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VIA HAND DELIVERY

Watsonville City Council
275 Main Street, Suite 400
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**Re: Appeal (#PP2024-7954) of Zoning Approval of Homeless Shelter
(#PP2023-6297) Located at 5 Cherry Court, 118 First Street and 120 First
Street, Watsonville, California**

Members of the Council:

A local institution, the Westview Presbyterian Church (Church), operates on three property parcels at 5 Cherry Court, 118 First Street, and 120 First Street in Watsonville, and has done so for a long time. On September 20, 2024, the Watsonville City Zoning Administrator approved a Zoning Clearance and Occupancy Permit Application (#PP2023-6297) (Application) for the establishment of a homeless shelter (commonly referred to as the "Tiny Village") on the Church parcels.

Due to a number of issues, I, as a resident of Watsonville and a member of a neighborhood coalition, La Coalición del Distrito Uno Oeste para Familias, Seguridad y Justicia Social (Coalition), submitted an Appeal (#PP2024-7954) on October 2, 2024, requesting that the Watsonville Planning Commission (Commission) overrule the Zoning Administrator's decision and rescind the referenced Approval.

On December 3, 2024, the Commission voted to deny the Appeal and uphold the Zoning Administrator's Approval.

Appeal Request to the Council.

By the authority of Part 11 of the Watsonville City Zoning Code Title 14, I appeal the action of the Commission. I request the City Council overrule the Commission's decision, uphold the Appeal, and rescind the Zoning Administrator's Approval.

Summary of Appeal, Response, and Rebuttal.

The Appeal identified fifteen (15) defects that occurred in the process by which the Approval was made. These defects included false public statements made by Watsonville City government officials, defective processing of the Application, and, most importantly, a failure to guide the Zoning Permit Applicant to obtain, by necessity, a Special Use Permit for the Church as a predicated step for the entitlement of the project. For the Commission at their December 3, 2024 Meeting, City Staff responded to the Appeal with a Commission Agenda Report (undated) that provided conventional paragraph text as well as itemized summary response.

Staff's response was dismissive and dominated by two repetitive arguments. Staff asserted that the items in the Appeal lacked relevance to an entity referred to as "the entitlement review process." Secondly, Staff asserted that Government Code Section 65662 completely preempts all authority of the Watsonville Zoning Code. Also for the Commission at their December 3, 2024 Meeting, the Coalition responded to the Commission Agenda Report with a rebuttal letter dated December 3, 2024 (Rebuttal), and a folio (Folio) of related information titled "A Collection of Data and Documents Highlighting Watsonville's Improper Zoning Procedure for the Tiny Village," dated December 3, 2024. The Rebuttal established that Staff relied upon vague, superficial reasoning to evade response to the Appeal and defective interpretation of Government Code Section 65662 to ignore the Watsonville Zoning Code.

Following are sections which provide additional detailed response to the Commission Agenda Report and a concluding assessment.

The Entitlement Review Process.

On pages 9 through 13 of Staff's Commission Agenda Report, Staff presented the enumerated reasons for the Appeal with accompanying Staff Analysis response. As to the reasons for Appeal numbers 1, 2, 5, 6, 7, and 9, Staff asserted those reasons for the Appeal were not related to an entity identified as "the entitlement review process," and because of that, they were not grounds for modifying or overruling the Zoning Administrator's approval.

Staff provided no explanation as to what "the entitlement review process" is to assist in analyzing and responding to Staff's assertion. Due to Staff's repetition and broad dismissal authority claimed, a response to this discrepancy is needed. "The entitlement review process" is not defined in the Watsonville Municipal Code, therefore, it is a vague, ambiguous term. In a general sense, some reasonable assumptions can be made. A zoning clearance approval is a land use "entitlement." A procedure whereby a zoning clearance permit application is analyzed and ultimately denied or approved would be a "review process."

The important issue then is the analysis and decision-making of the Zoning Administrator. In the six referenced reasons for Appeal, information was provided that showed actions by Staff related to the Approval of the zoning entitlement at hand. All of these actions, such as withholding critical information from Council Members, making false statements to Council Members and the public, holding defective neighborhood meetings, withholding public documents from involved attorneys, and refusing to respond to an attorney's related letter, had a damaging effect on what information was received and documented and subsequently utilized by the Zoning Administrator for making a decision.

As a result, it is clear that Staff used the term "the entitlement review process" as an arbitrary and frivolous evasion from responding to the Appeal. A more thorough response to this frivolous evasion by Staff is contained in the Rebuttal document that was submitted to the Commission at the December 3, 2024 Meeting on the Appeal.

Government Code Section 65662.

On pages 1, 7, 8, 10, 11, 12, and 13 of Staff’s Commission Agenda Report, Staff made repetitive reference to Government Code Section 65662 and asserted that Section 65662 designates a low-barrier navigation center (LBNC) as a use “by right” for the Church properties and, by reference to Government Code Section 65583.2(i), local government may not require a conditional use permit for the LBNC. Staff’s repetitive reference to Government Code Section 65662 needs response. Section 65662 does indeed preemptively designate an LBNC as a use by right, and it is obvious that the City may not require an LBNC to obtain a conditional use permit. However, it is essential to point out that there is no text or authority in Section 65662 that preempts local zoning authority over any existing conditional uses on the Church parcels. Shown following is an excerpt of the actual text of Government Code Section 65662:

A Low Barrier Navigation Center development is a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses, if it meets the requirements of this article. A local jurisdiction shall permit a Low Barrier Navigation Center development provided that it meets the following requirements:

- (a) It offers services to connect people to permanent housing through a services plan that identifies services staffing.
- (b) It is linked to a coordinated entry system, so that staff in the interim facility or staff who colocate in the facility may conduct assessments and provide services to connect people to permanent housing. “Coordinated entry system” means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.
- (c) It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
- (d) It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless

Management Information System as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

(Added by Stats. 2019, Ch. 159, Sec. 7. (AB 101) Effective July 31, 2019. Repealed as of January 1, 2027, pursuant to Section 65668.)

Therefore, it is very clear that while the City may not require an LBNC to obtain a conditional use permit, the City has full authority of its local zoning code to regulate any existing conditional uses on the Church parcels.

In the Agenda Package distributed to the Planning Commission on November 27, 2024, there was the text of the Commission Agenda Report, a draft resolution, a letter from the Monterey County Counsel's Office, and a letter from the California Department of Housing and Community Development. Throughout all of these documents, the assertion that Government Code Section 65662 preempted all local zoning authority was repeated numerous times.

Letter from Attorney William R. Seligmann.

The zoning clearance review for the shelter has continued over two years. In the process, neighbors of the Church location retained a qualified attorney (William R. Seligmann) for legal advice. Consequently, Mr. Seligmann sent a letter dated July 29, 2024 to the City Council, City Attorney, and the Planning Department to address the legal process for the shelter.

His letter provided legal analysis and assessments regarding the Church, conditional use status, nonconforming uses, and related use permit requirements. He concluded, whereas by state law certain housing proposals are preemptively allowed by right, that law only applies to such housing proposals and does not have any authority to preempt any other local zoning code regulations. He also gave his assessment that the Church was required by the Watsonville Zoning Code to obtain a Special Use Permit **before** the shelter could be established on the parcels.

Although the City Attorney received Seligmann's letter and indicated a future reply, she never did provide any such future reply. When the Zoning Administrator approved the

Application without requiring a Special Use Permit for the Church first, the Coalition Appeal was filed, which thoroughly referenced Seligmann's letter. For the Commission Agenda Report, Seligmann's letter was not included, and the Commission Agenda Report provided no acknowledgment or critical review of Seligmann's letter. Even more significant is the fact that nowhere in the Commission Agenda Report is there even any mention of the conditional use status of the Church, the Church's lack of a Special Use Permit, the nonconforming use status of the Church, and the Watsonville nonconforming uses ordinance. It appears that Staff tried to prevent the Commissioners from even thinking about the factors of the Church, let alone critically analyzing them.

The same tactic was utilized by Monterey County and the State Department of Housing and Community Development in their respective letters to the Commission regarding the Appeal.

Seligmann's letter was ultimately provided to the Commission by the self initiative of the neighborhood Coalition via a public comment letter on December 2, 2024, which was only one day before the Commission Meeting. Obviously, the Commissioners did not have an equitable time frame to evaluate Seligmann's analysis relative to the other letter attachments included by Staff in the Commission Agenda Report.

Validity of the Commission Agenda Report.

Based upon the previous sections, the Commission Agenda Report needs to be assessed. In it, Staff evaded response to the Appeal and blatantly misinterpreted what Government Code Section 65662 preempts locally. In addition, Staff withheld a critical information resource from the Commission and evaded responding to that resource. All of these factors degraded what is supposed to be a fair and equitable information resource. That degradation resulted in a prejudicial context improperly adverse to the Appellant's position. As such, the Commission Agenda Report was a procedural defect that significantly tainted the validity of the Commission's decision.

December 3, 2024 Planning Commission Meeting.

Leading up to and during the Commission Meeting, certain events took place. In addition, a number of statements and presentations were made by Staff, Commissioners, Appellant, Applicant, and members of the public. Certain statements were significant insofar as they provided information as to the zoning procedure integrity as well as the validity of the Commission's decision. The following section is a presentation of the procedural defects of the Commission and the Meeting, serving as further grounds for petitioning to overturn the Commission's decision.

1. Defective Commission Agenda Report Format.

- a. Although the Commission Agenda Report referenced the December 3, 2024 Planning Commission Meeting by text in the Report header, it didn't have a formal document date shown. This is contrary to best document management practices and leads to confusion in future referencing.

2. Staff improperly failed to include the legal analysis by William R. Seligmann in the Agenda Package distributed publicly on Wednesday, November 27, 2024.

- a. Staff did not provide a copy of Mr. Seligmann's letter in the Commission Agenda Report, nor did they provide engagement and critical review in the Commission Agenda Report to the letter, even though the letter was very much referenced in the Appeal letter. Staff asserted that Government Code Section 65662 preempted all local zoning authority, and because of this, the letter and analysis did not need to be considered by the Commission.

[Transcript: Matt Orbach: 47:27] “...the issues raised in the letter were addressed in the Staff Analysis in the Staff Report already, so we didn't feel the need to address it separately.”

City Planner Matt Orbach's statement is false. Staff did provide a summary response on page 11 of the Commission Agenda Report. However, Staff only referred to the use permit issue of the LBNC, whereas Seligmann **referred to the use permit issue of the Church.**

- b. In doing so, the Commission's decision-making authority was hijacked by City Staff for Staff's own interest. Staff's action reveals that they were claiming infallible analysis. By the underlying principles of why Commission meetings are held in the first place, Staff was obligated to provide accurate information and guidance to the Commission in a thorough and equitable manner so that the Planning Commissioners could give consideration to the concerns of the entire community as a basis for their decision-making. Accepting Staff's reasoning would render the continued existence and operation of the Commission unnecessary.
- c. An email was sent by Coalition Member Marta Bulaich to the Planning Commissioners on December 2, 2024 (attached herewith), alerting the Commission as to how Staff was weaponizing the procedural process against the community by failing to include Seligmann's letter. Bulaich also included Seligmann's letter, which made it an official public comment to the hearing.
- d. City Attorney Mary Anne Wagner gave an incoherent rationale as to the exclusion of Seligmann's letter in the Commission Agenda Report. She correctly stated that the letter was not included in the Appeal packet, but then she falsely stated that it was not submitted as a public comment to the hearing. It is notable that Seligmann's letter was heavily referenced in the Appeal letter as a critical legal analysis.

[Transcript: Mary Wagner: 1:29:27] I think those are the points of the letter. If there's something that I'm missing that you'd like me to address, I'm happy to do it. And just to be abundantly clear, **this was not included in the Appeal packet and again, it wasn't submitted as a Public Comment to this hearing**, so I don't think it was intentionally withheld from anyone. I appreciate and am glad that you have it tonight. But it, you know, **it was not submitted as part of the Appeal. [Emphasis added]**

- e. Wagner's claim that Staff didn't act intentionally actually contradicted Orbach's relevant comment. Orbach stated that Staff "didn't feel the need to address it separately," which clearly demonstrated intention.

- f. Wagner displayed a number of actions that helped to define the competence of the Commission meeting. She arrived late, and in the discussion on the issue of the letter from William Seligmann, she admitted that she didn't have a copy of the letter and that she wasn't fully aware of what was in it.

[Transcript: Mary Wagner: 38:58] Thank you, Commissioners. And first, may I apologize to the Commission and public for being late due to circumstances beyond my control? Thank you for your indulgence on that.

[Transcript: Mary Wagner: 1:26:41] With respect to the questions or the issues that were raised in the letter from the attorney, **I can't find it**. I know that SB 4 was referred to, and that it's not what this project was submitted as. It's not submitted, submitting under that those provisions.

Despite this defective competence, several Commissioners made comments indicating their reliance on her response statements to make their vote decisions. Reliance on inaccurate guidance by a Staff Member established a defective basis for the Commissioners' decision.

3. **Staff improperly failed to provide a functional audiovisual support system during the Planning Commission meeting, which led to statements made by various speakers being inaudible to the public audience as well as inaudible on the uploaded video recording.**
 - a. A transcript of the meeting is attached, documenting numerous instances where the audio was unintelligible, marked by blank lines and/or the term "garbled." This issue was particularly significant during comments made by Commission Secretary Justin Meek.
4. **Staff misled the Commission both in the Commission Agenda Report and in their presentation on the timeline of the entitlement review process.**

Given that it is well documented that the **Zoning Administrator served as both site identifier and streamliner of the process**, the review process should have been considered as having been initiated no later than February 14, 2023, when the Monterey County Board of Supervisors was informed by Roxanne Wilson that Watsonville was a Co-Applicant (of the ERF-2 Grant) and Site Identifier.

- a. Presentation on Unsheltered Homelessness presented by Roxanne Wilson to the Monterey Board of Supervisors on February 14, 2023, revealed Watsonville’s role as “Co-applicant, site identification, planning, etc.”

Entity	Role
County of Monterey, CAO IGLA-Homeless Services	Lead Applicant, Grant Management
County of Santa Cruz, Health & Human Services – Housing for Health	Co-applicant, Santa Cruz County Continuum of Care, Identify Primary Service Provider and long-term sustainable funds
Coalition of Homeless Services Providers	Co-applicant, Monterey County Continuum of Care, Co-Administer Funds
Pajaro Regional Flood Management Agency (PRFMA)	Co-applicant, Clean-up and Restoration
City of Watsonville	Co-applicant, site identification, planning, etc.

- b. Page 529 of the Commission Agenda Package (part of the Folio) included a letter dated August 21, 2023 from Roxanne Wilson to Rene Mendez confirming Watsonville’s role as site identifier and streamliner of permitting. The Folio document also included Minutes from 2022 Salvation Army meetings, during which time the Zoning Administrator indicated a recommendation of the Church property for the project [pages 601-605 of the Agenda Package].
- c. [\[Transcript: Matt Orbach: 29:04\]](#) So the entitlement here is the Administrative Review Permit. It's a ministerial approval, which means it's generally done at a Staff level where an application comes in, its for a “by right” use that should comply otherwise to code, and so Staff verifies that whatever relations applied to it are, in fact, you know, in compliance with the checkboxes

and then the permit is issued. And so that process, in this instance, stretched out much longer than it would usually, from October 2023 to September 2024.

5. **Staff gave invalid guidance in the Commission Agenda Report and presentation to the Commission on the situation and particulars of the existing Church on the property as a conditional use.**
 - a. In the slide titled, Appeal Process - Use Analysis - Church, Orbach never stated that the Church is a conditional use.

APPEAL PROCESS – USE ANALYSIS – CHURCH

14-20.050 Nonconforming Uses

A nonconforming use may only be increased in size or intensity or modified in location or character through the granting of a special use permit after making findings that such expansion or modification will not adversely affect adjoining properties and those findings required by Section 14-10.607.

Westview Presbyterian Church is a legal nonconforming use that is not being increased in size or intensity or modified in location or character as part of the proposed project, so it may continue in perpetuity.

Nothing in the LBNC application triggers review of the legal nonconforming church use.

6. **Staff gave invalid guidance in the Commission Agenda Report and presentation to the Commission on the particulars and applicability of the Watsonville nonconforming uses ordinance.**
 - a. In the same slide referenced in item 5, Orbach provided Watsonville Zoning Code's definition of Nonconforming Uses, but erroneously maintained that the Church was not being changed by the LBNC, so as to trigger review of the nonconforming Church use.
 - b. The analysis in item 9 of this document demonstrates Orbach's error.

- 7. Staff failed to identify in the Commission Agenda Report that the Church was an existing use and would be continuing as a use after the LBNC was to be established. Staff also failed to identify that the Church was a conditional use (as per the Downtown Watsonville Specific Plan zoning regulations) and would continue to be a conditional use after the LBNC was established.**
 - a. The September 4, 2024 Amended Zoning Clearance Application failed to state that the Church would be continuing its use on the project site with the LBNC. This omission gave false pretense that there was no zoning compliance issue to be resolved regarding the Church.

- 8. Staff failed to identify in the Commission Agenda Report and presentation to the Commission that the Church lacked a Special Use Permit. Staff failed to identify the Church as a nonconforming use in the Commission Agenda Report.**
 - a. In conjunction with the defect identified in item 7, this has a misleading distortion of presentation, implying that the Church isn't going to be there in the future, and therefore consideration of the use permit requirements of the Church would not be required. This also seems to be similar to the distortions created when Staff withheld Coalition attorney William Seligmann's letter from the Commission Agenda Report and the presentation to the Commission.

- 9. Staff failed to identify in both the Commission Agenda Report and presentation that establishing the LBNC would change the intensity of the Church's nonconforming use on the parcels such that a Special Use Permit was required to be approved for the Church before the LBNC could be established on the property.**
 - a. **[Transcript: Matt Orbach: 41:23]:** So number 8. Staff improperly failed to guide the applicant to obtain, by necessity, a Special Use Permit for the Church as a PREDICATING step for the entitlement of the project. And the analysis was that the low-barrier navigation center is a use "by right" per Government Code Section 65583.2(i), quote "use by right" means that the local

government's review may not require conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a 'project' for purposes of the California Environmental Quality Act. Therefore, no Special Use Permit may be required by the City as a predicated step in the entitlement of the project.

And so to expand on what I said earlier on nonconforming uses in the slide deck. This is the section of the Watsonville Municipal Code that deals with nonconforming uses. It states that the nonconforming use may only be increased in size or intensity or modified in location or character through the granting of a Special Use Permit after making findings that such expansion or modification will not adversely affect adjoining properties and those findings required by this other conception. So Westview Presbyterian Church, as I mentioned previously, is a legal nonconforming use, meaning that it was established prior to the current zoning that is not being increased in size or intensity or modified in location or character as part of the ___ project. So they continue to and nothing in the Government code section regulating low barrier navigation centers, triggers review of the legal nonconforming churches. This is the establishment of a new use on our property that the Church owns. It is not the Church use that is existing there today expanding.

[Transcript: Peter Radin: 43:16] To boil it down to something simple. Is the question a change in the Church use, or a change in the Church property? And I think that that may be where some of the disagreement arises, and I understand that the City's position is that the use has remained the same, hasn't intensified, it hasn't expanded, it has not changed, vis-a-vis the Church.

[Transcript: Matt Orbach: 43:43] Yes.

- b. Orbach's statement is simply wrong. Even by the most basic manner to measure intensity - how much of a use entitlement exists on unit lot area - the Church's use would become more intense with the shelter established.

If the Church stays operational (which still is not clear from the Zoning Clearance Permit Application), its entitled land area will shrink by at least

10,000 square feet. It is important to note that the shelter is a separate entitlement from the Church. Land allocated to the shelter entitlement is land that is removed from the Church entitlement. 10,000 square feet is a substantial amount of land area; such magnitude approaches acreage as measurement. It is remarkable that Staff chose to omit discussion of this extraordinary fact from the Commission's consideration.

The Church entitlement (which allows for present and future Church activity) will be operating on significantly less land should the LBNC be established on the parcel. Religious activities can evolve to a substantial degree over a short time frame. At this point, nobody knows how long the shelter will continue operating or what it will evolve to. Staff has not conducted competent urban planning that adequately anticipates and mitigates potential adverse impacts. The Commission failed to address this substantial and egregious failure of urban planning.

10. Matt Orbach improperly advised the Commission that the Church could obtain a Special Use Permit after the LBNC was established, which is in violation of the City's nonconforming use ordinance.

- a. **[Transcript: Matt Orbach: 44:14]** Yes. I will point out, though on along the lines of it being in prerequisites, that even if it were the case that the nonconforming use which use needed to be brought into compliance with the issue of a Special Use Permit, that would not not preclude the approval of a low-barrier navigation center on the site per Government Code. **So that, if that were to be found to be an issue, it would be dealt separately from this approval. [Emphasis added]**
- b. The controlling excerpt of Section 14-20.050 of the Watsonville Zoning Code regarding nonconforming uses is shown below:

A nonconforming use may only be increased in size or intensity or modified in location or character through the granting of a special use permit after making findings...

Here it can be seen that the nonconforming Church use may only be changed after a Special Use Permit is granted with required findings.

11. City Attorney Mary Anne Wagner gave incoherent legal guidance on what a legal nonconforming use means.

- a. **[Transcription: Mary Wagner: 1:27:50]** There's, I think, a difference of **opinion about what, what a legal, nonconforming use means**, and whether or not this project triggers a need for the Church itself to come in for a conditional use permit. **[Emphasis added]**

The Watsonville Zoning Code does give a special definition as to what a nonconforming use is. Wagner generated confusion by not capably clarifying the issue.

12. Staff misled the Commission by not explaining that the LBNC was also allowed by right in the Downtown Watsonville Specific Plan regulations.

- a. This was detailed by Coalition Member Marta Bulaich during the Appellant presentation:

[Transcript: Marta Bulaich: 1:06:30] There is another serious issue to resolve this matter. Staff says that a low-barrier navigation center is not shown as a use in the Watsonville Zoning Code, and that means that, then that Watsonville has no regulations for low-barrier shelters. Staff then claims that this means that the only regulations that apply are Government Code 65662. This analysis is wrong. The Downtown Watsonville Specific Plan, which you approved, states that any use not shown in the related Table 6-3 is allowed by right and is regulated by that code. Also, regardless of the low-barrier navigation center issue, the parcels are governed by the rules for Churches, since there is a Church on the property.

13. Staff incorrectly determined both in the Commission Agenda Report and presentation that the LBNC project met the requirements of Government Code Section 65662 when in fact, the project did not do so.

Staff alleged supportive evidence regarding a services plan to satisfy qualifying requirements of Government Code Section 65662. Referring to a standards manual for emergency shelters as an improvisation for an LBNC does not constitute evidence of a valid services plan. There was no services plan and no supportive evidence in the Zoning Clearance Permit Application that services staffing would be provided by the Community Action Board. Community Action Board has not been formally identified as the services staffing in the Zoning Clearance Permit Application. (Roxanne Wilson's letter of October 2023 states HomeFirst will be the operations provider; it appears based on email correspondence, that Community Action Board was asked to fulfill the role on December 5, 2023). Orbach instructed Radin to ask the Applicant to explain the LBNC responsibilities. Roxanne Wilson also referred to the ERF-2 Grant application for the listing of service providers.

- a. **[Transcript: Peter Radin: 50:46]** So this might be an entree to ask the question, if you could explain the relative responsibilities as you understand them - DignityMoves, County of Monterey, Community Action Board. Can you give some color on that?
- b. **[Transcript: Matt Orbach: 51:10]** I think that would be a fair question for the Applicant when they get up here. I sort of remember what I read in the in the original grant application. But for an appropriate answer, you should ask the Applicant. **[Emphasis added]**

How could Staff possibly have confirmed the LBNC project's compliance with Government Code Section 65662 when they couldn't validate a key requirement: a services plan that identifies the services staffing? Rather than providing substantive evidence, Staff deferred responsibility by instructing the Commission to seek clarification from the Applicant.

- c. **[Transcript: Roxanne Wilson: 1:12:04]** Earlier there was a question about the relationships of all of us. As you can see, we have quite a few people here, so

DignityMoves is what is called the development management agency. They are responsible for coordinating all of the teams, the surveyors, the contractors, and they are kind of the central point of the entire group that's working on this project. Community Action Board is replacing HomeFirst. So inside of your packet, I believe you received the application that the County of Monterey has submitted to the State, and we had listed HomeFirst as this service provider, but since then, we have moved to a local service provider with extensive experience in working with Watsonville residents and also working with this population.

14. Staff misled the Commission in both the Commission Agenda Report and the presentation regarding false statements that the Zoning Administrator and her superiors (two City Managers) made to the Council, media, and public.

- a. At no point did Orbach adequately address the Appellant's concerns regarding Staff's misleading statements to the Council, the public, and the media. Instead, Orbach consistently deflected from these critical issues. The Appeal meticulously documented Staff's misstatements, with supporting video evidence included in the Folio for reference.
- b. **[Transcript: Matt Orbach: 30:37]** I believe, from the wording that was submitted with the application. This reference same actually **pertains to the previous City Manager** in relation to correspondence with the County of Monterey and County of Santa Cruz, prior to even submitting the application.
- c. **[Transcript: Matt Orbach: 39:51]** Um, for a little context here, I believe this is referring to **public statements made by Interim City Manager Vides** at the time about, I think, and there's something lost in translation here. I think what she was trying to say was that we had not received a resubmittal of an application, not that one didn't exist. Because between October 2023 - when we see two or three page initial submittal - and July 11, 2024, there were no official submittals. There were a lot of meetings, and a lot of conversations about project design, what the type of use was, **but there was not an official submittal that could be shared** that was ___ reliable.

- d. Orbach’s statement about the Application was false and mischaracterized the process. Contrary to his claim, the City responded to the October 2023 Zoning Clearance Permit Application with not one but two Planning Guidance letters, both addressing emergency shelter guidelines. This demonstrated that the City treated the October 2023 application **as an official submittal**. Furthermore, at the time Interim City Manager Vides made her statement in June 2024, the City had still failed to provide Coalition attorney William Seligmann with a copy of the October 24, 2023 Zoning Clearance Permit Application. This omission undermined Orbach’s attempt to reframe the timeline, deflected from the Appellant's core concerns, and misled the Commission.

15. Staff improperly referenced in both the Commission Agenda Report and its presentation data from the ERF-2 Grant application to support the Zoning Clearance Permit Application.

There was no direct mention of Community Action Board in the Zoning Clearance Permit Application. Instead, Staff referenced the ERF-2 Grant application, which itself was invalid as a current resource as it had large amounts of deviations and discrepancies because of the protracted iterations of submittals, resubmittals, and prolonged dialogues of the project. At no point in the Zoning Clearance Permit Application was the Community Action Board identified as a provider of services staff.

- a. **[Transcript: Matt Orbach: 50:06]** So Staff analysis, Government Code Section 65662(a), only requires that the project have a services plan that identifies services staffing. **The application materials identified, identify the Community Action Board as a provider of services staff.** So this is one where the government code language is pretty vague. It just says that they have to submit the staffing plan and **identify the provider, which they were identified in the grant application.**

Orbach’s statement was logically flawed. There was no services plan that identified services staffing. An ERF-2 Application does not qualify as a services plan. A “services plan” should provide a detailed description of how supportive services will

be provided to residents of an emergency shelter or supportive housing. This includes things like case management, job training, counseling, medical care, or other resident-focused services. Although the Applicant had referenced a number of emergency shelter standards, such reference did not establish that a services plan existed. There was no evidence that the services plan existed, nor was there valid identification of the services and staffing.

16. City Attorney Mary Anne Wagner improperly gave invalid and incompetent guidance to the Commission that the Commission Appeal hearing was not the appropriate forum to air a California Public Records Act concern.

- a. Contrary to Wagner’s statement, the Planning Commission had the legal authority to direct the Planning Staff to provide improperly withheld public documents to an injured party.
- b. Contrary to Wagner’s statement, the Planning Commission had the legal authority to consider and incorporate the illicit withholding of public documents by Planning Staff in reaching their decision regarding the Appeal.
- c. **[Transcription: Mary Wagner: 38:58]** You are correct. This isn't the appropriate forum to air a Public Records Act, um, concern. It is my understanding that all the records that were responsive to requests were provided, but if the person who made the request believes that there are documents that were inappropriately withheld, the Public Records Act itself has a process that can be followed. I don't have the statutory reference for you right now, but it ___ likely to report _____.”
- d. Wagner failed to acknowledge that William Seligmann submitted a California Public Records Act (CPRA) request on April 27, 2024, prompted by Roxanne Wilson's misleading public statement that groundbreaking for the project would occur in June 2024. Additionally, DignityMoves and Dan Hoffman also publicly corroborated this timing. Critically, the Zoning Clearance Permit Application, which was required to be approved prior to any groundbreaking, was not forthcoming in the document request, yet both Planning Guidance letters (including the one without a FEMA requirement) were provided.

Additionally, a **complete** ERF-2 Grant Application, which would have revealed Watsonville's true level of involvement in the project, was illegally excluded from the response.

17. Matt Orbach misled the Commission in both the Commission Agenda Report and presentation about the nature of the Caltrans correspondence, in which his letter specifically referenced a “building permit submission” prior to Zoning Clearance approval.

- a. Orbach’s response to Vice Chair Radin was illogical and nonresponsive, given Caltrans’ letter dated July 24, 2024 was regarding “Westview Presbyterian Church Building Permit Submission.” [Page 333 of the Agenda Package]
- b. **[Transcript: Matt Orbach: 53:25]** City Staff reached out via email to Caltrans staff to inform them of the proposed work along State Route 129 and inquire about whether they had questions and concerns that could be addressed **during the future building permit process. [Emphasis added]**
- c. Based on email exchanges (attached herewith) with Monterey County’s Sarah Federico and Church Pastor Dan Hoffman dated June 26, 2024, it is clear that the Applicant was on track to file the Building Permit Application in July 2024.
- d. Matt Orbach misrepresented critical facts to the Commission regarding the Caltrans correspondence and the timing of the building permit submission. Statements in the Commission Agenda Report and presentation contradicted the explicit reference in Caltrans’ July 24, 2024, letter to a "Westview Presbyterian Church Building Permit Submission." Furthermore, Orbach’s claim that City Staff only engaged Caltrans to address **a future building permit process** was undermined by the attached email exchanges with Monterey County officials Sarah Federico and Church Pastor Dan Hoffman. These emails clearly indicate that the Applicant was actively preparing to file the Building Permit Application in July 2024. This inconsistency highlights a significant procedural defect and a lack of transparency, further invalidating

Staff's claims and undermining the integrity of the Commission's decision-making process.

18. Staff erroneously claimed that a qualifying requirement of Government Code Section 65662(a) for the LBNC was met.

- a. Section 65662(a) required that the LBNC identifies services staffing. The presented evidence for fulfilling this requirement is invalid. The referenced document, "Lead Me Home Monterey County's Continuum of Care for Emergency Shelters," is a document of standards for emergency shelters and not LBNCs or transitional housing, and the services staffing is not legitimately identified in the Zoning Clearance Permit Application.

19. Staff misled the Commission by stating it could only consider four criteria of Government Code Section 65662 to resolve issues raised in the Appeal.

- a. **[Transcript: Matt Orbach: 20:09]** So in this case, the proposed action is actually regulated by Government Code Section 65662, not the Watsonville Municipal Code. So the Planning Commission is limited to consideration of whether the Zoning Administrator erred in the application of the four criteria related to approval of low-barrier navigation centers located in Government Code Section 65662.
- b. Orbach stated that the Commission could only consider the four criteria for Commission action. This is false. Coalition Member Marta Bulaich stated:
[Transcript: Marta Bulaich: 1:05:07] Staff asserts numerous times in the Agenda Report that your decision-making is controlled by Government Code Section 65662 related to low-barrier shelters. Staff then asserts that it preempts local authority and that none of the provisions of your City's zoning code apply to the project. The entire structure of your Agenda Report is written with that assumption. Please be aware that Staff's assumption is unreliable and should be challenged. Staff's manipulation on

this matter has created assertions that should be rejected. For example, on page 3 of the Agenda Report, Staff states the Commission can only consider issues identified in the Appeal. But then Staff states that this means that the Commission can only consider four criteria of low-barrier shelters that are in Government Code 65662. That is nonsensical. Staff's claim that Government Section 65662 completely preempts your zoning code is simply false. The Commission has properly received the Appeal and has every right to consider the issues in it.

Defect of Staff's analysis became an essential defect of the Commission's decision.

A Planning Commission has an obligation to fully and fairly evaluate the facts presented during an appeal. The Planning Commissioners failed to fulfill that duty by not competently evaluating all of the facts presented during the Appeal process.

20. Failure by the Planning Commissioners to properly evaluate the Rebuttal.

- a. The Rebuttal provided fifteen responses to Staff's Analysis in the Commission Agenda Report. While the document was submitted over an hour prior to the Planning Commission, the Commission had the discretion, as it did on November 19, 2024, the prior Special Planning Commission Meeting, to request additional time to review the documents. Moreover, the Appellant referenced this document during their presentation to the Commission.

21. Failure by the Planning Commissioners to properly evaluate the Folio.

- a. The Folio, which included links to video clips, clearly demonstrated Staff's misleading comments to the City Council and the public. While the document was submitted within two hours prior to the Planning Commission, the Commission had the discretion, as it did on November 19,

2024, the prior Special Planning Commission Meeting, to request additional time to review the documents. Moreover, the Appellant referenced this document during their presentation to the Commission.

22. Failure of Planning Commissioner and Vice Chair Peter Radin to provide a fair approach toward's Appellant's concerns.

Radin undermined the importance of properly addressing all aspects of the Appeal, signaling a bias toward dismissing Appellant's claims without fully evaluating their validity, violating principles of due process and fair hearing. Radin's statements indicate that he, in fact, did not want to ascertain what really happened in the events, which was a defective consideration of the agenda item.

- a. **[Transcript: Peter Radin: 28:32]** And I just think that **an easy way to basically dispense with some of this** would be to define in the entitlement review process, the extent these fall outside of that, then they are no longer a concern. So because it's asserted that it's part of the entitlement review process, and if we can show the entitlement review process is more telescoped than what I think this implies, then I think it's helpful. **[Emphasis added]**
- b. Radin's statement about "the entitlement review process is more telescoped than what I think this implies" showed an intent to move things along faster, reducing the opportunity for a thorough analysis of complex issues.
 - i. The term "telescoping the process" refers to condensing or accelerating a procedure by skipping, merging, or abbreviating steps that are normally required. In the context of land use or administrative processes, it typically means circumventing or hastening critical steps like approvals, reviews, or public input, potentially in violation of established rules or protocols. This can lead to a lack of transparency, inadequate due diligence, or improper decision-making.
- c. **[Transcript: Peter Radin: 27:30]** We have an unfortunate kind of a "he said, she said," scenario in these cases, because unlike most appeals in the court

system, the Appeal here we don't really have a way of certifying the facts, so we have dueling facts.”

- d. Radin’s statement of dueling facts is problematic given that a simple view of the Folio documenting videos would have established, without any doubt, that the Zoning Administrator and her superiors, the City Managers, misled the City Council, the media, and the public. Radin acknowledging “dueling facts” without proposing a method to resolve them points to a lack of rigor in handling factual disputes. The remedy was actually conveniently and readily available. As a quasi-judicial body, the Planning Commission has a duty to evaluate evidence impartially and resolve disputes with clarity, not simply dismiss concerns as a procedural evasion. Contrary to Radin’s statement, **there was a way of certifying facts**. Even though proof was submitted to the Commission in the Folio and raised during the Appellant’s presentation, Radin undermined the importance of properly addressing all aspects of the appeal, signaling a bias toward dismissing the Appellant’s claims without fully evaluating their validity, violating principles of due process and fair hearing. Radin’s comments suggest a lack of rigor in fact-finding and a predisposition to dismiss concerns rather than address them thoroughly.
- e. Radin was confused about the Caltrans correspondence, and Orbach provided no insight. Radin subsequently stated, “Another question for Applicant,” which he failed to ask the Appellant to gain clarity on an Appeal reason. **[Transcript: Peter Radin: 54:24]**
- f. Radin was confused about the issue of the CPRA, which was directed at the Staff. Orbach directed him to ask the Appellant. Radin did not ask the Appellant. **[Transcript: Peter Radin: 34:52]**

23. Failure of Planning Commissioner Dan Dodge to critically examine the Appeal process.

- a. Commissioner Dodge deferred to Staff for guidance.

