sergeant Wildey, Associate Planner Carmona, Permit Technician Manansala, Housing Manager Landaverry, Deputy City Clerk Pacheco, and Interpreter Jauregui.

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS

7.a. REPORT OF DISBURSEMENTS

7.b. MISCELLANEOUS DOCUMENTS REPORT

7. PRESENTATIONS & ORAL COMMUNICATIONS

8.a. ORAL COMMUNICATIONS FROM THE PUBLIC

City Manager Vides stated it was Flood Preparedness Week and informed the public that sandbag stations were open. She spoke about emergency preparedness and encouraged the public to visit the City's website for additional information.

8.b. ORAL COMMUNICATIONS FROM THE COUNCIL

Mayor Quiroz-Carter spoke about her attendance at various events over the past weeks. She stated she attend the League of California Cities Annual Conference and Expo and requested a video be played regarding Watsonville receiving the Helen Putnam Award for Excellence for Community Services and Economic Development.

Member Dutra spoke about his attendance at League of California Cities Annual Conference and Expo and congratulated the City for receiving the Helan Putnam Award for Excellence. He thanked former Community Development Director Merriam for her dedication to the City. He stated he would participate in a fundraiser for local non-profit organizations. He wished the public a happy Halloween and encouraged everyone to vote on Election Day.

Mayor Pro Tempore Orozco spoke about various meetings and events she attended over the past weeks, including the League of California Cities Annual Conference and Expo. She congratulated staff on their efforts with the Opportunity to Work Program.

Member Clark spoke about various events he attended over the past weeks. He invited the public to attend a District 5 meeting in December to discuss roadways and intersections. He encouraged the public to attend and provide input.

8.c. REPORT OUT OF CLOSED SESSION

City Attorney Zutler stated a Closed Session was held on the item listed on the agenda and no reportable action was taken.

8.d. MAYOR'S PROCLAMATION RECOGNIZING FRUITION BREWING

8.e. MAYOR'S PROCLAMATION RECOGNIZING CLAUDIO FRANÇA BRAZILIAN JIU-JITSU & ITS OWNERS CLAUDIO FRANÇA & THOMAS RUMSEY

8.f. MAYOR'S PROCLAMATION RECOGNIZING CLASSIC CALAVERA TATTOO & ITS OWNER PEPE NUÑEZ – Postponed

8.g. PRESENTATION BY FRANCISCO ESTRADA REGARDING FRIENDS OF WATSONVILLE PARKS & COMMUNITY SERVICES "BUY A BRICK" CAMPAIGN (5 Minutes)

Friends of Watsonville Parks & Community Services Board Member Tony Camargo was also present.

In answering Member Parker, Board Member Camargo spoke about options for the public interested in purchasing bricks.

Mr. Estrada answered Member Parker's questions regarding character limitations and cost of bricks.

In answering Member Montesino, Mr. Estrada spoke about efforts to accommodate residents' requests for the location of their bricks at Ramsay Park.

8.h. UPDATE ON CARE ACT IMPLEMENTATION BY NICOLE COBURN, ASSISTANT COUNTY ADMINISTRATIVE OFFICER (15 Minutes)

County of Santa Cruz Principal Administrative Analyst Sven Stafford, Santa Cruz County Public Defender's Office Director of Holistic Defense Caitlin Becker, and Santa Cruz County Counsel staff Megan Maravich were also present.

In answering Member Salcido, Director of Holistic Defense Becker spoke about the Public Defender Office's role in representing a CARE Act participant and potential diversion opportunities.

Director of Holistic Defense Becker and County Counsel staff Maravich, in answering Member Salcido, spoke about the CARE Act being a civil matter, separate from criminal proceedings.

Director of Holistic Defense Becker, in answering Member Clark, spoke about the process for filing a petition in cases where supporting medical documentation is not available.

In answering Member Clark, Principal Administrative Analyst Stafford spoke about the potential number of people that could be assisted by the CARE program.

