



HOMELESS SERVICES
Roxanne Wilson
County Homeless Services Director

168 West Alisal St. 3rd Floor
Salinas, CA 93901
831 755 5445
wilsonr@co.monterey.ca.us

October 17, 2023

Ms. Suzi Merriam
Community Development Director
City of Watsonville
250 Main Street
Watsonville, CA 95076

Re: Recurso de Fuerza (Housing Navigation Interim Housing Program), 5 Cherry Court, Watsonville, California 95076 - APN 017-172-31

Director Merriam:

Westview Presbyterian Church has partnered with Dignity Moves and the Counties of Monterey and Santa Cruz to build a 34-unit housing navigation center at 5 Cherry Court (APN 017-172-31).

From October 2022 to February 2023, the County of Monterey convened several coordination meetings with key stakeholders to develop the vision and goals of this program and was later awarded \$8 million of Encampment Resolution Funding from the State of California's Business, Consumer Services, and Housing (BCSH) Agency in June 2023. This initial funding will cover capital expenses and services until June 2026.

The project will initially serve the unsheltered occupants of the Pajaro River encampment, a shared issue of the two counties and the City of Watsonville. We are planning for 34 non-congregate modular units, an indoor and outdoor dining area, storage, office space, fencing, mobile showers/restrooms, and a locked gate for entry and exit onto the property. The property will be staffed 24 hours a day, 365 days per year. Program participants will be permitted to bring their property and pets onto the site; however, visitation will be limited and only be permitted upon approval from management. Both Counties are currently engaging with HomeFirst to determine viable partnership opportunities for this program. HomeFirst is one of the largest homeless service providers in Santa Clara County and has been successfully operating similar projects for over 40 years.

As the March storms have demonstrated, it is unsafe for people to continue camping along the levee. The goal of this program is to provide a safe, service-intensive, low-barrier, housing-focused shelter that will result in permanent housing outcomes for program participants.

After the conclusion of the grant term, the project may serve people experiencing homelessness outside of the Pajaro River encampment. Both Counties are negotiating a Memorandum of Understanding outlining roles and responsibilities. Once approved by the respective Boards of Supervisors, Dignity Moves will be contracted to begin developing the property.

Should you have any questions regarding the program, please feel free to contact me at wilsonr@co.monterey.ca.us or 831-597-2117.

Sincerely,

A handwritten signature in black ink, appearing to read "Roxanne V. Wilson". The signature is written in a cursive style with a large, stylized initial "R".

Roxanne V. Wilson
County Homeless Services Director

ZONING CLEARANCE

OCCUPANCY PERMIT APPLICATION – MUST BE SUBMITTED IN PERSON
CITY OF WATSONVILLE – *Community Development Department*

250 Main Street
Watsonville CA 95076
(831) 768-3050 | (831) 728-6154 fax



PERMIT NO.: PP 2023-6297 FEE: A 184

GENERAL INFORMATION

BUSINESS NAME & DESCRIPTION Recurso de Fuerza (Housing Navigation Interim Housing Program)
BUSINESS ADDRESS 5 Cherry Court, Watsonville CA 95076 PHONE (831) 597-2117
APPLICANT NAME Westview Presbyterian Church PHONE _____
APPLICANT ADDRESS 118 1st Street, Watsonville CA 95076

SITE INFORMATION

PREVIOUS BUSINESS/USE:

church parking lot

PROPOSED BUSINESS/USE:

transitional interim support facility

FLOOR AREA proposed gross site area = 10,686 SQFT
proposed building area = 4,024 SQFT
ADA decking = 1,743 SQFT
1st Floor _____
Add'l Floors none
Retail Sales Area none
of Seats (if applicable) N/A

PLEASE PROVIDE THE FOLLOWING:

- Site Plan, 8.5" X 11", showing all dimensions between structures, property lines, parking area, etc.
- Floor Plan, 8.5" X 11", indicating proposed and existing rooms, offices, walls, windows, etc.

ARE YOU PROPOSING CHANGES TO THE BUILDING?

- Interior Remodel Yes No
- Exterior Remodel Yes No
demo dilapidated carport

PARKING

Required Off Street Parking: N/A

SIGNAGE

Watsonville Municipal Code Section 8-6.201 references sign permit requirements for all permanent signs affixed to building exteriors. A sign application must be approved prior to placement of signage on a building. Failure to comply is a violation and subject to citation.