[Transcript: Dan Dodge: 1:31:01] So, I may ask the City Attorney what I'm hearing what I'm hearing is that you say that Staff is not erroneous in determining a low-barrier navigation center. Is that correct?

- b. Dodge's other comments almost totally consisted of an interactive dialogue with Roxanne Wilson discussing the social benefits of homeless shelters and support services. The information from that discussion had certain informational value in a general sense but did not address or respond to the issue of the Agenda item. That issue was mainly whether the Zoning Administrator erroneously approved the Zoning Clearance Permit Application.
- c. Dodge also inquired about the Department of Housing and Community Development (HCD) letter and asked Wilson to comment on the letter.

[Transcript: Dan Dodge: 1:22:07] We've seen some documentation familiar with the Department of Housing the Community Development. You receive some information to them, from them, pertaining to the state law regarding low-barrier navigation centers. Can you comment on that, on the on that application of the low-barrier navigation center, and how this state law applies for this?

Wilson responded:

[Transcript: Roxanne Wilson: 1:22:39] Yes. So as I mentioned earlier, this project was specifically designed to fit that definition. Inside of the application to the state, we did call it a housing navigation center. It's a cultural difference, but the technical term is a low-barrier navigation center. The State of California did pass a law, as mentioned by Matt earlier, that allowed these projects to be "by right," and it's a little different from traditional emergency shelter, which is why they I believe that the state had made it "by right" is because it's not just to give somebody a safe place to sleep for the evening. The intention is to wrap them with services and get them housed so they are no longer homeless, and that is our goal. We want to get people off the levee, into homes and into, you know, the rest on to of the rest of their lives.

Wilson's response is flawed. Contrary to her statement, the State has legislation that extends "by right" to both emergency shelters and LBNCs. Regarding the HCD letter, Wilson didn't respond to the assertions in the letter and instead mostly described what her department does with support services for homeless people.

24. Failure of Planning Commissioner Lucy Rojas to critically examine the Appeal process.

Commissioner Rojas deferred to Staff for guidance and was confused about the Zoning Clearance Permit Application.

- a. Rojas did not understand the procedural process, conflating the ERF-2 Grant Application with the Zoning Clearance Permit Application:

[Transcript: Lucy Rojas 52:30] Vice Chairman, I wanted to also point out to you that in the Grant Application that we have a copy of page 13 of 18, there's a complete staffing list for the project.

- b. Rojas did not recognize the gravity of Staff's withholding documents in violation of the California Public Records Act. Nor did she acknowledge the valid remedies available to address the defect by Staff.

[Transcript: Lucy Rojas: 38:12] My question is so one of the complaints that's that came in the appeal letter mentions that the staff improperly withheld critical public documents from attorney through the CPRA process. So my question is that it's clear to me, **based on staff response**, that an appeal of the CPRA process is not appropriate under this _____ tonight. **[Emphases added]**

25. Failure of Brando Sencion to comment on the Appeal.

- a. The lack of comment is evidence of evasion by the Commissioner of responding to and resolving important public policy issues raised in the Appeal

that are not addressed in the resolution that was voted on. The Commissioner's evasion is adequate basis to appeal the decision to the City Council for resolving those issues.

26. Failure of Vanessa Meldahl to comment on the Appeal.

- a. The lack of comment is evidence of evasion by the Commissioner of responding to and resolving important public policy issues raised in the Appeal that are not addressed in the resolution that was voted on. The Commissioner's evasion is adequate basis to appeal the decision to the City Council for resolving those issues.

27. Failure of Jenni Veitch-Olson to appear neutral in her response regarding her conflict of interest with the project.

- a. On December 2, 2024, the Appellant sent an email to the Planning Commission requesting the recusal of Jenni Veitch-Olson due to conflicts of interest.
- b. Veitch-Olson addressed the Planning Commission and the public on the matter and recused herself. While Veitch-Olson's response avoids inflammatory language, it did introduce elements that may have biased the Planning Commission by framing the Appellant's claims as potentially inaccurate without a thorough rebuttal or proof and by emphasizing the risk of litigation over the ethical considerations raised by the Appellant.

[Jenni Veitch Olson Transcript: 5:17] I understand that the City has received a letter from the Appellant, Appellant alleging that I have a conflict of interest in this item. I have worked with the City Attorney's office, and I do not believe that I have a conflict. In fact, many of the allegations in the letter are factually inaccurate. Specifically, neither my husband nor I have ever received any income from the Applicant, Monterey County, or Westview Presbyterian Church. While my husband has previously been

employed by the Presbytery, our family has not received any income from _____ from 2022 and has never received any income from Westview Church. Nonetheless, I do not want my presence to provide any basis for litigation or further appeals for this item. I also understand that I could have personal liability for any determination that the conflict exists and that I can be named in the lawsuit regarding the Commission's decisions. Out of an abundance of caution, for these reasons, and because I want to avoid any indication that I, or the City have acted improperly in these proceedings, I will be recusing from this item. Thank you.

Continuing errors since the December 3, 2024 Commission Meeting.

- 28. Staff improperly failed to include its slides in the Agenda Package uploaded to the City's website within 24-48 hours.**
 - a. Best practices in transparency suggest posting materials within a 24-48 hour timeline after a public meeting. The Coalition reached out to City Clerk, Irwin Ortiz, to address this issue.
 - b. An incomplete Slide presentation was provided on December 5, 2024.

- 29. Staff improperly failed to upload a publicly accessible video recording of the Commission meeting within a proper time frame after the meeting.**
 - a. Best practices in transparency suggest posting materials within a 24-48 hour timeline after a public meeting. The video was not uploaded until Friday, December 6, 2024. The Coalition reached out to City Clerk, Irwin Ortiz, to address this issue.

- 30. Staff improperly failed to download and integrate the Folio, a large attachment that had multiple links, into the Agenda Package.**

- a. The Folio was emailed to the Planning Commission on December 3, 2024. It is a large attachment. Links to the file were included. Staff did not download this document and integrate it into the Agenda Package in a timely fashion.
- b. On December 5, 2024, Communication was initiated with City Clerk, Irwin Ortiz, who indicated that it would be done by end of day. The Folio was integrated into the Agenda Package on December 6, 2024.

31. Staff improperly failed to include one of the slides Matt Orbach projected during the Planning Commission Meeting in the Agenda Package.

- a. The Slides provided by Irwin Ortiz on December 5, 2024 were missing a critical slide addressing the Church's nonconforming use status. An email was sent to City Clerk, Irwin Ortiz, to address this concerning omission. Ortiz sent an email on December 13, 2024 including the revised presentation and indicated that the Agenda Package will have the updated version shortly.

32. Staff improperly removed the Agenda Package from the City of Watsonville website.

- a. On the morning of December 14, 2024, it was noted that the Agenda Package for the December 3, 2024 Planning Commission Meeting had been removed from the City's website. An email dated December 14, 2024 was sent to the City Clerk to remedy this concerning omission and potential Brown Act violation.

Conclusion.

The procedural and substantive defects in the approval process for the Zoning Clearance Permit Application (#PP2023-6297) are extensive and deeply concerning. From the withholding of critical public documents and improper exclusion of legal analysis to misleading statements and procedural missteps during the Planning Commission hearing,

the record demonstrates a consistent pattern of Staff evasion, distortion, and failure to uphold the transparency and fairness expected in public land use decision-making processes.

The errors outlined, including the improper handling of the Church's nonconforming use status, the invalid reliance on outdated documents, the misapplication of Government Code Section 65662, and the failure to address Appellant concerns fully, collectively undermine the integrity of the Commission's decision. These failures not only violate the principles of due process but also compromise public trust in the City's governance.

Given the substantial procedural defects, lack of adequate analysis, and misleading guidance provided by Staff, I respectfully request that the Watsonville City Council overturn the Commission's decision, uphold the Appeal, and rescind the Zoning Administrator's Approval. This action is necessary to rectify the procedural deficiencies, ensure compliance with the Watsonville Municipal Code, and restore public confidence in the fairness and legality of the City's zoning processes.

Sincerely,



Catalina Torres, Neighborhood Leader
Coalición del Distrito Uno Oeste para Familias, Seguridad y Justicia Social



Attachments (6):

- (1) Appeal Letter dated October 2, 2024
- (2) Email dated December 2, 2024 from Marta Bulaich to the Planning Commission regarding the exclusion of William R. Seligmann's July 29, 2024 Letter
- (3) Submittal email and Rebuttal Document dated December 3, 2024
- (4) Submittal email and Folio dated December 3, 2024
- (5) Transcript of the December 3, 2024 Planning Commission Meeting
- (6) Emails exchanges with Sarah Federico and Dan Hoffman dated June 26, 2024 noting the July 2024 timeline for the Building Permit Application

Catalina Torres
121 2nd Street, Apt.# F
Watsonville, California
(831) 706-1429
catram1993@gmail.com

October 2, 2024

VIA HAND DELIVERY

Watsonville Planning Commission
250 Main Street
Watsonville, CA 95076

Re: Zoning Clearance Occupancy Permit Application PP2023-6297 for 5 Cherry Ct, 118 First Street, and 120 First Street, Watsonville, California

Members of the Commission:

I am a resident of Watsonville and a member of a neighborhood coalition, La Coalición del Distrito Uno Oeste para Familias, Seguridad y Justicia Social. On September 20, 2024, the Watsonville City Zoning Administrator approved a Zoning Clearance and Occupancy Permit Application PP2023-6297 (Application) for the establishment of a homeless shelter on three property parcels at 5 Cherry Court, 118 First Street, and 120 First Street in Watsonville, California. The Westview Presbyterian Church (Church) has used these three parcels for its religious institution for a long time and continues to do so to the present. The homeless shelter project, together with included support services, is commonly referred to as the "Tiny Village."

By the authority of Part 11 of the Watsonville City Zoning Code, Title 14, I appeal such approval. I request that the Planning Commission overrule the Zoning Administrator's decision and rescind the approval.

The referenced approval was defective and improper for the following reasons:

1. City Staff (Staff) improperly withheld critical information from certain City Council Members regarding collaboration by Staff with local county government officials as to siting the project at the Westview Presbyterian Church (Church) location.
2. Staff improperly made false statements to the City Council and the public regarding predicated involvement by Staff with a state grant application for funding the project.
3. Staff improperly accepted the Application. This is because the Application was defective due to significant omission of important information.
4. Staff improperly approved the Application without examining and determining the existing uses and conditions on the project site and surrounding environment.
5. Staff improperly conducted defective informational meetings for adjacent residents and businesses by erratic and incompetent noticing and scheduling.
6. Staff improperly withheld critical public documents from the attorney representing the neighbors in the vicinity of the Church, violating the California Public Records Act (CPRA).
7. Staff improperly made false public statements alleging that the Application did not exist for the project, which led to public misdirection.
8. Staff improperly failed to guide the applicant to obtain, by necessity, a special use permit for the Church as a predicated step for the entitlement of the project.
9. Staff improperly failed to respond to the legal analysis presented by the neighborhood attorney.
10. Staff improperly approved the Application without determining the size, location, capacity, and character of the project that would be used as an emergency shelter as defined and regulated in the Watsonville Zoning Code.
11. Staff improperly failed to require that the applicant specify the entity responsible for managing the emergency shelter and provide the qualifications of said operator.
12. Staff improperly submitted a Building Permit Submission to Caltrans in July of 2024 prior to approving the Zoning Clearance Occupancy Permit Application.

13. Staff improperly failed to evaluate the animal policy of the emergency shelter, including the density of domestic animals and/or farm animals that will reside on the Church property. (Chapter 1 of Title 6 of Watsonville Municipal Code)
14. Staff improperly failed to require an adequate Good Neighbor Policy.
15. Staff improperly failed to consider issues pertaining to the Loaves & Fishes institutional operation at 150 Second Street, Watsonville, CA.

Attachment A to this letter provides supporting details for each of these enumerated reasons.

Sincerely yours,



Catalina Torres

Catalina Torres, Neighborhood Leader
Coalición del Distrito Uno Oeste para Familias, Seguridad y Justicia Social



Attachment: [Attachment A: Details of Reasons for Appeal]

Details of Reasons for Appeal

Reference: Watsonville Zoning Clearance Occupancy Permit Application PP2023-6297 (Application) for 5 Cherry Court, 118 First Street, and 120 First Street, Watsonville, California

Description of Application

The Application, signed by Reverend Dan Hoffman, a representative of Westview Presbyterian Church, is dated August 23, 2024. Additionally, the Application includes a memo dated August 23, 2024, from Sonia M. De La Rosa, Administrative Officer of the County of Monterey, with the subject: "Amended Zoning Clearance Application and Resubmittal of Planning Documents for Issuance of Building Permit Application - PP2023-6297."

Details

1. Information withheld from certain Council Members.

From as early as October 2022, Watsonville City Staff engaged in covert collaboration with Monterey County to establish the shelter while withholding related policy discussions from at least three City Council members (and even from City Planner Matt Orbach). This illicit protocol culminated in June of 2023 with an orchestrated news media blitz that announced the imminent construction of the shelter. Watsonville Council Members Jimmy Dutra, Ari Parker, and Casey Clark learned about the Tiny Village from the media in June 2023. Once the news was released, these Council Members were bombarded by emails and calls from their constituents about this significant policy issue before the City Manager had even informed them about what was happening. This clumsy manipulation resulted in the Special Council Meeting being held on June 23, 2023, in which transparent disclosure and equitable consideration was demanded by the marginalized Council Members.

2. False statements made regarding the initiation of project.

During the June 23, 2023 Special City Council Meeting, several Staff members made false statements to the City Council and the Public, including, but not limited to:

A. Former City Manager Rene Mendez denied the City ever reviewed Monterey County's grant application. Mendez also denied the City ever had a role in identifying the site. This was proven to be false by an email dated February 10, 2024, sent by Director Housing For Health at County of Santa Cruz Robert Ratner to Rene Mendez, Assistant City Manager Tamara Vides, and Community Development Director Suzi Merriam, as well as public statements made by Monterey County Director of Homeless Services Roxanne Wilson.

B. Suzi Merriam maintained that Staff did not have any information on how the Project would be operated or even what would look like, stating she had not seen anything, even though in an email dated June 15, 2023, Merriam wrote to Matt Orbach, stating, "The City was part of the application process- we have been very aware of the project internally."

C. City Attorney Samantha Zutler claimed she did not have a lot of information about the project. Given Suzi Merriam's email to Orbach, this claim is spurious.

3. Defective Application accepted.

Incomplete and misleading information in the Application

The Application, signed under the penalty of perjury by the Westview Presbyterian Church representative, Reverend Dan Hoffman, contains false and misleading data. At a minimum, Hoffman failed to include significant information regarding the current uses of the Church, including, but not limited to, the following:

- A. 118 First Street:
 - i. Iglesia De Cristo Camino De Santidad, a separate religious organization renting space in the main Church building;

ATTACHMENT A

Details of Reasons for Appeal

October 2, 2024

Page 3

- ii. Community Action Board, a social service non-profit agency renting office space; and
 - iii. Illicit Automotive Repair Shop operating in the carport behind the Church building.
- B. 5 Cherry Ct.
- i. A single-family dwelling that had traditionally been used as the Church minister's residence. This dwelling has been converted into a generic rental dwelling since Mr. Hoffman became the pastor of the Church. Prior to the approval of the Downtown Specific Plan in November 2023, this rental use of the dwelling was not a permitted use.
 - ii. Automobile parking from surrounding businesses. (It appears adjacent businesses are leasing parking spaces from the Church due to a shortage of their parking capacity);
 - iii. Community Action Board Parking; and
 - iv. Iglesia De Cristo Camino De Santidad Parking
- C. 120 First Street
- i. Automobile parking from surrounding businesses. (It appears adjacent businesses are leasing parking space from the Church due to a shortage of their parking capacity);
 - ii. Community Action Board Parking; and
 - iii. Iglesia De Cristo Camino De Santidad Parking

These omissions are significant, as they misrepresent the true use of the Church properties, and the Application is factually inaccurate. Given the site's complexity with three separate, yet interdependent parcels, the City should have **conducted a thorough site inspection to verify the Application's claims**. The three parcels have several uses in a flood zone, near schools, have multiple access points to State Highway 129, and are in an area with a high rate of homeless-related crime. Moreover, emergency shelters and low-barrier navigation centers (which often provide services to homeless populations with few or no restrictions) are considered highly sensitive land uses. The proposed facility on the nonconforming Church property triggered significant concerns from the community related to safety, noise, parking, traffic, and neighborhood impact. Because of

the aforementioned issues and heightened public interest and controversy, a more thorough review process was necessary.

Moreover, it is customary for City Planning Departments to conduct site inspection as part of the approval process for a zoning clearance occupancy permit. Given that Monterey County's Director of Homeless Services Roxanne Wilson declared to the Monterey County Board of Supervisors the City of Watsonville was instrumental in identifying the site, the City had an obligation to the residents of Watsonville, the County of Monterey, and the State of California to actually evaluate it.

In addition, on Page 3 of the August 23, 2024 Memorandum from Sonia De La Rosa (which is a defining part of the Application), there is an information grid that provides details in a row labeled as "Proposed Business/Use." Intersecting with that row is a column labeled "Amended Field Data." That column improperly fails to indicate that the Church and its tenants will continue operating on the lot at 118 First Street in conjunction with the proposed homeless shelter. That column also fails to indicate that the rental dwelling will continue to operate on the lot at 5 Cherry Ct in conjunction with the parking lot operations.

4. Defective assessment of site.

Westview Presbyterian Church's Role as a Bad Neighbor

Staff included Monterey County's "Good Neighbor Policy" in its Slide Presentation during the Council Meeting (which it did not include in its Agenda Packet). However, Staff is well aware that the Church is **not a "good neighbor."** In fact, the Church is far from that. The Church has not been transparent about (1) homeless-related crime on its properties; (2) the numerous business activities occurring on the Church's properties that Staff has never considered in its role as the "site identifier" and Zoning Administrator for the proposed Tiny Village; and (3) its ongoing violations of the Municipal Code, including but not limited to, allowing homeless tents and encampments on its property and serving food to the homeless on the levee without a proper permit. The Church's cavalier attitude, assuming that its social mission entitles it to ignore the City's Municipal

Code—along with its contributions to adverse impacts on the neighborhood and public facilities—casts serious doubt on its ability to be a “good neighbor.”

Failure to Disclose Homeless-Related Crime on Its Properties

Troubling testimony has come to our attention through documents produced by the City of Watsonville and former Church parishioners, indicating numerous issues related to the Church feeding the homeless on its property. During the local Salvation Army Ad Hoc Facility/Showers Committee Meeting on August 16, 2022, there was alarming language concerning Pastor Hoffman’s actions in feeding the homeless at the Church:

“He met with his management decision makers at length and the outcome was of concern to the safety of the staff and facilities with bringing the navigation services on the adjacent property where they have a school environment. When they have assisted with feeding community members experiencing homelessness, they have prepared meals and served them at the River Street Park and not at their facility. They have had too much vandalism to their historic church when addressing services at that location.” [Emphasis added]

Additionally, former parishioners reported that the Church’s homeless feeding programs led to numerous issues, including defecation and fires on church property, as well as attempts by homeless individuals to live in the church’s crawl spaces.

Ongoing Indifference to Public Areas

Following the aforementioned vandalism, it appears the Church relocated its feeding operations, SonRise Kitchen, from its premises to public property without obtaining the proper permit. According to the [Santa Cruz Sentinel](#), Watsonville has been in discussions with SonRise Kitchen for over a year, raising concerns about extreme littering after meals and vandalism of the chain-link fence at the back of the park. Coincidentally, nearby Marinovich and Muzzio Parks are often unusable due to homeless individuals littering used syringes and constructing improvised shelters. River Park, with the Church’s involvement, has also seen its usability compromised, with children playing in areas cluttered with trash and damage. Improvised siting of indigent/homeless feeding operations in the public domain is very risky. Adverse neighborhood impacts are very likely despite any humanitarian motives of the service providers. There has been serious and chronic neglect of affected neighborhoods by City officials insofar as equitable consideration and treatment for the neighborhoods around these feeding operations. Establishing indigent/homeless support operations invariably draws more

indigents/homeless to an area and consideration of such impacts is vital for protection of neighborhoods.

Violations of the Municipal Code

On August 5, 2024, KSBW News [published a feature](#) in which the Church highlighted homeless camping behind its property. Camping is in direct violation of Municipal Code 5-36.01. This code makes it unlawful for anyone to camp anywhere in the City, whether on public or private property. Yet, the Church chose to ignore the Municipal Code, seemingly considering its social mission management to be above the law.

5. Defective neighborhood meetings.

While City Council members received notice of meetings, many neighbors did not receive notification until after the meetings were conducted. In one instance, Council Member Montesino informed Catalina Torres about a meeting with only 1-day notice, giving the neighborhood no time to prepare to attend. Lastly, City Staff improperly noticed people for the Community Meeting in the summer at Marinovich Park. Many residents have noticed how City Staff has used defective and erratic notices for District 1 neighborhood meetings. There has been a neighborhood reaction to this condition. When the City scheduled the meeting at Marinovich Park, residents took the initiative to contact other people themselves rather than rely on Staff's procedures. That remedial action resulted in significantly more attendance by affected residents at the event. This demonstrated how Staff works to suppress and ultimately ignore public participation and engagement on critical neighborhood issues, particularly with underrepresented communities.

6. Public documents withheld from neighborhood attorney.

Under two specific California Public Records Act (CPRA) document requests (24-125 and 24-238), City Staff failed to provide relevant documents under the CPRA, including, but not limited to, a complete copy of the ERF-2 Grant Application, which includes former City Manager Rene Mendez' Letter of Support; a complete copy of the October 22, 2023 Zoning Clearance Application (including referenced memos); and a complete

copy of the August 23, 2024 Amended Zoning Application (including the Application Profile and any referenced memos).

7. False statements made regarding existence of the Application.

During multiple City Council Meetings during the summer, City Manager Tamara Vides maintained the City did not have an application, even though an application was submitted by Dan Hoffman on October 24, 2023.

8. Failure to require Use Permit

Pursuant to Section 14-20.050 of the Watsonville Zoning Code, the Church, a nonconforming use, requires a special use permit to be approved for the Church in order to accommodate the shelter project, given the radical change being proposed for the property. Staff never guided the applicant to obtain approval of that use permit. Instead, Staff went ahead and approved the Application in violation of the City's own Zoning Code.

9. Failed to respond to neighborhood attorney.

As detailed in William R. Seligmann's letter dated July 29, 2024, the Application fails to comply with key provisions of Watsonville's Municipal Zoning Code, which have been repeatedly ignored in the approval process.

“Watsonville adopted the Downtown Watsonville Specific Plan (“DWSP”). Under DWSP, the church properties were placed in the Downtown Core zone. Interestingly, neither emergency shelters nor transitional housing are specifically listed as a permitted use in the Downtown Core zone of the DWSP; and while dwelling units are generically listed as permitted uses, **churches continue to require a Special Use Permit.** (Table 6-3.) In the present case, the **existing church** does not currently possess a Special Use Permit. As such, the church is

either an illegal use or a nonconforming use. **In either case, the church must now obtain the necessary Special Use Permit.**”[Emphasis added]

The Zoning Administrator erred in approving the Application without requiring a use permit for the **Church**, given the radical change of use of the Church property. A valid use permit is a mandatory requirement for this type of change of operation on the property, and the failure to obtain one renders the approval legally invalid.

Additionally, the City Attorney acted in bad faith when she failed to respond to William Seligmann. **Seligmann’s letter clearly established that a Special Use Permit (SUP) was required for this project under local zoning laws, regardless of state law.** Seligmann referenced SB 4, as the City made reference to this law in one of the few documents that the City produced under the California Public Records Act. On August 11, 2024, City Attorney Samathan Zutler wrote to Seligmann, stating:

“Thanks Bill. The City can better respond to your letter, which includes arguments we have also considered, when we have a complete application from the applicant that correctly identifies the project site.”

Despite the City having a complete Application submitted on August 23, 2024, the City made **absolutely no effort to contact Seligmann**. Zutler’s statement **acknowledged the relevance of Seligmann’s concerns** and assured a follow-up upon receipt of a complete application. The application was submitted on August 23, 2024, yet no further communication or clarification was provided to Seligmann regarding the SUP requirement. Staff’s failure to respond to Seligmann’s letter created an impediment and constraint on public transparency and engagement of the zoning review.

10. Failure to analyze emergency shelter use.

Watsonville Zoning Code Section 14-18.331 defines what an emergency shelter is. Chapter 14-43 of the Watsonville Zoning Code provides the special regulations for such emergency shelters. Before Staff could have competently analyzed the project, it would have needed to obtain an accurate assessment of the particulars of the proposal pertaining to the emergency shelter component prior to approving the Application. Staff didn’t do that.

11. Failure to specify shelter operator information.

The applicant's failure to specify the entity responsible for managing the emergency shelter is a critical and unacceptable omission. This lack of clarity regarding the project's operation and oversight poses significant risks to the shelter's effectiveness, safety, and compliance with local standards. Proper management of emergency shelters is a fundamental requirement to ensure they operate responsibly and serve the community in accordance with legal and regulatory expectations.

The failure to disclose how the shelter will function and who will be responsible for its management introduces substantial concerns regarding safety, oversight, and operational integrity. Furthermore, the misinformation provided in the Application, coupled with the lack of transparency, exacerbates potential risks, including public safety concerns, none of which were adequately addressed during the approval process. This is especially concerning since the ERF-2 Grants specified a qualified operator, HomeFirst. Even Robert Ratner's email of February 10, 2023 confirmed HomeFirst as the operator.

Although the **Community Action Board (CAB)** has been publicly referenced by Suzi Merriam and Roxanne Wilson as the shelter's operational manager, CAB is not specified in the Application itself. Moreover, under the Watsonville Municipal Code, CAB lacks the requisite qualifications to manage an emergency shelter, further calling into question the viability and legality of the applicant's proposed operations.

12. Improper submittal to Caltrans.

On July 24, 2024, Caltrans Transportation Planner/Local Development Review Coordinator Jacob Hernandez responded to Principal Planner Matt Orbach's letter regarding a Building Permit Submission for the Tiny Village. This unorthodox process involved engaging the State before the Zoning Administrator had approved a complete and valid application. By bypassing standard local review procedures, this sequence undermines the proper order of approvals and potentially circumvents critical oversight at the local level. This undermined local control and due process, leading to legal or

procedural complications and even triggered an environmental review (CEQA) for the Church.

13. Failed to analyze animal policy.

Monterey County's ERF-2 Application stated that animals will be permitted for residents of the Tiny Village. However, in a subsequent letter, Monterey County Administrative Officer Sonia De La Rosa specified that only service animals will be allowed without clarifying which types of animals (e.g., dogs, miniature horses, etc.) are permitted, the allowed number of animals per resident, or the plans for maintaining enclosures and addressing animal husbandry needs, if applicable. Staff failed to demonstrate how the applicant will comply with these Municipal Code provisions.

14. Failed to provide adequate Good Neighbor Policy.

The Good Neighbor Policy, as currently written, falls short of functional standards for public safety, environmental health, and community impact mitigation. This Good Neighbor Policy relies too heavily on voluntary compliance from shelter residents, with no clear mechanisms for enforcement or accountability. For example, California's public nuisance laws and zoning codes require well-defined systems for handling complaints and ensuring compliance, which this policy lacks. Without specific penalties or methods to enforce cleanliness, noise control, and loitering prevention, the policy does not offer meaningful protection to the community.

Additionally, the policy's failure to address public safety concerns more comprehensively further demonstrates its inadequacy. There is a failure to require the shelter to take proactive steps in coordinating with law enforcement, ensuring noise limits, and preventing loitering or criminal behavior near the site. This policy's vague references to "courtesy hours" and behavioral guidelines fall short of the robust public safety measures typically expected, leaving neighbors vulnerable to potential disturbances without sufficient recourse. The policy must include stronger enforcement mechanisms and specific strategies for mitigating the shelter's impact on the surrounding neighborhood. Staff did not structure the Good Neighbor Policy to achieve proper functionality.

15. Failure to consider issues pertaining to Loaves & Fishes.

The proposed homeless shelter's reliance on Loaves & Fishes services will exacerbate the existing problems in the neighborhood. Loaves & Fishes has already proven to be an entrenched source of urban blight. This is not surprising given that Loaves & Fishes operates with an illicit use permit granted by the City in violation of its own Zoning Code. With the City's discarding of basic public safeguards that a Zoning Code is supposed to provide, Loaves & Fishes attracts an undue concentration of indigent/homeless individuals (and the related adverse impacts) to a crowded residential area. The shelter's use of this institution's services will further increase foot traffic, loitering, and other disruptive behaviors in a neighborhood already struggling with safety and sanitation concerns.

Additionally, Loaves & Fishes is already in violation of its Conditional Use Permit, with current operations exceeding the capacity of its undersized lot and negatively impacting the surrounding community. The increased activity from the shelter's residents utilizing these services will only compound the problem. This will likely lead to more violations of the permit, further strain on local resources, and even greater degradation of the neighborhood. Expanding the reach of an already problematic institution without proper oversight or mitigation strategies in place will invite larger, more difficult-to-manage problems for both the community and the City at large. Staff did not account for the structural neighborhood problems with Loaves & Fishes in their approval of the Application.

In reality, Loaves & Fishes should not be expanding its activity in the neighborhood. It should reduce its activity or, even better, relocate to a conforming compatible site.



Marta Bulaich <martabulaich@gmail.com>

Agenda Item 4.a of December 3, 2024 Watsonville Planning Commission Meeting

Marta Bulaich <martabulaich@gmail.com>

Mon, Dec 2, 2024 at 8:48 AM

To: planning.commission@watsonville.gov

Cc: cdd@watsonville.gov, Catalina Torres <catram1993@gmail.com>

Bcc: Marta Bulaich <martabulaich@gmail.com>

Members of the Commission,

At the December 3, 2024 Planning Commission Meeting, you will be considering an agenda item regarding an appeal of the zoning decision related to the homeless shelter proposed at the Westview Presbyterian Church site in Watsonville.

One issue in the subject matter pertains to existing conditional uses at the project site, and an attorney, William Seligmann, representing the Appellant, submitted a letter dated July 29, 2024 to the City Staff, which gave legal analysis that concluded that the Church was required to obtain a Special Use Permit to accommodate the homeless shelter before such shelter could be entitled.

City Staff did not include Mr. Seligmann's letter in your related agenda package, even though it is referenced in the appeal request and is a critical resource in considering the agenda item. It is notable that neither City Staff, nor Monterey legal counsel's office, nor the State Department of Housing and Community Development **ever acknowledged the existence of Mr. Seligmann's letter, nor did they provide a response to it in your agenda materials.**

To respond to Staff's procedural defect, I am providing you with a copy of Mr. Seligmann's letter as an attachment to this communication.

Respectfully,


Marta Bulaich

Attachment:

July 29, 2024 Letter from William Seligmann to the City Council

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Marta J Bulaich
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 **William Seligmann Letter Tiny Homes Project (072924).pdf**
159K

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July 29, 2024

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Watsonville City Council
275 Main St., Suite 400 (4th Floor)
Watsonville, CA 95076
citycouncil@cityofwatsonville.org

Re: Tiny Home Application – 118 & 120 First Street, 5 Cherry Court

Honorable Mayor Quiroz-Carter and Members of the City Council:

My firm has been retained to represent the interests of a neighborhood coalition of residents, businesses, and property owners affected by the current application to construct a transitional housing and navigation center (identified as Tiny Village) for currently homeless persons on the properties occupied by the Westview Presbyterian Church. While my clients recognize the need to afford housing opportunities to those less fortunate members of the community, they feel that certain neighborhoods in the City have become a dumping ground for the homeless, which has led to a disproportionate incidence of anti-social behavior, including public vandalism, breaking and entering, arson, trespassing, stalking, loitering, and public drug use.

My clients have asked me specifically to address the legal process for the proposed project. In this regard, there are two aspects that need to be addressed; (1) the inapplicability of Senate Bill 4 of 2023; and (2) the necessity for a Special Use Permit for the change in the church operations.

Senate Bill 4:

Senate Bill 4, also known as the Affordable Housing on Faith and Higher Education Lands Act of 2023, adopted California Government Code section 65913.16. This section allows for housing development projects on property owned by religious institutions when certain stringent requirements are met. Among these requirements, the property cannot be located within 1,200 feet of a site that is that is subject to permitting by an Air Resources District. (Cal. Gov. Code 65913.16(b)(4), (c)(6)(B).) In the instant case, the church property is located with 1,200 feet of eleven (11) such heavy industrial sites according to the website of the Monterey Bay Air Resources District. Consequently, the provisions of Senate Bill 4 do not apply.

Change in the Use of the Church Property Requires a Special Use Permit:

Given that Senate Bill 4 is inapplicable, the proposed project must comply with all of the applicable provisions of Watsonville's local land use regulations. Based on an application submitted to Watsonville on October 24, 2023, the proposed project consists of approximately 34 modular units to be operated in conjunction with navigation facility for currently unhoused persons and their animals.

It is my understanding that at the time that the application was submitted, the properties were zoned Institutional (N). While emergency shelters are a principally permitted use in the Institutional zoning district, transitional housing is specifically prohibited, and churches require a Special Use Permit (Watsonville Municipal Code ("WMC") § 14-16.802(a)(2), (e)(3), (5).) The current application specifically requests transitional housing, and does not meet the definition of "emergency housing," which is defined as "[h]ousing with minimal supportive services." (WMC § 14-16.803(e)(3)(i).) The current application proposes a navigation center staffed 24 hours a day, which is far from minimal services. Consequently, the proposed project would not be allowed under the Institutional zoning.

On November 23, 2023, Watsonville adopted the Downtown Watsonville Specific Plan ("DWSP"). Under DWSP, the church properties were placed in the in the Downtown Core zone. Interestingly, neither emergency shelters nor transitional housing are specifically listed as a permitted use in the Downtown Core zone of the DWSP; and while dwelling units are generically listed as permitted uses, **churches continue to require a Special Use Permit.** (Table 6-3.) In the present case, the existing church does not currently possess a Special Use Permit. As such, the church is either an illegal use or a nonconforming use. In either case, the church must now obtain the necessary Special Use Permit.

The pending project will drastically change the character and intensity of the current use of the properties. Instead of simply providing religious services, the church properties now will also offer transitional housing and navigation services to a currently unhoused population in addition to the current religious services. Pursuant to Watsonville Municipal Code section 14-20.050, "[a] nonconforming use may only be increased in . . . intensity or modified in . . . character through the granting of a special use permit." This radical change in use will thus require a Special Use Permit, which will undoubtedly entail consideration of modifications of the church structure to address its location in a flood plain, as well as obtaining approvals from CalTrans for expanded ingress and egress onto Highway 129. Similarly, sufficient church parking will need to be maintained to satisfy the Municipal Code (See WMC § 14-17.1101(g).)

The Housing Accountability Act ("HAA" - California Government Code section 65598.5) does not relieve the City from following the Special Use Permit process. While HAA limits the criteria that can be used to deny a housing development project, it neither dictates the review procedure nor prohibits the imposition of reasonable conditions. Likewise, it does not apply to assembly uses, such as churches. Consequently, the proposed project cannot be approved simply through the Zoning Clearance process.

I hope that this information is helpful to your consideration of this project; and if you have any questions, please feel free to contact me at your convenience.