8. CONSENT AGENDA

PUBLIC INPUT

Recreation Supervisor Merolla and Young Adult Librarian Carrillo spoke about Item 9.I.

The following Teen Action Council members introduced themselves:

Camila – Secretary

Alexandra – Treasurer

Isabella – Parks & Recreation Commission Youth Representative

Cristina Nolasco – Marketing Chair

Naia – Community Development

Anahi Jacobo – Activities Chair

Joseph Magaña – Jóvenes Sanos Ambassador

MOTION: It was moved by Member Montesino, seconded by Member Dutra to approve the Consent Agenda, excluding Item 9.I. which was removed.

Mayor Pro Tempore Orozco stated she was related to one of the appointees on Item 9.I. and would recuse herself from voting on that item. She requested the item be removed from the Consent Agenda.

MOTION: The above motion carried by the following vote.

AYES: MEMBERS: Clark, Dutra, Montesino, Orozco, Parker, Salcido, Quiroz-Carter
NOES: MEMBERS: None
ABSENT: MEMBERS: None

- 9.a. **MOTION APPROVING MINUTES OF OCTOBER 5 & 8, 2024**
- 9.b. **ORDINANCE NO. 1469-24 (CM)**
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AMENDING SECTIONS 4-11.09 (GATE FEES) AND 4-11.15 (RESPONSE TIME) AND REPEALING SECTION 4-11.30 (SERVICE FEES) OF CHAPTER 11 (VEHICLE TOWING SERVICES) OF TITLE 4 (PUBLIC SAFETY) OF THE WATSONVILLE MUNICIPAL CODE RELATING TO VEHICLE TOWING SERVICES
- 9.c. **RESOLUTION NO. 214-24 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING PLANS AND SPECIFICATIONS AND CALLING FOR BIDS FOR THE WATSONVILLE MUNICIPAL AIRPORT FUEL DISPENSER CONTAINMENT, PROJECT NO. AIRPORT 910-7855-14900
- 9.d. **RESOLUTION NO. 215-24 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING THIRD AMENDMENT TO EMPLOYMENT CONTRACT BETWEEN THE CITY OF WATSONVILLE AND IRWIN IVAN ORTIZ FOR EMPLOYMENT AS CITY CLERK
- 9.e. **RESOLUTION NO. 216-24 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING FIRST AMENDMENT TO CONTRACT BETWEEN THE CITY OF WATSONVILLE AND SWT ENGINEERING, INC., A CORPORATION, FOR ENGINEERING CONSULTANT SERVICES FOR THE LANDFILL PHASE IV MODULE 1 GROUNDWATER PROTECTION SYSTEM AND PHASE III FINAL CLOSURE CONSTRUCTION PROJECT, NO. SW-23-14969, AMENDING THE SCOPE OF WORK, ADDING TO THE COMPENSATION AMOUNT BY \$142,399; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME
- 9.f. **RESOLUTION NO. 217-24 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING FIRST AMENDMENT WITH SENSUS METERING SYSTEMS, INC., DBA SENSUS USA, INC., A CORPORATION, FOR THE PURCHASE AND INSTALLATION OF WATER METER READING RADIO SUPPORT TOWER AND EQUIPMENT AT THE CORRALITOS FILTER PLANT AND PAJARO DUNES; ADDING TO THE COMPENSATION AMOUNT BY \$15,000; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME (FUNDED FROM WATER FUND)
- 9.g. **RESOLUTION NO. 218-24 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING SOLE SOURCE PURCHASE FROM DURAMAX HOLDINGS LLC DBA OTTO ENVIRONMENTAL SYSTEMS, FOR RESIDENTIAL REFUSE AND RECYCLING ROLL-OUT CARTS, IN AN AMOUNT NOT TO EXCEED \$163,260; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME (FUNDED FROM SOLID WASTE

ENTERPRISE FUND)