DECLARATION

I hereby declare under penalty of perjury that the information contained in this application is true and accurate to the best of my knowledge, that I agree to operate the described business in strict compliance with city zoning regulations, and that this application is being submitted with the consent of the property owner. I have no intentions of completing tenant improvements with the startup of this business and acknowledge that this form grants zoning clearance only and does not exempt me from fully complying with all other City requirements including but not limited to Building Permits, Fire Clearance etc.

Renee Dan Hoffman
Applicant's Signature

10/22/23
Date

SITE/FLOOR PLAN

A large rectangular area filled with a fine grid of dotted lines, intended for drawing a site or floor plan. The grid covers most of the page's width and height.

Did you include:

Setbacks

Square Footage

Office Spaces/Walls

Windows

Parking

Any other changes?

STAFF USE ONLY

Upon completion to conform to this application, the proposed business may be issued a business license and is eligible to receive a Certificate of Occupancy Inspection from the Building Division. This business will comply with the provisions of Chapter 14 of the Watsonville Municipal Code with no significant environmental effect.

<p>BUILDING DIVISION</p> <p>APPROVED BY: _____</p> <p>DATE: _____</p> <p>CONDITIONS/COMMENTS: _____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p><input type="checkbox"/> NO FURTHER ACTION REQUIRED</p> <p>BUILDING MODIFICATIONS OR REPAIRS? (Y/N): _____</p> <p>PREVIOUS OCCUPANCY: _____</p> <p>PROPOSED OCCUPANCY: _____</p> <p>IS USE CONSISTENT WITH THE BUILDING? (Y/N): _____</p> <p>IS THIS A CHANGE IN OCCUPANCY? (Y/N): _____</p> <p><input type="checkbox"/> LIFE SAFETY INSPECTION REQUIRED?</p> <p><input type="checkbox"/> PLANS REQUIRED?</p> <p><input type="checkbox"/> HOLD CLEARANCE FOR C OF O.</p>
<p>FIRE DIVISION</p> <p>APPROVED BY: _____</p> <p>DATE: _____</p> <p>CONDITIONS/COMMENTS: _____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p><input type="checkbox"/> NO FURTHER ACTION REQUIRED</p> <p><input type="checkbox"/> FIRE OR HAZMAT PERMIT REQUIRED?</p> <p><input type="checkbox"/> FIRE INSPECTION REQUIRED?</p>
<p>SANTA CRUZ COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH</p> <p>APPROVED BY: _____</p> <p>DATE: _____</p>	<p>COUNTY HEALTH PERMIT REQUIRED? (Y/N): ____</p> <p><input type="checkbox"/> COUNTY HEALTH PERMIT PROVIDED</p>
<p>SOURCE CONTROL</p> <p>APPROVED BY: _____</p> <p>DATE: _____</p> <p>CONDITIONS/ COMMENTS: _____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p><input type="checkbox"/> NO FURTHER ACTION REQUIRED</p> <p><input type="checkbox"/> SB 205 COMPLIANCE FORM PROVIDED</p> <p>SOURCE CONTROL INSPECTION REQUIRED? (Y/N): ____</p>

POLICE DEPARTMENT

APPROVED BY: _____

DATE: _____

COMMENTS/CONDITIONS: _____

- NO FURTHER ACTION REQUIRED
- PERMIT REQUIRED
- TRAVELING MERCHANT/SOLICITOR
- LIVE ENTERTAINMENT
- AMPLIFIED SOUND
- CARD ROOM
- FORTUNE-TELLING
- TOBACCO LICENSE

PLANNING DIVISION

APPROVED BY: _____

DATE: _____

CONDITIONS/COMMENTS: _____

- NEW BUSINESS/LOCATION
- NAME CHANGE
- OWNERSHIP CHANGE
- SIGN PERMIT REQUIRED
- OTHER: _____

APN: _____

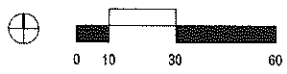
ZONING DISTRICT: _____

PRINCIPALLY PERMITTED USE (Y/N): _____



AREA BREAKDOWN

- PROPOSED GROSS SITE AREA: 10,686 SQFT
- PROPOSED BUILDING AREA: 4,024 SQFT
- PROPOSED DECKING AREA: 1,743 SQFT



RESIDENCES: 34 DOORS

TYPICAL UNITS: 15 MODULES, 30 DOORS
 APPROX 72 SQFT INTERIOR AREA, PER ROOM

ADA UNITS: 2 MODULES, 4 DOORS (8.5%)
 APPROX 72 SQFT INTERIOR AREA, PER ROOM

AMENITY (BLUE):