Sincerely,

William R. Seligmann

William R. Seligmann

cc: email only:

City Manager
City Attorney
Community Development Director
Monterey County Board of Supervisors
Santa Cruz County Board of Supervisors
Executive Presbyter

Public Comment: Agenda Item 4.a of December 3, 2024 Watsonville Planning Commission Meeting

Marta Bulaich <martabulaich@gmail.com>

Tue, Dec 3, 2024 at 4:52 PM

To: planning.commission@watsonville.gov

Cc: cdd@watsonville.gov, Catalina Torres <catram1993@gmail.com>

Bcc: Marta Bulaich <martabulaich@gmail.com>

Members of the Commission,

In the Agenda report for the referenced agenda item being considered by the Commission, there was a section titled "Appeal," which presented the reasons for the Appeal in an itemized manner, followed individually by a Staff Analysis response.

Review of the material indicates serious defective analysis by Staff that necessitates a follow-up rebuttal. Attached to this letter is a folio titled "Rebuttal Document to Staff's Analysis in the December 2024 Planning Commission Agenda Package," which contains an itemized array of the reasons for the Appeal (together with related Staff Analysis), followed individually by the accompanying Appellant's rebuttals to Staff Analysis.

These rebuttals are submitted to demonstrate that the Administrative Review Permit #2023-6297 approval was invalid and should be overruled as requested in the Appeal.

Respectfully,

Marta Bulaich, Member

Coalición del Distrito Uno Oeste para Familias, Seguridad y Justicia Social



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 FINAL 2024 12 03 REBUTTAL DOCUMENT (1).pdf
143K

REBUTTAL DOCUMENT TO STAFF'S ANALYSIS IN THE
DECEMBER 3, 2024 PLANNING COMMISSION AGENDA PACKAGE

1. **City Staff (Staff) improperly withheld critical information from certain City Council Members regarding collaboration by Staff with local county government officials as to siting the project at the Westview Presbyterian Church (Church) location.**

Staff Analysis: This comment is not related to the entitlement review process and does not identify any actions erroneously taken by the Zoning Administrator. Therefore, this is not grounds for modifying or overruling the Zoning Administrator's approval of ARP #2023-6297. Staff also disagrees with this characterization.

Rebuttal: Staff's assertion that the withholding of critical information is unrelated to the entitlement process and does not provide grounds for overruling the Zoning Administrator's approval is incorrect. Integrity of the entitlement review process depends on transparency, completeness, and adherence to procedural requirements. Withholding critical information from City Council Members undermines these principles.

Staff activity is sustained by public funds for benefit of the community. Council Members rely upon Staff to provide timely information on impending events to begin education and orientation for themselves and their constituents to enable functional public involvement so that urban planning adequately addresses public concerns. Staff's use of public funds in order to cripple the Council Members adversely prejudiced the entitlement review process.

The Zoning Administrator's decision is invalid as it was based on a procedurally flawed process that lacked essential transparency, resulting in an erroneous decision, which is grounds for overruling the ARP #2023-6297 approval (Approval).

REBUTTAL DOCUMENT TO STAFF'S ANALYSIS IN THE
DECEMBER 3, 2024 PLANNING COMMISSION AGENDA PACKAGE

2. Staff improperly made false statements to the City Council and the public regarding predicated involvement by Staff with a state grant application for funding the project.

Staff Analysis: This comment is not related to the entitlement review process and does not identify any actions erroneously taken by the Zoning Administrator. Therefore, this is not grounds for modifying or overruling the Zoning Administrator's approval of ARP #2023-6297. Staff also disagrees with this characterization.

Rebuttal: Staff's assertion that the false public statements by Staff are unrelated to the entitlement review is incorrect. False statements can impact the evaluation of the project's feasibility, funding sources and compliance with local, state, and federal requirements. These issues are central to the entitlement review process.

Staff activity is sustained by public funds for benefit of the community. Council Members and the public rely upon Staff to provide true statements regarding Staff involvement with grant applications which are to fund the project. True statements from Staff enable Council Members and the public to adequately assess the grant's purpose and the related priorities of the public as well as the legitimacy of the grant particulars.

Accurate disclosure of Staff's involvement with pursuit of controversial grant funding empowers the public and the Council Members to monitor and address impending and ongoing conflicts of interest and illicit self-serving motivation.

The entitlement process is a public process that requires transparency and accountability. False statements by Staff undermine public trust in the city's governance, which includes the entitlement review process.

The Zoning Administrator's decision is invalid as it was based on a procedurally flawed process that lacked essential transparency, resulting in an erroneous decision, which is grounds for overruling the Approval.

3. Staff improperly accepted the Application. This is because the Application was defective due to significant omission of important information.

Staff Analysis: City staff is required to accept entitlement applications, which are then reviewed for completeness. The project went through several rounds of review and received several 'incomplete letters' before the application was deemed complete and the project application was approved. This is common practice for entitlement applications, which are generally incomplete or require plan changes to comply with development standards and other regulations at the beginning of the review process.

Rebuttal: Staff's response is a narrative of how the project application was handled and a declaration that such actions are common with them. This recital of how Staff is content with how they do things does not rebut the Appeal Reason 3.

The Appeal Letter gave details of the defects of the information provided in the application and those defects still exist. Some elaboration is warranted. It is common for applications to be incomplete, but only to a certain degree. It is also common for applications to undergo iterations in the review process.

However, when the errors and omissions are significant, then the process becomes dysfunctional with critical details being overlooked and improper prejudice being fostered. Integrity of the review process becomes compromised. Staff should have required the applicant to re-submit the application until the significant errors and omissions were adequately corrected before processing it further.

Ever worse is the inequitable impact on the affected public that results from acceptance of significantly defective applications. Staff first accepted (in covert manner) the application in October of 2023 with outrageous omissions and defects and maintained the defects for eight months. Staff only started to remedy the defects after massive public controversy erupted once the extent of the fraudulent application processing was exposed.

**REBUTTAL DOCUMENT TO STAFF'S ANALYSIS IN THE
DECEMBER 3, 2024 PLANNING COMMISSION AGENDA PACKAGE**

The Zoning Administrator's decision is invalid as it was based on a disorderly and inequitable application process that led to an erroneous decision, which is grounds for overruling the Approval.

REBUTTAL DOCUMENT TO STAFF'S ANALYSIS IN THE
DECEMBER 3, 2024 PLANNING COMMISSION AGENDA PACKAGE

- 4. Staff improperly approved the Application without examining and determining the existing uses and conditions on the project site and surrounding environment.**

Staff Analysis: The project site is zoned Downtown Core, which is an area zoned for mixed-use. Therefore, the provisions of [Government Code § 65662](#) apply. [Government Code § 65662](#) does not include any requirements related to the project site or surrounding environment.

Rebuttal: Staff asserts that Government Code Section (Sec. 65662) applies to the project site and that Sec. 65662 does not include any requirements required related to the project site or surrounding environment. Staff's assertion is superficial and nonresponsive.

Using a qualifier, if it is assumed that Staff meant to say that Sec. 65662 exempts analysis and consideration of existing uses and conditions of the site and surrounding environment, then Staff's assertion is incorrect.

Sec. 65662 outlines provisions related to supportive housing projects; however, it does not exempt the city from its obligation to consider existing uses and conditions, particularly when existing uses are conditional.

The Zoning Administrator failed to examine and determine the existing uses and conditions on the project site and surrounding environment, which led to an erroneous decision, which is grounds for overruling the Approval.

5. Staff improperly conducted defective informational meetings for adjacent residents and businesses by erratic and incompetent noticing and scheduling.

Staff Analysis: This comment is not related to the entitlement review process and does not identify any actions erroneously taken by the Zoning Administrator. Therefore, this is not grounds for modifying or overruling the Zoning Administrator's approval of ARP #2023-6297. Staff also disagrees with this characterization.

Rebuttal: Staff's assertion that defective informational meetings are not related to the entitlement review process is incorrect.

Informational meetings are a vital source of public input that informs the Zoning Administrator's decision. Improperly noticed and scheduled meetings deny affected parties the opportunity to voice concerns or provide relevant information leading to a decision that does not fully account for the project impacts.

It should be noted that at numerous times, various government officials enthusiastically made public declarations that informational meetings were held that addressed neighborhood concerns. The use by reference to defective meetings in order to promote public acceptance and approval of the project is adversely prejudicial to the public interest.

The Zoning Administrator's decision is invalid as it was based on a procedurally flawed process that lacked equitable public engagement resulting in an erroneous decision, which is grounds for overruling the Approval.

REBUTTAL DOCUMENT TO STAFF'S ANALYSIS IN THE
DECEMBER 3, 2024 PLANNING COMMISSION AGENDA PACKAGE

6. Staff improperly withheld critical public documents from the attorney representing the neighbors in the vicinity of the Church, violating the California Public Records Act (CPRA).

Staff Analysis: This comment is not related to the entitlement review process and does not identify any actions erroneously taken by the Zoning Administrator. Therefore, this is not grounds for modifying or overruling the Zoning Administrator's approval of ARP #2023-6297. Staff also disagrees with this characterization.

Rebuttal: Staff's assertion that withholding public documents from the attorney representing the neighbors in the vicinity of the church is not part of the entitlement review process is incorrect.

Withholding public documents prevents stakeholders, journalists, attorneys and public members from adequately reviewing and addressing the project impacts.

The California Public Records Act (CPRA) ensures public access to information that allows for meaningful participation in governmental decision-making.

Such action compromises public trust and legitimacy of the Zoning Administration decision. Procedural fairness, including compliance with the CPRA is a foundational requirement for land use decisions.

The Zoning Administrator's decision is invalid as it was based on a procedurally flawed process that lacked proper disclosure of public documents, resulting in an erroneous decision, which is grounds for overruling the Approval.

7. Staff improperly made false public statements alleging that the Application did not exist for the project, which led to public misdirection.

Staff Analysis: This comment is not related to the entitlement review process and does not identify any actions erroneously taken by the Zoning Administrator. Therefore, this is not grounds for modifying or overruling the Zoning Administrator's approval of ARP #2023-6297. Staff also disagrees with this characterization.

Rebuttal: Staff's assertion that the false public statements made by Staff are not related to the entitlement process is incorrect. The entitlement review process depends on transparency and accountability. False statements create confusion and obstruct meaningful public participation. This misdirects neighbors and public members and compromises their ability to provide informed feedback on the project.

The Zoning Administrator's decision is invalid as it was based on a procedurally flawed process that lacked essential transparency, resulting in an erroneous decision, which is grounds for overruling the Approval.

REBUTTAL DOCUMENT TO STAFF'S ANALYSIS IN THE
DECEMBER 3, 2024 PLANNING COMMISSION AGENDA PACKAGE

- 8. Staff improperly failed to guide the applicant to obtain, by necessity, a special use permit for the Church as a predicated step for the entitlement of the project.**

Staff Analysis: The LBNC is a 'use by right.' Per [Government Code § 65583.2\(i\)](#), "use by right" means that that the local government's review may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a 'project' for purposes of the California Environmental Quality Act (CEQA). Therefore, no special use permit may be required by the City as a predicated step for entitlement of the project.

Rebuttal: Staff's assertion that no special use permit (SUP) may be required as a predicated step for the project is incorrect. It is agreed that the LBNC is a "use by right" as per Government Code Section 65583.2(i). However, that code section only applies to the project itself and not to any conditional use on the site, such as the church. As a conditional use that lacks a use permit, the church is a nonconforming use. By authority of Watsonville Zoning Code Section 14-20.050, the Church is required to obtain an SUP when a change is being proposed to the existing characteristics of the church use on the property. Establishing an LBNC on the property would change such characteristics. As a result, the church is required to get an SUP before the LBNC can be entitled on the property.

Because the Zoning Administrator approved the LBNC entitlement without first requiring the church to get an SUP, the Zoning Administrator acted erroneously in violating the Watsonville Zoning Code, which is grounds for overruling the Approval.

9. Staff improperly failed to respond to the legal analysis presented by the neighborhood attorney.

Staff Analysis: This comment is not related to the entitlement review process and does not identify any actions erroneously taken by the Zoning Administrator. Therefore, this is not grounds for modifying or overruling the Zoning Administrator's approval of ARP #2023-6297. Staff also disagrees with this characterization.

Rebuttal: Staff's assertion that Staff's failure to respond to the legal analysis presented by the neighborhood attorney is not related to the entitlement review process is incorrect. During the entitlement review process, stakeholders, including attorneys representing affected parties, have the right to present legal arguments addressing compliance with laws and regulations. Staff is obligated to consider and respond to these arguments to ensure all relevant issues are addressed. Ignoring a legal analysis denies stakeholders their procedural right to meaningful participation.

Ignoring a legal analysis is not consistent with the principles of due process, fairness, and transparency. California land use laws require that public agencies engage with legal issues raised during the review process.

The Zoning Administrator's decision is invalid as it was based on a procedurally flawed process that lacked essential engagement and response, resulting in an erroneous decision, which is grounds for overruling Approval.

- 10. Staff improperly approved the Application without determining the size, location, capacity, and character of the project that would be used as an emergency shelter as defined and regulated in the Watsonville Zoning Code.**

Staff Analysis: The LBNC is not regulated under the Watsonville Zoning Code because it is not an emergency shelter. The requirements of [Government Code § 65662](#) do not allow consideration of the size, location, capacity, or character of LBNCs. However, the size, location, capacity, and character of the project were clearly stated in the ARP application materials and reviewed by City staff prior to project approval.

Rebuttal: Staff's response states that the LBNC is not an emergency shelter and, thus, not regulated by the Watsonville Zoning Code. The accuracy of Staff's response is unclear. Staff presents no evidence of even trying to determine if this claim is true. Staff claims that Government Code Section 65662 does not allow consideration of some details of an LBNC. Staff's evasion under the Government Code is overly broad. While Section 65662 limits certain discretionary review, it does not prevent Staff from ensuring that the project is well-defined and designed in alignment with local planning standards. At a minimum, the Commission should require further inquiry and investigation into this issue before perfecting the entitlement.

REBUTTAL DOCUMENT TO STAFF'S ANALYSIS IN THE
DECEMBER 3, 2024 PLANNING COMMISSION AGENDA PACKAGE

- 11. Staff improperly failed to require that the applicant specify the entity responsible for managing the emergency shelter and provide the qualifications of said operator.**

Staff Analysis: [Government Code § 65662\(a\)](#) only requires that the project have a services plan that identifies services staffing. The application materials identified the Community Action Board (CAB) as the provider of services staffing.

Rebuttal: Staff asserts that Government Code Section 65662(a) only requires that the project have a services plan that identifies services staffing and that the Community Action Board (CAB) was identified as the provider of services staffing. Staff's assertion is non-responsive and consequently incorrect. [Government Code § 65662\(a\)](#) does not exempt the city from ensuring that the identified operator is qualified to manage the project effectively.

Moreover, CAB is not identified in the Zoning Clearance Application but merely in the ERF-2 Grant, and this is not a valid identification of the operator.

The Zoning Administrator's decision is invalid as it relied on incomplete and omitted information resulting in an erroneous decision, which is grounds for overruling the Approval.

12. Staff improperly submitted a Building Permit Submission to Caltrans in July of 2024 prior to approving the Zoning Clearance Occupancy Permit Application.

Staff Analysis: As part of the application review, City staff reached out via email to Caltrans staff to inform them of the proposed work along CA-129 and inquire about whether they had any questions or concerns that could be addressed during the future building permit process because the project frontage is in the Caltrans right of way. Consultation with regional agencies is a normal part of the development review process.

Rebuttal: Staff's reply is that they communicated with Caltrans to inform them of proposed work along CA-129 and to respond to questions and that such communication is normal. Staff's reply is non-responsive and consequently incorrect. In reality, the evidence indicates that Staff provided Caltrans with a building permit submission related to the project before the Zoning Clearance process was complete. By engaging Caltrans in a manner that suggests the building permit is underway before zoning is secure gives the appearance that the project approval is a foregone conclusion which undermines the integrity of the entitlement process.

The Zoning Administrator's decision is invalid as it was based on a procedurally flawed process that lacked procedural integrity, resulting in an erroneous decision, which is grounds for overruling the Approval.

REBUTTAL DOCUMENT TO STAFF'S ANALYSIS IN THE
DECEMBER 3, 2024 PLANNING COMMISSION AGENDA PACKAGE

- 13. Staff improperly failed to evaluate the animal policy of the emergency shelter, including the density of domestic animals and/or farm animals that will reside on the Church property. (Chapter 1 of Title 6 of Watsonville Municipal Code)**

Staff Analysis: The animal policy of the emergency shelter cannot be considered under the review requirements in [Government Code § 65662](#).

Rebuttal: Staff's reply is that the animal policy of the emergency shelter cannot be considered under the review requirements of Government Code Section 65662. **Here, Staff now admits that the project is an emergency shelter whether in whole or in part.** Certainly the emergency shelter component is subject to evaluation of the referenced municipal animal policies.

However, even if one assumes that Government Code Section 65662 is applicable to part of the shelter, Staff's assertion is still incorrect. Government Code Section 65662 does not exempt the city from enforcing their operational code pertaining to animals.

The Zoning Administrator's decision is invalid as it failed to evaluate the animal policy of the emergency shelter, resulting in an erroneous decision, which is grounds for overruling the Approval.

14. Staff improperly failed to require an adequate Good Neighbor Policy.

Staff Analysis: A good neighbor policy is not one of the review requirements in [Government Code § 65662](#). However, the project is required to comply with the County of Monterey Homeless Services Good Neighbor Protocol, which was submitted as part of the ARP application documentation.

Rebuttal: Staff's reply is that a good neighbor policy is not one of the review requirements of Government Code Section 65662.

From this Staff concedes that they made no review for adequacy of the good neighbor policy, and they offer justification for the procedural defect by citing Government Code Section 65662. Staff's reasoning is invalid. Government Code Section 65662 does not prohibit consideration of adequate good neighbor policies.

As declared in the previous items of the Appeal, the extensive defects in sincere and competent engagement with the affected public regarding the likely adverse impact from the project would have presented a serious hurdle for Staff to conduct a proper review. However, the fact is that Staff didn't even bother to try and dismissed such initiative by means of evasion behind an inapplicable state law.

The Zoning Administrator's decision is invalid as it did not require an adequate good neighbor policy, resulting in an erroneous decision, which is grounds for overruling the Approval.

REBUTTAL DOCUMENT TO STAFF'S ANALYSIS IN THE
DECEMBER 3, 2024 PLANNING COMMISSION AGENDA PACKAGE

15. Staff improperly failed to consider issues pertaining to the Loaves & Fishes institutional operation at 150 Second Street, Watsonville, CA.

Staff Analysis: The Loaves & Fishes institutional operation at 150 Second Street is not a part of the project and cannot be considered under the review requirements in [Government Code § 65662](#).

Rebuttal: Staff's assertion is that Loaves & Fishes is not part of the project and cannot be considered under the review requirements in Government Code § 65662 is incorrect. Loaves & Fishes is an illicit nearby nuisance use in the neighborhood that is a likely interactive entity with the project. As such, the operation and contextual impacts and interactions need to be considered to ensure the compatibility of the project. In addition, Government Code § 65662 does not preclude the consideration of nearby uses and their potential impact on the project.

The Zoning Administrator's decision is invalid as it did not consider issues pertaining to the Loaves & Fishes operation, resulting in an erroneous decision, which is grounds for overruling the Approval.



Received
Watsonville
City Clerk

Marta Bulaich <martabulaich@gmail.com>

Public Comment: Agenda Item 4.a of December 3, 2024 Watsonville Planning Commission Meeting

Marta Bulaich <martabulaich@gmail.com>

Tue, Dec 3, 2024 at 3:58 PM

To: planning.commission@watsonville.gov

Cc: cdd@watsonville.gov


Bcc: Marta Bulaich <martabulaich@gmail.com>

Members of the Commission,

I am attaching a document titled "A Collection of Data and Documents Highlighting Watsonville's Improper Zoning Procedure for the Tiny Village." Given its size, I'm providing both a [Google Drive link](#) and a [Dropbox link](#). Please feel free to contact me if you have any issues accessing the document.

Respectfully,

Marta Bulaich

 FINAL 2024 12 03 Tiny Village_ Collection of Dat...

--
Marta J. Bulaich
+1 415 816 1665
@martahari

A Collection of Data and Documents Highlighting Watsonville's Improper Zoning Procedure for the Tiny Village



Coalición del Distrito Uno Oeste para Familias, Seguridad y Justicia Social

Marta Bulaich, Member
December 3, 2024

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Introduction

This presentation chronicles over two years during which the City of Watsonville has demonstrated its intent to implement illegitimate zoning changes regarding the proposed Tiny Village Project on the site of the Westview Presbyterian Church (the "Church") at 118 First Street.

The Church, a nonconforming use in the Downtown Core District, plans to retain its function as a place of worship while adding a low-barrier navigation center (LBNC) to its parcel. The proposed LBNC includes 34 units.

Based on publicly available documents, City of Watsonville Staff withheld information from select Council Members, misled the public, omitted critical documents from the Agenda Package for the December 3, 2024 Planning Commission meeting, and approved the addition of an LBNC on the Church's parcel, despite the Church lacking the required entitlement for this use. According to the Watsonville Municipal Code, the Church needs a special use permit to add this new use.

Homelessness Issues

We can see that there are a lot of homeless people. Most people would like to help. City and County Officials claim that this project will help. So...what's the problem?

The homeless problem is complicated. Simple solutions don't work. Adverse impacts from bad projects are severe and impossible to cure once large sums of public funds are spent. This project had several issues.

1. No public noticing.
2. No public hearing.
3. Secret decisions made by City and County Government Officials.
4. Extravagant waste of public money.
5. Cramming related problems in one neighborhood.
6. Irrational rehabilitation plan for the homeless.
7. Existing indigent support services already adversely affecting the neighborhood.
8. False and misleading statements made at public hearings by officials.
9. The City government seems to be making many mistakes with land use issues recently resulting in lawsuits.
10. Lack of proper care and caution.

The Church Property is a Complicated Situation

1. Three separate, yet interdependent, parcels
2. Unknown easements
3. Unknown land contracts
4. There are no existing conditional uses on the parcels
5. No current use permits are in existence
6. No use permits are being required by the City for the combined church and shelter project

Downtown Watsonville Specific Plan (DWSP) Land Use Regulations require churches to get a Special Use Permit (SUP)

Section 6.4

LAND USE REGULATIONS

A. Use Standards

This section includes land use provisions for all properties within the plan area. Uses not listed in Table 6-3 shall be allowed by right unless prohibited elsewhere in the WMC. For example, retail and restaurants are allowed by right throughout the plan area; therefore, they are not included in Table 6-3. Definitions of the uses in Table 6-3 are in Section 6.4.B. All uses are subject to all applicable development standards, State law, and any other applicable requirements that are beyond the scope of this section. Administrative Use Permits, Temporary Use Permits, and Special Use Permits shall be subject to the procedural requirements of WMC Chapter 14-12, Part 5. Required determinations for issuances of Conditional Use Permits, including Special Use Permits and Administrative Use Permits, are found in Section 6.4.C.

Table 6-3 Land Use Regulations

Use	Downtown Core			Downtown Neighborhood	Downtown Industrial ¹
	Main Street Overlay	Gateway Overlay	Elsewhere in the Zone		
Alcohol-Related: Group A	AUP required ¹				
Alcohol-Related: Group B	SUP required ¹				
Antique Shop	Not permitted on parcels fronting Main Street; AUP required elsewhere			AUP required	AUP required
Automobile Service	Not permitted			Not permitted	Permitted
Cannabis Facility	Not permitted				
Church	SUP Required				
Drive-through	Not permitted				
Dwelling Unit	Permitted on upper floors; Not permitted on ground floors		Permitted	Permitted	SUP Required
Heavy industrial & Manufacturing	Not permitted			Not permitted	Permitted ²
Light Industrial / R&D	Not permitted			AUP required ²	Permitted ²
Office	Permitted on upper floors; Not permitted on ground floors	Permitted on upper floors; AUP required for ground floors	Permitted	Permitted	Permitted
Payday Lenders	Not permitted				
Storage/warehouse	Not permitted			Not permitted	Permitted
Thrift Shop	Not permitted on parcels fronting Main Street; AUP required elsewhere			AUP required	AUP required
Use Code 65	SUP required				
Vehicle fueling facility	Not permitted				

1. Additional requirements for alcohol-related uses found in the City's Alcohol Ordinance, in WMC Chapter 14-25 apply.

2. Per WMC § 14-12.400, all new industrial development, as with all new development, will be subject to required findings of compatibility between adjacent uses related to traffic, noise, odors, visual nuisances, and other similar adverse effects.

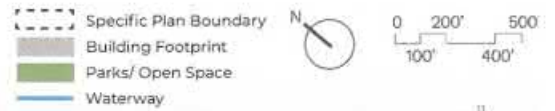
DWSP specifically mandates that Churches must obtain a Special Use Permit (SUP). The Westview Presbyterian Church is nonconforming, ergo, the church is already in violation by not holding one. Introducing a new use (to wit, an LBNC) requires **addressing the church's nonconforming status first**, as the new use would significantly alter the character of the site. The Zoning administrator failed to address this significant change in its Approval process.

AB 101 allows LBNCs as a use by right only in areas zoned for mixed use or nonresidential uses permitting multifamily housing. If the church's zoning is incompatible or nonconforming, the protections under AB 101 **cannot be automatically permitted**. The state law does NOT override the requirement for the underlying use to be legal or conforming in the first place. If the church is nonconforming (and it is) and lacks a valid conditional use permit (and it does), AB 101 cannot bypass these local zoning issues.

DWSP Specific Plan Map



**FIGURE 1-2
DOWNTOWN WATSONVILLE SPECIFIC PLAN AREA**



DWSP Regulating Plan Map



**FIGURE 6-1
REGULATING PLAN**

Source: City of Watsonville (2022); Santa Cruz County (2021); ESRI (2022)

ZONES

- Downtown Core
- Downtown Neighborhood
- Downtown Industrial
- Public Facilities

OVERLAYS

- Main Street
- Gateway
- Neighborhood Transition

- Specific Plan Boundary
- Rail Line
- Waterway



Lot Map of the Church



Watsonville's Conflicted Role to Identify the Site and Streamline the Permitting Procedure

According to February 14, 2023 Monterey County Board of Supervisors Documents and an August 21, 2023 letter from Monterey County (MOCO) Director of Homeless Services Roxanne Wilson to former Watsonville City Manager Rene Mendez, the role of the Watsonville Zoning Administrator in the Tiny Village Project was to:

1. **Identify the site**
2. **Streamline the permitting process.**

The responsibility to **identify a project site** lies with the Applicant, **not** the Zoning Administrator. In this instance, the Zoning Administrator's selection of the site raises serious ethical concerns regarding impartiality and suggests a potential overreach of authority, particularly given the Zoning Administrator's stated role to "streamline the permitting process."

By taking on an unorthodox role that extends beyond its defined scope, the Zoning Administrator has not only contravened Watsonville's Zoning Code but has also breached fundamental principles of professional and ethical conduct.

This conduct represents a significant departure from the standards expected of zoning professionals, undermining the integrity of the land use planning process.

Streamline the Permitting Process



“As we discussed throughout the application process, the County of Monterey will pursue the funds to plan, develop and implement the project; the County of Santa Cruz will assist with identifying long-term funds; **and the City will streamline the permitting process.**” [Emphasis added]

Roxanne Wilson

Monterey County Homeless Services Director

August 21, 2023 letter to former Watsonville City Manager, Rene Mendez

Council Members were Kept in the Dark

According to the Minutes of the June 23, 2023 Special City Council Meeting, **certain** Council Members were kept in the dark.

Member Dutra stated his concerns with information regarding the project being published by Monterey County and the challenges faced by Council Members who were unaware.

Three Council Members, Ari Parker, Casey Clark, and Jimmy Dutra, called the Special Meeting for this reason. It is unclear if any non-agendized Council Meetings were held or if there were possible Brown Act Violations.

Council Members were Kept in the Dark



JIMMY DUTRA STATEMENT:

To some of us it seems like there was this deal was done behind closed doors already in that we have nothing we don't have a say in it. I mean, that was the urgency for you know, me requesting this meeting is that, you know, people are talking about this and we aren't able to talk about it because we haven't publicly had the conversation. So after today we can all go out and speak how we feel about this project. I would imagine. Sam, is that correct? I mean, we can have our own opinions, because this puts us in a really bad position where our constituents are coming to us asking us questions about quotes that you're giving and that other people in Monterey County and Santa Cruz County are going on TV and the media speaking, and we don't we we can't comment on it. We have **because a lot of us** don't have the information about what to how to respond to it. **[Emphasis added]**

Sources:

[City of Watsonville video of June 23, 2023 Special Council Meeting](#) [22:13]
[Clip of Jimmy Dutra on the project being done behind closed doors](#)

Principal Planner Matt Orbach Acknowledged the Review Process was Siloed

According to the AI transcription of a May 29, 2024 conference call with Monterey County and City Staff, Principal Planner Matt Orbach stated:

I've been asking questions about this project since last year, and it's been siloed. I don't know upstairs at the management level, and has never trickled down to the people who should actually be reviewing this until at this point this year.

As per email exchanges dated June 15, 2023 with former Community Development Director Suzi Merriam and Principal Planner Matt Orbach, Orbach **was not informed about the Tiny Village project until the KSBW News feature.**

The exclusion of Principal Planner Orbach from discussions regarding this development constituted a significant procedural defect. As the individual responsible for overseeing zoning compliance and land use planning, his involvement was a fundamental aspect of ensuring adherence to established processes and regulations.

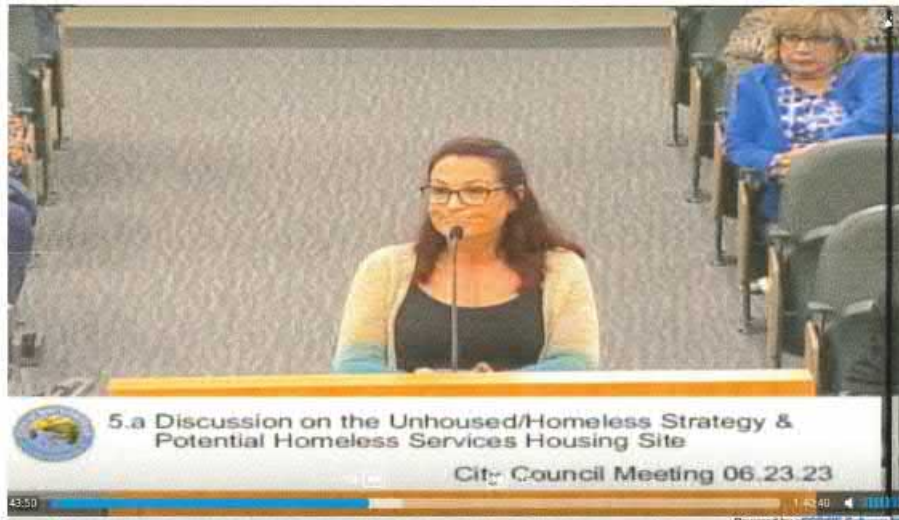
Highlights of Watsonville's Zoning Administrator's Improper and Defective Procedures



"Sorry my frustration is, all of this is outside is happening **outside of our review process**. And so this, this is why this has been really, really hair pulling. **I've been asking questions about this project since last year, and it's been siloed. I don't know upstairs at the management level, and has never trickled down to the people who should actually be reviewing this until at this point this year.** So it's just, it's it's hard cause we. What we do is review things like this. What we do is we provide feedback so that you can design these projects in ways that work. And it just has never gotten to us to conduct that level of review." **[Emphasis added]**

- Matt Orbach, May 29, 2024 Recorded Call with Monterey County

Suzi Merriam Falsely Stated Her Knowledge of the Tiny Village Project



SUZI MERRIAM'S' STATEMENT:

During this Special Council Meeting on June 23, 2023, Community Development Director Suzi Merriam stated:

My understanding and again **because we don't have any information on how this is going to be operated or even what its gonna look like, I have not seen anything** we've only talked about it is that this is an emergency shelter and so that I would expect that they would be following the emergency shelter regulations. I have talked with the homeless services manager for the County of Santa Cruz checking in on this question and he indicated that yes, it will be operated like emergency shelter. That was his understanding.
[Emphasis added]

In an email to Principal Planner Matt Orbach dated June 15, 2023, Merriam stated, **"The City was part of the application process- we have been very aware of the project internally."**

Sources:

[City of Watsonville video of June 23, 2023 Special Council Meeting](#) [43:15]
[Clip of Suzi Merriam misleading Council on knowledge of project](#)

City Manager Tamara Vides Falsely Stated to the Council that the City had not Received an Application

During the June 11, 2024 City Council Meeting, City Manager Tamara Vides provided an update to the Tiny Village project in her update stating:

We're all working together to make sure that we all understand this timing, the timing and the proposal of this project, I think one important thing to consider is that the city of Watsonville **has not yet received an application for this project**, and when we do, the team will review the application, and we will be able to provide more concrete feedback, not only to the applicant, but also have a more robust discussion with the council once we have a full understanding of these projects. **[Emphasis added]**

This is inaccurate. The application was submitted on October 24, 2023.



Sources:

[City of Watsonville video of June 11, 2024 Council Meeting \[1:13:41\]](#)

District 1: Chronic Homeless-Related Crime - Federal Post Office Vandalized



Watsonville's Downtown Post Office vandalized by homeless person. The post office is next to City Hall, the Police Department, and the proposed Tiny Village site.



11/18/2024 21:13	24W-04041	200 Block of Main St	RP reported a female shattered the post office window and made entry. Once the female made entry, she continued to shatter additional windows. Shortly after WPD arrived and detained a female who later verbally identified herself as (A1) Alma Delia Piceno	459 - PC; Burglary; Felony 594(A)(1) - PC; Vandalism: deface Property; Felony	(Juvenile name withheld.) (Non-Victim/Non-Arrestee name withheld.) Arrestee - Piceno-Beimontes, Alma Delia, 37
------------------	-----------	----------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------

District 1: Chronic Homeless-Related Crime - Walker Street Business Fire



Based on neighborhood feedback, it is my understanding that this fire was started by a homeless person

District 1: Chronic Homeless-Related Crime - Homeless Violent Attack with Weapon Near Railroad (Unreported even though 6 police cars, 8 police officers and a firetruck were on the scene)



November 26, 2024: 8 Police Officers, 6 Police Cars, 1 Fire Truck on scene. No report report. No Pulse Point. No Police Blotter. No News.



District 1: Chronic Retail Theft - Davis Auto Parts Break-in



On November, 2024, there was a break-in at Davis Auto done by unknown persons. However, it was of a pattern that matched previous break-ins that were verifiably done by homeless people.

December 3, 2024 Letter from Catalina Torres Regarding Recusal of Jenni Veitch-Olson

Description:

December 3, 2024 Letter from Catalina Torres requesting Planning Commissioner Jenni Veitch-Olson recuse herself due to the conflict with with the Presbytery of San Jose and the Westview Presbyterian Church.

Summary:

The appellant, representing La Coalición del Distrito Uno Oeste para Familias, Seguridad y Justicia Social, requests Planning Commissioner Jenni Veitch-Olson recuse herself from decisions on Westview Presbyterian Church and the Tiny Village project due to conflicts of interest. These include her spouse's financial ties and leadership roles with the Presbytery of San Jose, the Presbytery's ownership of her residence, and potential due process violations. Recusal is urged to ensure legal compliance and public trust.

Catalina Torres
121 2nd Street, Apt.# F
Watsonville, California
(831) 706-1429
catram1993@gmail.com

December 2, 2024

Watsonville Planning Commission
250 Main Street
Watsonville, CA 95076
planning.commission@watsonville.gov
cdd@watsonville.gov

**Re: Appeal (#PP2024-7954) of Zoning Administrator Approval of an
Administrative Review Permit for a Low-Barrier Navigation Center:
Request for Recusal of Commissioner Veitch-Olson on Matters Involving
Westview Presbyterian Church and the Tiny Village Project**

Dear Chairperson Acosta and Members of the Planning Commission,

I am the appellant and a member of a neighborhood coalition, La Coalición del Distrito Uno Oeste para Familias, Seguridad y Justicia Social. I am writing to formally request that Planning Commissioner Jenni Veitch-Olson recuse herself from participating in any deliberations, discussions, or votes concerning Westview Presbyterian Church and the Tiny Village project. This request is made in light of the following clear and significant conflicts of interest.