- 9.h. **RESOLUTION NO. 219-24 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AWARDED PROFESSIONAL SERVICES CONTRACT TO URBAN FUTURES, INC. FOR MUNICIPAL FINANCIAL ADVISORY SERVICES, IN AN AMOUNT NOT TO EXCEED \$300,000; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME
- 9.i. **RESOLUTION NO. 220-24 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ACCEPTING \$1,129,518 IN GRANT FUNDS FROM THE SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION (SCRTC) FOR THE OHLONE PARKWAY STREET IMPROVEMENTS; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ALL AGREEMENTS AND ANY AMENDMENTS NECESSARY; AND APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND [0206]
- 9.j. **RESOLUTION NO. 221-24 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AUTHORIZING AND DIRECTING THE CITY MANAGER ON BEHALF OF THE CITY OF WATSONVILLE TO SUBMIT AN APPLICATION FOR GRANT FUNDING OF \$500,000 THROUGH THE STATE OF CALIFORNIA CANNABIS EQUITY GRANT TO SUPPORT CANNABIS EQUITY BUSINESSES IN THE CITY OF WATSONVILLE, AND IF AWARDED, APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND, TO EXECUTE AND SUBMIT ALL DOCUMENTS INCLUDING, BUT NOT LIMITED TO APPLICATIONS, AGREEMENTS, AND PAYMENT REQUESTS, WHICH MAY BE NECESSARY
- 9.k. **RESOLUTION NO. 222-24 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPOINTING MEMBER TO THE CITY OF WATSONVILLE PLANNING COMMISSION
- 9.l. **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPOINTING DANIELA HERNANDEZ AS THE YOUTH REPRESENTATIVE TO THE LIBRARY BOARD OF TRUSTEES AND ISABELLA ALVARADO AS THE YOUTH REPRESENTATIVE TO THE PARKS AND RECREATION COMMISSION** – Removed. See Item 10.
10. **ITEMS REMOVED FROM CONSENT AGENDA**

MOTION: It was moved by Member Clark, seconded by Member Parker and carried by the following vote to approve Item 9.l. listed below.

AYES:	MEMBERS:	Clark, Dutra, Montesino, Parker, Salcido, Quiroz-Carter
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	None
ABSTAIN:	MEMBERS:	Orozco

- 9.l. **RESOLUTION NO. 223-24 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPOINTING DANIELA HERNANDEZ AS THE YOUTH REPRESENTATIVE TO THE LIBRARY BOARD OF TRUSTEES AND ISABELLA ALVARADO AS THE YOUTH REPRESENTATIVE TO THE PARKS AND RECREATION COMMISSION

11. REPORTS TO COUNCIL (Continued) – No Action Required

11.a. WATSONVILLE CIVIC CENTER LIBRARY ROOFTOP ADDITION PROJECT UPDATE BY MATTHEW EVANS, ARCHITECT AT THE KPA GROUP

Library Director Martinez was also present.

In answering Member Dutra, Architect Evans spoke about modifications to address potential safety concerns.

Library Director Martinez, in answering Member Dutra, stated the rooftop addition would have the same hours as the Library and spoke about potential partnerships to host events.

City Manager Vides added that there was a possibility of exploring allowing rentals for outside events.

Member Salcido spoke in support of exploring rental of the rooftop addition for events.

Library Director Martinez stated that ingress and egress points would be explored and spoke about partnering with Friends of the Watsonville Public Library to allow them use of the space.

In answering Member Parker, Library Director Martinez spoke about opportunities to offer Library programs in the rooftop addition.

Architect Evans, in answering Member Parker, stated options for rain protection had not been explored yet.

In answering Mayor Quiroz-Carter, Architect Evans provided an estimated project completion date.

11.b. REPORT BY PUBLIC WORKS & UTILITIES DIRECTOR LINDBERG ON CITYWIDE LIGHTING ASSESSMENT – Postponed.

12. PUBLIC HEARINGS, ORDINANCES, & APPEALS

12.a. TEXT AMENDMENTS TO WATSONVILLE MUNICIPAL CODE CHAPTER 5-49 (CANNABIS EQUITY PROGRAM) & CHAPTER 14-53 (CANNABIS FACILITIES)

1) Staff Report by Associate Planner Carmona. Principal Planner Orbach was also present.

