



County of Monterey

ADMINISTRATIVE OFFICE
Sonia M. De La Rosa
COUNTY ADMINISTRATIVE OFFICER

168 West Alisal St. 3rd Floor
Salinas, CA 93901
831 755 5115
cao-admin@countyofmonterey.gov

MEMORANDUM - AMENDED

Date: September 4, 2024
To: Watsonville Community Development Department
From: Sonia M. De La Rosa, Administrative Officer of the County of Monterey (CAO)
Subject: Amended Zoning Clearance Application and Resubmittal of Planning Documents for Issuance of Building Permit – PP2023-6297

Per written recommendations by the City of Watsonville Community Development Department (“City”) letter dated July 26, 2024, the County of Monterey (“County”) has amended its original Zoning Clearance Application. The County revised the site schematic design package and associated materials as required for the City’s completion of its zoning clearance review (#PP2023-6297) for issuance of a building permit for the proposed construction of Recurso de Fuerza Village (“Village”). The Village is a 34-bed low-barrier navigation center to be developed by DignityMoves, the Counties of Monterey and Santa Cruz (“SCC”), in partnership with the site property owner, Westview Presbyterian Church (“Church”), collectively referred to as “Village Partners.” The Village will be a service-enriched shelter that helps persons experiencing homelessness connect with resources that lead to permanent housing.

The County has attached the following to be included in the request for an issuance of a building permit for the Village:

- (1) amended zoning clearance permit application;
- (2) amended site schematic design package;
- (3) amended supplemental associated materials;
- (4) second permit submission memorandum dated July 11, 2024;
- (5) City Planning Guidance Letter dated November 29, 2023; and,
- (6) City Second Response Letter dated July 26, 2024.

The Village’s amended proposed scope of work will consist of 26 single bed units, 2 double units (4 beds) and 2 separated American’s with Disabilities Act (ADA) units (4 beds), indoor and outdoor dining areas, office units, an intake area, a check-in unit, wet units for a multi-purpose room with one sink, laundry and hygiene facilities, trash and utility yard areas, a garden, a pet relief area, bike racks, and storage located within a gated and fenced facility with parking and utility/emergency vehicular access, to be built on 3 parcels owned by the Church.

The City’s letter dated July 26, 2024, noted the most recently submitted site schematic design plans differed from the zoning clearance application, dated October 24, 2023. The initial request for zoning clearance review included a site design map located on a portion of 5 Cherry Court (Parcel 2); however, the schematic design materials submitted on July 11, 2024, identify 3 parcels requested for use:

- Parcel 1:** 118 1st Street APN: 017-172-32 (Main Site Location)
- Parcel 2:** 5 Cherry Court APN: 017-172-31
- Parcel 3:** 120 1st Street APN: 017-172-35

Since the initial submission of the zoning clearance application, Village Partners determined Parcel 2 would not accommodate some of the configuration requirements for permitting compliance. These modifications, per the City’s recommendations, are included in the attached amended zoning clearance application, site schematic design package, and supplemental associated materials, and are described in greater detail below:

Amended Zoning Clearance Application (PP2023-6297) Modifications

The County has updated the amended zoning clearance application (PP2023-6297) to comply with the City’s request for detailed descriptions of the proposed use of each parcel identified and additional clarification in the descriptions to demonstrate the project is intended to be a low barrier navigation center that will provide unsheltered individuals living along the Pajaro River with low barrier access to temporary living facilities, housing navigation and supportive services as defined in [California Government Code § 65660 \(2023\)](#).

The following table includes the updated fields of the amended zoning clearance application:

TABLE 1

Application Fields	Original Field Data	Amended Field Data
Permit No.:	NO DATA	PP2023-6297
Business Name & Description:	Recurso de Fuerza (Housing Navigation Interim Housing Program)	Recurso de Fuerza Village (Low Barrier Navigation Center)
Business Address:	5 Cherry Court Watsonville, CA 95076	<u>APN: 017-172-32</u> : 118 1 st Street (Main Site) <u>APN: 017-172-31</u> : 5 Cherry Court <u>APN: 017-172-35</u> : 120 1 st Street
Previous Business/Use:	church parking lot	<u>APN:017-172-32</u> : church parking lot and church building (project site will not impact church site) <u>APN: 017-172-31</u> : church parking lot <u>APN: 017-172-35</u> : church parking lot

Application Fields	Original Field Data	Amended Field Data
Proposed Business/Use:	transitional interim support facility	<p><u>APN: 017-172-32</u>: a Low Barrier Navigation Center¹, that provides temporary living facilities while providing supportive services.</p> <p><u>APN: 017-172-31</u>: parking, access to refuse/utility designated areas, City utilities road access and emergency vehicle right-of-way (ROW).</p> <p><u>APN: 017-172-35</u>: parking and emergency vehicle ROW.</p>
Floor Area:	<p>proposed gross site area = 10,686 square feet (SQFT)</p> <p>proposed building area = 4,025 SQFT</p> <p>ADA decking=1,743 SQFT</p>	<p><u>APN: 017-172-32</u>:</p> <p>Proposed project site area = 10,870 SQFT</p> <p><u>APN: 017-172-31</u>:</p> <p>Proposed site area = 29,376 SQFT</p> <p><u>APN: 017-172-35</u>:</p> <p>Proposed site area = 4,850 SQFT</p>
Exterior Remodel	Yes, demo dilapidated carport	<p><u>APN: 017-172-31</u>: No</p> <p><u>APN: 017-172-32</u>: Yes, demo dilapidated carport.</p> <p><u>APN: 017-172-35</u>: No</p>

Amended Site Schematic Design Package

The County has updated the site schematic design package that tracks the project modifications noted in the amended zoning clearance application. The changes include, but are not limited to, revisions to the title blocks, descriptions, schematics and specifications throughout the design package, including updated site maps extending beyond 1st Street to Highway 129 and more literal renderings for a truer visual of the project proposal and any potential impacts to the highway. If the City determines during the permitting process that California Department of Transportation approval is required, the County will seek approval through the proper channels.

¹ California Government Code § 65660 (2023): “(a) “Low Barrier Navigation Center” means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. “Low Barrier” means best practices to reduce barriers to entry, and may include, but is not limited to, the following: (1) The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth. (2) Pets. (3) The storage of possessions. (4) Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms. (b) “Use by right” has the meaning defined in subdivision (i) of Section 65583.2. Division 13 (commencing with Section 21000) of the Public Resources Code shall not apply to actions taken by a public agency to lease, convey, or encumber land owned by a public agency, or to facilitate the lease, conveyance, or encumbrance of land owned by a public agency, or to provide financial assistance to, or otherwise approve, a Low Barrier Navigation Center constructed or allowed by this section.”

Additionally, if other Church owned parcels will be impacted by the City's permitting requirements for setbacks and development standards per Watsonville Municipal Code, section 14-16.801, the Church has agreed to establish reciprocal easement agreements for the construction of this project. This is referenced in the recent memo submission dated July 11, 2024.

Amended Supplemental Associated Materials

Included in this submission, the County has added its operational standards for shelter/navigation centers and the Good Neighbor Protocol for incorporation into the Village operations and management plan for a low barrier navigation center.

Thank you for the opportunity to submit an amended zoning clearance application, site schematic design package, and supplemental associated materials for the Village. We hope to hear from you within the next few weeks to learn the next steps in the permitting process. Please contact me if have any questions and/or require additional information during the review process.

COUNTY OF MONTEREY:

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Sonia M. De La Rosa
County Administrative Officer

Date: 09/04/2024