



MISCELLANEOUS DOCUMENTS REPORT
JANUARY 14, 2025

1.0 APPLICATIONS FOR ALCOHOLIC BEVERAGE LICENSES

-- El Encanto
December 24, 2024

--Grocery Outlet
December 31, 2024

2.0 MINUTES

-- Planning Commission
September 3, 2024

3.0 PROCLAMATIONS

--Supervisor Zach Friend
December 11, 2024

JAN 7 '25 4:58

TO:Department of Alcoholic Beverage Control
1137 WESTRIDGE PARKWAY
SALINAS, CA 93907
(831) 755-1990

File Number: **665713**
Receipt Number: **2960590**
Geographical Code: **4403**
Copies Mailed Date: **December 24, 2024**
Issued Date:

Received
Watsonville
City Clerk

DISTRICT SERVING LOCATION: **SALINAS**

First Owner: **LORETO FLORES, KENDRA SAVANNAH**

Name of Business: **EL ENCANTO**

Location of Business: **18 PORTER DR.
WATSONVILLE, CA 95076-5223**

County **SANTA CRUZ**

Is Premises inside city limits **Yes** Census Tract: **0101.01**

Mailing Address:(if different from premises address) **1991 WARNER ST
509082
OCEANO, CA 93445-9338**

Type of license(s): **42** Dropping Partner: Yes No

Transferor's license/name:

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
42 - On-Sale Beer And Wine - Public	ORI	Y			

<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	ADD PRIMARY LICENSE TYPE	NA	0	12/24/24	\$1,065.00
Application Fee	FEDERAL FINGERPRINTS	NA	1	12/24/24	\$24.00
Application Fee	STATE FINGERPRINTS	NA	1	12/24/24	\$39.00
42 - On-Sale Beer And Wine - Pu	ANNUAL FEE	NA	0	12/24/24	\$665.00
Total					\$1,793.00

Have you ever been convicted of a felony? **No**

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of SANTA CRUZ

Date: December 24, 2024

Applicant Name(s)

LORETO FLORES, KENDRA SAVANNAH

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

ABC 211 (6/99)

JUN 7 '25 * 2:58

TO:Department of Alcoholic Beverage Control
 1137 WESTRIDGE PARKWAY
 SALINAS, CA 93907
 (831) 755-1990

File Number: **662488**
 Receipt Number: **2961612**
 Geographical Code: **4403**
 Copies Mailed Date: **December 31, 2024**
 Issued Date:

Received
 Watsonville
 City Clerk

DISTRICT SERVING LOCATION: SALINAS

First Owner: **GROCERY OUTLET INC**
 Name of Business: **GROCERY OUTLET**
 Location of Business: **1000 MAIN ST**
WATSONVILLE, CA 95076-3732

County **SANTA CRUZ**

Is Premises inside city limits **Yes** Census Tract: **1105.05**

Mailing Address:(If different from premises address) **5650 HOLLIS ST**
EMERYVILLE, CA 94608-2597

Type of license(s): **21** Dropping Partner: Yes ___ No

Transferor's license/name:

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
21 - Off-Sale General	ORI	Y			
<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	ADD PRIMARY LICENSE TYPE	NA	0	09/17/24	\$18,635.00
21 - Off-Sale General	ANNUAL FEE	NA	0	12/31/24	\$949.00
Total					\$19,584.00

Have you ever been convicted of a felony? **No**

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of SANTA CRUZ

Date: September 17, 2024

Applicant Name(s)

GROCERY OUTLET INC



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE

September 3, 2024

6:08 PM

In accordance with City policy, all Planning Commission meetings are recorded on audio and video in their entirety and are available for review in the Community Development Department (CDD). These minutes are a summary of the action taken.

1. ROLL CALL

Chair Ed Acosta, Vice-Chair Peter Radin, and Commissioners Daniel Dodge, Lucy Rojas, and Brando Senci3n, were present. Commissioner Veitch-Olson was absent.