A. Conflicts of Interest

Commissioner Veitch-Olson has financial ties to the Presbytery of San Jose, which governs and provides resources to the Westview Presbyterian Church. Specifically:

1. **Spousal Employment:** According to Commissioner Veitch-Olson's 2023 Form 700 covering the time period from January 1, 2022 through December 31, 2022,

Planning Commissioner Veitch-Olson's spouse, Robby Olson, earned between \$10,000 and \$100,000 from the Presbytery of San Jose. (See Attachment 1). Veitch-Olson's Form 700, covering the time period from January 1, 2023 through December 31, 2023, lists no income from either Veitch-Olson or her husband's affiliations with the Watsonville Public House and/or the Presbytery of San Jose. (See Attachment 2). During the Special Planning Commission meeting that occurred on November 19, 2024, Veitch-Olson did mention that she has a job. It is unclear whether she generates any income from her work.

2. **Residential Ties:** Commissioner Veitch-Olson resides at 126 Rogers, Watsonville, California [APN: 018-051-16]. According to the Santa Cruz County Recorder's Office website, this property is owned by the Presbytery of San Jose, creating an ongoing financial relationship.
3. **Business Ties:** Watsonville Public House is a qualified 501(c)(3) non-profit organization located at 645 Main Street, Watsonville, that opened in [late 2023 to early 2024](#). According to the website of the Presbytery of San Jose, Watsonville Public House is a downtown brewery and pub that provides a welcoming space for the community, especially those uninterested or unwilling to come to a traditional church. Revenues will support the mission purposes of the Presbytery of San Jose with a focus on the needs of South Santa Cruz County. The Executive Director (and Brew Master and Pastor) is Rev. Robby Olson.
 - a. According to the California Secretary of State:
 - i. Commissioner Veitch-Olson's husband, Rev. Robby Olson is the Chief Executive Officer of the Watsonville Public House.
 - ii. The street address of the Watsonville Public House is 890 Meridian Way, San Jose, California 95126. This is the same address of the [Presbytery of San Jose](#). (See attached Statement of Information CA Nonprofit Corporation).
 - iii. Charles May is the Secretary of the Watsonville Public House, whose address is at 890 Meridian Way, San Jose. [According to the Executive Presbytery of San Jose's website](#), Elder Charlie May (Trinity, Santa Cruz) is on the Administrative Commission for

Watsonville. Reverend Dan Hoffman from the Westview Presbyterian Church is also on this Administrative Commission.

iv. Erica M Rader is the Chief Financial Officer of the Watsonville Public House. She is the Stated Clerk of the [Presbytery of San Jose](#).

b. According to the Santa Cruz County Recorder's Office, the property on which the Watsonville Public House, located at 625 Main St, Watsonville, CA 95076, is owned by the Presbytery of San Jose [APN: 01814231].

The Presbytery of San Jose has direct governance over the Westview Presbyterian Church and presents an undeniable conflict of interest. This makes it impossible for Commissioner Veitch-Olson to participate in these matters without violating the law or jeopardizing the integrity of the Commission's process.

B. California Government Code Section 87100

California Government Code Section 87100 also supports the need for Veitch-Olson to recuse herself. The code states:

A public official at any level of state or local government shall not make, participate in making, or in any way attempt to use the public official's official position to influence a governmental decision in which the official knows or has reason to know the official has a financial interest.

C. Due Process Concerns

The relationship between Commissioner Veitch-Olson and her spouse raises serious constitutional concerns under the **Due Process Clause of the Fourteenth Amendment**, which requires impartiality in governmental decision-making.

Given Rev. Robby Olson's leadership roles and financial ties to the Presbytery of San Jose, a reasonable person could question whether Commissioner Veitch-Olson can fairly and impartially decide matters involving Westview Presbyterian Church. The Presbytery's ownership of her residence and her husband's business property (as well as church affiliation), and the Presbytery of San Jose's direct involvement in the Tiny Village project compound the appearance of bias.

Chairperson Acosta and Members of the Commission

December 2, 2024

Page 4

D. Conclusion

Failing to recuse Veitch-Olson from this matter risks invalidating any decision the Commission makes regarding this matter, subjecting the City of Watsonville to potential legal challenges, and undermining public trust in the integrity of the Planning Commission.

To ensure compliance with California law and to protect public confidence in the fairness and impartiality of the Planning Commission, I urge Commissioner Veitch-Olson to disqualify herself from all matters related to Westview Presbyterian Church and the Tiny Village project.

Sincerely yours,



Catalina Torres, Neighborhood Leader

Coalición del Distrito Uno Oeste para Familias, Seguridad y Justicia Social



Attachments (3):

1. California Form 700, dated April 2, 2024
2. California Form 700, dated April 3, 2023 (and accompanying Schedule C)
3. Statement of Information CA Nonprofit Corporation, dated April 16, 2024



STATEMENT OF ECONOMIC INTERESTS COVER PAGE A Public Document

Date Initial Filing Received Filing Official Use Only

E-Filed 04/02/2024 15:37:29 Filing ID: 211356419

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE) Veitch-Olson, Jenni

1. Office, Agency, or Court

Agency Name (Do not use acronyms) CITY OF WATSONVILLE Division, Board, Department, District, if applicable Your Position Planning Commission Planning Commissioner

2. Jurisdiction of Office (Check at least one box)

State Multi-County City of Watsonville Judge, Retired Judge, Pro Tem Judge, or Court Commissioner (Statewide Jurisdiction) County of Other

3. Type of Statement (Check at least one box)

Annual: The period covered is January 1, 2023 through December 31, 2023. Leaving Office: Date Left The period covered is January 1, 2023 through the date of leaving office. Assuming Office: Date assumed Candidate: Date of Election and office sought, if different than Part 1:

4. Schedule Summary (required)

Total number of pages including this cover page: 1

Schedules attached

Schedule A-1 - Investments - schedule attached Schedule A-2 - Investments - schedule attached Schedule B - Real Property - schedule attached Schedule C - Income, Loans, & Business Positions - schedule attached Schedule D - Income - Gifts - schedule attached Schedule E - Income - Gifts - Travel Payments - schedule attached

-or-

None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE Watsonville CA 95076 DAYTIME TELEPHONE NUMBER E-MAIL ADDRESS

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 04/02/2024 Signature Jenni Veitch-Olson



STATEMENT OF ECONOMIC INTERESTS COVER PAGE A Public Document

Date Initial Filing Received Filing Official Use Only

E-Filed 04/03/2023 14:59:53 Filing ID: 207615042

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE) Veitch-Olson, Jenni

1. Office, Agency, or Court

Agency Name (Do not use acronyms) City of Watsonville Division, Board, Department, District, if applicable Planning Commission Your Position Planning Commissioner

2. Jurisdiction of Office (Check at least one box)

[X] State [] Judge, Retired Judge, Pro Tem Judge, or Court Commissioner (Statewide Jurisdiction) [] Multi-County [X] County of Santa Cruz [X] City of Watsonville [] Other

3. Type of Statement (Check at least one box)

[X] Annual: The period covered is January 1, 2022 through December 31, 2022. [] Leaving Office: Date Left [] The period covered is January 1, 2022 through the date of leaving office. [] Assuming Office: Date assumed [] The period covered is through the date of leaving office. [] Candidate: Date of Election and office sought, if different than Part 1:

4. Schedule Summary (required)

Total number of pages including this cover page: 2

Schedules attached [] Schedule A-1 - Investments - schedule attached [X] Schedule C - Income, Loans, & Business Positions - schedule attached [] Schedule A-2 - Investments - schedule attached [] Schedule D - Income - Gifts - schedule attached [] Schedule B - Real Property - schedule attached [] Schedule E - Income - Gifts - Travel Payments - schedule attached -or- [] None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE (Business or Agency Address Recommended - Public Document) Watsonville CA 95076 DAYTIME TELEPHONE NUMBER () E-MAIL ADDRESS

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I acknowledge this is a public document.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 04/03/2023 (month, day, year)

Signature Jenni Veitch-Olson (File the originally signed paper statement with your filing official.)



BA20240778019



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CA NONPROFIT CORPORATION

California Secretary of State
 1500 11th Street
 Sacramento, California 95814
 (916) 657-5448

For Office Use Only
-FILED-
 File No.: BA20240778019
 Date Filed: 4/16/2024

B2666-9010 04/16/2024 8:55 PM Received by California Secretary of State

Entity Details			
Corporation Name	WATSONVILLE PUBLIC HOUSE		
Entity No.	4601206		
Formed In	CALIFORNIA		
Street Address of California Principal Office of Corporation			
Street Address of California Office	890 MERIDIAN WAY SAN JOSE, CA 95126		
Mailing Address of Corporation			
Mailing Address	890 MERIDIAN WAY SAN JOSE, CA 95126		
Attention			
Officers			
Officer Name	Officer Address	Position(s)	
ROBERT E OLSON III	890 MERIDIAN WAY SAN JOSE, CA 95126	Chief Executive Officer	
Charles May	890 Meridian Way San Jose, CA 95126	Secretary	
Erica M Rader	890 Meridian Way San Jose, CA 95126	Chief Financial Officer	
Additional Officers			
Officer Name	Officer Address	Position	Stated Position
None Entered			
Agent for Service of Process			
Agent Name	ERICA M RADER		
Agent Address	890 MERIDIAN WAY SAN JOSE, CA 95126		
Email Notifications			
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.		
Electronic Signature			
<input checked="" type="checkbox"/> By signing, I affirm that the information herein is true and correct and that I am authorized by California law to sign.			
<i>Erica Rader</i>	04/16/2024		
Signature	Date		

December 2, 2024 Email from Marta Bulaich to the Planning Commission

Description:

December 2, 2024 email from to the Planning Commission (cc: CDD and Catalina Torres) with a copy of William Seligmann's July 29, 2024 letter.

Summary:

Email from Marta Bulaich to the Planning Commission stating:

City Staff did not include Mr. Seligmann's letter in your related agenda package, even though it is referenced in the appeal request and is a critical resource in considering the agenda item. It is notable that neither City Staff, nor Monterey legal counsel's office, nor the State Department of Housing and Community Development **ever acknowledged the existence of Mr. Seligmann's letter, nor did they provide a response to it in your agenda materials.**

To respond to Staff's procedural defect, I am providing you with a copy of Mr. Seligmann's letter as an attachment to this communication.



Marta Bulaich <martabulaich@gmail.com>

Agenda Item 4.a of December 3, 2024 Watsonville Planning Commission Meeting

1 message

Marta Bulaich <martabulaich@gmail.com>

Mon, Dec 2, 2024 at 8:48 AM

To: planning.commission@watsonville.gov

Cc: cdd@watsonville.gov, Catalina Torres <catram1993@gmail.com>

Bcc: Marta Bulaich <martabulaich@gmail.com>

Members of the Commission,

At the December 3, 2024 Planning Commission Meeting, you will be considering an agenda item regarding an appeal of the zoning decision related to the homeless shelter proposed at the Westview Presbyterian Church site in Watsonville.

One issue in the subject matter pertains to existing conditional uses at the project site, and an attorney, William Seligmann, representing the Appellant, submitted a letter dated July 29, 2024 to the City Staff, which gave legal analysis that concluded that the Church was required to obtain a Special Use Permit to accommodate the homeless shelter before such shelter could be entitled.

City Staff did not include Mr. Seligmann's letter in your related agenda package, even though it is referenced in the appeal request and is a critical resource in considering the agenda item. It is notable that neither City Staff, nor Monterey legal counsel's office, nor the State Department of Housing and Community Development **ever acknowledged the existence of Mr. Seligmann's letter, nor did they provide a response to it in your agenda materials.**

To respond to Staff's procedural defect, I am providing you with a copy of Mr. Seligmann's letter as an attachment to this communication.

Respectfully,


Marta Bulaich

Attachment:

July 29, 2024 Letter from William Seligmann to the City Council

--

Marta J Bulaich
+1 415 816 1665
@martahari

 **William Seligmann Letter Tiny Homes Project (072924).pdf**
159K

LAW OFFICES
William R. Seligmann
333 Church Street, Suite A
Santa Cruz, California 95060
Telephone: (831) 423-8383
Fax: (831) 438-0104

Mailing Address:
PO Box 481
Santa Cruz, California 95061

July 29, 2024

Silicon Valley Office:
(408) 356-1950

Watsonville City Council
275 Main St., Suite 400 (4th Floor)
Watsonville, CA 95076
citycouncil@cityofwatsonville.org

Re: Tiny Home Application – 118 & 120 First Street, 5 Cherry Court

Honorable Mayor Quiroz-Carter and Members of the City Council:

My firm has been retained to represent the interests of a neighborhood coalition of residents, businesses, and property owners affected by the current application to construct a transitional housing and navigation center (identified as Tiny Village) for currently homeless persons on the properties occupied by the Westview Presbyterian Church. While my clients recognize the need to afford housing opportunities to those less fortunate members of the community, they feel that certain neighborhoods in the City have become a dumping ground for the homeless, which has led to a disproportionate incidence of anti-social behavior, including public vandalism, breaking and entering, arson, trespassing, stalking, loitering, and public drug use.

My clients have asked me specifically to address the legal process for the proposed project. In this regard, there are two aspects that need to be addressed; (1) the inapplicability of Senate Bill 4 of 2023; and (2) the necessity for a Special Use Permit for the change in the church operations.

Senate Bill 4:

Senate Bill 4, also known as the Affordable Housing on Faith and Higher Education Lands Act of 2023, adopted California Government Code section 65913.16. This section allows for housing development projects on property owned by religious institutions when certain stringent requirements are met. Among these requirements, the property cannot be located within 1,200 feet of a site that is that is subject to permitting by an Air Resources District. (Cal. Gov. Code 65913.16(b)(4), (c)(6)(B).) In the instant case, the church property is located with 1,200 feet of eleven (11) such heavy industrial sites according to the website of the Monterey Bay Air Resources District. Consequently, the provisions of Senate Bill 4 do not apply.

Change in the Use of the Church Property Requires a Special Use Permit:

Given that Senate Bill 4 is inapplicable, the proposed project must comply with all of the applicable provisions of Watsonville's local land use regulations. Based on an application submitted to Watsonville on October 24, 2023, the proposed project consists of approximately 34 modular units to be operated in conjunction with navigation facility for currently unhoused persons and their animals.

It is my understanding that at the time that the application was submitted, the properties were zoned Institutional (N). While emergency shelters are a principally permitted use in the Institutional zoning district, transitional housing is specifically prohibited, and churches require a Special Use Permit (Watsonville Municipal Code ("WMC") § 14-16.802(a)(2), (e)(3), (5).) The current application specifically requests transitional housing, and does not meet the definition of "emergency housing," which is defined as "[h]ousing with minimal supportive services." (WMC § 14-16.803(c)(3)(i).) The current application proposes a navigation center staffed 24 hours a day, which is far from minimal services. Consequently, the proposed project would not be allowed under the Institutional zoning.

On November 23, 2023, Watsonville adopted the Downtown Watsonville Specific Plan ("DWSP"). Under DWSP, the church properties were placed in the in the Downtown Core zone. Interestingly, neither emergency shelters nor transitional housing are specifically listed as a permitted use in the Downtown Core zone of the DWSP; and while dwelling units are generically listed as permitted uses, **churches continue to require a Special Use Permit.** (Table 6-3.) In the present case, the existing church does not currently possess a Special Use Permit. As such, the church is either an illegal use or a nonconforming use. In either case, the church must now obtain the necessary Special Use Permit.

The pending project will drastically change the character and intensity of the current use of the properties. Instead of simply providing religious services, the church properties now will also offer transitional housing and navigation services to a currently unhoused population in addition to the current religious services. Pursuant to Watsonville Municipal Code section 14-20.050, "[a] nonconforming use may only be increased in . . . intensity or modified in . . . character through the granting of a special use permit." This radical change in use will thus require a Special Use Permit, which will undoubtedly entail consideration of modifications of the church structure to address its location in a flood plain, as well as obtaining approvals from CalTrans for expanded ingress and egress onto Highway 129. Similarly, sufficient church parking will need to be maintained to satisfy the Municipal Code (See WMC § 14-17.1101(g).)

The Housing Accountability Act ("HAA" - California Government Code section 65598.5) does not relieve the City from following the Special Use Permit process. While HAA limits the criteria that can be used to deny a housing development project, it neither dictates the review procedure nor prohibits the imposition of reasonable conditions. Likewise, it does not apply to assembly uses, such as churches. Consequently, the proposed project cannot be approved simply through the Zoning Clearance process.

I hope that this information is helpful to your consideration of this project; and if you have any questions, please feel free to contact me at your convenience.

Sincerely,

William R. Seligmann

William R. Seligmann

cc: email only:

City Manager
City Attorney
Community Development Director
Monterey County Board of Supervisors
Santa Cruz County Board of Supervisors
Executive Presbyter

November 19, 2024 Letter from the State Housing Community Development

Description:

November 19, 2024 letter from Shannan West, of the State Housing Community Development Office.

Summary:

West's letter does not address the requirement of a Special Use Permit for the Church. It is notable that West, a permit technician for State, appears to be providing a legal opinion.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
 651 Bannon Street, Suite 400, Sacramento, CA 95811
 (916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



November 19, 2024

Chair Ed Acosta
 Vice Chair Peter Radin
 Planning Commissioners Daniel Dodge, Brando Sencion, Jenni Veitch-Olson,
 Martha Vega, Lucy Rojas
 City of Watsonville
 250 Main Street
 Watsonville, CA 95076

Dear Chair Ed Acosta, Vice Chair Peter Radin, and Planning Commissioners
 Daniel Dodge, Brando Sencion, Jenni Veitch-Olson, Martha Vega, Lucy Rojas:

RE: 118 1st Street – Letter of Support and Technical Assistance

The purpose of this letter is for the California Department of Housing and Community Development (HCD) to express support for the proposed Low Barrier Navigation Center at 118 1st Street (Project) and to provide technical assistance regarding the obligations of the City of Watsonville (City) under state law with respect to the Project.

Background

HCD understands that the County of Monterey (County) submitted a Zoning Clearance Application (PP2023-6297) for the Project on August 23, 2024. On September 20, 2024, the City ministerially approved the Zoning Clearance Application, in accordance with California law regarding By-Right Low Barrier Navigation Centers.¹ On October 2, 2024, the City received an appeal (PP2024-7954) of the approval of the Zoning Clearance Application (Appeal).

The City of Watsonville has a clear need for the Project and other similar projects. The 2023 Santa Cruz County Homeless Point-in-Time count found 421 individuals experiencing homelessness in Watsonville, a 15-percent year-over-year increase; 322 of those individuals were unsheltered.² In 2018, the City adopted a resolution declaring a Homeless Shelter Crisis,³ that resolution remains in effect today.

¹ Gov. Code, §§ 65660-65668.

² City of Watsonville 2023-2031 draft Housing Element, page B-29, available at <https://www.watsonville.gov/DocumentCenter/View/22500/Draft-Housing-Element-2023-2031>.

³ City of Watsonville Resolution 121-18 (CM), available at <https://www.watsonville.gov/DocumentCenter/View/12042/Item-4F-Declaration-of-Homeless-Emergency--Resolution-121-18?bidId=>.

In June 2023, the State of California provided an \$8 million Encampment Resolution Fund grant to help fund the Project. HCD strongly supports the Project as a key step towards addressing the needs of residents experiencing homelessness.

By-Right Low Barrier Navigation Centers

A Low Barrier Navigation Center is defined as 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" refers to 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.⁴

A Low Barrier Navigation Center development is a use by-right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses if it meets certain statutory requirements:

- (a) It offers services to connect people to permanent housing through a services plan that identifies services staffing.
- (b) It is linked to a coordinated entry system.
- (c) It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
- (d) It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System.⁵

Watsonville City staff have determined that the Project is a Low Barrier Navigation Center, is located in the Downtown Core zoning district, which is an area zoned for mixed use, and meets the statutory requirements listed above. Therefore, the Project is a use by right.

⁴ Gov. Code, § 65660, subd. (a).

⁵ Gov. Code, § 65662.

"Use by right" means that "the local government's review ... may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a 'project' for purposes of [the California Environmental Quality Act]."⁶

Accordingly, the City acted appropriately in approving the Project ministerially. Furthermore, since the Project qualifies as a use by right, it is questionable whether the City's Zoning Clearance Application approval can be appealed. Even if the City is permitted to hear an appeal, the statute further requires that "a local jurisdiction *shall permit* a Low Barrier Navigation Center development" if it meets the statutory requirements (emphasis added).⁷ For the Planning Commission to do anything other than deny the Appeal would violate this statutory rule.

Conclusion

HCD strongly supports the Project. The Planning Commission must deny the Appeal in order to comply with state law regarding Low Barrier Navigation Centers. HCD will continue to monitor the Project and reminds the City that, pursuant to Gov. Code section 65585, subdivision (j), HCD may notify the Office of the Attorney General if HCD finds that any local government has taken an action in violation of state housing law, including but not limited to By-Right Low Barrier Navigation Center law.⁸

If you have any questions regarding the content of this letter or would like additional technical assistance, please contact Stephanie Reyes at Stephanie.Reyes@hcd.ca.gov.

Sincerely,



Shannan West
Housing Accountability Unit Chief

⁶ Gov. Code, § 65583.2, subd. (i).

⁷ Gov. Code, § 65662.

⁸ Gov. Code, § 65585, subd. (j)(9).

October 10, 2024 Letter from MOCO to Samantha Zutler re Appeal

Description:

October 10, 2024 letter from Monterey County Office of the County Counsel to Samantha Zutler re Response to the City of Watsonville's Improperly Accepted Appeal signed by Deputy County Counsel, Robert I. Brayer cc'ed to Matt Orbach, Tamara Vides, Randy Morris, Robert Ratner and Carlos Palacios

Summary:

The County's letter fails to address critical procedural and ethical issues concerning the Westview Presbyterian Church, particularly the requirement for the Church to secure a Special Use Permit (SUP) under the Watsonville Municipal Code, as per William Seligmann's letter.

County of Monterey

OFFICE OF THE COUNTY COUNSEL

168 WEST ALISAL STREET, 3RD FLOOR, SALINAS, CALIFORNIA 93901-2439
(831) 755-5045 FAX: (831) 755-5283



SUSAN K. BLITCH
COUNTY COUNSEL

ROBERT I. BRAYER
DEPUTY COUNTY COUNSEL

October 10, 2024

VIA U.S. MAIL ONLY

Samantha W. Zutler, City Attorney
City of Watsonville
275 Main Street, Suite 400
Watsonville, CA 95076

Re: Response to the City of Watsonville's Improperly Accepted Appeal (#PP2024-7954) of a Ministerial Approval of a Portion of a By-Right Development, i.e. Recurso de Fuerza, proposed for 118 1st Street (#PP2023-6297)

Dear Ms. Zutler,

We are writing to respond to an email, received by County Homeless Services Director, Roxanne V. Wilson, regarding Appeal #PP2024-7954 of the City's approval of the County's August 23, 2024, Zoning Clearance Application for the proposed Low Barrier Navigation Center at 118 1st Street in Watsonville (the Project). The City's decision to accept the appeal and hear that appeal, should the City move forward, would violate state law. Moreover, the City's decision to suspend communication with County staff, delaying the Project by a minimum of 7 weeks, is directly contrary to the Legislature's express intent in enacting AB-101, the law which established Low Barrier Navigation Centers.

Government Code section 65660(a) defines a "Low Barrier Navigation Center" as 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."

The Project satisfies all statutory requirements to qualify as a Low Barrier Navigation center, per Government Code section 65662:¹

- a. The Project is sited on land zoned for mixed-use or nonresidential purposes and is within an area that allows for residential or commercial development;
- b. The Project would offer services to connect people to permanent housing through a defined service plan that details services and staffing;

¹ The Project would also meet local design standards and adhere to all arguably applicable zoning and land use regulations.

- c. The Project incorporates low-barrier access features, including a “housing first” approach, 24/7 on-site staff, provisions for pets, storage of personal belongings, and privacy.
- d. The Project would participate in the Homeless Management Information System (HMIS) for entering and storing information as to client stays, demographics, income, and exit destination, and will participate in the local Coordinated Entry System; and
- e. The Project would comply with Chapter 6.5 of Division 8 of the Welfare and Institutions Code.

Consequently, the Project constitutes a “Low Barrier Navigation Center” within the meaning of AB-101. This fact eliminates the City’s discretion with respect to the project. “[A] Low Barrier Navigation Center development is *a use by right* in areas zoned for mixed use and nonresidential zones permitting multifamily uses” (Gov. Code, § 65662, emphasis supplied.) Government Code section 65660(b) provides that “use by right” “has the meaning defined in” Government Code section 65583.2(i), namely, that:

“the local government’s review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a ‘project’ for purposes of” CEQA. (emphasis supplied).

In other words, approvals for this project are wholly ministerial; the City has no discretion in reviewing the Project. So long as the statutory requirements for a Low Barrier Navigation Center are met, the City *must* approve the project. Ministerial decisions related to this project are not properly appealable to either the City’s Planning Commission or the City Council. Our Legislature expressly so decided in employing the term “use by right,” as so defined. Indeed, in enacting AB-101, the Legislature found and declared that:

“Low Barrier Navigation Center developments are *essential tools for alleviating the homelessness crisis in this state and are a matter of statewide concern and not a municipal affair* as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this article shall apply to all cities,” (Gov. Code, § 65666.)

Put simply, the City lacks authority to entertain a discretionary appeal on this ministerial project. The City is similarly unjustified in pausing the Project’s progress for 7 weeks – and potentially more should an improper appeal to the City Council follow – events that could endanger critical project financing. Both decisions are unacceptable and contrary to law. We therefore urge you to reverse course immediately, disallow the appeal, and continue to work with the County to move this desperately needed project forward as quickly as possible.

Given that the Project is already a year behind and is facing funding deadlines, the situation is urgent. Please advise us of your intentions as to these issues as soon as possible, but no later than Friday, October 18, 2024. I genuinely hope we can come to a mutually satisfactory

Samantha W. Zutler, City Attorney
October 10, 2024
Page 3


solution to this situation by then. However, given the exigencies, if we reach that date without progress, the County will be left with little choice but to explore its alternatives to resolve this situation consistent with state law.

It is my sincere wish that we do not reach that point. The County remains committed to working cooperatively with the City to bring this critically-needed infrastructure to serve the occupants of the Pajaro River encampment and assist with the homelessness emergency it currently faces.

Please feel free to contact me directly to discuss.

Sincerely,

SUSAN K. BLITCH, County Counsel

By: 
Robert I. Brayer,
Deputy County Counsel

RIB:jl

cc: Matt Orbach, City Principal Planner, matt.orbach@watsonville.gov
Tamara Vides, City Manager, tamara.vides@watsonville.gov
Randy Morris, Santa Cruz County Director of Human Services,
randy.morris@santacruzcountyca.gov
Robert Ratner, Santa Cruz County Director of Housing for Health Partnership,
Robert.ratner@santacruzcountyca.gov
Carlos Palacios, CAO of Santa Cruz County, Carlos.palacios@santacruzcountyca.gov

October 5, 2024 City Council Meeting

Description:

[City of Watsonville Agenda Package](#)

[Video \[25:30\]](#)

[Minutes](#)

[Transcript](#)

Summary:

The City of Watsonville held a Council Meeting on October 5, 2024 as a "Workshop to establish an action plan to address homelessness in Watsonville." During this meeting Public Works Director Courtney Lindberg presented on the clearing of the encampments of the levee at Walker Street, which included dangers of propane tanks.

Transcript of Courtney Lindberg's Presentation for the October 5, 2024 [City Council Meeting] [Video 25:30]

So these are some examples. All these pictures also are within the last three months. So these are all very real, relevant recent pictures, and you can just see it basically. The only correlation is that this is our city. These were taken by our staff and cleaning up these things. So, you know, some of them, like the second one, you can just see like it's that's what happens when we don't address vegetation. It becomes thicker, it becomes more dense. It becomes very difficult to manage, to control, to see. So all of these, it's so multifaceted when it comes to where they're going and what they see. You cannot see this when you drive by on on the street, up over the levee. You could see it somewhat when you're driving by Safeway, and you can kind of see some of the traffic going in and out, but to go in it, raise your hand. Have you ever gone in in it and seen either the inside the levee or inside? Yeah. So it's, it's not seen by the majority of the public. So this is some more examples.

The bottom is pretty, I think pretty gets to be kind of scary. You know, these are all propane tanks that they're taking. You can see hundreds of bikes, and they were trying to hide them from us by putting them in the water. But then, if you look at the next picture, that then killed fish, and so in a lot of dead fish and animals in that area, because we're seeing some severe environmental destruction, pollution that we have trouble combating without doing aggressive cleanups. In addition to that, there were some structural integrity issues with the levee, with digging caves and tunnels and thinking about the potential destruction that that could pose for Watsonville is something that brings me a lot of concern.

So here's the levee. This was a before and after that we took with some drone footage. The importance of the after is the a lot of the vegetation removal that gives a little bit better view. So for management oversight, so you don't have to go down in all the way to kind of get an idea of what's going on.

Slides from Courtney Lindberg's Presentation for the October 5, 2024 [City Council Meeting] [Video 25:30]

Background

Watsonville Today – Public Works

Damages to fencing & property

Page 17 of 85

Background

Watsonville Today – Public Works

Partnerships - Watsonville Works, Hope Services, Watsonville Wetlands Watch, Pitch in Santa Cruz, Community Tree

Page 18 of 85

Slides from Courtney Lindberg's Presentation for the October 5, 2024 [City Council Meeting] [Video 25:30]

Background

Watsonville Today – Public Works

Working with Fish & Wildlife

Watsonville Works, Hope Services, Watsonville Wetlands Watch, Pitch in Santa Cruz, Community Tree



Page 19 of 85

Background

Watsonville Today – Public Works

Levee Cleanup



46

July 23, 2024

Description:

Not included in Lindberg's presentation were July 23, 2024 photos of clearance of levee encampments including stolen backhoes that were used to excavate garage sized caverns in the side of the levee. This threatens the integrity of the levee.



October 2, 2024 Appeal Letter by Catalina Torres

Description:

Catalina Torres submits an Appeal dated October 2, 2042 to the City of Watsonville Planning Commission

Summary:

Catalina Torres submits an Appeal to the City of Watsonville.

COPY

Catalina Torres
121 2nd Street, Apt.# F
Watsonville, California
(831) 706-1429
catram1993@gmail.com

October 2, 2024

VIA HAND DELIVERY

Watsonville Planning Commission
250 Main Street
Watsonville, CA 95076

Re: Zoning Clearance Occupancy Permit Application PP2023-6297 for 5 Cherry Ct, 118 First Street, and 120 First Street, Watsonville, California

Members of the Commission:

I am a resident of Watsonville and a member of a neighborhood coalition, La Coalición del Distrito Uno Oeste para Familias, Seguridad y Justicia Social. On September 20, 2024, the Watsonville City Zoning Administrator approved a Zoning Clearance and Occupancy Permit Application PP2023-6297 (Application) for the establishment of a homeless shelter on three property parcels at 5 Cherry Court, 118 First Street, and 120 First Street in Watsonville, California. The Westview Presbyterian Church (Church) has used these three parcels for its religious institution for a long time and continues to do so to the present. The homeless shelter project, together with included support services, is commonly referred to as the "Tiny Village."

By the authority of Part 11 of the Watsonville City Zoning Code, Title 14, I appeal such approval. I request that the Planning Commission overrule the Zoning Administrator's decision and rescind the approval.

The referenced approval was defective and improper for the following reasons:

1. City Staff (Staff) improperly withheld critical information from certain City Council Members regarding collaboration by Staff with local county government officials as to siting the project at the Westview Presbyterian Church (Church) location.
2. Staff improperly made false statements to the City Council and the public regarding predicated involvement by Staff with a state grant application for funding the project.
3. Staff improperly accepted the Application. This is because the Application was defective due to significant omission of important information.
4. Staff improperly approved the Application without examining and determining the existing uses and conditions on the project site and surrounding environment.
5. Staff improperly conducted defective informational meetings for adjacent residents and businesses by erratic and incompetent noticing and scheduling.
6. Staff improperly withheld critical public documents from the attorney representing the neighbors in the vicinity of the Church, violating the California Public Records Act (CPRA).
7. Staff improperly made false public statements alleging that the Application did not exist for the project, which led to public misdirection.
8. Staff improperly failed to guide the applicant to obtain, by necessity, a special use permit for the Church as a predicated step for the entitlement of the project.
9. Staff improperly failed to respond to the legal analysis presented by the neighborhood attorney.
10. Staff improperly approved the Application without determining the size, location, capacity, and character of the project that would be used as an emergency shelter as defined and regulated in the Watsonville Zoning Code.
11. Staff improperly failed to require that the applicant specify the entity responsible for managing the emergency shelter and provide the qualifications of said operator.
12. Staff improperly submitted a Building Permit Submission to Caltrans in July of 2024 prior to approving the Zoning Clearance Occupancy Permit Application.

13. Staff improperly failed to evaluate the animal policy of the emergency shelter, including the density of domestic animals and/or farm animals that will reside on the Church property. (Chapter 1 of Title 6 of Watsonville Municipal Code)
14. Staff improperly failed to require an adequate Good Neighbor Policy.
15. Staff improperly failed to consider issues pertaining to the Loaves & Fishes institutional operation at 150 Second Street, Watsonville, CA.

Attachment A to this letter provides supporting details for each of these enumerated reasons.

Sincerely yours,


Catalina Torres

Catalina Torres, Neighborhood Leader
Coalición del Distrito Uno Oeste para Familias, Seguridad y Justicia Social



Attachment: [Attachment A: Details of Reasons for Appeal]

Details of Reasons for Appeal

Reference: Watsonville Zoning Clearance Occupancy Permit Application PP2023-6297 (Application) for 5 Cherry Court, 118 First Street, and 120 First Street, Watsonville, California

Description of Application

The Application, signed by Reverend Dan Hoffman, a representative of Westview Presbyterian Church, is dated August 23, 2024. Additionally, the Application includes a memo dated August 23, 2024, from Sonia M. De La Rosa, Administrative Officer of the County of Monterey, with the subject: "Amended Zoning Clearance Application and Resubmittal of Planning Documents for Issuance of Building Permit Application - PP2023-6297."

Details

1. Information withheld from certain Council Members.

From as early as October 2022, Watsonville City Staff engaged in covert collaboration with Monterey County to establish the shelter while withholding related policy discussions from at least three City Council members (and even from City Planner Matt Orbach). This illicit protocol culminated in June of 2023 with an orchestrated news media blitz that announced the imminent construction of the shelter. Watsonville Council Members Jimmy Dutra, Ari Parker, and Casey Clark learned about the Tiny Village from the media in June 2023. Once the news was released, these Council Members were bombarded by emails and calls from their constituents about this significant policy issue before the City Manager had even informed them about what was happening. This clumsy manipulation resulted in the Special Council Meeting being held on June 23, 2023, in which transparent disclosure and equitable consideration was demanded by the marginalized Council Members.

2. False statements made regarding the initiation of project.

During the June 23, 2023 Special City Council Meeting, several Staff members made false statements to the City Council and the Public, including, but not limited to:

A. Former City Manager Rene Mendez denied the City ever reviewed Monterey County's grant application. Mendez also denied the City ever had a role in identifying the site. This was proven to be false by an email dated February 10, 2024, sent by Director Housing For Health at County of Santa Cruz Robert Ratner to Rene Mendez, Assistant City Manager Tamara Vides, and Community Development Director Suzi Merriam, as well as public statements made by Monterey County Director of Homeless Services Roxanne Wilson.

B. Suzi Merriam maintained that Staff did not have any information on how the Project would be operated or even what would look like, stating she had not seen anything, even though in an email dated June 15, 2023, Merriam wrote to Matt Orbach, stating, "The City was part of the application process- we have been very aware of the project internally."

C. City Attorney Samantha Zutler claimed she did not have a lot of information about the project. Given Suzi Merriam's email to Orbach, this claim is spurious.