2) City Council Clarifying & Technical Questions

Member Salcido expressed concerns with the recommendation to strikeout the following language from the eligibility criteria: “at least 50% female owned businesses.”

In answering Member Parker, Associate Planner Carmona spoke about the reasons for the staff recommendation. He spoke about feedback received by the State at the time the City applied for grant funding.

City Manager Vides further spoke about suggestions from the State regarding amendments to the Cannabis Equity Program eligibility criteria.

City Attorney Zutler read a portion of the State's cannabis equity grant funding guidelines as related to allowable eligibility criteria.

Member Parker expressed concerns with the recommendation to remove the 50% female owned businesses eligibility criteria.

In answering Member Dutra, Associate Planner Carmona spoke about potential effects on businesses should the City not receive cannabis equity grant funding and provided details regarding allocation of currently available funding.

Member Dutra spoke about exploring ways to incentivize diversity among cannabis business owners and expressed concerns with constraints on small business owners.

In answering Member Salcido, Associate Planner Carmona stated there were currently no cannabis businesses that were at least 50% woman owned.

City Manager Vides spoke about the City's role in assisting local cannabis business owners through State awarded grant funding.

3) Public Comments

James Cunningham, Fog City Farms, thanked staff for working on the Cannabis Equity Program. He expressed concerns with oversaturation of the cannabis market and spoke about using funding from the program to grow his business.

Jonathan Kolodinski, Crème de Canna Collective, thanked staff and Council for supporting the cannabis industry and spoke about inclusivity efforts. He spoke about challenges faced and in support of the staff recommendation.

MOTION: It was moved by Mayor Pro Tempore Orozco, seconded by Member Clark to introduce the ordinances listed under Item 12.a.6. and 12.a.7. below.

4) City Council Deliberation on Motion

Member Salcido expressed concerns with removing the language regarding 50% female owned businesses from the eligibility criteria and stated she would not support the motion.

Mayor Quiroz-Carter expressed concerns with removing the 50% female owned businesses from the eligibility criteria. She stated she would support the motion taking in to consideration the already existing cannabis business that needed assistance.

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

AYES: MEMBERS: Clark, Dutra, Montesino, Orozco, Quiroz-Carter

NOES: MEMBERS: Parker, Salcido

ABSENT: MEMBERS: None

5) By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Ordinance Amending Certain Sections of Chapter 49 (Cannabis Equity Program) of Title 5 (Public Welfare, Morals, & Conduct) of the Watsonville Municipal Code Regarding the Cannabis Equity Program

6) By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Ordinance Amending Certain Sections of Chapter 53 (Cannabis

Facilities) of Title 14 (Zoning) of the Watsonville Municipal Code Regarding the Cannabis Equity Program

12.b. DENSITY BONUS, MAJOR SUBDIVISION, & TENTATIVE MAP FOR A 13- LOT SUBDIVISION LOCATED AT 36 AIRPORT ROAD (APN: 015-391-20 &19)

1) Staff Report by Principal Planner Orbach

Project Architect Bill Kempf and Habitat for Humanity Chief Executive Officer (CEO) Catherine Stihler were also present.

2) City Council Clarifying & Technical Questions

In answering Member Parker, Principal Planner Orbach spoke about available parking spaces for each unit and challenges with emerging housing laws.

Principal Planner Orbach, in answering Member Clark, stated all units would be for sale.

3) Public Comments

Mr. Kempf, spoke in support of the project and spoke about other projects in the area that he had been involved with.

CEO Stihler spoke in support of the project and about volunteer opportunities to help build the homes.

Council clarifying & technical questions continued.

In answering Member Dutra, Housing Manager Landaverry spoke about low-income requirements and provided details regarding determining sale price of the units.

CEO Stihler, in answering Member Dutra, spoke about the volunteer hour requirement for families purchasing the units and stated homes could be sold back to Habitat for Humanity and remain affordable. She spoke about the application process for interested families.