A. MOTION TO EXCUSE ABSENT PLANNING COMMISSIONERS (IF ANY)

MOTION: It was moved by Vice-Chair Radin, seconded by Commissioner Senci3n, and carried by the following vote to excuse Commissioner Veitch-Olson:

AYES: COMMISSIONERS: Acosta, Dodge, Radin, Rojas, Senci3n
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Veitch-Olson

Staff members present were Community Development Director Suzi Merriam, Assistant Community Development Director Justin Meek, Housing Manager Carlos Landaverry, Assistant Celia Castro, Permit Technician Rob Manansala, and City Interpreter Angelica Jauregui.

2. PLEDGE OF ALLEGIANCE

Chair Acosta led the Pledge of Allegiance.

3. PRESENTATIONS & ORAL COMMUNICATIONS

A. ORAL COMMUNICATIONS FROM THE PUBLIC

None

B. ORAL COMMUNICATIONS FROM THE COMMISSION

None

4. CONSENT AGENDA

A. MOTION APPROVING MINUTES OF MAY 07, 2024 AND JULY 2, 2024 REGULAR MEETING

PUBLIC INPUT

None

MOTION: It was moved by Commissioner Dodge, seconded by Commissioner Sención, and carried by the following vote to approve the Consent Agenda minutes of May 7, 2024, and July 2, 2024:

AYES: COMMISSIONERS: Acosta, Dodge, Radin, Rojas, Sención
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Veitch-Olson

5. PUBLIC HEARINGS

A. RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADD CHAPTER 4 TO TITLE 11 OF THE WATSONVILLE MUNICIPAL CODE RELATING TO MOBILEHOME PARK CONVERSIONS AND CLOSURES; REPEAL CHAPTER 14-42 OF THE WATSONVILLE MUNICIPAL CODE; AND AMEND SECTION 14-16.705 WITHIN PART 7 (R-MH—RESIDENTIAL MANUFACTURED HOME PARK DISTRICT) OF CHAPTER 16 (DISTRICT REGULATIONS) WITHIN TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE

1) Staff Report

Consultant Will Constantine gave the presentation.

2) Planning Commission Clarifying & Technical Questions

Vice-Chair Radin inquired what the capacity of Will Constantine is as an advisor. In answering, Consultant Constantine clarified his role as special counsel for the City of Watsonville with a background in mobile home park conversions and closures. Constantine further clarified that he was involved in drafting many of the provisions of AB2782 which became Government Code Section 65864.7 for the State Legislature regarding the preservation of affordable housing.

Vice-Chair Radin further commented on the role of Consultant Will Constantine for this item and his involvement in the staff report.

Consultant Will Constantine explained his role with the City as special counsel.

Vice-Chair Radin shared a comment on how much thought had gone into the ordinance and whether similar regulations had been adopted in other cities.

Consultant Will Constantine described the history of the legislation and his recollection of other cities that have adopted similar regulations after passage of AB 2782 in answering Vice-Chair Radin.

ADOPTED MINUTES 4.A.

Vice-Chair Radin shared a comment regarding the timing of the amendment to this ordinance.

Commissioner Rojas asked for further clarification regarding the motives to amend this ordinance and the timing. In answering, Consultant Constantine explained that his understanding that there was a park owner that contacted the City about other issues in the park such as garbage and the rent control ordinance.

Commissioner Rojas shared the ordinance is currently being reviewed so City regulations are in compliance with State law. She further inquired, if, during the time of inconsistency, there have been any negative impacts to tenants or owners. In answering, Consultant Constantine shared that he is aware of 2 conversions that have gone through, and another initiated outside the City, however the State legislation passed during Covid, at a time when not many parks were concerned with conversions or closures.

Commissioner Rojas thanked the public for being present and inquired who the stakeholders are to the regulations. Consultant Constantine explained the role of stakeholders and their interest in the conversion.