- 1 TYP RR/SHOWER
- 2 ADA RR/SHOWER
- 1 STAFF RR
- 1 LAUNDRY (3 WASHERS & DRYERS)

AMENITY (ORANGE):

- 1 CHECK-IN
- 1 IT/OFFICE
- 2 OFFICES
- 1 CASE MANAGEMENT
- 1 MEAL PREP
- 1 INTAKE (8X10 CONTAINER)
- 1 STORAGE (8X20 CONTAINER)

APPLICATION PROFILE

GENERAL APPLICATION

Application ref	PP2023-6297	Fee Effective Dt	10/24/2023
Department	Community Development		
Location	5 CHERRY CT		
Parcel	01717231		
Cross streets			
Add'l loc desc			
Municipality	WATSONVILLE		
Subdivision		Lot	
Existing use			
memo			
Current Zoning	INSTITUTIONAL		
Flood zone	YES		
Applicant	APPLICANT		
Proj/Activity	ZONING CLEARANCE		
Class of work			
Description	ZC to allow transitional interim support facility		
Proposed use			
memo			
Proposed zoning	INSTITUTIONAL		
Flood zone	YES		
Non-conforming	N		
Applic received	10/24/23		
Estimated cost	0		
Estim start/end			
Actual start/end			
Impervious Surf			
Assigned to	SUZI MERRIAM		
Status	ACTIVE		
Status code desc	ACTIVE	Multiple submissions	N
Next action		Government owned	N
memo			
Ordinance ref			
Reason for app			
Parent app		Point in time fee effective date	
		Fee expiration date	

PROGRESS

Prerequisites Approved	0 of	0
Restrictions/Hazards Cleared	0 of	0
Plan Reviews	0 of	0
Department/Board Reviews	0 of	0
Permits Issued/Completed	0 of	0
Inspections	0 of	0
Permit Fees Paid	0 of	0
Miscellaneous Charges Paid	0 of	0
Work Orders Paid	0 of	0

APPLICATION PROFILE

Application ref: PP2023-6297 (continued)

ROLES/NAMES

Role	Name/Address
OWNER	WESTVIEW JAPANESE PRESBYTERIAN CHURCH
CID : 109833	118 1ST ST
	WATSONVILLE, CA 95076
APPLICANT	ROXANNE V. WILSON
CID : 122976	118 1ST STREET
Phone: 831-597-2117	WATSONVILLE, CA 95076

PREREQUISITES

Prereq	Action	Dept	Needed By	Approved By	Status
SITE PLAN	OTHER	315	10/27/23		
FLOOR PLAN	OTHER	315	10/27/23		
DETAILED D	OTHER	315	10/27/23		

PLAN REVIEWS

Plan Type	Completed	ePlan Status	ePlan Start
001 PLANNING	0 of 1	MANUAL	

Plan Type	Dept	Review	Status	Recv Dt	Due Dt	Retn Dt	Comp1 Dt	Time
PLANNING	315	1			10/25/23			00.00

PERMITS

Type	Permit Number	Status	Issued	Fee	Unpaid Amt
ARP		REVIEW		184.00	184.00

AUDIT HISTORY

Department	Action	Source	Created by
Date	Comments		
10/24/23	Community Developmen Name added	APP	ivan.carmona
10/24/23	Community Developmen Application entered.	APP	ivan.carmona
10/24/23	Community Developmen New plan review started.	APP	ivan.carmona
10/24/23	Community Developmen Plan review number 01 was created.	APP	ivan.carmona
10/24/23	Community Developmen New plan type entry.	APP	ivan.carmona
10/24/23	Community Developmen Plan type PLANNING was created.		

** END OF REPORT - Generated by Ivan Carmona **