In answering Mayor Pro Tempore Orozco, CEO Stihler spoke about the potential for making changes to their process for selecting the families that purchase the units.

4) MOTION: It was moved by Mayor Pro Tempore, seconded by Mayor Quiroz-Carter to approve the resolutions listed under Item 12.a.6. and 12.a.7. below.

In answering Member Salcido, CEO Stihler spoke about the mortgage application process for families purchasing a unit.

? male, provided further details regarding financing of the homes and Habitat for Humanity providing mortgage payment assistance if necessary.

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

AYES: MEMBERS: Clark, Dutra, Montesino, Orozco, Parker, Salcido, Quiroz-Carter
NOES: MEMBERS: None
ABSENT: MEMBERS: None

5) City Council Deliberation on Motion – None

- 6) **RESOLUTION NO. 224-24 (CM)**
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A DENSITY BONUS (PP2023-6034) FOR A 13-UNIT SUBDIVISION LOCATED AT 36 AIRPORT ROAD (APN: 015-391-20 &19) AND FINDING THE PROJECT CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL EXEMPTION)
- 7) **RESOLUTION NO. 225-24 (CM)**
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A MAJOR SUBDIVISION, AND TENTATIVE MAP FOR EVAN CIRCLE, TRACT 1518, PHASE III (PP2023-6034) FOR A 13-UNIT SUBDIVISION LOCATED AT 36 AIRPORT ROAD (APN: 015-391-20 &19) AND FINDING THE PROJECT CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL EXEMPTION)

12.c. DENSITY BONUS, MAJOR SUBDIVISION, & TENTATIVE MAP FOR A 5- LOT SUBDIVISION LOCATED AT EVAN CIRCLE (APN: 015-391-43 &49)

1) Staff Report by Principal Planner Orbach

Project Architect Bill Kempf was also present.

2) City Council Clarifying & Technical Questions

In answering Member Clark, Mr. Kempf spoke about the tentative map for the project and potential of for sale units.

3) Public Comments – None

4) MOTION: It was moved by Mayor Pro Tempore Orozco, seconded by Member Dutra and carried by the following vote to approve the resolutions listed under Item 12.c.6. and 12.c.7. below.

AYES: MEMBERS: Clark, Dutra, Montesino, Orozco, Parker, Salcido, Quiroz-Carter
 NOES: MEMBERS: None
 ABSENT: MEMBERS: None

5) City Council Deliberation on Motion – None

- 6) **RESOLUTION NO. 226-24 (CM)**
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A DENSITY BONUS (PP2024-6731) FOR A FIVE-LOT SUBDIVISION LOCATED AT EVAN CIRCLE (APN: 015-391-43 & 49) AND FINDING THE PROJECT CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL EXEMPTION)

- 7) **RESOLUTION NO. 227-24 (CM)**
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A MAJOR SUBDIVISION AND TENTATIVE MAP FOR EVAN CIRCLE – PHASE II FOR

A FIVE-LOT SUBDIVISION LOCATED AT EVAN CIRCLE (APN: 015-391-43 & 49) AND FINDING THE PROJECT CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL EXEMPTION)

13. NEW BUSINESS

13.a. STUDY SESSION ON WATSONVILLE MUNICIPAL CODE CHAPTER 14-41 – DRIVE – THROUGH FACILITY RESTRICTIONS

1) Staff Report by Principal Planner Orbach

Interim Community Development Director Meek was also present.

2) City Council Clarifying & Technical Questions

In answering Member Salcido, Principal Planner Orbach spoke about the zoning of areas where drive-through projects had been rejected and the possibility of rezoning.

Principal Planner Orbach, in answering Mayor Quiroz-Carter, spoke about current restrictions regarding car queuing to prevent lines from extending into adjacent highways. He provided details regarding vacant commercial parcels that could potentially be used for drive-through projects.

In answering Member Dutra, Principal Planner Orbach stated drive-through projects that had been rejected did not comply with the current City ordinance and spoke about distance requirements surrounding cities had regarding drive-through projects and residential areas.