Commissioner Rojas inquired about repercussions of not passing the ordinance. Consultant Constantine explained the consequences of not passing the ordinance, resulting in inadequate City regulations because the current conversion ordinance was enacted primarily to deal with conversions to resident ownership condominiums.

Vice-Chair Radin inquired if the State law is inadequate. Consultant Constantine explained that the State law is not inadequate, the purpose of the State law is to set the basic requirements for conversions or closures and leave the details to cities to adopt.

Commissioner Dodge inquired if other municipalities have gone through these conversions to their regulations. Consultant Constantine shared other cities that have gone through the conversion.

Vice-Chair Radin asked how many mobile parks are in the City, in answering, Housing Manager Landaverry stated there is 9 mobile home parks.

Vice-Chair Radin inquired who wrote the staff report, in answering, Housing Manager Landaverry clarified it was written by the City Attorney's Office.

Vice-Chair Radin inquired if the disjunctive and conjunctive is meant to be used alternately in the sense to the language stating, "convert or close", or "convert and close" in the report. In clarifying, Consultant Constantine clarified the language is used differently in different circumstances.

Commissioner Dodge asked the Consultant if he support the recommendation made in the resolution, in confirming, Consultant Constantine confirmed.

ADOPTED MINUTES 4.A.

Chair Acosta shared a comment regarding service to the community and how this ordinance would affect renters, tenants, and mobile home park owners.

Vice-Chair Radin inquired what parties are being protected by this conversion. In clarifying, Housing Manager Landaverry shared the goal is to be consistent with State law and have a clear ordinance for both the mobilehome park residents and the mobilehome owners. In further clarification, Consultant Constantine referenced the current mobilehome park ordinance that is not consistent with current circumstances including tenant protections from conversion or closures.

Vice-Chair Radin inquired who would benefit from the Ordinance if current mobilehome owners are renting out their mobilehomes. In answering, Consultant Constantine stated this is not a rent control ordinance, it is a Mobilehome Park Ordinance, and clarified that under the City's mobile home park rent control ordinance, coaches are not allowed to be sublet, so the proposed ordinance does not address protections for such scenarios.

Commissioner Rojas made a motion to suspend Clarifying and Technical Questions at the time and move forward to Public Hearing, then return to this section. Commissioner Sencion seconded the motion. Vice-Chair Radin refrained from questions and agreed to move to Public Hearing. Chair Acosta referenced the Planning Commission Bylaws, and allowed Vice-Chair Radin to ask a few more clarifying and technical questions.

Vice-Chair Radin asked for insight regarding the choice to recommend Santa Clara County as the default county of relocations rather than Monterey County. In answering, Consultant Constantine clarified that is the default County due to job location.

Vice-Chair Radin shared a comment regarding counties being excluded as a default or relocation, but that it is possible to recommend that City Council expand the allowable Counties for relocation.

Vice-Chair Radin asked for a definition of relocation advisor. In answering, Consultant Constantine clarified there are organizations that provide relocation advisors, however there was not a need in this situation.

Vice-Chair Radin asked what the need is to have mobilehome owners provide their annual income. Consultant Constantine clarified every mobilehome park in the state has income residency requirements, as a result, all mobilehome owners were asked for their annual income.

Chair Acosta shared a comment regarding the time provided to the Commissioners to review the packets.

Vice-Chair Radin shared a comment regarding the information provided in the Staff Report.

3) Public Hearing

Chair Acosta opened the public hearing.

All the following community members spoke in favor:

- Tammy McCroskey
- Cathy Felix
- Mary Kay Zaineb
- Nancy Perez
- Rick Valdez
- Michele Leonard

Hearing no comment, Chair Acosta closed the public hearing and opened the Clarifying and Technical Questions from Planning Commission.