3. Defective Application accepted.

Incomplete and misleading information in the Application

The Application, signed under the penalty of perjury by the Westview Presbyterian Church representative, Reverend Dan Hoffman, contains false and misleading data. At a minimum, Hoffman failed to include significant information regarding the current uses of the Church, including, but not limited to, the following:

- A. 118 First Street:
 - i. Iglesia De Cristo Camino De Santidad, a separate religious organization renting space in the main Church building;

- ii. Community Action Board, a social service non-profit agency renting office space; and
 - iii. Illicit Automotive Repair Shop operating in the carport behind the Church building.
- B. 5 Cherry Ct.
- i. A single-family dwelling that had traditionally been used as the Church minister's residence. This dwelling has been converted into a generic rental dwelling since Mr. Hoffman became the pastor of the Church. Prior to the approval of the Downtown Specific Plan in November 2023, this rental use of the dwelling was not a permitted use.
 - ii. Automobile parking from surrounding businesses. (It appears adjacent businesses are leasing parking spaces from the Church due to a shortage of their parking capacity);
 - iii. Community Action Board Parking; and
 - iv. Iglesia De Cristo Camino De Santidad Parking
- C. 120 First Street
- i. Automobile parking from surrounding businesses. (It appears adjacent businesses are leasing parking space from the Church due to a shortage of their parking capacity);
 - ii. Community Action Board Parking; and
 - iii. Iglesia De Cristo Camino De Santidad Parking

These omissions are significant, as they misrepresent the true use of the Church properties, and the Application is factually inaccurate. Given the site's complexity with three separate, yet interdependent parcels, the City should have **conducted a thorough site inspection to verify the Application's claims**. The three parcels have several uses in a flood zone, near schools, have multiple access points to State Highway 129, and are in an area with a high rate of homeless-related crime. Moreover, emergency shelters and low-barrier navigation centers (which often provide services to homeless populations with few or no restrictions) are considered highly sensitive land uses. The proposed facility on the nonconforming Church property triggered significant concerns from the community related to safety, noise, parking, traffic, and neighborhood impact. Because of

the aforementioned issues and heightened public interest and controversy, a more thorough review process was necessary.

Moreover, it is customary for City Planning Departments to conduct site inspection as part of the approval process for a zoning clearance occupancy permit. Given that Monterey County's Director of Homeless Services Roxanne Wilson declared to the Monterey County Board of Supervisors the City of Watsonville was instrumental in identifying the site, the City had an obligation to the residents of Watsonville, the County of Monterey, and the State of California to actually evaluate it.

In addition, on Page 3 of the August 23, 2024 Memorandum from Sonia De La Rosa (which is a defining part of the Application), there is an information grid that provides details in a row labeled as "Proposed Business/Use." Intersecting with that row is a column labeled "Amended Field Data." That column improperly fails to indicate that the Church and its tenants will continue operating on the lot at 118 First Street in conjunction with the proposed homeless shelter. That column also fails to indicate that the rental dwelling will continue to operate on the lot at 5 Cherry Ct in conjunction with the parking lot operations.

4. Defective assessment of site.

Westview Presbyterian Church's Role as a Bad Neighbor

Staff included Monterey County's "Good Neighbor Policy" in its Slide Presentation during the Council Meeting (which it did not include in its Agenda Packet). However, Staff is well aware that the Church is **not a "good neighbor."** In fact, the Church is far from that. The Church has not been transparent about (1) homeless-related crime on its properties; (2) the numerous business activities occurring on the Church's properties that Staff has never considered in its role as the "site identifier" and Zoning Administrator for the proposed Tiny Village; and (3) its ongoing violations of the Municipal Code, including but not limited to, allowing homeless tents and encampments on its property and serving food to the homeless on the levee without a proper permit. The Church's cavalier attitude, assuming that its social mission entitles it to ignore the City's Municipal

Code—along with its contributions to adverse impacts on the neighborhood and public facilities—casts serious doubt on its ability to be a “good neighbor.”

Failure to Disclose Homeless-Related Crime on Its Properties

Troubling testimony has come to our attention through documents produced by the City of Watsonville and former Church parishioners, indicating numerous issues related to the Church feeding the homeless on its property. During the local Salvation Army Ad Hoc Facility/Showers Committee Meeting on August 16, 2022, there was alarming language concerning Pastor Hoffman’s actions in feeding the homeless at the Church:

“He met with his management decision makers at length and the outcome was of concern to the safety of the staff and facilities with bringing the navigation services on the adjacent property where they have a school environment. When they have assisted with feeding community members experiencing homelessness, they have prepared meals and served them at the River Street Park and not at their facility. They have had too much vandalism to their historic church when addressing services at that location.” [Emphasis added]

Additionally, former parishioners reported that the Church’s homeless feeding programs led to numerous issues, including defecation and fires on church property, as well as attempts by homeless individuals to live in the church’s crawl spaces.

Ongoing Indifference to Public Areas

Following the aforementioned vandalism, it appears the Church relocated its feeding operations, SonRise Kitchen, from its premises to public property without obtaining the proper permit. According to the [Santa Cruz Sentinel](#), Watsonville has been in discussions with SonRise Kitchen for over a year, raising concerns about extreme littering after meals and vandalism of the chain-link fence at the back of the park. Coincidentally, nearby Marinovich and Muzzio Parks are often unusable due to homeless individuals littering used syringes and constructing improvised shelters. River Park, with the Church’s involvement, has also seen its usability compromised, with children playing in areas cluttered with trash and damage. Improvised siting of indigent/homeless feeding operations in the public domain is very risky. Adverse neighborhood impacts are very likely despite any humanitarian motives of the service providers. There has been serious and chronic neglect of affected neighborhoods by City officials insofar as equitable consideration and treatment for the neighborhoods around these feeding operations. Establishing indigent/homeless support operations invariably draws more

indigents/homeless to an area and consideration of such impacts is vital for protection of neighborhoods.

Violations of the Municipal Code

On August 5, 2024, KSBW News [published a feature](#) in which the Church highlighted homeless camping behind its property. Camping is in direct violation of Municipal Code 5-36.01. This code makes it unlawful for anyone to camp anywhere in the City, whether on public or private property. Yet, the Church chose to ignore the Municipal Code, seemingly considering its social mission management to be above the law.

5. Defective neighborhood meetings.

While City Council members received notice of meetings, many neighbors did not receive notification until after the meetings were conducted. In one instance, Council Member Montesino informed Catalina Torres about a meeting with only 1-day notice, giving the neighborhood no time to prepare to attend. Lastly, City Staff improperly noticed people for the Community Meeting in the summer at Marinovich Park. Many residents have noticed how City Staff has used defective and erratic notices for District 1 neighborhood meetings. There has been a neighborhood reaction to this condition. When the City scheduled the meeting at Marinovich Park, residents took the initiative to contact other people themselves rather than rely on Staff's procedures. That remedial action resulted in significantly more attendance by affected residents at the event. This demonstrated how Staff works to suppress and ultimately ignore public participation and engagement on critical neighborhood issues, particularly with underrepresented communities.

6. Public documents withheld from neighborhood attorney.

Under two specific California Public Records Act (CPRA) document requests (24-125 and 24-238), City Staff failed to provide relevant documents under the CPRA, including, but not limited to, a complete copy of the ERF-2 Grant Application, which includes former City Manager Rene Mendez' Letter of Support; a complete copy of the October 22, 2023 Zoning Clearance Application (including referenced memos); and a complete

copy of the August 23, 2024 Amended Zoning Application (including the Application Profile and any referenced memos).

7. False statements made regarding existence of the Application.

During multiple City Council Meetings during the summer, City Manager Tamara Vides maintained the City did not have an application, even though an application was submitted by Dan Hoffman on October 24, 2023.

8. Failure to require Use Permit

Pursuant to Section 14-20.050 of the Watsonville Zoning Code, the Church, a nonconforming use, requires a special use permit to be approved for the Church in order to accommodate the shelter project, given the radical change being proposed for the property. Staff never guided the applicant to obtain approval of that use permit. Instead, Staff went ahead and approved the Application in violation of the City's own Zoning Code.

9. Failed to respond to neighborhood attorney.

As detailed in William R. Seligmann's letter dated July 29, 2024, the Application fails to comply with key provisions of Watsonville's Municipal Zoning Code, which have been repeatedly ignored in the approval process.

"Watsonville adopted the Downtown Watsonville Specific Plan ("DWSP"). Under DWSP, the church properties were placed in the Downtown Core zone. Interestingly, neither emergency shelters nor transitional housing are specifically listed as a permitted use in the Downtown Core zone of the DWSP; and while dwelling units are generically listed as permitted uses, **churches continue to require a Special Use Permit.** (Table 6-3.) In the present case, the **existing church** does not currently possess a Special Use Permit. As such, the church is

either an illegal use or a nonconforming use. **In either case, the church must now obtain the necessary Special Use Permit.**”[Emphasis added]

The Zoning Administrator erred in approving the Application without requiring a use permit for the **Church**, given the radical change of use of the Church property. A valid use permit is a mandatory requirement for this type of change of operation on the property, and the failure to obtain one renders the approval legally invalid.

Additionally, the City Attorney acted in bad faith when she failed to respond to William Seligmann. **Seligmann’s letter clearly established that a Special Use Permit (SUP) was required for this project under local zoning laws, regardless of state law.** Seligmann referenced SB 4, as the City made reference to this law in one of the few documents that the City produced under the California Public Records Act. On August 11, 2024, City Attorney Samathan Zutler wrote to Seligmann, stating:

“Thanks Bill. The City can better respond to your letter, which includes arguments we have also considered, when we have a complete application from the applicant that correctly identifies the project site.”

Despite the City having a complete Application submitted on August 23, 2024, the City made **absolutely no effort to contact Seligmann**. Zutler’s statement **acknowledged the relevance of Seligmann’s concerns** and assured a follow-up upon receipt of a complete application. The application was submitted on August 23, 2024, yet no further communication or clarification was provided to Seligmann regarding the SUP requirement. Staff’s failure to respond to Seligmann’s letter created an impediment and constraint on public transparency and engagement of the zoning review.

10. Failure to analyze emergency shelter use.

Watsonville Zoning Code Section 14-18.331 defines what an emergency shelter is. Chapter 14-43 of the Watsonville Zoning Code provides the special regulations for such emergency shelters. Before Staff could have competently analyzed the project, it would have needed to obtain an accurate assessment of the particulars of the proposal pertaining to the emergency shelter component prior to approving the Application. Staff didn’t do that.

11. Failure to specify shelter operator information.

The applicant's failure to specify the entity responsible for managing the emergency shelter is a critical and unacceptable omission. This lack of clarity regarding the project's operation and oversight poses significant risks to the shelter's effectiveness, safety, and compliance with local standards. Proper management of emergency shelters is a fundamental requirement to ensure they operate responsibly and serve the community in accordance with legal and regulatory expectations.

The failure to disclose how the shelter will function and who will be responsible for its management introduces substantial concerns regarding safety, oversight, and operational integrity. Furthermore, the misinformation provided in the Application, coupled with the lack of transparency, exacerbates potential risks, including public safety concerns, none of which were adequately addressed during the approval process. This is especially concerning since the ERF-2 Grants specified a qualified operator, HomeFirst. Even Robert Ratner's email of February 10, 2023 confirmed HomeFirst as the operator.

Although the **Community Action Board (CAB)** has been publicly referenced by Suzi Merriam and Roxanne Wilson as the shelter's operational manager, CAB is not specified in the Application itself. Moreover, under the Watsonville Municipal Code, CAB lacks the requisite qualifications to manage an emergency shelter, further calling into question the viability and legality of the applicant's proposed operations.

12. Improper submittal to Caltrans.

On July 24, 2024, Caltrans Transportation Planner/Local Development Review Coordinator Jacob Hernandez responded to Principal Planner Matt Orbach's letter regarding a Building Permit Submission for the Tiny Village. This unorthodox process involved engaging the State before the Zoning Administrator had approved a complete and valid application. By bypassing standard local review procedures, this sequence undermines the proper order of approvals and potentially circumvents critical oversight at the local level. This undermined local control and due process, leading to legal or

procedural complications and even triggered an environmental review (CEQA) for the Church.

13. Failed to analyze animal policy.

Monterey County's ERF-2 Application stated that animals will be permitted for residents of the Tiny Village. However, in a subsequent letter, Monterey County Administrative Officer Sonia De La Rosa specified that only service animals will be allowed without clarifying which types of animals (e.g., dogs, miniature horses, etc.) are permitted, the allowed number of animals per resident, or the plans for maintaining enclosures and addressing animal husbandry needs, if applicable. Staff failed to demonstrate how the applicant will comply with these Municipal Code provisions.

14. Failed to provide adequate Good Neighbor Policy.

The Good Neighbor Policy, as currently written, falls short of functional standards for public safety, environmental health, and community impact mitigation. This Good Neighbor Policy relies too heavily on voluntary compliance from shelter residents, with no clear mechanisms for enforcement or accountability. For example, California's public nuisance laws and zoning codes require well-defined systems for handling complaints and ensuring compliance, which this policy lacks. Without specific penalties or methods to enforce cleanliness, noise control, and loitering prevention, the policy does not offer meaningful protection to the community.

Additionally, the policy's failure to address public safety concerns more comprehensively further demonstrates its inadequacy. There is a failure to require the shelter to take proactive steps in coordinating with law enforcement, ensuring noise limits, and preventing loitering or criminal behavior near the site. This policy's vague references to "courtesy hours" and behavioral guidelines fall short of the robust public safety measures typically expected, leaving neighbors vulnerable to potential disturbances without sufficient recourse. The policy must include stronger enforcement mechanisms and specific strategies for mitigating the shelter's impact on the surrounding neighborhood. Staff did not structure the Good Neighbor Policy to achieve proper functionality.

15. Failure to consider issues pertaining to Loaves & Fishes.

The proposed homeless shelter's reliance on Loaves & Fishes services will exacerbate the existing problems in the neighborhood. Loaves & Fishes has already proven to be an entrenched source of urban blight. This is not surprising given that Loaves & Fishes operates with an illicit use permit granted by the City in violation of its own Zoning Code. With the City's discarding of basic public safeguards that a Zoning Code is supposed to provide, Loaves & Fishes attracts an undue concentration of indigent/homeless individuals (and the related adverse impacts) to a crowded residential area. The shelter's use of this institution's services will further increase foot traffic, loitering, and other disruptive behaviors in a neighborhood already struggling with safety and sanitation concerns.

Additionally, Loaves & Fishes is already in violation of its Conditional Use Permit, with current operations exceeding the capacity of its undersized lot and negatively impacting the surrounding community. The increased activity from the shelter's residents utilizing these services will only compound the problem. This will likely lead to more violations of the permit, further strain on local resources, and even greater degradation of the neighborhood. Expanding the reach of an already problematic institution without proper oversight or mitigation strategies in place will invite larger, more difficult-to-manage problems for both the community and the City at large. Staff did not account for the structural neighborhood problems with Loaves & Fishes in their approval of the Application.

In reality, Loaves & Fishes should not be expanding its activity in the neighborhood. It should reduce its activity or, even better, relocate to a conforming compatible site.

September 24, 2024 City Council Meeting

Description:

[Agenda \(Orbach Tiny Village Approval Presentation on pages 362-276\)](#)

[Video](#)

[Minutes](#)

Summary:

City Staff presented about the Tiny Village Approval, but never addressed the required conditional use for the Church. There were several procedural irregularities and exclusion of critical information:

1. City Planner Matt Orbach presented slides titled "*118 1st Street Low-Barrier Navigation Center Recurso de Fuerza Overview to the Council*" (the "Slides") at the September 24, 2024, Council meeting. These Slides **were not included** in the publicly available Meeting Agenda Packet.
2. Slides stated City Zoning Administrator approved the Application on September 20, 2024, however, Orbach did not include the Administrative Review Permit.
3. Slides stated that "The applicant can now move forward to building permit submittal," however, Matt Orbach submitted a building permit submittal to Caltrans prior to July 24, 2024
4. Slides never mentioned status of Caltrans' encroachment approval process.
5. Slides did not identify the shelter manager.
6. Slides did not mention the animal management policy.
7. Slides did not mention the substandard Good Neighbor Policy.
8. Stakeholders had no opportunity to review or prepare responses to the content during the September 24, 2024 meeting. Additionally, this effectively depriving stakeholders of critical time to file an appeal.
9. Violates transparency and procedural fairness requirements under the Brown Act and other applicable laws.

September 20, 2024 Administrative Review Permit

Description:

Zoning Administrator approval of the Tiny Village Administrative Review Permit dated September 20, 2024

Summary:

This approval fails to address the need for a special use permit for the Church. Page 6 of this letter is also missing in the Agenda Package.



Community Development Department

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

September 20, 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 Third Submittal for Zoning Clearance #PP2023-6297

Dear Ms. De La Rosa and Mr. Palacios:

Thank you for submitting an amended Zoning Clearance application for the proposed 34-unit low-barrier navigation center located at 118 1st Street (APN: 017-172-32), 5 Cherry Court (APN: 017-172-31), and 120 1st Street (APN: 017-172-35). Based on the information provided, the application is complete and the Zoning Clearance has been approved.

During the administrative review, Planning staff received comments and requests for additional information and/or clarification from several City departments that should be addressed in the building permit submittal. Detailed comments are included below.

Comments:

Fire Department

1. As shown on the plans, fire sprinklers are required. When submitting for building permit, show fire sprinklers as deferred submittals (if to be installed on site).
2. The underground serving the fire sprinklers shall be shown on the civil plans with a note added that the underground will be a deferred submittal and shall be submitted by the installing contractor.
3. Building permit plan set shall show the location of fire extinguishers.
4. Building permit plan set shall show the location of smoke detectors.
5. Add fire alarm to the deferred submittals.

831-768-3050
cdd@watsonville.gov
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Community Development Department
250 Main Street
Watsonville, CA 95076

Attachment 9: Page 1 of 5

Building Department

1. Revise occupancy to include R occupancy within the complex.
2. Clarify/demonstrate allowable openings at setbacks from all property lines and from the individual sleeping units, inclusive of any overhangs or projections.
3. Provide occupant load for the proposed use. Demonstrate how exiting complies based upon the exiting load.
4. Units will need to demonstrate compliance with the referenced listing (IAPMO ER-500).
5. Accessible clearances throughout the complex will need to be shown.
6. The project will need a soils report supporting the foundation details of the project.
7. The scope of the project includes restriping the existing parking lot and providing an accessible path to the public right of way. Demonstrate that there is an adequate number of accessible parking stalls (CBC Section 11B-208.2), that the location of required accessible stalls support both the church use and the emergency shelter use (CBC Section 11B-208.3), that the accessible path to the public right of way is separated from any drive aisles (11B-250) and is clear and unobstructed, such as food truck parking.

Engineering Department

1. Submit FEMA Flood Elevation Certificates for the entire structure based on the Construction Drawings, during pouring of Foundations, and at finished Construction.
2. Sheet C0.2 – Callouts and labels are bolded too much and cannot be read.
3. Sheet C2.1 – The point of connection of the water service to the city water main is using the incorrect Keynote callout.
4. Sheet C2.1 – Fire Sprinklers shall have a dedicated Fire Service Line.
5. Include City Details for the water meter and service, sewer lateral, and backflow preventor on detail sheet. Provide specifications on the backflow preventor to be used.
6. Indicate the Utility Main Sizes on 1st Street and West Riverside Drive.
7. Proposed water meter shall be installed within public road right of way, along Riverside Dr. and not on private property.
8. The proposed sanitary sewer and water service lines shall be separated as required by State and local codes. The proposed sanitary sewer line and the existing water line that are within the parking lot shall also be separated as required by State and local codes.
9. Temporary trash enclosure is acceptable. Trash enclosure dimensions shall comply with City Standard S-602a & S-602b. A roof will be required for the enclosure.
10. Pet waste shall be contained within the pet area. Revise plans to show how pet waste shall be contained within the pet area and address how it will be contained during rainfall events.
11. Show where storm water runoff from the proposed structure and pet relief area will drain.
12. Show the elevations of the BFE and the lowest floor for the structure on all the Side Elevations drawings on the Architectural Sheets.
13. A Caltrans Permit will be required for any work in the Caltrans right of way.
14. A City Encroachment Permit will be required for any new utility connections to City mains.



Community Development Department

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

15. Sheet C2.1 – Revise plans to show the proposed electrical service. Per Watsonville Municipal Code Section 7-16, the electrical service shall be installed underground.
16. Sheet C2.1 – Caltrans has a project that proposes improvements to the driveway and sidewalk in front of the project to be constructed in 2024. Revise plans to show proposed improvements and coordinate with Caltrans on these improvements. See attached plan.
17. Sheet C2.1 – Clarify what is to become of the eastern driveway. The current configuration allows traffic accessing the parcel from 1st Street to avoid merging onto Riverside Drive and obstructing traffic while turning onto the property. If the eastern driveway is to be removed, the applicant must work with Caltrans and the City to identify what changes will need to be made at this location to allow for the elimination of the driveway. If the eastern driveway remains, it shall be revised to comply with accessibility standards. Currently the onsite ADA pathway discharges into the driveway and pedestrians leaving the pathway are left standing on the driveway apron. Revise the driveway and/or pathway so the pathway connects to the sidewalk adjacent to the driveway. As this may require modifying the eastern driveway, applicant may need to revise the plans to meet City and Caltrans accessibility standards.

Police Department

1. "Proposed plan will maintain and update on-site security systems." Watsonville Police Department recommends that this specifically be called out to be on-site surveillance system so that it is not up for interpretation. The Police Department also recommends that this surveillance system be made available to any officers responding to a call for service or conducting an investigation involving the site.

Planning Department

1. Provide fencing plan showing existing and proposed fencing. Specifically, show proposed fencing separating the proposed development, the new fire turnaround, and the expanded parking lot from Cherry Court and the single-family residence located at 5 Cherry Court (similar to the existing fence in that area). To minimize impacts to adjacent residential area along Cherry Court, all ingress and egress to and from the site should be from 1st Street and Riverside Drive.
2. Provide details and/or description of how the unstriped areas on each side of the new driveway location in the parking lot will be utilized.
3. No landscaping is shown on any plans, but a large amount of landscaping is shown in the renderings. If landscaping is to be provided, submit a landscape plan detailing the landscaping and/or trees that will be provided and any associated irrigation plan. Trees should not block ingress/egress or paths of travel within the proposed development.

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Page 98 of 162

Community Development Department
250 Main Street
Watsonville, CA 95076

Attachment 9: Page 3 of 5

We look forward to receiving your building permit application. Please let me know if you have any questions.

Respectfully,



Suzi Merriam
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

September 4, 2024

Description:

September 4, 2024 Amended Zoning Clearance Application and Resubmittal of Planning Documents for Issuance of Building Permit PP2023-6297

Summary:

17 Months after the ERF-2 Grant was filed and nearly a year after the first Zoning Clearance Application was filed, MOCO changed the nature of the Tiny Village project from an emergency shelter to a low-barrier navigation center.



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:

DocuSigned by:

93530BA6D4ED434

Sonia M. De La Rosa
County Administrative Officer

Date: 09/04/2024

August 26, 2024 MOCO Board of Supervisors Homeless Committee

Description:

[Agenda](#)

[Video](#)

Partial Transcription

MOCO Board of Supervisors Homeless Committee with Louis Alejo, Wendy Askew, and Roxanne Wilson.

Summary:

1. Wilson confirms CAB is the signed operator
2. Wilson confirms the State okayed the warehousing of funds
3. Wilson misstates crime issues
4. Alejo falsely claims there is misinformation by Council Members and a "small misinformed community;" the community is over
5. Alejo hopes City Staff won't change the direction of the project
6. Felipe Hernandez is supposed to do an op-ed piece to combat the politicized "misinformation"
7. Alejo acknowledges CAB lacks expertise in homeless shelters
8. Wilson says people will volunteer to help CAB

MOCO Board of Supervisors Homeless Committee Meeting August 26, 2024 Meeting

https://monterey.granicus.com/player/clip/5570?view_id=5&redirect=true

SUMMARY KEYWORDS

encampment resolution, funding awards, tiny village, outreach services, motel vouchers, winter timeline, misinformation concerns, community communication, rapid rehousing, consultant hiring, neighborhood watch, public education, project success, homeless services, encampment updates

SPEAKERS

Roxanne Wilson, Louis Alejo, Wendy Askew

Louis Alejo

my last meeting, see none. We'll leave those approved by consensus. Let's go to our regular agenda. We have only two items today. Let's go to receive a verbal update on the encampment resolution funding projects by Roxanne Wilson.

Roxanne Wilson

Thank you. As we are all aware, the County of Monterey is the recipient of three Encampment Resolution Funding awards. The first one we received was ERF-2, and that is the one that addresses the largest encampment in unincorporated areas, which happens to be in the town of Pajaro, or right outside the town of Pajaro, bordering the city of Watsonville and the County of Santa Cruz. We are really in it right now, where we just resubmitted updated plans, and we do anticipate that we will get feedback from the City within the next week or two there. The City has been phenomenal to work with, and so far, as I said many times, I'm very confident that we will move forward on getting the Tiny Village up and running in by the time the ERF grant is done, or by the ERF grant period is over.

The other two was from ERF round three, and we do not have the standard agreement from the state yet, but Sarah has been working with the City of Soledad and the City of King and she is in the process of drafting all of the agreements necessary for us to move those projects forward, though, what the Board of Supervisors will be expecting to receive the first contract that we are going to roll out, and that's in partnership with the City of Watsonville or sorry Soledad so they can start doing the outreach services and getting motel vouchers. This is an amendment number three. The first two amendments didn't have to go to Board because it didn't require, we didn't have the threshold that requires Board action. So, you, you guys will be receiving that soon. And then we did hear word from the State that the ERF standard

- 1 -

MOCO Board of Supervisors Homeless Committee Meeting August 26, 2024 Meeting

agreements and checks will be rolling out within the next couple of weeks. So those are my updates for the ERS. All right,

Louis Alejo

All right. Supervisor Askew. Questions.

Wendy Askew

No questions here. Thank you.

Louis Alejo

Okay. I got a couple questions. Roxanne, first of all, on the Watsonville Tiny Homes Village, do we anticipate, anticipate that opening before the winter? I know the winter always seems to be that period where we're looking to having to coordinate with the County of Santa Cruz to remove individuals who are living in the river channel. The storms always present a real danger for those residents. Do you anticipate that we may be open that soon? Or what do you think anticipate that it will take longer?

Roxanne Wilson

I do not think it will be open by winter. We were doing everything we can to try to get it up and done and through the process before winter, but it's just not working out that way, so I will be trying to identify an alternative strategy for folks, so they're not displaced.

Louis Alejo

I'm glad your communication was going good with the City, right? Great, but I was concerned, you know, because it is campaign season, and there's some individuals trying to politicize the Tiny Homes project, there's also a small group of opponents on the community side and or, I believe my opinion, from what I've seen, they're misconstruing information about the Tiny Homes. So I would just suggest, I don't know what we can do on our side to maybe as it gets closer, but I want to, I don't want the misinformation to be factors that might have some of the council members trying to put up barriers as they move forward, because they they are, they seem to be the latter ones, and that if nobody else is speaking, then I hope that the City Staff won't change direction on this project. So, the piece was that I want to stress was on the communication part. How can we get real facts out about the project, when's it coming, so the public knows who's this going to serve, how who's going to operate it, how it's going to work, whether it's in an op ed where it's on social media targeted to Watsonville residents, I want to be ahead of the messaging, versus adding the misinformation, you know, misconstrue this project and perhaps create unnecessary barriers where we could educate the public and our

MOCO Board of Supervisors Homeless Committee Meeting August 26, 2024 Meeting

partners on the council about what, how this project is really going to work and operate. Have they decided on who the operator provider is going to be?

Roxanne Wilson

Yes. Community Action Board has signed their agreement with the Coalition. So, we were put in a situation where we had to expend 100% or 50% of the funding. And we did meet with the State, with the State, and the State allowed us to move the money through the Coalition. It would show up as expended on our side. And then they just executed the agreement. After Maria Elena, the executive director of CAB, met with county leadership, so she had a meeting with Nick Chulos and Debbie Palanelli to talk about the project as a whole. We have done supervisor two community input sessions and two city council meetings on this project, and we have, we are actively working with the church to establish a neighborhood watch. A lot of the complaints that the neighbors had existed long before this project had even come to light as a possibility. So, we are trying to raise up more community awareness, and also just community in action. **So, when there are issues with their neighborhoods, they they know the right chain of command to get it to for their for their issues to be resolved.**

Louis Alejo

Two things on that. The reason I'm bringing it up, because I know it was concerned to my counterpart, or our counterpart, supervisor, Felipe Hernandez. He's working on op ed-on this, because he thought the communication was important because of what he's hearing. So, so just, you know, so, so I'm hearing it from other folks as well that the ongoing communication, right? Because it's been, I think, a while since we had one of the meetings, and not everybody attends those meetings, right? So, we have to do the broader messaging to the public at large. And then the other part for community, Community Action Board, they do a lot of good things, right? But I don't think they've done like managing a homeless they haven't worked as a homeless service provider. And so, the suggestion there was, maybe, who could we help better, better train them on how to be successful in the operations, and also on the Rapid Rehousing component, because they've never done that either, and their staff haven't done it. So that's where, you know, when we open it, it's one success, but then the ongoing, successful operation is what I worry about for a provider who's never done work in this budget good area.

Roxanne Wilson

So, they do have the they do have the YCP grant, and they are doing rapid rehousing for 18 to 24 year olds. And they do have Watsonville work. So, they do have a few small programs that serve people experiencing homelessness. We did put enough money in their budget to hire a consultant, and I also have another consultant from Los Angeles that is really open to helping at no cost, actually. So, I think that in general, both of the counties' staff and staff want this to

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work, and we're doing everything we can to make sure that CAB is prepared to take on this level of work. And other nonprofits have also offered just to meet with them. So, they have met with community human services, they met with a few other organizations, and we've taken them on tours in different areas around the state.

Louis Alejo

Great. All right. We stay vigilant on this. I want this to be a success story, That's, that's all. My. I'm trying to convey. Thank you. All right, anyone else. Let's go to the public.

Any member comes from the public, or any of our staff on this item. Don't see any nobody in chambers nobody online. All right, I was just an update.

Thank you.

County of Monterey

Government Center - Monterey Room
168 W. Alisal St., 2nd Fl.,
Salinas, CA 93901



Meeting Agenda - Final

Monday, August 26, 2024

10:30 AM

**Join via Zoom at <https://montereycty.zoom.us/j/91521248910> or in person at:
168 W. Alisal St., 2nd Floor, Salinas CA 93901- Government Center Building,
Monterey Room, or 2616 1st Ave., Marina CA 93933 - District 4 Office**

Homelessness Committee

Supervisor Luis Alejo – District 1
Supervisor Wendy R. Askew – District 4

Supervisor Wendy R. Askew will appear by video conference on this date at: 2616 1st Ave., Marina CA 93933. Consistent with Government Code Section 54953, an agenda will be posted at this location, and it will be accessible by the public.

Participation in meetings:

Members of the public may participate in Committee meetings in two (2) ways:

1. You may attend the meeting in person at 168 W. Alisal Street, 2nd Floor, Salinas CA 93901 – Government Center Building, Monterey Room; or, 2616 1st Ave., Marina CA 93933.
2. You may participate via Zoom at: <https://montereycty.zoom.us/j/91521248910>

If you do not have access to a computer, you may call into the meeting and participate by calling the following number: 1-669-900-6833 and entering the following meeting ID: 915 2124 8910

If you choose not to attend the Homelessness Committee meeting but desire to make a public comment on a specific agenda item, please submit your comment via email by 5:00 p.m. on the Friday prior to the meeting. Please submit your comment to Yulisa Chavarin at chavariny1@countyofmonterey.gov and your comment will be placed into the record at the meeting.

If you are watching the live stream of the Homelessness Committee meeting and wish to make either a general public comment or to comment on a specific agenda item as it is being heard, please select the “raise hand” option on the Zoom screen, and your microphone will be unmuted so you can speak. To select the “raise hand” option, click on the ‘participants’ icon at the bottom of your Zoom screen, then click the “raise hand” icon next to your name.

PLEASE NOTE: IF ALL BOARD MEMBERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.

Participación en reuniones:

Los miembros del público pueden participar en las reuniones del Comité de (2) maneras:

1. Puede asistir a la reunión en persona en 168 W. Alisal Street, Segundo Piso, Salinas, CA 93901 - Centro de Gobierno del Condado de Monterey, Monterey Room; o, 2616 1st Ave., Marina CA 93933
2. Puede participar a través de Zoom en: <https://montereycty.zoom.us/j/91521248910>

Si no tiene acceso a una computadora, puede llamar a la reunión y participar llamando al siguiente número: 1-669-900-6833 e ingresando la siguiente identificación de la reunión: 915 2124 8910

Si decide no asistir a la reunión del Comité de Personas sin Hogar, pero desea hacer un comentario, envíelo antes de las 5:00 p.m. del viernes anterior a la reunión, a Yulisa Chavarin, por correo electrónico a: chavariny1@countyofmonterey.gov y su comentario se incluirá en el registro de la reunión.

Si está viendo la retransmisión en directo de la reunión del Comité de Desarrollo Económico y desea hacer un comentario público general o comentar un punto específico del orden del día mientras se escucha, seleccione la opción "levantar la mano" en la pantalla de Zoom, y su micrófono se silenciará para que pueda hablar. Para seleccionar la opción "levantar la mano", haga clic en el icono de "participantes" que encontrará en la parte inferior de la pantalla de Zoom y, a continuación, haga clic en el icono "levantar la mano" que encontrará junto a su nombre.

TENGA EN CUENTA: SI TODOS LOS MIEMBROS DE LA JUNTA ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN DEL PÚBLICO POR ZOOM ES ÚNICAMENTE POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA ALIMENTACIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Committee Report.

PUBLIC COMMENT: Members of the public may address comments to the Committee concerning each agenda item. Timing of the public comment shall be at the discretion of the Chair.

Call to Order

Additions and Corrections

Public Comments Period

This portion of the meeting is reserved for persons to address the Committee on any matter not on this agenda but under the jurisdiction of the Committee.

Approval of Action Minutes

- 1. Consider approval of the action minutes from the Special Homelessness Committee meeting on June 27, 2024.

Attachments: [Minutes - June 27, 2024](#)

Regular Agenda

- 2. Receive a verbal update on the Encampment Resolution Funding projects.

Presenter: Roxanne Wilson, County Homeless Services Director

- 3. Receive a presentation regarding the 19 Strategies for Communities to Address Encampments Humanely and Effectively.

Presenter: Helene Schneider, United States Interagency Council on Homelessness

Attachments: [Reference Guide - 19 Strategies for Communities to Address Encampments Humanely and Effectively](#)
[Summary - 19 Strategies for Communities to Address Encampments Humanely and Effectively](#)

Adjournment

The next regular meeting is scheduled on November 25, 2024 in the Monterey Room and via Zoom.

Committee Members: Supervisor Luis Alejo, Chair; Supervisor Wendy R. Askew, Vice-Chair.
Committee Staff: Deborah Paolinelli, Assistant County Administrative Officer; Roxanne Wilson, County Homeless Services Director; Anne Brereton, Deputy County Counsel, Sarah Federico, Management Analyst II; Cindy Joerger, Management Analyst II; and Yulisa Chavarin, Committee

Secretary.

- Copies of staff reports or other written documentation relating to items referenced on this agenda and/or submitted after distribution of the agenda packet are on file and available for public inspection at the County Administrative Office, County of Monterey Government Center, 168 West Alisal Street, 3rd Floor, Salinas CA 93901.
- Meetings of the Board of Supervisors Homelessness Committee are accessible to individuals with disabilities. The Administration Building and Monterey Conference Room are wheelchair accessible. Please contact the County of Monterey Civil Rights Office at 831-755-5117 if you need assistance or accommodations to participate in a public meeting or if you need the agenda and public documents modified as required by Section 202 of the Americans with Disabilities Act.
- The following services are available when requests are made by 5:00 p.m. of the Friday before this noted meeting: American Sign Language interpreters during a meeting, large print agenda or minutes in alternative format.
- If you require the assistance of an interpreter, please contact the Senior Secretary in the County Administrative Office at 831-755-5115. Every effort will be made to accommodate requests for translation assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.
- Si usted requiere la asistencia de un intérprete, por favor comuníquese con la oficina de Administración localizada en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 168 W. Alisal St., Tercer Piso, Salinas - o por teléfono llamar a 831-755-5115. La secretaria hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y a lo mínimo 24 horas de anticipo de cualquier junta.