City Manager Vides spoke about the potential uses of available commercial parcels.

Member Dutra spoke about challenges due to the urban limit line. He requested information regarding how other cities were addressing drive-through projects.

Mayor Quiroz-Carter requested a more comprehensive staff report prior to Council providing recommendations.

In answering Member Parker, Principal Planner Orbach listed various types of zoning districts and common uses.

Member Parker spoke about potential mitigation measures for residential areas surrounding drive-through projects.

In answering Member Parker, Principal Planner Orbach spoke about the reasons he provided examples of controversies surrounding drive-through projects throughout the State.

City Manager Vides, in answering Member Clark, requested direction from Council on potential changes to the drive-through ordinance for staff to explore.

Member Montesino requested information regarding how other similar communities were addressing drive-through projects.

Member Salcido requested exploring rezoning to allow drive-through projects in three zones that had were identified in the staff presentation.

Mayor Quiroz-Carter requested additional information regarding potential impacts of amending the ordinance.

Member Parker and Member Dutra expressed support for Member Salcido's request.

3) Public Input

Martha Victoria Vega thanked staff for their report. She spoke about potential lost revenue due to current drive-through facility restrictions and stated many young adults were in favor of having more businesses in the City. She asked Council to support growth.

Raeid Farhat, District 7, stated there were several vacant lots on East Lake Avenue. He spoke in support of updating the drive-through ordinance.

? male spoke about the possibility of amending the ordinance to allow Council more ability to make decisions regarding drive-through projects.

Bill Hansen spoke about East Lake Avenue being underserved and stated challenges with two potential drive-through projects he was working on. He asked Council for assistance with moving the projects forward.

Marta Bulaich, District 1, stated various restaurants utilized technology to improve traffic issues. She spoke about the importance of drive-through businesses in the community and stated potential negative impacts of not allowing drive-through projects.

Council clarifying & technical questions continued.

Mayor Quiroz-Carter spoke about health concerns being taken into consideration when the drive-through ordinance was first adopted.

Member Dutra stated concerns with negative impacts of restrictions on potential projects.

In answering Mayor Pro Tempore Orozco, City Manager Vides provided a potential timeline for the item being taken back to Council.

City Manager Vides and Principal Planner Orbach, in answering Member Clark, spoke about the process for projects to be granted variances to be allowed to move forward.

Member Salcido requested exploring potential variances, additional information on zoning, and allowing drive-through locations in certain areas in the City.

Member Parker requested a draft ordinance be considered by Council prior to taking it to Planning Commission.

- 4) 1st MOTION:** It was moved by Mayor Pro Tempore Orozco, seconded by Mayor Quiroz-Carter to direct staff based on Council feedback received during the meeting to prepare a draft ordinance to take to Planning Commission for recommendation to Council for amendments to the ordinance.

In answering Member Dutra, City Attorney Zutler spoke about the procedure should Council make changes to the draft ordinance during the first reading.

1st MOTION: The above motion failed by the following vote.

AYES: MEMBERS: Orozco, Quiroz-Carter
NOES: MEMBERS: Clark, Dutra, Montesino, Parker, Salcido
ABSENT: MEMBERS: None

2nd MOTION: It was moved by Member Salcido, seconded by Member Parker and carried by the following vote to direct staff based on Council feedback received during the meeting to prepare a draft ordinance to bring to Council for additional feedback.

AYES: MEMBERS: Clark, Dutra, Montesino, Orozco, Parker, Salcido
NOES: MEMBERS: Quiroz-Carter
ABSENT: MEMBERS:

5) City Council Deliberation on Motion – None

14. EMERGENCY ITEMS ADDED TO AGENDA – None

15. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS

Member Clark requested all relevant documents for agenda items be included in the agenda packet.

Member Parker agreed with Member Clark's request.

16. ADJOURNMENT

The meeting was adjourned at 10:08 p.m.

Vanessa Quiroz-Carter, Mayor

ATTEST:

Irwin I. Ortiz, City Clerk

This page was left intentionally blank.