



Watsonville
CALIFORNIA

Community Development Department

"Working with our community to create positive impact through service with heart."

July 26, 2024

Monterey County Administrative Office
168 W. Alisal Street, 3rd Floor
Salinas, CA 93901

Santa Cruz County Administrative Office
701 Ocean Street
Santa Cruz, CA 95060

Subject: Response to Memo Regarding Planning Guidance Letter for Building Permit – PP2023-6297

Dear Mrs. De La Rosa and Mr. Palacios:

Due to significant differences between the original project that was submitted for Zoning Clearance review (#PP2023-6297) filed on October 24, 2023, and the most recently provided resubmittal materials, received by the City via email on Thursday, July 11, 2024, you will need to submit a new Zoning Clearance Application or amend the existing Zoning Clearance Application before the City can process a Building Permit application. The new or amended Zoning Clearance application should include all parcels included in the scope of work of the proposed project. To date, the City has received conflicting information about what parcel the project will actually be located on from among the three parcels owned by the Westview Japanese Presbyterian Church, including:

- 118 1st Street (APN: 017-172-32)
- 5 Cherry Court (APN: 017-172-31)
- 120 1st Street (APN: 017-172-35)

The new or amended Zoning Clearance application must also provide a detailed description of the proposed use for each of the parcels identified that will be included in the proposed project. Again, the City has received conflicting information. The project plans and associated memorandum submitted to the City on July 11, 2024, describe the project as an emergency shelter but other places describe the project differently. Please confirm that the project proposed is indeed for an emergency shelter as defined in Watsonville Municipal Code [Section 14-18.331](#).

Once City Staff receives the new or amended Zoning Clearance application with the foregoing information, the City will complete its review. We look forward to receiving the new or amended application and your subsequent building permit application. Please let me know if you have any questions.

Respectfully,



Justin Meek, AICP, Assistant Community Development Director

Cc: Tamara Vides, Interim City Manager, City of Watsonville
Roxanne Wilson, Homeless Services Director, County of Monterey
Robert Ratner, Director of Housing for Health, County of Santa Cruz
Sarah Federico, Management Analyst II, Monterey County
Melissa Bartolo, VP Project Management, Dignity Moves
Carlos Nuno Espinosa, County of Santa Cruz