August 23, 2024 Amended Application

Description:

August 23, 2024 Amended Application submitted by Dan Hoffman with accompanying memo from Sonia De La Rosa, COA of MOCO

Summary:

Reverend Dan Hoffman submitted an amended Application with an accompanying memo from Sonia De La Rosa, Administrative Officer of the County of Monterey. The Application is flawed for many reasons (noted in the appeal) and should be rejected. Like the original Application, it misrepresents the existing use of the three parcels.



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

Date: August 23, 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 Application – 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 an "emergency shelter," as defined in Watsonville Municipal Code (WMC) Section 14-18.331.

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 (2020): “(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.

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:



Sonia M. De La Rosa
County Administrative Officer

Date: 08/23/2024

August 12, 2024 Email from Rev. Dan Hoffman to Sarah Federico

Description:

August 12, 2024 email from Reverend Dan Hoffman to Sarah Federico of Monterey County re the Friday night Church meeting report with impacted neighbors.

Summary:

The email suggests that the Church was not informed by MOCO, DignityMoves, or CityStaff of the magnitude of the homeless-related crime in the area.

From: Dan Hoffman <dhoff1610@hotmail.com>
Sent: Monday, August 12, 2024 3:23 PM
To: Federico, Sarah <FedericoS@countyofmonterey.gov>
Subject: Friday meeting report

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]
Sarah,

The meeting Friday night was very difficult. It was three hours of 40 neighbors sharing all the ways the unhoused have changed their neighborhood for the worse--Breaking into their houses, threatening them with axes, making love in the park and masturbating in front of their children, Going to a new park that it only been open a very short time to have an Easter egg hunt with their children and syringes everywhere, their fences being jumped and sometimes even burnt down. We gave them lots of empathy. They are very scared and concerned about having this project in their backyard, because Loaves and Fishes being in their backyard has also increased the number of unhoused on their street, parks and yards. They feel like they weren't given a choice about the Tiny Homes and they really would love to have it somewhere else further from other neighborhood as well. I of course am supportive, but I am still wondering if there is a place nearby that is more industrial that we could put it?
I shared with them all about Santa Barbara and how successful it was, but they had lots of doubts.

I would like to meet with them again and share with them (here are some possible points):

- that there are no other options to help deal with the unhoused and that this actually will help.
- I want to give them assurance that if this is detrimental to the neighborhood that after two years, it will be shut down. (If this is not successful in two years, can we have in writing in the lease that the counties will relocate and pay for the removal of everything, as agreed to when we began this process 1 ½ yrs ago.) (My belief and hope is it WILL be a success and will hopefully be here for 5-10 years, by the way.)
- I want to remind them again that there will be a neighborhood hotline for them to call if there are issues.
- I am wondering if there is any way they could have some say in not having any scary people there at least for the first group that come in to the tiny houses. Maybe a neighborhood leadership team that has some input on, who we have come. I know there's a pool of like 100 people we could choose from so if we could just choose our first batch to not have any behavioral disturbances or severely mentally ill that might be scary for them and
- also give them assurances that there won't be any perpetrators. (Can I have in writing the process of how people are selected to be in the village)
- They also brought a major concern that they don't believe cab can do it well, since they have no experience. Can we give them more information on what cab is doing to be prepared to do it well? Like who they have hired that has experience with this type of village or facility, they are training people, And maybe how this has been successful and training people up at some other project. One of their leaders had done a lot of homework and thought we should have gone with Home first.
- Somehow, we need to give them more power in this process and assurances, and I think they will come around.
I know we could probably push the project through without them, but my heart was broken by all of their experiences and I feel like we owe it to them to care for them in this process as well. In the long run, I think it will make the project more successful. And possibly they will become one of our most powerful allies, as Elizabeth of Dignities moves said has happened at other sites.

We had about 40 people there, many who have lived in the neighborhood for several generations, and have always felt like they've been dumped on in terms of what the government has put in their neighborhood and for lack of keeping difficult elements out. My heart really went out to them.
There's got to be a way where we can honor them and their neighborhood and also care for the unhoused.

-I also want to just be present to them that they are very unhappy with their neighborhood and that just keeping it the way it is will not help—they/we need to try something. And that there is no other solution on the table right now and no other money at this point and won't be for a long time because things like this take lots of time. Let's give it a two-year try and if it doesn't work, we'll shut it down.

-How can we invest in making the neighborhood safe again for their children? They would be thrilled! Clean up the park? Loaves and fishes move to a new location? Neighborhood hotline. How can we (of Tiny Houses) regulate the neighborhoods around 2nd street and tiny houses so there's less homeless?
Police liaison—work on setting up and have more patrolling?
Community resources at the church once a month to help people with their problems like not enough Police presence or needed park clean ups?
Gym times for kids

They told me I had the power to not have Tiny Homes at my church and I mistakenly said that was true. I need to Tell the people in the neighborhood that I can't back out of the church having the tiny houses because I gave the counties a commitment in which they have committed \$8 million to and spent a lot on architects, etc. So it's really up to the counties on whether we would change Locations. Let's focus on what you, the neighbors, need and making this be a project that makes your neighborhood better, which I believe it will.

-I know it's too late for this, likely, but they brought up: Do we need to consider another site that isn't as close to the levee, and/or more importantly is further from neighborhoods that are afraid of more drug addicts in their backyards.—like in a more industrial part of town? And further from the Levee which is full of drugs, and will the clients go back and get them?! Does this village need to be further away from that and likely away from CAB doing navigation work?!

I wanted to write it all out.

Please call me and let's discuss. I truly believe this is a hic-up that will end up being a blessing as we choose to care for our neighbors and hence have a more successful project. I believe God wants to just honor all who are involved, and will show us the way.

Bless you!
Pastor Dan

August 11, 2024 Email from Samantha Zutler to William Seligmann

Description:

Email from City Attorney Samantha Zutler, dated August 11, 2024 to William Seligmann, with a cc to the Watsonville City Council Re the Transitional Home Application – 118 & 120 First Street, 5 Cherry Court. The letter was cc'ed to the City Manager, City Attorney, Community Development Director, Monterey County Board of Supervisors, Santa Cruz County Board of Supervisors, and Executive Presbytery of San Jose.

Summary:

To date, City Attorney Samatha Zutler has never followed up with Coalition Attorney Seligmann as promised. On August 11, 2024, Zutler wrote to Seligmann, stating:

“Thanks Bill. The City can better respond to your letter, which includes arguments we have also considered, when we have a complete application from the applicant that correctly identifies the project site.”

From: Zutler, Samantha W. <SZutler@bwslaw.com>

Sent: Thursday, August 1, 2024 11:53 AM

To: Bill@southbaylaw.com; City Council <citycouncil@watsonville.gov>; City Council <citycouncil@watsonville.gov>; Eduardo Montesino <eduardo.montesino@watsonville.gov>; Vanessa Quiroz <vanessa.quiroz@watsonville.gov>; Maria Orozco <maria_orozco@watsonville.gov>; Kristal Salcido <kristal.salcido@watsonville.gov>; Casey Clark <casey.clark@watsonville.gov>; Jimmy Dutra <jimmy.dutra@watsonville.gov>; Ari Parker <ari.parker@watsonville.gov>

Cc: citymanager <citymanager@watsonville.gov>; City Attorney <cityattorney@watsonville.gov>; cityclerk <cityclerk@watsonville.gov>; Irwin Ortiz <irwin.ortiz@watsonville.gov>; cdd@cityofwatsonville.org; Suzi Merriam <suzi.merriam@watsonville.gov>; cob@co.monterey.ca.us; BoardOfSupervisors@santacruzcountyca.gov; neal@sanjosepby.org

Subject: RE: Transitional Home Application for 118 & 120 First Street, 5 Cherry Court

Thanks Bill. The City can better respond to your letter, which includes arguments we have also considered, when we have a complete application from the applicant that correctly identifies the project site.

Best,
Samantha

July 29, 2024 letter from William (Bill) Seligmann to Watsonville City Council

Description:

Bill Seligmann, attorney for the Neighborhood Coalition, submitted a letter dated July 29, 2024 to the Watsonville City Council Re Tiny Home Application – 118 & 120 First Street, 5 Cherry Court. The letter was cc'ed to the City Manager, City Attorney, Community Development Director, Monterey County Board of Supervisors, Santa Cruz County Board of Supervisors, and Executive Presbytery of San Jose.

Summary:

Bill Seligmann, attorney for the Neighborhood Coalition, submitted a letter to the City, Counties, and Church regarding the Tiny Home Application addressing two separate issues: (1) the inapplicability of SB 4 and (2) **the necessity for a Special Use Permit for the radical change in the Church operations (the Church is a non-conforming use).**

William Seligmann Bio



Principal

333 Church Street Suite A
Santa Cruz, Silicon Valley, CA 95060
Phone: 831-423-8383
Fax: 831-438-0104

The Law Offices of William R. Seligmann is built on a 30 year commitment to the law in the areas of government and municipal law, personal injury law, construction and development, real estate, and constitutional law.

A Santa Cruz Lawyer with a Strong Foundation

Mr. Seligmann's legal career began after earning his Juris Doctor degree from Santa Clara University School of Law in 1982. Shortly thereafter, he began practicing as an Associate at the Law Offices of J. Robert Dempster. Over time, the firm evolved, becoming Dempster, Seligmann and Raineri. Then, in 2001, Mr. Seligmann established the Law Offices of William R. Seligmann, working in a close relationship with the firm of Atchison, Barisone & Condotti in Santa Cruz. Throughout the course of his career, Mr. Seligmann has developed significant experience in many facets of the law, including governmental and municipal law, land use, personal injury, real estate and construction and development law. He has also served as the City Attorney for the City of Campbell since 1985.

A Respected Silicon Valley Attorney

Mr. Seligmann's experience goes beyond one on one interactions with his clients. He has served on the Executive Committees of Public Law and Litigation Sections of the California Bar, chairing the former Section from 2004 to 2005. He has also served on the Judiciary Committee and Civil Practice Committee of the Santa Clara County Bar Association, chairing the later Committee in 2012.

This dedication to the law and the community has put him in demand for various speaking engagements on subjects such as defending state and local public entities, land use, and government ethics. He has also served as a consultant and reviewer on a number of legal publications including the California Municipal Law Handbook, and California Land Use Practice.

In keeping with his distinguished career, Mr. Seligmann is the subject of a biography in Marquis' Who's Who in American Law. He also maintains a "Superb" rating level with Avvo.com, a "Preeminent" rating level from Martindale-Hubbell, and has been selected as a Super Lawyer by Thompson Reuters.

LAW OFFICES

William R. Seligmann

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July 29, 2024

Silicon Valley Office:
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Watsonville City Council
275 Main St., Suite 400 (4th Floor)
Watsonville, CA 95076
citycouncil@cityofwatsonville.org

Re: Tiny Home Application – 118 & 120 First Street, 5 Cherry Court

Honorable Mayor Quiroz-Carter and Members of the City Council:

My firm has been retained to represent the interests of a neighborhood coalition of residents, businesses, and property owners affected by the current application to construct a transitional housing and navigation center (identified as Tiny Village) for currently homeless persons on the properties occupied by the Westview Presbyterian Church. While my clients recognize the need to afford housing opportunities to those less fortunate members of the community, they feel that certain neighborhoods in the City have become a dumping ground for the homeless, which has led to a disproportionate incidence of anti-social behavior, including public vandalism, breaking and entering, arson, trespassing, stalking, loitering, and public drug use.

My clients have asked me specifically to address the legal process for the proposed project. In this regard, there are two aspects that need to be addressed; (1) the inapplicability of Senate Bill 4 of 2023; and (2) the necessity for a Special Use Permit for the change in the church operations.

Senate Bill 4:

Senate Bill 4, also known as the Affordable Housing on Faith and Higher Education Lands Act of 2023, adopted California Government Code section 65913.16. This section allows for housing development projects on property owned by religious institutions when certain stringent requirements are met. Among these requirements, the property cannot be located within 1,200 feet of a site that is that is subject to permitting by an Air Resources District. (Cal. Gov. Code 65913.16(b)(4), (c)(6)(B).) In the instant case, the church property is located with 1,200 feet of eleven (11) such heavy industrial sites according to the website of the Monterey Bay Air Resources District. Consequently, the provisions of Senate Bill 4 do not apply.

Change in the Use of the Church Property Requires a Special Use Permit:

Given that Senate Bill 4 is inapplicable, the proposed project must comply with all of the applicable provisions of Watsonville's local land use regulations. Based on an application submitted to Watsonville on October 24, 2023, the proposed project consists of approximately 34 modular units to be operated in conjunction with navigation facility for currently unhoused persons and their animals.

It is my understanding that at the time that the application was submitted, the properties were zoned Institutional (N). While emergency shelters are a principally permitted use in the Institutional zoning district, transitional housing is specifically prohibited, and churches require a Special Use Permit (Watsonville Municipal Code ("WMC") § 14-16.802(a)(2), (e)(3), (5).) The current application specifically requests transitional housing, and does not meet the definition of "emergency housing," which is defined as "[h]ousing with minimal supportive services." (WMC § 14-16.803(c)(3)(i).) The current application proposes a navigation center staffed 24 hours a day, which is far from minimal services. Consequently, the proposed project would not be allowed under the Institutional zoning.

On November 23, 2023, Watsonville adopted the Downtown Watsonville Specific Plan ("DWSP"). Under DWSP, the church properties were placed in the in the Downtown Core zone. Interestingly, neither emergency shelters nor transitional housing are specifically listed as a permitted use in the Downtown Core zone of the DWSP; and while dwelling units are generically listed as permitted uses, **churches continue to require a Special Use Permit.** (Table 6-3.) In the present case, the existing church does not currently possess a Special Use Permit. As such, the church is either an illegal use or a nonconforming use. In either case, the church must now obtain the necessary Special Use Permit.

The pending project will drastically change the character and intensity of the current use of the properties. Instead of simply providing religious services, the church properties now will also offer transitional housing and navigation services to a currently unhoused population in addition to the current religious services. Pursuant to Watsonville Municipal Code section 14-20.050, "[a] nonconforming use may only be increased in . . . intensity or modified in . . . character through the granting of a special use permit." This radical change in use will thus require a Special Use Permit, which will undoubtedly entail consideration of modifications of the church structure to address its location in a flood plain, as well as obtaining approvals from CalTrans for expanded ingress and egress onto Highway 129. Similarly, sufficient church parking will need to be maintained to satisfy the Municipal Code (See WMC § 14-17.1101(g).)

The Housing Accountability Act ("HAA" - California Government Code section 65598.5) does not relieve the City from following the Special Use Permit process. While HAA limits the criteria that can be used to deny a housing development project, it neither dictates the review procedure nor prohibits the imposition of reasonable conditions. Likewise, it does not apply to assembly uses, such as churches. Consequently, the proposed project cannot be approved simply through the Zoning Clearance process.

I hope that this information is helpful to your consideration of this project; and if you have any questions, please feel free to contact me at your convenience.

Sincerely,

William R. Seligmann

William R. Seligmann

cc: *email only:*

City Manager
City Attorney
Community Development Director
Monterey County Board of Supervisors
Santa Cruz County Board of Supervisors
Executive Presbyter

July 26, 2024 MOCO County letter sent to State

Description:

July 26, 2024 MOCO County letter sent to Jeannie McKendry re Community Letter Response

Summary:

[County of Monterey sent a letter to Jeannie McKendry](#) re a Community Letter responding to Catalina Torres' letter dated July 11, 2024 stating:

- The County has not been informed of any permit issues.
- The County will change the unit structure to a LifeArk
- The County failed to mention the obstacles in the competitive application process and, therefore, "cheated" on the application.
- The County sites service animals, but miniature horses violate the Watsonville Municipal Code 6-1.
- The County failed to acknowledge the Letter of Support from Mendez was very relevant as the City was instrumental in identifying the site. Incidentally, the County, City, and State all failed to provide this attachment, violating CPRA.



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

July 26, 2024

Jeannie McKendry
Grants Program Design Section Chief
California Department of Housing and Community Development (HCD)
651 Bannon Street
Sacramento, CA 95811

Re: *Community Letter Regarding the Watsonville Tiny Village Emergency Shelter Site Location*
(23-ERF-2-R-1009)

Dear Section Chief McKendry:

Thank you for contacting the County of Monterey regarding the letter of concern from a Watsonville neighborhood leader dated July 11, 2024, and addressed to the Monterey County Board of Supervisors (BoS). The letter outlined perceived controversy surrounding the development of a 34-unit low barrier, non-congregate, housing navigation center (Tiny Village) at Westview Presbyterian Church in the City of Watsonville. This is an Encampment Resolution Funding (23-ERF-2-R-1009) project awarded to the County of Monterey's Homeless Services Program (County) in June 2023.

As requested, the County's responses **highlighted** below address the letter's main points of concern for this project:

I. Issue with Zoning Permits

*"The Westview Presbyterian Church (the Church) operates on three separate yet contiguous parcels, which were zoned Institutional (N) at the time that the Church submitted a Zoning Clearance Occupancy Permit Application to the Watsonville City Planning Department in October 2023. Under that zoning, emergency shelters are a principally permitted use. **However, the existing Church use requires a conditional use permit.**"*

On July 10, 2024, the County formally submitted building plans and relevant documents in accordance with the Watsonville Community Development Department (City) Planning Guidance Letter received by the County in November 2023. The City is in the process of reviewing the submission and will respond, in writing, within the following weeks. The County has not been informed of any permit issues at this time. However, if the City determines a conditional use permit is required for the selected site location, the County will respond accordingly.



CountyofMonterey.Gov

2. Issue with Flood Plain Development Building Concrete Pad Solution:

*"One item that has been publicly disclosed is the fact that the Church properties are located in a flood zone. The related mitigation that has been disclosed is that a raised building pad three feet high will be constructed first on which the modular shelter structures will be built. The cost for constructing this building pad is one million dollars (\$1,000,000). This raises a troubling issue. The stated reason for this shelter project is to provide shelter for people who will be displaced from the Pajaro River channel due to levee reconstruction work to be done by the federal government. However, after the levee work is done, the area will no longer be a flood zone, which would render the raised building pad unnecessary and subject to removal. Why on earth would the Monterey County Board of Supervisors throw away such a vast sum of money to build an intrusive eyesore that will be obsolete and subject to removal in such a short period of time as opposed to establishing an emergency shelter in a **more cost-effective and compatible site?**"*

The County and its partners determined the Flood Plan Development solution to build a permanent structure such as a three-foot building concrete pad was not the best solution for a modular emergency shelter and have included an alternative solution in the recent submission to the City by utilizing an HCD-certified modular unit provider, LifeArk. LifeArk's modular units use a Federal Emergency Management Agency (FEMA) floodplain zone foundational design by equipping each unit with an attached elevation tool to raise the units up to 36 inches. With the alternative LifeArk solution there will not be any remaining permanent structures should the modular units be retired or removed from the site location.

3. Issues with the ERF Application

"These zoning administration defects prompt scrutiny of the ERF-2 application submitted to the State by Monterey County. Here one finds multiple procedural issues that raise a question as to the wisdom and legality of constructing the shelter at the Church properties, including the following:"

To the County's knowledge, there were no zoning administration defects in the submitted ERF-2-R application.

1. *"Pursuant to the California Interagency Council on Homelessness, Monterey County was required to provide a letter of support from Caltrans. The three parcels where the Tiny Village is intended to be sited span Highway 129. According to a representative from Caltrans, Caltrans was never contacted about this intergovernmental project."*

This statement is incorrect; per the ERF-2-R Notice of Funding, a letter of support from CalTrans is only required if the encampment site is in a state right-of-way and the applicant seeks to obtain priority for the grant funding. The encampment site is not located in a state right-of-way.

2. *"Item 7 of the ERF-2 Round 2 Application specifically asks the applicant, "Are there any local ordinances, resources, or other factors that may hinder achieving the proposal's outcomes? If so, how will the applicant navigate these challenges?"*

The application failed to mention multiple local ordinance issues and hindrances, including:"

- a. *The Church property is comprised of three interdependent parcels that require a conditional use permit for the Church before a homeless shelter can be established there.*

The County does not consider the FEMA floodplain nor the number of parcels to be considered a hinderance to achieving the proposal's outcomes. The permitting process has revealed a few unforeseen (yet manageable) requirements that have been individually addressed. For example, to maintain the number of units proposed in the ERF application, the project site did not initially meet the easement requirements on the front end of the modular village; in response the Church has agreed to a reciprocal easement agreement. A requirement for a conditional use permit for the Church has not yet been communicated to us by the City.

- b. *The Church property is in the FEMA flood zone designation, which could have been easily ascertained by the GIS Maps on the Santa Cruz County Assessor's website.*

As mentioned above, the County has overcome this challenge by providing an alternative solution in the permit submission that includes raising the site three feet.

- c. *The Watsonville Municipal Code has strict provisions that prohibit chicken coops and other "large animals", which are part of the homeless encampment's plan.*

The ERF-2-R application was embedded with requests made by encampment occupants, one of which was to include chicken coops or large animals in a kennel onsite at the Tiny Village. However, it was later determined that the County can only accept service animals. To that end, chicken coops and non-service animals are no longer being considered for the site. This allegation is immaterial as it does not "hinder achieving the proposal's outcomes".

3. *"The grant application posted on the Monterey County Board of Supervisors website is suspiciously incomplete as it does not include the attachments referenced, including the Letter of Support signed by former Watsonville City Manager Rene Mendez. Mendez stated publicly that the City of Watsonville never reviewed the grant application."*

The County provided letters of support, including the letter from the former Watsonville City Manager Rene Mendez, in the application submission to Cal ICH in February 2023. The grant application available on the County's website was included as a reference for the appropriations of the ERF-2-R funding. Additional application attachments were not required as they are irrelevant to the action requested from the Board of Supervisors.

Thank you again for the opportunity to provide additional information in response to the letter copied to HCD. The County understands the importance of addressing community concerns to ensure a more successful implementation of the project that will serve individuals experiencing homelessness along the Pajaro River area within the jurisdictional boundaries of the County, the County of Santa Cruz, and the City of Watsonville.

If you require additional information or supporting documentation, please do not hesitate to contact me by email at DeLaRosaSM@countyofmonterey.gov or by phone at (831) 755-5312.

Sincerely,



Sonia M. De La Rosa
County Administrative Officer

July 26, 2024 Santa Cruz Sentinel article

Description:

[The article is titled, "Longtime Watsonville homeless meal program forced to relocate amid trash, vandalism concerns."](#)

Summary:

[This article](#) notes that the City cited the Church's illegal homeless meal program forcing them to relocate amid trash, vandalism concerns.

LATEST HEADLINES

Longtime Watsonville homeless meal program forced to relocate amid trash, vandalism concerns

SonRise Kitchen manager offering daily meals for more than a dozen years



Todd Stacy, who says he was born on and lived much of his life on the streets, expresses his gratitude Friday morning after receiving his breakfast sustenance at River Park in Watsonville. (Shmuel Thaler – Santa Cruz Sentinel)



By **JESSICA A. YORK** | jyork@santacruzsentinel.com | Santa Cruz Sentinel

UPDATED: July 26, 2024 at 5:17 PM PST

WATSONVILLE — Organizers of a daily free breakfast program were put out of a city park this week while, nearby, city workers continued the elimination of a large homeless encampment from the Pajaro River levee area.

SonRise Kitchen founder and manager Margo Loehr said she began delivering weekday breakfast service — generally a cup of soup or cereal, fruit and bag lunches — to Watsonville's neediest some 14 or 15 years ago. When she lost support to prepare her meals from one church about eight years ago, Loehr said she approached the Rev. Dan Hoffman of Westview Presbyterian to take in her program. Loehr, awarded as one of Second Harvest's Hunger Fighter of the Year for 2022-2023, said this week that she typically feeds about 30 people daily during the summer and closer to 50 to 60 people in the winter.



A large homeless encampment remains Friday along the Pajaro River in Watsonville as city crews continue removing camps and brush along the levee. (Shmuel Thaler – Santa Cruz Sentinel)

"Westview Presbyterian Church has been my godsend. They let me remodel their kitchen and bring it up to code, which is not an easy thing to do," Loehr said. "We had to write grants and do all kinds of stuff and it took a couple of years. That was a major thing for me and they back me in everything I do."

While Loehr was on vacation this week, volunteers subbing in to hand out food shortly after 7 a.m. Thursday at River Park off East Front Street were met with a surprise: A hole in the chain-link fence leading to the levee was closed and a city truck was parked across the park's entrance. Soon after, two police vehicles, a tow truck and a police parking enforcement vehicle arrived. Traditionally, meal organizers have been allowed to drive their truck right up to some park picnic

tables, where they serve food and were assisted in unloading by recipients. This week, they were directed to serve from the street, while meal recipients were allowed inside the fenced park to sit down.

Hoffman was out at the park Friday morning, saying he had been prepared for potentially more stringent parameters for the meal distribution. Hoffmann added that he was surprised at the city's show of force without having reached out to church administrators to discuss the matter first. Everything remained peaceful and quiet Friday, however, with a quick visit from a Watsonville Police Department officer who confirmed that the SonRise Kitchen volunteers were distributing outside the park, organizers said.

"I was going to say, where are you doing this, so we can do it with you," Hoffman said. "Because someone needs to be doing it."



Westview Presbyterian Church Rev. Dan Hoffman hands a bagged lunch to a person who pedaled to River Park, as Hoffman and Pajaro Valley Loaves and Fishes Executive Director Ashley Bridges distributed food on Friday. Mike Kittredge and Loaves and Fishes' Victor Pacheco also volunteered at the site Friday morning. (Shmuel Thaler – Santa Cruz Sentinel)

The confluence of local and state actions affecting the area's homeless population this week, said city spokesperson Michelle Pulido, is "completely unrelated" to the interaction with the meal program. Gov. Gavin Newsom issued an executive order Thursday directing state agencies to begin removing homeless encampments in response to a recent U.S. Supreme Court ruling that held sleeping on public ways was not a protected right. Separately, after issuing a 72-order vacate ordinance, Watsonville city workers began on Monday clearing camps supporting an estimated 200 people living in the grassy area of the Pajaro River ahead of scheduled river infrastructure work. The order requires the city-owned levee property to remain vacant through Aug. 2 to allow for cleanup of the area, Pulido said.

Pulido said that the city has been in discussions with SonRise Kitchen and Loehr for more than a year, raising concerns about "extreme littering" after the meals and those that would cut through the chain-link fence at the back of the park.

"We have real serious concerns because we have children who are playing in that area and we just can't allow the park to be left with a bunch of trash and all sorts of damage," said Pulido. "We began to address it and we asked that she move her operation to Loaves and Fishes, to try to connect her with that. Also, we instructed that she would need the proper permits."

Pulido said that, to the city's knowledge, Loehr had not obtained health food service permits through Santa Cruz County to date.

Loehr disagreed with the characterization that her program was experiencing unaddressed problems, saying she had a good working relationship with prior City Manager René Mendez and that city parks workers would provide her with trash bags to help keep the park area swept and cleaned of litter.

"It's kind of disappointing because we kind of had everything worked out," Loehr said. "We're still doing it, but we're going to stay on the street, not go in the park. I don't know how many people are going to be down there and it may be that I have to relocate. I don't know what's going to happen."

Loaves and Fishes Director Ashley Bridges, who had been filling in for Loehr since the prior Friday, was at the park Thursday. She said police, the tow truck driver and enforcement worker did not address or approach the volunteers, but that ultimately a city worker she knew told her the change was due to the levee cleanup. Bridges said she urged meal recipients not to take their anger out on city employees.

"They don't want to encourage anyone to be here," Bridges said she was told. "It is easier and more humanizing for people to be able to be served and then sit down, instead of being out in the street. That first day, because we were pretty apprehensive, no one went into that area. So, everyone was sitting on the curb, along the fence here. It just felt really, it was really sad, not treating people with respect."

A 34-unit tiny [emergency housing shelter village](#) is planned for Westview Presbyterian's parking lot on First Street with the help of an \$8 million state grant awarded jointly to Monterey and Santa Cruz counties. The pending program has been billed as alternative shelter for those living in the levee area but had yet to break ground this week, remaining stalled in the midst of city permitting struggles.

Originally Published: July 26, 2024 at 5:13 PM PST

Around the Web

REVCONTENT

July 26, 2024 City of Watsonville letter sent to Monterey County

Description:

July 26, 2024 letter from Justin Meek to Monterey County re Response to Memo re Planning Guidance Letter for Building Permit

Summary:

[Justin Meek sent a letter to Monterey County](#) and Santa Cruz County advising them that they have provided conflicting information to the City about what parcel the project will actually be located on. Also, his letter sought clarification as to the project description, to wit, if it is indeed an emergency shelter as defined in WMC Section 14-18.331. Meek also stated it looks forward to the "subsequent building permit application," yet by that time, Matt Orbach already submitted a building permit application to Caltrans.



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](#).

831-768-3050
cdd@watsonville.gov
www.watsonville.gov

Community Development Department
250 Main Street
Watsonville, CA 95076

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

July 26, 2024 Pajaronian Article

Description:

[July 26, 2024 Pajaronian Neighbors worry over village for homeless people](#)

Summary:

In this article:

1. Josue Monroy interviewed impacted stakeholders victimized by homeless related crime.
2. A daycare center on Walker Street is terrorized by a felon homeless person. Daniel Zavala Zavala—had previously been arrested for [shooting a gun into an occupied dwelling](#) in February 2022. The daycare owner, Lorena Vasquez had to get a temporary restraining order in April of this year.
3. Police are called frequently, but issues persist.
4. Felipe Hernandez expressed his indifference to our concerns and stated that the Council was not aligned:

“SO I'M FULLY ON BOARD WITH THE PROJECT AND INDIFFERENT TO THE OPPOSITION UNTIL THERE IS SOME ALIGNMENT [AMONGST THE COUNCIL.]

Neighbors worry over village for homeless people

Officials embrace micro village but neighbors raise concerns

BY JOSUÉ MONROY - July 26, 2024



Threats of physical assault, vandalism and car break-ins are some of the problems these neighbors say are connected to the Pajaro levee encampment. Photo: Josué Monroy

Residents of a Watsonville neighborhood are pushing back against a proposed housing project meant to help homeless people staying along the Pajaro River levee. They say that local officials have ignored their concerns over crime and safety and are moving ahead without addressing complaints connected to the encampment.

City and county officials say that the community should stand behind efforts to address homelessness in the area, which leaves neighbors feeling their voice is being drowned out.

The "Recurso de Fuerza" (Resource of Strength) tiny home micro village was first proposed in 2023 as a joint effort between the counties of Santa Cruz and Monterey to address homelessness along the Pajaro riverbed. For years, unhoused people have camped in the levee area at the border of Watsonville and Pajaro and are particularly vulnerable during events like the Pajaro flood in 2023.

Additionally, the [Pajaro River Flood Risk Management Project](#), which will construct levees and improvements along the lower Pajaro River and its tributaries, is slated to begin in 2024. This means that the encampment would have to be moved at some point in the near future.

In late 2022, Monterey County officials surveyed the enclave of around 50 people to determine the problems they faced. Occupants of the camp cited immigration and citizenship assistance, job

development, mental health services and substance abuse intervention as prerequisites for housing stability.

Monterey County received in 2023 an \$8 million Encampment Resolution Funding grant from the State of California, which will be used to create Recurso de Fuerza. The management of the 34-unit facility would be a collaboration between Monterey County's Homelessness Services Program, Santa Cruz County's Health and Human Services department and the City of Watsonville.

In April 2024, the Monterey County Board of Supervisors approved a \$5 million agreement with San Francisco-based nonprofit DignityMoves for the development of the facility, and \$2.5 million to manage the village and provide services for the first two years. DignityMoves has experience running similar projects throughout California.

Originally set for a June 2024 groundbreaking, the project has stalled and is expected to begin later this year.

A rear lot on the premises of the Westview Presbyterian Church in downtown Watsonville was selected as the site for Recurso de Fuerza, which is located off the Highway 129 thoroughfare. It is roughly a half mile from the Pajaro levee campsite and was chosen in order to ease the transition for future residents and maintain an access corridor.



Mobile homes on West Front Street run up against the Pajaro River levee and nearby encampment. PHOTO: Tarmo Hannula

But residents of the Riverside Mobile Home complex on the 100 block of West Front Street have begun to voice their opposition to the project. The complex runs up against the levee area where the encampment is situated, and neighbors say they have been subjected to increasing crime and harassment by people connected to the encampment. Numerous residents are now saying that city and county officials failed to adequately inform them of their plans for the micro village, and that the move will create a corridor of crime and unsafe conditions for both residents and the encampment dwellers.

What About Us?

Enequina Rodriguez has lived in this mobile home complex for 25 years. Lopez, like many other residents, is a working-class Mexican immigrant who made Watsonville her home. But she currently feels endangered by the encampment just yards from her dwelling. Rodriguez sits in her living room accompanied by five other neighbors. They have gathered here to share some of their alarming experiences.

Rodriguez recalls an incident in which a person from the encampment began ransacking the garbage bins on the curb in front of the complex. When Rodriguez asked her to stop, the woman reacted aggressively, threatening her with bodily harm.

"She began chasing me, wielding a shovel," Rodriguez says in Spanish. "Then she threatened to slit my niece's throat with a machete. We called the police and they took her away."

Other neighbors complain of car break-ins and vandalism in their front yards and say that they feel like they are under siege in their own homes.

"Some of them don't do harm, but others do. They are not well from their senses; one day they could be good and another they are doing bad. And in one of those [bad days] they could take our life," Rodriguez says.

The police get called frequently, according to residents, but the issues persist in an area that they say is neglected by their representatives due to its socio-economic demography. While the neighborhood is just minutes from Watsonville City Hall, it is in an isolated industrial/residential area with little through traffic.

Lorena Vasquez lives at the end of Walker Street, across from the mobile home complex. She runs a daycare out of her home during the day and works nights as a caregiver. Over the last several months, Vasquez says she has been "terrorized" by a man she believes has connections to the encampment.

In April 2024, a man began camping out in his car in front of Vasquez's home for days on end, even trying to peep inside her house. Initially, Vasquez assumed it was an unhoused person needing a place to park and did not call the police. But things took a turn when the man tried to break into her home. Vasquez then called police and he was picked up for trespassing, according to arrest records.

That's when Vasquez learned that the man – Daniel Zavala Zavala – had previously been arrested for [shooting a gun into an occupied dwelling](#) in February 2022. After learning this, Vasquez quickly filed for a temporary restraining order in April of this year.

But one night when she was out to dinner, she saw through her doorbell camera that Zavala had returned and was intent on breaking in.

"He was going all around the outside of the house trying to get in. He was holding a machete. That's when I called the police and I told them that Daniel Zavala was back," Vasquez says in Spanish.

He was arrested again and was still in custody as of July 22.

"SO I'M FULLY ON BOARD WITH THE PROJECT AND INDIFFERENT TO THE OPPOSITION UNTIL THERE IS SOME ALIGNMENT [AMONGST THE COUNCIL.]

SANTA CRUZ COUNTY SUPERVISOR FELIPE HERNANDEZ

Watsonville Police spokesperson Michelle Pulido says that there have not been an unusually high number of calls for service coming from the neighborhood in the last months. She did say, however, that the department has heard concerns from residents about crime in the area and has engaged with the public on the matter.

In late June, a community meeting was held for residents in the greater downtown area and Pulido says that crime concerns were brought up. Also in attendance was Watsonville District 1 Councilmember Eduardo Montesino, who represents residents of West Front and Walker.

Montesino says that the city has been turning a blind eye to the issue of homelessness and is fully behind the Recurso de Fuerza project. As for concerns over safety, he disagrees that the project will increase crime.

