



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

October 15, 2024

City of Watsonville
Council Chambers
275 Main Street, Top Floor

6:50 p.m.

1. ROLL CALL

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

Staff members present were City Manager Vides, Attorney Wagner, City Clerk Ortiz, Public Works & Utilities Director Lindberg, Administrative Services Director Duran, Community Development Director Merriam, Parks & Community Services Director Calubaquib, Deputy City Manager Manning, Assistant Community Development Director Meek, Housing Manager Landaverry, Principal Planner Orbach, and Interpreter Landaverry.

1.a. MOTION TO EXCUSE ABSENT COUNCIL MEMBER(S) – None

MOTION: It was moved by Member Salcido, seconded by Mayor Pro Tempore Orozco and carried by the following vote to excuse absent Council Members Clark, Montesino, and Parker.

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

2. PLEDGE OF ALLEGIANCE

3. PUBLIC HEARINGS, ORDINANCES, & APPEALS

3.a. GENERAL PLAN AMENDMENT TO INCLUDE THE 6TH CYCLE HOUSING ELEMENT IN THE 2005 CITY OF WATSONVILLE GENERAL PLAN

1) Staff Report by Principal Planner Orbach. Community Development Director Merriam was also present.

2) City Council Clarifying & Technical Questions

In answering Member Dutra, Principal Planner Orbach spoke about the fair housing analysis, parking requirements, multi-story housing in the downtown area, and affordable housing requirements for new developments.

Community Development Director Merriam, in answering Member Dutra, stated Watsonville was categorized as a low resource area.

In answering Member Dutra, Principal Planner Orbach spoke about the City's Regional Housing Needs Allocation (RHNA) and efforts to meet requirements.

Community Development Director Merriam spoke about projects that would contribute towards the City's RHNA requirements.

In answering Member Salcido, Principal Planner Orbach and Community Development Director Merriam spoke about the reasons for the increase in the City's RHNA requirements.

3) Public Comments

Becky Steinbrunner encouraged Council to review the State Department of Finance's audit of the Department of Housing and Community Development regarding RHNA calculations. She expressed safety concerns with the height of new developments in downtown due to potential earthquakes. She inquired why a lot near Crestview Drive had not been included in the staff report.

Yesenia, District 7, thanked Principal Planner Orbach for sending notification for public input on the housing element. She expressed support for larger developments and spoke about investing more funding in the Santa Cruz METRO to improve transportation.

- 4) MOTION:** It was moved by Mayor Pro Tempore Orozco, seconded by Member Salcido to approve the resolution listed on Item 3.a.6. below including the modifications to Program D.8. and D.13. requested by staff in their report, listed below.

Program D.8: ~~Permit~~Require 50 Percent Residential Use in Downtown Central Core Area

Pursuant to State law, identified opportunity sites that permit a mix of uses must provide a minimum of 50 percent of the proposed floor area to residential uses when a component of mixed use project. Sites identified in the Downtown Watsonville Specific Plan (DWSP) shall incorporate this requirement. The City will incorporate this provision to require a minimum of 50 percent residential use on these sites.

Objective:

- Amend requirements for applicable sites in the Downtown Watsonville Specific Plan to ~~allow~~ require a minimum of 50 percent of the proposed floor area to be for residential use for mixed use projects.*

Timeframe: Amend Zoning Ordinance by June ~~2024~~ 2025

Responsible Agency: Community Development Department

Funding Source: General Fund

Program D.13: Building Height Limits

Adopt changes to the Downtown Watsonville Specific Plan (DWSP) modifying the four-story height limit for the Downtown Neighborhood and Downtown Industrial zoning districts up to a maximum of six stories and the six-story height limit for the Downtown Core zoning district up to a maximum of eight stories.

Objectives:

- Adopt an amendment to the DWSP increasing height limits for the Downtown Neighborhood and Downtown Industrial zoning districts up to a maximum of six stories and for the Downtown Core zoning district up to a maximum of eight stories.*

Timeframe: By January 2027

Responsible Agency: Community Development Department

Funding Source: General Fund

5) City Council Deliberation on Motion

Member Dutra spoke about the need to build higher story developments to help meet RHNA numbers and challenges due to the Urban Limit Line. He spoke about Santa Cruz METRO's potential budget challenges.

In answering Member Dutra, Housing Manager Landaverry spoke about low and moderate income limits. He spoke about local employees potentially qualifying for affordable housing.

Member Dutra spoke in support of workforce housing.

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

AYES: MEMBERS: Dutra, Orozco, Salcido, Quiroz-Carter

NOES: MEMBERS: None

ABSENT: MEMBERS: Clark, Montesino, Parker

6) RESOLUTION NO. 213-24 (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE REPEALING IN ITS ENTIRETY THE 2015-2023 HOUSING ELEMENT OF THE GENERAL PLAN AND ADOPTING IN FULL THE 2023-2031 6th CYCLE HOUSING ELEMENT AS AN AMENDMENT TO THE 2005 GENERAL PLAN AND FINDING THE ACTION NOT SUBJECT TO REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

4. EMERGENCY ITEMS ADDED TO AGENDA

5. ADJOURNMENT

The meeting was adjourned at 7:38 p.m.

Vanessa Quiroz-Carter, Mayor

ATTEST:

Irwin I. Ortiz, City Clerk

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