4) Appropriate Motion(s)

MAIN MOTION: It was moved by Commissioner Dodge, seconded by Commissioner Sencion, and carried by the following vote to approve the following recommendation:

RESOLUTION NO. 08-24 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADD CHAPTER 4 OF TITLE 11 OF THE WATSONVILLE MUNICIPAL CODE RELATING TO MOBILE HOME PARK CONVERSIONS AND CLOSURES; REPEAL CHAPTER 14-42 OF TITLE 14 OF THE WATSONVILLE MUNICIPAL CODE; AND AMEND SECTION 14-16.705 WITHIN PART 7 (R-MH-RESIDENTIAL MANUFACTURED HOME PARK DISTRICT) OF CHAPTER 16 (DISTRICT REGULATIONS) WITHIN TITLE 14 (ZONING)

5) Deliberation

Commissioner Dodge spoke in favor of the project and listed his reasons for doing so.

Vice-Chair Radin made a motion to approve the item with an Amendment to broaden the radius of the mobilehome park from 20 miles to 40 miles. Motion failed due to no second.

6) Chair Calls for a Vote on Motion(s)

- | | | |
|----------|----------------|-------------------------------|
| AYES: | COMMISSIONERS: | Acosta, Dodge, Rojas, Sencion |
| NOES: | COMMISSIONERS: | None |
| ABSENT: | COMMISSIONERS: | Veitch-Olson |
| ABSTAIN: | COMMISSIONERS: | Radin |

6. REPORT OF THE SECRETARY

None

7. ADJOURNMENT

Chairperson Acosta adjourned the meeting at 8:11 PM. The next Planning Commission meeting is scheduled for October 1, 2024, at 6:00 PM.

DocuSigned by:

Justin Meek

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Suzi Merriam, Secretary
Planning Commission

Signed by:

Ed Acosta

472BDCC39FEC4E6...

Ed Acosta, Chair
Planning Commission



P roclamation *Supervisor Zach Friend* *December 11, 2024*

- WHEREAS,** Zach Friend was first elected to the Santa Cruz County Board of Supervisors in 2012, and was re-elected in 2016 and again in 2020; and
- WHEREAS,** Supervisor Friend served on many state and national commissions addressing key policy issues, including the California State Association of Counties Health and Human Services Committee and the National Association of Counties Executive Committee; and
- WHEREAS,** regionally, Supervisor Friend chaired the Monterey Bay Air Resources Board, the Pajaro Regional Flood Management Agency, and the Santa Cruz County Flood Control and Water Conservation District in addition to serving on a wide range of other boards and commissions; and
- WHEREAS,** Supervisor Friend led many efforts that will continue to positively impact current and future generations, including the transformation of the Aptos, La Selva, and Capitola Libraries and the creation of Seaciff Park and Willowbrook Park in honor of Sergeant Damon Gutzwiller; and
- WHEREAS,** Supervisor Friend helped lead Board efforts and community outreach during the Covid-19 pandemic including hosting weekly virtual town halls with experts to provide direct access to information for residents; and
- WHEREAS,** Supervisor Friend's national efforts played a large role in securing over \$400 million for the Pajaro River Levee Project and visits from top federal officials, including the White House, during the 2023 winter storms; and
- WHEREAS,** Supervisor Friend spearheaded efforts to create the County's mobile application and expand broadband by making it easier to deploy high-speed internet infrastructure; and
- WHEREAS,** Supervisor Friend has been recognized as the Al Smith Friend of Agriculture and Man of the Year by Aptos Chamber of Commerce, as well as being the recipient of the California State Association of Counties' Circle of Service Award; and
- WHEREAS,** Supervisor Friend considered it a remarkable privilege to represent his community for over a decade.

NOW, THEREFORE, I, Maria Orozco, Mayor of the City of Watsonville, in the State of California, on behalf of the City Council hereby recognize Supervisor Zach Friend for his many years of dedicated service to Santa Cruz County and wish him much success in all his future endeavors.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Watsonville to be affixed this 11th day of December, Two thousand and twenty-four.

Maria Orozco, Mayor