"What [residents] are experiencing is the few people that are on the streets that are causing havoc, but they're not seeing the vision that we also got to do something about the homeless population. They're our neighbors, and people just are not seeing where there's the potential to see something different and help people out of that situation," Montesino says in a phone interview.

But there is also pushback to the project within the council itself, with one member concerned that the city and county are getting in over their heads.

'Service Desert'

Watsonville District 5 council member Casey Clark says that the first time he heard about the Recurso de Fuerza project in June 2023, he felt it had already been decided without input from Watsonville city officials. One of his main issues is the site selection, which he says he has brought up to county officials.

"I see it going somewhere more appropriate and I have suggested two sites to the County of Santa Cruz, which I just get told 'No,'" Clark says in a phone interview.

Clark argues that the Westside Presbyterian Church site is a "service desert" and says that other sites are more suitable for the project. The facility will include an indoor and outdoor dining area, showers, lockers and a housing navigation center.

A key detail is that the micro village is meant as temporary, transitional housing for a period of six months. Enrollment in the program is voluntary and there is already a waitlist for the units, according to Monterey County officials.

Clark says that the organization tapped to manage the facility is not equipped for the task. Earlier this year, Community Action Board of Santa Cruz County (CAB) was chosen to contract with Monterey County as operators for Recurso de Fuerza.

Emily Watson, interim director for Homelessness Prevention and Intervention Services, says that CAB is uniquely positioned to take on the management of the project and has extensive experience working with unhoused populations. CAB is planning to staff 10 to 15 workers at the site, including case managers for the residents.

The neighbors on West Front Street say that the encampment occupants' rights are being held in higher regard than their own.

"Why is our voice not being heard?" asks Catalina Torres, who is a spokesperson for the group and has attended multiple city council meetings to bring the issue forth.

"They need to stop this [project] and take the time to find the right place for it outside the city. They have rights, but what about our rights?" Torres says in Spanish.

Councilmember Montesino says it's not up to the council to say yes or no on the micro village, as those decisions lie with the county and state. He wants the West Front Street residents to keep an open mind.

"I just want people to realize and to listen to what the actual project is. I want people to be open," Montesino says.

Santa Cruz County District 4 Supervisor Felipe Hernandez, who represents Watsonville, says he is in favor of the project. According to Torres, she and other residents have reached out to his office to raise their concerns. Hernandez categorically denies that they have made any attempts to reach him. But even if they had, Hernandez won't budge on his support for Recurso de Fuerza unless there is a consensus from Watsonville officials to halt it.

"So, I'm fully on board for the project and indifferent to the opposition until there's some alignment [amongst the council]," Hernandez says in a text message.

JOSUÉ MONROY

July 24, 2024 Good Times article titled “Project Pushback” written by Josue Monroy

Description:

[Good Times article](#) that details the neighborhood pushback against the proposed housing project.

Summary:

The article details stories of affected stakeholders who have endured violent crime from the individuals that reside in the encampments along the Pajaro River, including, but not limited to, machete attacks, terrorized daycare centers, violent behavior, trespassing, and vandalism.

Project Pushback

By **Josué Monroy** | July 24, 2024



NEIGHBORS Mobile homes on West Front Street run up against the Pajaro River levee and nearby encampment. PHOTO: Tarmo Hannula

Residents of a Watsonville neighborhood are pushing back against a proposed housing project meant to help homeless individuals staying along the Pajaro River levee. They say that local officials have ignored their concerns over crime and safety and are moving ahead without addressing complaints connected to the encampment.

City and county officials say that the community should stand behind efforts to address homelessness in the area, which leaves neighbors feeling their voice is being drowned out.

The "Recurso de Fuerza" (Resource of Strength) tiny home micro village was **first proposed in 2023** as a joint effort between the counties of Santa Cruz and Monterey to address homelessness along the Pajaro riverbed. For years, unhoused people have camped in the levee area at the border of Watsonville and Pajaro and are particularly vulnerable during events like the Pajaro flood in 2023.

Additionally, the **Pajaro River Flood Risk Management Project**, which will construct levees and improvements along the lower Pajaro River and its tributaries, is slated to begin in 2024. This means that the encampment would have to be moved at some point in the near future.

In late 2022, Monterey County officials surveyed the enclave of around 50 people to determine the problems they faced. Occupants of the camp cited immigration and citizenship assistance, job development, mental health services and substance abuse intervention as prerequisites for housing stability.

Monterey County received in 2023 an \$8 million Encampment Resolution Funding grant from the State of California, which will be used to create Recurso de Fuerza. The management of the 34-unit facility would be a collaboration between Monterey County's Homelessness Services Program, Santa Cruz County's Health and Human Services department and the City of Watsonville.

In April 2024, the Monterey County Board of Supervisors **approved a \$5 million agreement** with San Francisco-based nonprofit DignityMoves for the development of the facility, and \$2.5 million to manage the village and provide services for the first two years. DignityMoves has experience running similar projects throughout California.

Originally set for a June 2024 groundbreaking, the project has stalled and is expected to begin later this year.

A rear lot on the premises of the Westview Presbyterian Church in downtown Watsonville was selected as **the site for Recurso de Fuerza**, which is located off the Highway 129 thoroughfare. It is roughly a half mile from the Pajaro levee campsite and was chosen in order to ease the transition for future residents and maintain an access corridor.

But residents of a mobile home complex on the 100 block of West Front Street have begun to voice their opposition to the project. The complex runs up against the levee area where the encampment is situated, and neighbors say they have been subjected to increasing crime and harassment by people connected to the encampment. Numerous residents are now saying that city and county officials failed to adequately inform them of their plans for the micro village, and that the move will create a corridor of crime and unsafe conditions for both residents and the encampment dwellers.

What About Us?

Enedina Rodriguez has lived in this mobile home complex for 25 years. Lopez, like many other residents, is a working-class Mexican immigrant who made Watsonville her home. But she currently feels endangered by the encampment just yards from her dwelling. Rodríguez sits in her living room accompanied by five other neighbors. They have gathered here to share some of their alarming experiences.

Rodriguez recalls an incident in which a person from the encampment began ransacking the garbage bins on the curb in front of the complex. When Rodriguez asked her to stop, the woman reacted aggressively, threatening her with bodily harm.

"She began chasing me, wielding a shovel," Rodriguez says in Spanish. "Then she threatened to slit my niece's throat with a machete. We called the police and they took her away."

Other neighbors complain of car break-ins and vandalism in their front yards and say that they feel like they are under siege in their own homes.

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Montesino says that the city has been turning a blind eye to the issue of homelessness and is fully behind the Recurso de Fuerza project. As for concerns over safety, he disagrees that the project will increase crime.

"What [residents] are experiencing is the few people that are on the streets that are causing havoc, but they're not seeing the vision that we also got to do something about the homeless population. They're our neighbors, and people just are not seeing where there's the potential to see something different and help people out of that situation," Montesino says in a phone interview.

But there is also pushback to the project within the council itself, with one member concerned that the city and county are getting in over their heads.

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"So, I'm fully onboard for the project and indifferent to the opposition until there's some alignment [amongst the council]," Hernandez says in a text message.

July 24, 2024 Letter from Caltrans to Matt Orbach

Description:

July 24, 2024 letter from Caltrans to Matt Orbach re Applicant's building permit submission.

Summary:

Caltrans sent a letter to Matt Orbach re the Applicant's Building Permit Submission **prior to a valid, complete Zoning Clearance Application being received by the City**. Caltrans indicated that the project must conform to the Caltrans Encroachment Permits Manual. It appears City Staff did not provide its letter to Caltrans in any document request.

California Department of Transportation

CALTRANS DISTRICT 5
50 HIGUERA STREET | SAN LUIS OBISPO, CA 93401-5415
(805) 549-3101 | FAX (805) 549-3329 TTY 711
www.dot.ca.gov



July 24, 2024

SCR/129/L1.3

Matt Orbach, Principal Planner
City of Watsonville
250 Main Street
Watsonville, CA

RE: Westview Presbyterian Church Building Permit Submission

Dear Mr. Orbach:

The California Department of Transportation (Caltrans) appreciates the opportunity to review the Building Permit Submission for the Westview Presbyterian Church, which provides 34 non-congregate modular units used as a low-barrier housing navigation center. Caltrans supports local development that is consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel and development. Caltrans offers the following comments in response to the Building Permit Submission:

1. Please be aware that any future work that is completed in, on, under, over, or affecting the State highway right-of-way is subject to a Caltrans encroachment permit and must be done to our engineering and environmental standards and at no cost to the State. The conditions of approval and the requirements for the encroachment permit are issued at the sole discretion of the Permits Office, and nothing in this letter shall be implied as limiting those future conditions and requirements. For more information regarding the encroachment permit process, please visit our Encroachment Permit Website at:
<https://dot.ca.gov/programs/traffic-operations/ep>.
2. All future work will need to conform to the Caltrans Encroachment Permits Manual, Chapter 600. Additional utility installation requirements, which may apply, are found in Chapter 17 of the Project Development Procedures Manual. Deviations to Caltrans Encroachment Permit Policies may require an exception. This requirement and process will be outlined by the District Permit Engineer in the pre-submittal conference.

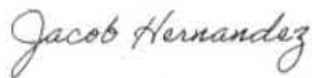
"Provide a safe and reliable transportation network that serves all people and respects the environment"

Matt Orbach, Principal Planner
July 24, 2024
Page 2

3. All future documents will be subject to additional evaluation and approval at the time of their review. As part of future evaluation, issues involving or impacting the State right-of-way may require additional mitigation due to pertinent issues such as cultural resources, hydrology, water quality, etc.

Thank you for the opportunity to review and comment on the proposed project. If you have any questions or need further clarification on the items discussed above, please contact me at (805) 835-6543 or email Jacob.m.Hernandez@dot.ca.gov.

Sincerely,



Jacob Hernandez
Transportation Planner
District 5 Local Development Review Coordinator

"Provide a safe and reliable transportation network that serves all people and respects the environment!"

July 21, 2024 letter from Marta Bulaich to Presbytery of San Jose

Description:

July 21, 2024 letter from Marta Bulaich to Executive Presbytery Director Neal Presa

Summary:

Coalition contacted Executive Presbytery Director Neal Presa. Community Meeting with the Church occurred on August 9, 2024. 38 Members of the community attended the meeting with Dan Hoffman and Neal Presa.

Attachments to the letter included:

1. [Zoning Clearance Occupancy Permit Application dated October 24, 2023](#)
2. [June 25, 2024 Letter from Marta Bulaich to the Watsonville City Council regarding the June 26, 2024 Community Meeting](#)
3. [July 9, 2024 Letter from Marta Bulaich to the Watsonville City Council regarding inadequate noticing of the June 26, 2024 Community Meeting and counterfeit municipal standing for DignityMoves](#)
4. [July 11, 2024 Letter from Catalina Torres to the Monterey County Board of Supervisors regarding the Controversy on the Tiny Village](#)
5. [July 16, 2024 Letter from Marta Bulaich to the Monterey County Board of Supervisors regarding the Controversy on the Tiny Village](#)

**Marta J Bulaich
305 Second Street
Watsonville, CA 95607
martabulaich@gmail.com
+1 415 816 1665**

July 21, 2024

VIA ELECTRONIC MAIL

Reverend Dr. Neal D. Presa
Executive Director
Presbytery of San Jose
890 Meridian Way
San Jose, CA 95126
Neal@sanjosepby.org

Re: Tiny Village Emergency Shelter Proposal at the Westview Presbyterian Church on 118 First Street in Watsonville, California

Dear Reverend Presa:

Thank you for taking the time to talk to us regarding the Tiny Village low-barrier, emergency homeless shelter that is being proposed on the property of the Westview Presbyterian Church located at 118 First Street in Watsonville, California (referred to as the "Tiny Village"). The Tiny Village project is part of a California State Encampment Resolution Fund-2 Grant Application submitted by several "partners," including but not limited to the County of Monterey, the County of Santa Cruz, the City of Watsonville, DignityMoves (the non-profit developer of the shelter), and the Westview Presbyterian Church (the Church).

Status of the Church Land Parcels

The Church is located in the southwest area of Watsonville known colloquially as the "westside." There is a mix of residential, commercial, and industrial uses, which have historically co-existed remarkably well for decades. The Church operates on three, separate, contiguous parcels. The parcel at 118 First Street is where the Church

building is situated.¹ The parcel at 5 Cherry Court has a house (which had traditionally been the minister's residence) and a large parking lot.² The parcel at 120 First Street is a small parking lot.³ Until last November, the parcels were zoned Institutional (N), which classifies both the Church and the residence as conditionally permitted uses, which means **they are required to have use permits**. In November of last year, the zoning of the Church properties was changed to Downtown Core as detailed in the Downtown Watsonville Specific Plan. Under that zoning, the Church is required to have a special use permit. There is no use permit in existence for the Church, **which makes it a non-conforming use**.

The Watsonville zoning code grandfathers the Church in and allows it to continue operation as long as there is no significant change in use on the parcels. A problem is present with the homeless shelter proposal. Although the Tiny Village shelter is a principally permitted use for the zoning, placing it on the Church property will constitute a significant change in use and trigger a requirement for the Church to apply for and obtain a conditional use permit. This would require a public notice, public hearing, use permit, and mitigating conditions of approval in order to properly identify and plan for the Church operations in conjunction with the shelter operations.

Status of the Neighborhood

Although the various uses co-exist well in the neighborhood, there are some troubling trends. A major waterway, the Pajaro River, is located one block away from the Church. Over the past decade, the river channel has become an entrenched permanent campground of homeless people, who are creating serious environmental damage. In addition, the adjacent industrial neighborhood has thinly populated areas where homeless people routinely encamp.

This concentration of a homeless population with a wide spectrum of issues (i.e., criminal records, drug addiction, severe mental health disorders, etc., apart from financial distress) has resulted in a wave of adverse impacts such as homicides, theft, vandalism, threats, assaults, gunshots, trespass, and burglary. Due to a decision by our Federal Appellate Court, local governments were prohibited from clearing out

¹ 118 First Street APN - 01717232

² 5 Cherry Court APN - 01717231

³ 120 First Street APN - 01717235

Reverend Dr. Neal D. Presa
July 21, 2024
Page 3

homeless camps unless replacement shelters were made available. It is a fact that the surrounding neighborhood has the greatest concentration of **homeless-related crime in the entire City.**

This requirement resulted in governmental paralysis and non-response to citizen calls experiencing crime. Only recently has the U.S. Supreme Court reversed this Appellate Court decision. But there is a significant event that helps to clarify how things turn out when analyzing the homeless situation. For over a decade, a local non-profit organization, Pajaro Valley Loaves & Fishes, has operated an indigent feeding station and food distribution pantry one block away from the Church. Loaves & Fishes was granted an illicit use permit with inadequate mitigating conditions of approval, which has resulted in an entrenched source of adverse impacts, which have been very objectionable to adjacent stakeholders. Loaves & Fishes routinely generates loitering, pilfering, open drug use, and littering in the area as disturbed indigents arrive from the homeless camps to secure food and meals while queued on a crowded sidewalk. Loaves & Fishes also routinely generates improper parking spillover onto the adjacent neighborhood. All this in violation of its Conditional Use Permit.

It is obvious that establishing an indigent support facility in the neighborhood serves as a magnet to bring many more indigents into the area with more adverse impact. Even though local residents have complained and provided public input to the City of Watsonville government about the inequity of concentrating indigent support into this one area, the government has decided to forge ahead and cluster the impacts into this neighborhood.

City of Watsonville Zoning Administration

It is important for your institution to be aware of a broader issue within the City of Watsonville's Zoning Administration. The Watsonville Planning Department handles zoning administration and, normally, people expect to receive legitimate guidance when submitting zoning applications to the City. Unfortunately, recent events have demonstrated that the Planning Department has been engaging in a recurring behavior pattern of illicit zoning administration which has led to inequitable and injurious impacts on people. That has led to multiple litigations ongoing. The Tiny Village project is falling into the same recurring behavior pattern of illicit zoning administration.

Genesis of Controversy

Although the two counties and the City of Watsonville have been giving assurances as to the compatibility of the shelter project with the neighborhood, multiple procedural anomalies have generated rising fear and concern among the neighborhood over what is really being proposed.

A recent public proclamation was made as to how the Westview Presbyterian Church had distributed notices to the adjacent residents regarding an informational meeting about the shelter. This seeming attribute was invalidated when several residents disclosed that the notice was distributed after the neighborhood meeting had already been held. Even though it is public knowledge by local officials that the Westview Church has had hazardous episodes (including vandalism) with feeding operations with the encamped homeless, this **has not** been disclosed to the residents.

Even though the Westview Presbyterian Church has not finalized any zoning or legal clearance, Pastor Dan Hoffman has publicly declared that the shelter will begin construction in July. It is a fact that the Westview Presbyterian Church and its partners have been continually revising what is being proposed for the past twelve months with the City Planning Department illicitly blocking information access to the public about what is going on.

Even more troubling than the Westview Presbyterian Church's actions is the behavior of the local government officials.

Problems with the City Government

Watsonville City Staff began collaborating with County Officials two years ago on the shelter, while withholding notification to the City Council. Once the City of Watsonville began press releases last June 2023 about the impending construction of the shelter, a subsequent public inquiry began which ultimately revealed that the City Manager made false public statements about the City's promotion and involvement with the project.

In October of last year, the Westview Presbyterian Church Pastor submitted a Zoning Clearance Application to the City to establish the shelter on the Church property, whereupon the City Officials began illicit zoning administration by overlooking the conditional use status of the Church and minister's residence. The complex situation

Reverend Dr. Neal D. Presa

July 21, 2024

Page 5

of the three separate, yet interdependent Church property parcels has also been improperly processed by the City officials. All of this activity was concealed from the Council and the neighbors until April of this year when the County Officials publicly announced that the shelter was beginning construction in June 2024, despite the Council Members having received no notification of the actions involved.

That announcement triggered a public records information request by local legal counsel which resulted in City Staff illicitly withholding the zoning clearance application and attachments from the ERF-2 grant application from the attorney involved. This triggered a series of adjacent residents addressing the City Council at public meetings and describing the adverse impacts they have been experiencing for years from the concentration of homeless people in the area. It is very notable that during these public meetings, the City Manager falsely declared that there was no zoning application submitted for the shelter.

Thereafter, the City arranged a neighborhood meeting in June to receive input on the local crime impacts and proceeded to mail invitation notices to several hundred entities, but which excluded the residents and businesses in the vicinity of the Church. Apparently this was done to minimize meeting participation by those people most directly affected by the proposed shelter.

These procedural anomalies, together with the morbid neighborhood impacts that seem to occur with low-barrier shelters have created a serious controversy in the area.

There is a more troubling factor that needs to be mentioned and it pertains to the motive and structure of the proposed shelter project. The government officials have declared that the shelter is to temporarily house homeless people about to be displaced from the river channel due to impending construction work of the flood-controlled levees. This has generated initial impressions of a temporary arrangement of trailers or portable residences set on some surplus lot area.

However, it was subsequently determined that, due to flood zone regulations, the shelter would have to be flood-proofed by the construction of a large permanent raised building pad, three feet high at a breathtaking cost of one million dollars (\$1,000,000). This has generated a new round of unease in the neighborhood. Let me explain. With the existing zoning of the Church property, the Church could easily gain zoning

Reverend Dr. Neal D. Presa

July 21, 2024

Page 6

approval to build conforming permanent subsidized housing for working-class people and earn income as well to sustain the maintenance of the Church property. It is hard to comprehend how the intrusive, ungainly elevated building pad would harmonize with a future permanent housing project. It seems that at some point the building pad would have to be removed. This prompts the question of why would the Church agree to have the ungainly pad built in the first place unless the Church was planning to sell the parcels to the County after the shelter project is built. Although the Church has the right to sell the parcels, it would be very devious to rush what is nominally classified as a "temporary" shelter into existence solely as a predicated step for selling the parcels later in order to avoid proper public review.

To compound the controversy, there is a statewide legislative debate occurring over the extent of extravagant waste of public resources for hasty shelter projects that are poorly thought out. Spending One Million Dollars (\$1,000,000) on flood-proofing a temporary homeless shelter would probably qualify as the most egregious example of public waste involved with the State's homeless shelter funding plan.

The decision making logic of the Presbyterian Church on this project is baffling and troubling for the neighbors.

Conclusion

As a conclusion, I hope that you will consider the information in this letter and obtain satisfactory verification of same. I also hope that you will consider engaging in a dialogue with the neighborhood representatives for the purpose of exchanging additional information and philosophical perspectives that could facilitate a mutually-acceptable resolution of this conflict. I will be contacting you in the near future as a follow-up to this letter.

Thank you for your attention to this critical matter.

Respectfully,



Marta J Bulaich

Coalición del Distrito Uno Oeste para Familias, Seguridad y Justicia Social

Reverend Dr. Neal D. Presa
July 21, 2024
Page 7



Attachments:

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5. July 16, 2024 Letter from Marta Bulaich to the Monterey County Board of Supervisors regarding the Controversy on the Tiny Village

July 16, 2024 letter from Marta Bulaich to MOCO

Description:

July 16, 2024 letter from Marta Bulaich to MOCO re Controversy on The Tiny Village

Summary:

Marta Bulaich, representing a Watsonville neighborhood coalition, shared concerns about the Tiny Village homeless shelter project at Westview Presbyterian Church. She stated that Watsonville City Staff collaborated covertly with grant officials, withheld policy discussions from City Council members, and falsely claimed the project was "by right." The project involved complex land use issues in a disadvantaged community. She stated that misrepresentation, lack of transparency, and withholding documents from legal counsel undermined the legitimacy of the approval process

305 Second Street
Watsonville, CA 95076

July 16, 2024

VIA EMAIL AND HAND DELIVERY

Monterey County Board of Supervisors
168 West Alisal St., 1st Floor
Salinas CA 93901
cob@co.monterey.ca.us

Re: Procedural Defects Regarding Monterey County's Tiny Village Application

Members of the Board:

My name is Marta Bulaich, and I am part of a neighborhood coalition in Watsonville with public response regarding the Tiny Village homeless shelter proposed to be built on the Westview Presbyterian Church properties with **your grant funds**.

You have been misled to believe that a competent public procedure has been executed to secure legal land entitlements for the project. From 2022, Watsonville City Staff engaged in covert collaboration with your staff to establish the shelter while withholding related policy discussions from at least three City Council members. This illicit protocol culminated in June of last year with an orchestrated news media blitz that announced the imminent construction of the shelter. This clumsy manipulation only resulted in a Special Council Meeting held in which transparent disclosure was demanded by the marginalized council members. City Staff publicly responded with false statements of denial.

City Officials then initiated a relentless campaign of falsely declaring that the project was allowed by right.

This claim was made despite the fact that the project was proposed for a tangled arrangement of three separate yet interdependent property parcels with unknown land contracts, containing two non-conforming, conditionally permitted uses located in the greatest concentration of **homeless-related crime in the entire city**.

Monterey County Board of Supervisors

July 16, 2024

Page 2

Parcels situated in the middle of a population of disadvantaged working-class people of color.

This April, the announcement was made that the project construction would be started in June. Public reaction began immediately with citizen testimonials of crime impacts and a public records request from legal counsel.

Watsonville City Officials responded by denying that any zoning application existed and apparently withholding delivery of such documents to the attorney. You will be receiving further information on this. But please don't deceive yourselves into thinking that a sincere, legitimate procedure has been executed for the Tiny Village proposal. It has not.

Respectfully,



Marta Bulaich

cc: Coalición del Distrito Uno Oeste para Familias, Seguridad y Justicia Social

July 11, 2024 Letter from Catalina Torres to MOCO

Description:

July 11, 2024 letter from Catalina Torres to MOCO re Controversy of the Tiny Village

Summary:

Catalina Torres sent a letter to the Monterey Board of Supervisors regarding:

- The need for the Church to get a use permit
- City's refusal to provide public information and guidance regarding the zoning issue and existing conditional uses
- City's recurring pattern of illicit zoning administration, which has resulted in litigation
- Extravagance of a \$1M temporary raised platform
- Issues with the ERF-2 application
- Applicant's failure to contact Caltrans
- Failure to include legal obstacles in its ERF-2 (e.g., conditional use permit for church, FEMA, pets, etc.)
- Homeless-related crime in the neighborhood.

Catalina Torres
121 2nd Street, Apt.# F
Watsonville, California
(831) 706-1429
catram1993@gmail.com

July 11, 2024

Monterey County Board of Supervisors
168 West Alisal St., 1st Floor
Salinas CA 93901
district1@co.monterey.ca.us
district2@co.monterey.ca.us
district3@co.monterey.ca.us
district4@co.monterey.ca.us
district5@co.monterey.ca.us

Re: Controversy Regarding the Potential Siting of the Tiny Village Emergency Shelter at the Westview Presbyterian Church Located on 118 First Street in Watsonville, CA

Members of the Board,

In February 2023, Monterey County applied for an \$8,000,000 Encampment Resolution Funding-2 grant from the State of California for establishing an emergency shelter for homeless people; it was awarded in June 2023. Through several years of process, the Monterey County Homeless Services Division has arranged a consortium of entities to construct and operate an emergency shelter for homeless people in Watsonville at a location of an existing church, the Westview Presbyterian Church, located at 118 First Street. In this process, the project has come to be colloquially known as a Tiny Village or Tiny Town. In February 2024, the Monterey County Board of Supervisors voted to approve a Memorandum of Understanding (MOU) for a five-year term with the County of Santa Cruz (COSC) to collaborate on the establishment and implementation of this low-barrier navigation center program that provides temporary living facilities to individuals experiencing homelessness in the Pajaro River area.

Since that time, significant public controversy has erupted in Watsonville over what has been publicly disclosed.

The Westview Presbyterian Church

The Westview Presbyterian Church (the Church) operates on three separate yet contiguous parcels, which were zoned Institutional (N) at the time that the Church submitted a Zoning Clearance Occupancy Permit Application to the Watsonville City Planning Department in October 2023. Under that zoning, emergency shelters are a principally permitted use. **However,**

the existing Church use requires a conditional use permit. The Church does not have an existing conditional use permit, which makes it a non-conforming use. Placing a homeless shelter on the Church property **would be a significant change in the use of the property and would require that the Church get approval for a Conditional Use Permit prior to establishing such a shelter on the site.** Despite the fact that Monterey Homeless Services Division has publicly presented the Tiny Village plan to the Watsonville City Council two times (June 27, 2023 and April 23, 2024) and declared their intention to begin construction in June 2024, Watsonville City Government Officials have refused to provide public information and guidance regarding the zoning issue involved with the existing conditional uses. This, unfortunately, is part of a recurring pattern of illicit zoning administration behavior of the Watsonville City Planning Department, which has resulted in multiple litigations ongoing.

One item that has been publicly disclosed is the fact that the Church properties are located in a flood zone. The related mitigation that has been disclosed is that a raised building pad three feet high will be constructed first on which the modular shelter structures will be built. The cost for constructing this building pad is one million dollars (\$1,000,000). This raises a troubling issue. The stated reason for this shelter project is to provide shelter for people who will be displaced from the Pajaro River channel due to levee reconstruction work to be done by the federal government. However, after the levee work is done, the area will no longer be a flood zone, which would render the raised building pad unnecessary and subject to removal. Why on earth would the Monterey County Board of Supervisors throw away such a vast sum of money to build an intrusive eyesore that will be obsolete and subject to removal in such a short period of time as opposed to establishing an emergency shelter in a **more cost-effective and compatible site?**

Issues with the ERF Application

These zoning administration defects prompt scrutiny of the ERF-2 application submitted to the State by Monterey County.¹ Here one finds multiple procedural issues that raise a question as to the wisdom and legality of constructing the shelter at the Church properties, including the following:

1. Pursuant to the California Interagency Council on Homelessness, Monterey County was required to provide a letter of support from Caltrans. The three parcels where the Tiny Village is intended to be sited span Highway 129. According to a representative from Caltrans, Caltrans was never contacted about this intergovernmental project.

¹ The grant application posted on the Monterey County Board of Supervisors website is suspiciously incomplete as it does not include the attachments referenced, including the Letter of Support signed by former Watsonville City Manager Rene Mendez. Mendez stated publicly that the City of Watsonville **never reviewed the grant application.**

2. Item 7 of the ERF-2 Round 2 Application specifically asks the applicant, “Are there any local ordinances, resources, or other factors that may hinder achieving the proposal’s outcomes? If so, how will the applicant navigate these challenges?”

The application failed to mention multiple local ordinance issues and hindrances, including:

- A. The Church property is comprised of three interdependent parcels that require a conditional use permit for the Church before a homeless shelter can be established there.
- B. The Church property is in the FEMA flood zone designation, which could have been easily ascertained by the GIS Maps on the Santa Cruz County Assessor’s website.
- C. The Watsonville Municipal Code has strict provisions that prohibit chicken coops and other “large animals”, which are part of the homeless encampment’s plan.

All of these procedural issues raise significant concerns about a breach of governmental trust in siting an emergency homeless shelter in an already adversely impacted neighborhood that is blighted and plagued by inordinate crime. Such crime has been steadily increasing with the concentration of homeless people and institutional indigent support services in the area.

Sincerely,

Catalina Torres

Catalina Torres, Neighborhood Leader

Coalición del Distrito Uno Oeste para Familias, Seguridad y Justicia Social



cc: Santa Cruz County Board of Supervisors (BoardOfSupervisors@santacruzcounty.ca.gov)
Watsonville City Council (citycouncil@watsonville.gov and cityclerk@watsonville.gov)
Jeannie McKendry (Jeannie.McKendry@besh.ca.gov and calichgrants@besh.ca.gov)

July 10, 2024 Letter from COA of Monterey and Santa Cruz

Description:

Letter dated July 10, 2024 from COA of Monterey and Santa Cruz re Planning Guidance Letter for Building Permit PP 2024-6297 (Second Submission)

Summary:

Administrative Officers of the Counties of Monterey and Santa Cruz sent the City a Memo re Planning Guidance Letter for Building Permit PP2023-6297 (Second Submission).



Date: July 10, 2024
To: Watsonville Community Development
From: Administrative Officers of the Counties of Monterey and Santa Cruz
Subject: Planning Guidance Letter for Building Permit – PP2023-6297

The Counties of Monterey and Santa Cruz are project partners submitting a request for issuance of a building permit for the proposed construction of a 34-bed, low-barrier housing navigation center. The project would consist of modular units, indoor and outdoor dining areas, storage, office space, fencing, hygiene facilities within a gated facility on a portion of the property at 5 Cherry Court (APN 017-172-31). Through this memorandum the partners have included specific site development plans with responses and information related to guidance contained within a City of Watsonville Planning Guidance Letter dated November 29, 2023, included as an attachment hereto, in relationship to this project.

Watsonville Municipal Code, Chapter 14-43: Emergency Shelters states that all emergency shelters established within the City of Watsonville (City) must comply with the following standards¹:

14-43.020 Development standards.

Emergency shelters shall comply with the development standards of the zoning district in which they are located. In addition, the following standards shall be met:

- (a) **Lighting.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of intensity compatible with the neighborhood.

Detail from partnership: To address this requirement, a lighting photometric plan is included with the proposed project construction documentation.

- (b) **Vehicle Parking.** Off-street vehicle parking shall be provided as follows:
 - (1) Shelter facilities within one-quarter (1/4) mile of an existing bus route or rail station shall provide (1) space per employee (based on the highest ratio of staffing on site) and one-eighth (1/8) space per adult client.

Detail from partnership: Peak on-site proposed project occupancy and use is expected to include five staff and 34 clients. Based on City requirements, this would trigger a

¹ As referenced in the Guidance Letter and numbered to match the Municipal Code

requirement for 9-10 parking spaces; the proposed project plan has 11 parking spaces to meet this expectation. However, state law requires that local governments institute off-street parking requirements for emergency shelters based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone. Therefore, the Counties of Monterey and Santa Cruz have concerns that the proposed parking requirements may be excessive considering these state standards.

- (c) **Bicycle Parking.** Bicycle racks that allow for the secure storage of bicycles shall be provided. Bicycle racks shall accommodate at least one (1) bicycle storage space for every five (5) adult client beds. All bicycle racks are required to be on-site and located in a secure area that is not visible from the public right-of-way.

Detail from partnership: The project plan must identify the location of the required bicycle parking. The project will have 34 beds and based on the city requirement triggers an expectation of six to seven bike racks. The proposed project plan for this includes 10 bike racks within a secured, fenced project area that meets this requirement. However, the Counties of Monterey and Santa Cruz have concerns that this proposed requirement may be excessive considering state laws regarding review and approval of permits for emergency shelters and low-barrier navigation centers.

- (d) **Intake Areas.** If the intake area occurs on-site, an enclosed or screened waiting area, such as provided in a courtyard building configuration, shall be provided between the intake area and the public right-of-way. There shall be no queuing within the public right-of-way. Queuing within any parking lot is allowed only if the parking lot is not visible from the public right-of-way.

Detail from partnership: The proposed project construction plans must identify the required intake areas for the emergency shelter project. The proposed project plans identify the location of the intake area, and the plans meet this requirement.

- (e) **Shower and Toilet Facilities.** Toilets, sinks, and showers shall be provided on-site. The emergency shelter manager shall be responsible for ensuring that all restrooms and shower facilities comply with the City's building code requirements.

Detail from partnership: The proposed project site will have on-site restrooms and shower facilities that will comply with the City's building code requirements.

- (f) **Separate Housing for Families with Children.** Families with children shall be housed separately from other clients and be provided with separate restrooms and shower facilities.

Detail from partnership: The proposed project site will not be serving children.

- (g) **Spacing.** An emergency shelter shall not be located within three hundred (300') feet of another parcel or lot with an emergency shelter.

Detail from partnership: The proposed project site complies with this requirement.

- (h) Refuse. Emergency shelters shall provide a refuse storage area that is per the requirements of the Public Works Department.

Detail from partnership: The proposed project site will have a refuse storage area. Further guidance is needed regarding any specific Public Works Department requirements for this storage area.

14-16.801 Public district development standards (Setbacks and Development Standards).

Detail from partnership: The proposed project site complies with the setback and development standards articulated in the memo with the understanding that the city will approve reciprocal easements along the front side of the project location where the parcels meet.

14-43.030 Emergency Shelter Provider requirements.

- (a) Temporary shelter shall be available to residents for no more than six (6) months.

Detail from partnership: The Proposed project's program will manage the site with an expectation of a maximum 6-month length of stay. Limited exceptions will be made for participants with specific rehousing plans that require slightly longer lengths of stay to ensure positive outcomes for participants.

- (b) Security. The facility shall have City-accepted on-site security during hours of operation. Parking and outdoor facilities shall be designed to provide security for residents, visitors, and employees.

Detail from partnership: The proposed project site will maintain and update on-site security systems and approaches as needed to meet the needs of the participants and surrounding community. The Counties of Monterey and Santa Cruz have concerns about an open-ended requirement for "city acceptance" of security plans. State law requires more specific objective and reasonable standards for security coverage.

- (e) Full Supportive Services. Social services offered at an emergency shelter, with full supportive services, including intake, assessment, and individualized case management services for homeless clients, shall be located on-site. Full supportive services can be offered to people other than the residents of the shelter. Emergency shelters that provide full supportive services shall allocate sufficient areas to provide the following:

- (1) Food preparation and dining areas.
- (2) Laundry facilities, for emergency shelters providing ten (10) or more beds.
- (3) Restrooms and showers.
- (4) Indoor and outdoor recreational facilities and/or open space; and
- (5) A private area for providing referral services to assist shelter clients in entering programs aimed at obtaining permanent shelter and income. "Referral services" refers to the initial assessment of a homeless client to identify the areas in which

shelters and low-barrier navigation centers. The site will comply with County of Monterey shelter/navigation center operational standards as approved by the Monterey County Continuum of Care (CoC). Those standards are included with this memo and associated materials. The parties involved in this project are willing to share some of the information requested in this section with City staff but not as a condition of building permit issuance and ongoing operations.

Some areas of specific concern for the Counties of Monterey and Santa Cruz within this section are:

- (1) Requirement for ongoing review and approval of operational plans by the City Zoning Administrator in consultation with the Watsonville Chief of Police.
- (2) Requirement to provide detailed operational plans to the city in areas such as intake, hours of operation, ratio of staff to clients, security plan, etc.
- (3) Requiring a shelter operator to conduct outreach to unsheltered individuals as a condition for building permit issuance and ongoing operations.
- (4) Allowing for City-initiated facility inspection at any time without proper noticing of the operator and funding partners.
- (5) The potential imposition of a fee by the Watsonville City Council to cover a review of the management plan is a condition that likely conflicts with state laws related to review and approval of emergency shelter and low-barrier navigation center requirements for local jurisdictions.
- (6) Requirement of sufficient bed availability for City of Watsonville police department referrals is not a condition that can be required for issuance of a building permit and approval of operations. The site will initially focus on serving individuals living in encampments along the Pajaro River in accordance with the application submitted for California Encampment Resolution Funding (ERF). Coordination and collaboration with local law enforcement is a critical and desired component of this project. However, this cannot be a requirement for issuance of a building permit or support of ongoing operations at the site.

14-43.070 Staff Security.

Staff and/or security to be on the premises at all times for emergency shelters open 24 hours a day, when shelter guests are present, as detailed and approved in the management and operation plan. A 24-hour contact number shall be provided to the Chief of Police to contact in case of emergency.

Detail from partnership: There will be staff on-site 24 hours per day and contact information will be shared with the Watsonville Chief of Police and other key City of Watsonville staff members.

Building and Fire Code Compliance.

Detail from partnership: The proposed project plans will comply with building and fire codes and this memo also includes items requested in the November 29, 2023, Watsonville Community Development Planning Guidance memo.

Flood Plain Management Standards Title 9, Chapter 2 (Flood Plain Development.)

Detail from partnership: The proposed project will comply with Federal Emergency Management Agency (FEMA) Special Flood Hazard Area requirements. The project utilizes elevated modular units to address this requirement as outlined in the attached documentation.

COUNTY OF MONTEREY:

COUNTY OF SANTA CRUZ:

DocuSigned by:

62130BA0C4D034

DocuSigned by:

1A5770738D6F46E

Sonia M. De La Rosa

Carlos Palacios

County Administrative Officer

County Administrative Officer

Date: 7/11/2024 | 10:14 AM PDT

Date: 7/10/2024 | 4:27 PM PDT

July 9, 2024 Letter from Marta Bulaich to City of Watsonville

Description:

Letter dated July 9, 2024 from Marta Bulaich City of Watsonville for the "Community/Neighborhood Meeting" Held on June 26, 2024, at Marinovich Park

Summary:

Residents shared their concerns about crime, specifically:

1. Multiple narratives about urban blight impacts generated by the Loaves & Fishes indigent feeding operation.
2. Multiple narratives about urban blight impacts due to the concentration of homeless people in the area.
3. Multiple narratives about very concerning violence and crime in the region.

Disturbing recurring pattern of City Staff behavior here regarding District 1. For historical context, consider the Listening Session regarding Ceiba Charter School that occurred on September 29, 2022.

With the Tiny Village, the City appears to have allowed the DignityMoves non-profit organization to use the City's seal on the company's website, even though the City insists there is "no application" or contract in existence, giving DignityMoves counterfeit municipal standing.

For the recent District 1 Community meeting, the City selectively distributed the notice in a manner that withheld notification to the residents closest to the Tiny Village project site, in order to reduce participation by victims of homeless person-related crime and blight.

With respect to the Tiny Village, the City's ongoing lack of transparency and inability to properly notify impacted stakeholders, who are suffering from ongoing crime due to the concentration of homeless people in the area, demonstrates a complete abandonment of District 1.

2546 Rolling Hills Ct.
Alamo, CA 94507

July 9, 2024

VIA EMAIL AND HAND DELIVERY

City of Watsonville
Watsonville City Council
275 Main Street
Suite 400 (4th Floor)
Watsonville, CA 95076

Re: City of Watsonville "Community/Neighborhood Meeting" Held on June 26, 2024, at Marinovich Park and Community Center

Dear Members of the Council,

I am presenting our citizens' report regarding the City of Watsonville's "Community / Neighborhood Meeting" held on June 26, 2024, at Marinovich Park.

Despite the City's failure to properly notify impacted stakeholders, the community efforts of the neighborhood Coalition of District One's Westside for Families, Safety and Social Justice (The Coalition), led by Catalina Torres resulted in approximately 32 attendees representing industrial, commercial, and residential stakeholders. It appears that no one from Second, Walker, and Rodriguez Streets was notified by the City, despite these stakeholders being adversely affected by the homeless population in the area.

Residents shared their concerns about crime, specifically:

1. Multiple narratives about urban blight impacts generated by the Loaves & Fishes indigent feeding operation.
2. Multiple narratives about urban blight impacts due to the concentration of homeless people in the area.

3. Multiple narratives about very concerning violence and crime in the region.

Since that meeting, there have been ongoing incidents of homeless trespassing on Walker Street, and several fires set by the homeless in the industrial zone on Saturday alone.

A larger problem is becoming obvious. There is a disturbing recurring pattern of City Staff behavior here regarding District 1. For historical context, consider the Listening Session regarding Ceiba Charter School that occurred on September 29, 2022:

1. The City distributed an invitation letter to the public with Ceiba School Principal Josh Ripp's signature on letterhead bearing the City's official seal, giving the Ceiba school counterfeit municipal standing and authority.

With the Tiny Village, the City appears to have allowed the DignityMoves non-profit organization to use the City's seal on the company's website, even though the City insists there is "no application" or contract in existence, giving DignityMoves counterfeit municipal standing.

2. For the Ceiba session, the City distributed the Listening Session invitation only to a select few adjacent stakeholders, in order to reduce participation by victims of the Ceiba school impacts.

For the recent District 1 Community meeting, the City selectively distributed the notice in a manner that withheld notification to the residents closest to the Tiny Village project site, in order to reduce participation by victims of homeless person-related crime and blight.


With respect to the Tiny Village, the City's ongoing lack of transparency and inability to properly notify impacted stakeholders, who are suffering from ongoing crime due to the concentration of homeless people in the area, demonstrates a complete abandonment of District 1. Community stakeholders, including established businesses and a population of hardworking Latinos that make this City run, desire a safe community with parks where their children can play. Instead, they are faced with a crime-ridden neighborhood, syringes scattered around swings, and fed repeated false statements from the City Staff regarding the City's involvement in the State grant application.

City of Watsonville
Watsonville City Council
July 9, 2024
Page 3

Further, they are accused of being NIMBYs, lacking empathy, or being ignorant. And, they were channeled into a forum that restricted them from voicing their concerns about a looming homeless project being pushed through without the requisite public notice and hearing, a project which will invariably result in increased crime and urban blight.

The people deserve far better treatment than what the City is providing.

Respectfully,



Marta Bulaich

cc: Coalición del Distrito Uno Oeste para Familias, Seguridad y Justicia Social

June 30, 2024 MOCO ERF-2 Update

Description:

Summary:

State of California received Monterey County's Update.

Update states that the City of Watsonville approved the Zoning Permit in November 2023. This is not accurate. The City approved it on September 20, 2024.

RdF Village project's single greatest challenge has been overcoming Watsonville Municipal Code (WMC) as it pertains to their emergency shelter requirements to obtain a building permit, which has resulted in a 6-month delay in the opening of RdF Village and is accounted for in the updated project timeline provided with this report.

In October 2023, the Church submitted a zoning permit application to the City Planning Department to ensure retainment of public zoning that allows for emergency shelter construction. In response, the City approved the zoning permit and issued a Planning Guidance Letter (PGL) outlining the WMC requirements to submit an application for a building permit.

The PGL contained the requirements for RdF Village site development and the programmatic and operations management plan, which did not initially include specific building/fire code compliance (fire sprinklers) and FEMA floodplain development zoning requirements. A second updated letter outlined additional requirements that required a budget modification to shift some of the ERF funding from services to site development. The additional detailed programmatic and operational requirements resulted in numerous discussions and meetings with City staff and project partners to find the best way to meet the updated planning guidance requirements.

Per the updated project timeline, the next step for permitting the project will be compiling the required planning documents into a package for submission to the City with a letter of response addressing each component of the PGL. While the County and SCC will endeavor to meet all the site development requirements and most of the programmatic and operations codes, it must be noted that the WMC does not take into consideration more recent state laws including the City's own Emergency Shelter Declaration adopted in 2018 to provide less restrictive coding to build an emergency shelter and low-barrier navigation center. Thus, permitting issues have been the County's greatest single challenge, however, we are overcoming each issue as it presents itself.

What was the single greatest resource, policy, or process that contributed to project implementation and/or success?

The single greatest resource for RdF Village project is its partnerships that employ passionate and dedicated leaders and management resource staff collaborating on the oversight and implementation of this project. The County and RdF Village partners designated staff meet regularly to review project planning, budgeting, programming, and timeline to ensure there is continuous communication to address project tasks and issues. These meetings also provide a forum where all parties can share and build on our common goal and public purpose of providing interim housing to individuals experiencing homelessness in the Pajaro River area within the jurisdictional boundaries of both Counties where there is an extreme shortage of interim housing. These partnerships are key to establishing a united team approach to ensure a successful project implementation and overcoming project challenges.

Were there any other pertinent developments Cal ICH should be made aware of?

There are no other pertinent developments at this time.

June 27, 2024 Email re CAB Contract

Description:

Email from Sara Federico to Kierston Young at CHSP, Emily Watson and Paz Padilla at CAB with a cc to Roxanne Wilson.

Summary:

CAB Contract

FS Federico, Sarah </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=48C93D00569047EEBC8061D90C185CBF-5FDF2E93-1D> ...
To: Kierston Young <kyoung@chsp.org>; Emily Watson <EmilyW@cabinc.org>; Paz Padilla <PazP@cabinc.org>
Cc: Wilson, Roxanne <WilsonR@countyofmonterey.gov> Thu 6/27/2024 3:49 PM

 CAB CONTRACT - Revised6-27-...
Downloaded 

Hi Kierston,

I have updated the agreement to include the corrected insurance and other items we reviewed today with Roxanne and Emily. Let's use this for our meeting with Emily and Paz this afternoon.

Thanks,
Sarah



Sarah Federico (She/Her/Hers)
County Homeless Services Management Analyst II
County Administrative Office
168 W. Alisal Street, 3rd Floor, Salinas, CA 93901
Office: (831) 755-5341 Email: federicos@countyofmonterey.gov



June 26, 2024 Community Meeting

Description:

Community Meeting at Marinovich Park

Summary:

Even with improper noticing by the City, a full house of impacted stakeholders attended the Watsonville "Community/Neighborhood Meeting" held on June 26, 2024, at Marinovich Park and Community Center.

Immediate solutions requested by the Community included the enforcement of the Conditional Use Permit for Loaves & Fishes. The City has done nothing and feigned ignorance about Loaves & Fishes.

[Video available on Vimeo.](#)

June 25, 2024 Letter from Marta Bulaich

Description:

June 25, 2024 letter from Marta Bulaich to the Watsonville City Council re the July 26, 2024 Community Meeting

Summary:

Marta Bulaich presented at the City Council Meeting and submitted a letter re improper noticing of the Community meeting (including the **Watsonville Police Department homeless-related crime heatmap**).

2546 Rolling Hills Ct.
Alamo, CA 94507

June 25, 2024

VIA EMAIL AND HAND DELIVERY

City of Watsonville
Watsonville City Council
275 Main Street
Suite 400 (4th Floor)
Watsonville, CA 95076

**Re: City of Watsonville "Community/Neighborhood Meeting" to be
Held on June 26, 2024, at Marinovich Park and Community Center**

Dear Members of the Council:

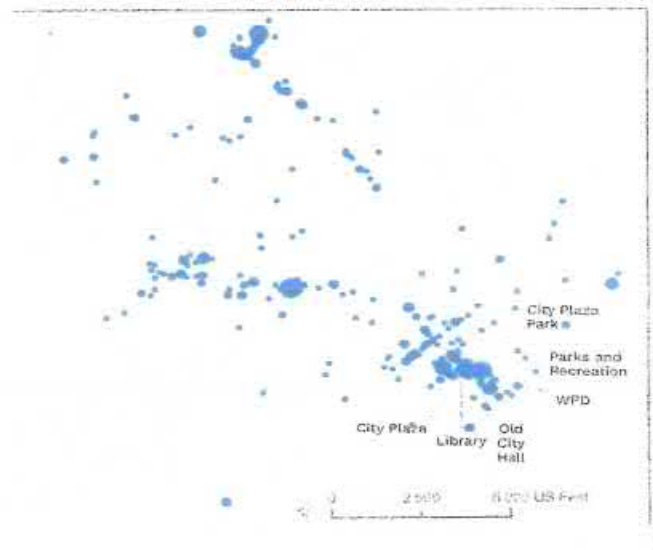
I'm presenting our citizen's report citing issues with a notice regarding the City of Watsonville's "Community/Neighborhood Meeting" scheduled to take place on June 26, 2024 at Marinovich Park. Some neighbors received the notice; many did not. The notice for this meeting was apparently sent out on June 13, 2024. The purpose of the meeting appears to be that "The City of Watsonville **has recently become aware of issues** affecting your neighborhood, **and we would like to hear more from you.**" It is surprising how the City maintains it "**recently**" became aware of these issues when:

- (1) In September 2023, your Planning Commissioner Dan Dodge opined on the open meth use in the neighborhood,
- (2) There has been significant crime, including homicides, near the levee in the industrial zone,
- (3) I personally brought up the crime and vandalism occurring in the industrial zone during the March 23, 2024 Special Council Meeting, and

(4) During that same meeting, Police Chief Zamora presented a map with blue dots that represented calls for service connected to anything to homelessness. The preponderance of calls is in District 1 (with the size of the blue dots being proportional to the number of calls).

POLICE

- Community Concerns
- Business Community
- Drug Use
- Human Waste
- Crime
- Safety
- Cleanups Overtime Hours: 503= Total Cost: \$47,568 (2023)
- Time Spent on Calls
- Response-C.A.R.E. / P.S.S.
- Compassion



Moreover, Zamora added:

“I believe that the volume of calls is higher. I also believe that some people have stopped calling the police because they just feel that we either don't respond or won't do anything. We're hamstrung by the way that the laws are written...”

Ironically, the notice doesn't specify what type of “issues” the City will discuss despite during the last City Council Meeting, Council Member Montesino stated that the meeting was to address crime. The notice **does say** that “this meeting will **NOT** address the potential Tiny Homes Project.”

In addition to the vague and restrictive topic, the mailing protocol of this communication **is a disaster**. Again, some neighbors received it; many didn't. Failing to notice an underserved Latino population in District 1, is a pattern for the City Staff. In September 2022, the City sent a notice regarding a community meeting regarding

City of Watsonville
Watsonville City Council
June 25, 2024
Page 3

CEIBA. The letter was sent on official Watsonville City Government letterhead and signed jointly by the City Manager and Ceiba's Principal. (See attached). Some stakeholders received it; many did not. It was also only in English.

It is unclear who exactly the City wants to hear from in District 1 when it fails to notify stakeholders in the neighborhood. Like in September 2022, some stakeholders received the notice; many didn't. It is notable that many of those people who have spoken in opposition to the Tiny Homes Project evidently weren't on the City's mailing list.

These repeating actions continue to undermine our confidence in the City's ability to exercise any fairness in its professional administrative duties regarding the impact of crime that inevitably occurs upon concentration of homeless people in an area.

Respectfully,



Marta Bulaich

Attachments (2):

1. City of Watsonville Community/Neighborhood Meeting notice for June 26, 2024
2. Letter dated September 27, 2022 from Marta Bulaich to the City of Watsonville regarding the City of Watsonville and Ceiba's "Information and Listening Session" Scheduled for September 29, 2022, at the Civic Plaza and attachment.



Community/Neighborhood Meeting

Reunión Comunitaria/Vecinal



June 26, 2024 | 26 de junio del 2024
6:00pm - 7:30pm

Marinovich Park and Community Center
120 2nd St, Watsonville, CA 95076

The City of Watsonville has recently become aware of issues affecting your neighborhood, and we would like to hear more from you.

This Community Meeting is organized to address concerns you are currently experiencing. Please note that this meeting will NOT address the potential Tiny Homes Project.

Let's come together to address your neighborhood concerns! Staff from the Watsonville Police, Public Works, Community Development departments, and District 1 Council Member Montesino will be at this meeting to listen and identify solutions.

La Ciudad de Watsonville recientemente se ha dado cuenta de los problemas afectando a su vecindario y nos gustaría saber más sobre ellos.

Esta reunión se organiza para abordar las inquietudes que usted tiene actualmente. Tenga en cuenta que esta junta comunitaria NO abordará el posible proyecto Tiny Homes.

¡Unámonos para abordar las preocupaciones en su vecindario! El personal de los departamentos de Policía, Obras Públicas, Desarrollo Comunitario de Watsonville y el Concejal Montesino del Distrito 1 estarán en esta reunión para escuchar e identificar soluciones.

For more information please call | Para obtener más información llame al
(831) 768-3010

2546 Rolling Hills Ct.
Alamo, CA 94507

September 27, 2022

VIA HAND DELIVERY

City of Watsonville
Watsonville City Council
275 Main Street
Suite 400 (4th Floor)
Watsonville, CA 95076

**Re: City of Watsonville and Ceiba's "Information and Listening Session"
Scheduled for September 29, 2022, at the Civic Plaza**

Dear Members of the Council,

By way of introduction, I am a former resident of Watsonville, and my immediate family resides in Watsonville. I am also a property owner here and a member of a grassroots movement opposed to the Ceiba College Preparatory Academy ("Ceiba") spot zoning application. Last month, I presented material issues to the City Council regarding Ceiba's aggressive expansion plans and purchase of toxic waste properties.

As you know, the Ceiba charter school, located on industrial land along Riverside Drive, is operating under a temporary Use Permit that expires next year. Ceiba was granted that Use Permit in violation of the Watsonville industrial zone regulations and has been an objectionable adverse impact on the adjacent neighborhood since opening.

The Watsonville City Planning Department has formally acknowledged that the school is not a permitted use and, consequently, has not allowed the Use Permit to be modified regarding the expiration. Instead, the Planning Department has guided the school to pursue an amendment to change their industrial zoning to a children's school zoning.

However, in April of this year, the Planning Commission did not approve that amendment due to neighborhood opposition. Watsonville City Staff has been working with the school officials to try and make things appear better before the matter comes before the City Council for a final decision.

As part of that process, it appears that a sort of a governmental meeting, identified as an "information and listening session", has been arranged for this Thursday at the Civic Plaza building. Some households near the Ceiba school have received letters in the mail announcing that meeting. Some stakeholders, like myself, have not. (A copy of the letter is attached). It is unclear what mailing protocol the City used to notify residents.

There are several issues with the planned meeting and the City's letter.

City of Watsonville
Watsonville City Council
September 27, 2022

Despite the fact the letter was sent on official Watsonville City Governmental letterhead of the City Manager's office, the Ceiba School Principal's signature, name and title are at the end of the letter along with those of the City Manager.

The Ceiba Principal, Josh Ripp, is not a Watsonville City Official. Josh Ripp and the Ceiba School are the source of adverse impacts that resulted from the failure of urban planning in the Watsonville City Government. The Watsonville City Government is expected to be the guardian which upholds the public safeguards of the Zoning Code.

Placing the school principal's signature on City Government letterhead blurs the distinction between City Government and Ceiba and thus is deceptive to the public. Such deception is both unseemly and objectionable, particularly for an entity that is expected to be an honest broker of a zoning procedure.

It almost appears that the meeting is intended more for the parents of the Ceiba students to explain the status of the process, which is a valid thing to do. But a question arises as to why the notice was mailed to neighborhood residents who oppose the school operation.

If the meeting is intended for those residents as well, then another issue exists. That letter was distributed and written only in English. No one who reported receiving the letter has received a bi-lingual version with a Spanish translation.

Given that most of the adjacent residents are not English fluent, **this appears to be a serious disservice to them in fairness and transparency of process.**

The Ceiba school was established in the neighborhood through a mass of failed and defective planning procedure. It is notable that defects in your planning procedure regarding Ceiba are still happening now.

I will be reaching out to each of you in the coming weeks to share my ongoing concerns regarding Ceiba.

Sincerely,



Marta J Bulaich

Attachment



City of Watsonville

"A Community of Opportunities"

September 20, 2022

Dear Valued Community Member,

I am reaching out to invite you to an information and listening session for the Ceiba College Prep general plan amendment and rezoning application. The purpose of the meeting is to provide you information on the current status of the process and also to answer your questions. The meeting will be held at the City of Watsonville Community Room located at: 275 Main St. 4th Floor on September 29, 2022 from 6:00 PM to 7:00 PM. Spanish translation and interpreter services will be provided. We will also be providing child care services for children ages 5-10 years old during the duration of the meeting.

The agenda for the meeting is as follows:

- I. Introductions
- II. Intent of the Meeting (Rene Mendez, City Manager)
- III. Status of the Ceiba general plan amendment and rezoning application and next steps (Suzi Merriam, Community Development Director)
- IV. Ceiba College Prep presentation and information (Josh Ripp, Head of School)

I realize that you are probably very busy, but hopefully you are able to carve out some time to attend.

Sincerely,

Rene Mendez
City Manager
City of Watsonville

Josh Ripp
Head of School
Ceiba College Prep

831-768-3010
citymanager@cityofwatsonville.org
www.cityofwatsonville.org
Page 68 of 822

Administration
275 Main Street, Suite 400
Watsonville, CA 95076

Attachment 4
Page 3 of 162

June 25, 2024 Lookout Santa Cruz Article

Description:

[June 25, 2024 Lookout Santa Cruz article](#) where Dan Hoffman publicly stated that construction of the Tiny Village would begin in July 2024.

Summary:

Hoffman publicly stated construction of the Tiny Village would begin in July.



Rev. Dan Hoffman of Westview Presbyterian Church in Watsonville. Credit: Kevin Painchaud / Lookout Santa Cruz.

WATSONVILLE / PAJARO

How Pastor Dan and Watsonville's Westview Church became a center of homeless help



BY JAMES DOBBINS
June 25, 2024

Quick Take

In the heart of Watsonville, a small church is playing an expanding role in the homeless crisis. What started as an effort to feed the unhoused population along the Pajaro River is expanding into a mini-village of 34 microhomes behind Westview Presbyterian Church that will also host social services. Construction is set to start next month with the goal of housing residents by December.

Sixty-nine-year-old Margo Loehr has fed the Watsonville homeless on the Pajaro River levee for decades. But after her church ended support for her soup kitchen program, she needed a new venue. She tried the Salvation Army, but it turned her down. Discouraged, she quit bringing food to the levee for a while. Then, a chance meeting with a Presbyterian church member led Loehr to believe their pastor would host her soup kitchen.

“I saw Pastor Dan and said to him, I heard you are open to doing the soup kitchen,” she said of the chance encounter seven years ago. “He said, ‘That wasn’t me, that was the other Presbyterian church. But we would love to do it.’”



Margo Loehr, a longtime volunteer with Westview Presbyterian Church in Watsonville. Credit Kevin Painchaud / Lookout Santa Cruz

Little did Rev. Dan Hoffman, 57, know that the new soup kitchen at his Westview Presbyterian Church would eventually transform the sleepy church into a support center for the homeless.

In late 2022, Roxanne Wilson, Monterey County's homeless services director, and Loehr approached Hoffman with an idea beyond merely feeding breakfast to the unhoused: Let's build 34 microhomes as a temporary shelter in Westview's parking lot.

A shelter in Watsonville is much needed. The Salvation Army's local emergency shelter closed in April. Last year, Santa Cruz County's annual point-in-time survey estimated 421 homeless individuals live in the town, a 15% increase from the 2022 count. Soon, reinforcement work on the levee that protects Watsonville will begin, displacing an estimated 150 folks currently encamped there.

MORE ON LOCAL HOMELESSNESS

2024 point-in-time count: Seniors and behavioral health still big concerns amid improvements among families and vets

At first, I said, ‘No,’” said Hoffman. “I didn’t want a camp behind my church — no one would come.” But then he went to Santa Barbara to see a new shelter that is the model for the proposed village behind Westview. “I said [to Wilson], ‘If you can do that, I’m on board.’”

Hoffman said the [Dignity Moves](#)-built, 34-room shelter managed by the County of Santa Barbara and Good Samaritan was well-kept, safe, and clean — a place for traumatized people to get on their feet and dream again.

Like the Santa Barbara location, Westview’s shelter will provide more than just a place to sleep. “The site will have 24/7 counseling services,” Hoffman said. “The residents can bring their partner and pets.”

Hoffman brought the proposed plan to the church’s senior leadership at a summer retreat a year ago, and they unanimously agreed to move forward. Monterey County will fund the \$8 million project with a state grant, about \$5 million of that money for construction, and the remainder for social services and management of the site. Construction starts in July, with the first residents moving in in December.

“Margo came to our church with a deep love for the homeless on the levee, and that love has become contagious,” Hoffman said.

From Loehr’s humble soup kitchen, Westview has only expanded its practical charity.

Though Hoffman gives Loehr all the credit for Westview’s increased social justice engagement, the pastor’s roots in serving underprivileged communities helped him recognize her talent.



Rev. Dan Hoffman of Westview Presbyterian Church and volunteer Araceli Acosta (right) share a laugh in Watsonville. Credit: Kevin Painchaud / Lookout Santa Cruz

At 23, with a bachelor's degree in psychology from UC Davis, Hoffman interned with a church for the Hollywood Urban Project in Los Angeles, a program to help young people escape gangs, he said. After his father died of cancer, he saw a child get shot in the head, and he quit in frustration and took a construction job.

After pounding out some anger with hammers and nails, Hoffman entered a seminary. Then he returned to the Hollywood Urban Project as its director, where, among other duties, he mentored 15 kids. Of the 15, he said, seven were shot, and two died during his time at the nonprofit. He came to Santa Cruz County 23 years ago to work at a church, then a hospice, and arrived at Westview 14 years ago.

FROM MAY

Newsom promised 1,200 tiny homes for homeless Californians. A year later, none have opened

"I was a white pastor leading a Japanese congregation then," he said. "The demographics have changed. The seniors of that time passed away."

David Kadotani, 68, joined the predominantly Japanese Westview church in the 1980s. Today, he is the church's treasurer, with a very different demographic: many more Latino, white and Black people, and far fewer people of Japanese ancestry.

"Since we're an agricultural area, the younger Japanese generation moved to the Bay Area or Southern California for better opportunities," said Kadotani. "Now it's a little bit of everyone, which is nice."

More volunteers, more service

It's 8:30 a.m. Monday. Margo Loehr returns to the church kitchen after serving breakfast to about 20 unhoused people at the levee. Knee problems forced her to rest on a chair. She watches Maria Gonzalez, 54, prepare a hamburger macaroni casserole for Tuesday's breakfast at the levee.

"This work makes me feel my heart," Gonzalez said as she stirred a roux on the industrial-sized gas stove. "I want the people to have a good meal."

Gonzalez has been serving meals for 20 years. After cooking the church's next-day breakfast service, she will help serve lunch a few blocks away at Loaves and Fishes.



Members of Watsonville's unhoused community eating breakfast supplied by volunteers at River Park. Credit: Kevin Painchaud / Lookout Santa Cruz

It is late morning. Unhoused men arrive at Westview and linger in the parking lot, waiting for the various services they have come to rely on Mondays at Westview.

Adam Henderson arrives with a mobile shower hauled from Santa Cruz. He is the first partner to arrive in a procession of daily and weekly services offered at the church.



Adam Henderson of the Association of Faith Communities ascends the steps of a mobile unit he has brought from Santa Cruz to allow members of Watsonville's unhoused community to shower. Credit: Kevin Painchaud / Lookout Santa Cruz

Henderson, 53, works for the Association of Faith Communities. Henderson is tall and has a nonchalant gait. He said he played basketball professionally in Taiwan. But after returning Stateside, he's been in and out of work, sometimes living on the streets, coping with the wear and tear on his body from sports. Henderson stays at a different shelter each night in Santa Cruz, waiting for permanent housing.

He sprays the shower stall with disinfectant, then hands a towel to Jose Zarate, 61, an unhoused farmworker from the levee.

Zarate emerges from the shower, his first in two weeks, refreshed, relieved and smiling. Tonight, he'll return to the levee. But, he said, getting more than a few hours of rest is challenging — other people and animals disturb his sleep.

Across the parking lot, Jerry Guerrero-Ledesma, 27, a services coordinator for the Harm Reduction Coalition, sets out a table with supplies: latex gloves, sanitizer, trash bags, wound-care kits, condoms, water,

Gatorade, dog food, lighters, clean glass stems for smoking narcotics, test kits for fentanyl and Narcan for overdoses.

“We hand out supplies for folks to help keep them safe. We’re grateful the church allows us to do this,” he said. “Harm reduction should not be political or controversial. It’s basic health care.”

FROM APRIL

California fails to track its homelessness spending or results, a new audit says

Inside the church gymnasium, medical workers from the county’s [Homeless Persons Health Project](#) (HHP) have set up their weekly assessment of walk-ins. HHP offers wound care, behavioral health counseling, vaccines, and connections to public medical and substance abuse services.

In a chapel office, Sandra Varela, 49, tends to her tasks as the coordinator for a program called Watsonville Works! She helps eligible unhoused people find employment and housing. Community Action Board of Santa Cruz County (CAB) has closely partnered with Westview since the pandemic. Varela said resources are often limited for those in need because individuals lose IDs and birth certificates living outdoors. She tries to help them obtain those documents.



Sandra Varela (right) of Community Action Board is a coordinator of the Watsonville Works! program. Credit: Kevin Painchaud / Lookout Santa Cruz

“Unfortunately, we don’t have money to help the undocumented,” she said. “But Watsonville Works! has no barriers. Anyone can join and make some money.”

Felipe Ponce, 55, a part-time CAB employee, is the crew leader of a “Transitional Work Experience” for Watsonville Works!

Three mornings each week, the unhoused travel to Westview’s parking lot for a chance to work on Ponce’s crew picking up trash for the city and county. Only nine people — the work van’s seat limit — can participate.

Crew leader Ponce was born and raised in Watsonville. When he was 10, his grandmother ordered the child to get a job collecting strawberries so he could afford shoes and clothes. He was in and out of juvenile detention as a teenager. As an adult, he was incarcerated between bouts of homelessness. Ponce said his

experience helps him relate to the folks he's trying to help. He turned his life around in 2010. He's been sober for 14 years.

"I try to give them a positive way forward," said Ponce. "But it's tougher now for the homeless. We don't have shelters here, and the jails and drugs have turned in the worst way — fentanyl is in everything."

According to Varela's tally, the crews have retrieved 621 pounds of trash and 70 syringes off the streets of Watsonville since October. They also removed mattresses, tires and furniture, filled 826 garbage bags and disposed of 25 syringes for the county. The temporarily employed sanitation workers receive a \$25 gift card for four work hours — insufficient to afford housing. Still, perhaps Westview's much-anticipated temporary shelter will give hope to a few.



Tents along the Pajaro River levee in Watsonville. Credit: Kevin Painchaud / Lookout Santa Cruz

After a six-month stay at one of the tiny homes, Hoffman said residents will transition to permanent housing. If everything goes as planned, the unhoused cleared from the levee will eventually get permanent housing.

But, after the \$8 million grant is spent, the outlook for the temporary dwellings at Westview is unclear. Folks staying at Westview's village would need continuing services.

Hoffman said he expects Santa Cruz County to take over funding in about two or three years – that is if the cash-strapped county can find the money to keep the project going. The county faces a [budget shortfall](#) next year.

Regardless, Loehr said she'll keep helping folks on the levee as long as possible.

"That was a big deal to have a village behind your church," said Loehr. "We grew from a little kitchen to what it is now, and I'm very proud of that. The church is phenomenal. The people here are very accepting."

Have something to say? Lookout welcomes letters to the editor, within our policies, from readers. Guidelines [here](#).

June 11, 2024 City Council Meeting

Description:

[City of Watsonville Agenda Package](#)

[Video \[1:13:41\]](#)

[Minutes](#)

Summary:

During the June 11, 2024 City Council Meeting City Manager Tamara Vides provided an update to the Tiny Village project in her City Manager Update. Vides stated that the City had not received an application. This is inaccurate. The application was submitted on October 24, 2023.

We're all working together to make sure that we all understand this timing, the timing and the proposal of this project, I think one important thing to consider is that the city of Watsonville **has not yet received an application for this project**, and when we do, the team will review the application, and we will be able to provide more concrete feedback, not only to the applicant, but also have a more robust discussion with the council once we have a full understanding of these projects. **[Emphasis added]**



Sources:

[City of Watsonville video of June 11, 2024 Council Meeting \[1:13:41\]](#)

June 1, 2024 DignityMoves Website

Description:

[DignityMoves' website](#) started listing the City of Watsonville's Logo and "Construction is slated to begin in June 2024!"

Summary:

With the Tiny Village, the City of Watsonville appears to have allowed the DignityMoves non-profit organization to use the City's seal on the company's website, even though the City insists there was "no application" or contract in existence, giving DignityMoves counterfeit municipal standing.

DIGNITYMOVES IN WATSONVILLE

We're Ending Unsheltered Homelessness in Watsonville

We are partnering with the County of Monterey, the County of Santa Cruz, Western Presbyterian Church, and the City of Watsonville on a public-private partnership to provide 34 new interim supportive housing units. Construction is planned to begin in the summer of 2024.

Please note: the renderings shown below are for illustrative purposes only. They do not represent the design or site plan for Watsonville.



OUR PARTNERS



LEARN MORE

Transforming Response to Homelessness in Watsonville

Construction is slated to begin in June 2024!



Site



Services

Watsonville

DignityMoves and the City of Watsonville are embarking on a public-private partnership to provide 34 interim supportive housing units. In addition, there will be communal access to laundry facilities, an open space with a pet relief area, and several community spaces. These spaces will include work-study areas for residents and private offices to meet with case managers and other service provider professionals.

May 29, 2024 Transcription of Call with MOCO and City of Watsonville

Description:

This is a transcription of a call with MOCO and Matt Orbach.

Summary:

This transcription mentions how political the matter was and how the Principal Planner was kept away from the project until the time of the call.

Wilson noted that the County didn't know about the FEMA requirement "until a many months after it happened."

Sarah Federico from MOCO stated:

The agreement with dignity moves. I mean, this isn't your run of the mill permitting project.

Obviously, there's a lot of things going on with this. **I think that the city of Watsonville was asked to be on the mou, they declined. It's unfortunate, you know. We we don't want to talk about the politics, but if that truly is political, that the city of Watsonville is not even part of the mou, and they should be, and this should have been at a partnership that was established with the city of Watsonville, so that we could move this along easily and more streamlined.** But no, it hasn't worked out that way, for all the reasons we sat here, and we've talked about over and over again. But I came into this project after I got hired in December. **[Emphasis added]**

Orbach also stated:

You know what city councils heard related to you know you presenting and saying **you're gonna be constructing next month.** There's kind of a disconnect between that and sort of you know what we've seen internally as staff, where you know, we technically, formally, we've only ever seen your initial submittal and so, and we provided a guidance letter, and we've not received a recent middle since then. So you know, Staff really isn't in a position to talk or present anything, because we only have what you originally submitted, which was in an on an entirely different parcel and in a different address, in a different configuration. I mean, it's not even remotely close to what we've been discussing recently. So, you can understand why city management feels like they're put in a bit of a predicament in terms of how to present information on this. **[Emphasis added]**



“Sorry my frustration is, all of this is outside is happening **outside of our review process**. And so this, this is why this has been really, really hair pulling. **I've been asking questions about this project since last year, and it's been siloed. I don't know upstairs at the management level, and has never trickled down to the people who should actually be reviewing this until at this point this year.** So it's just, it's it's hard cause we. What we do is review things like this. What we do is we provide feedback so that you can design these projects in ways that work. And it just has never gotten to us to conduct that level of review.” **[Emphasis added]**

- Matt Orbach, May 29, 2024 Recorded Call with Monterey County

WEBVTT

1

00:00:00.100 --> 00:00:00.960

Roxanne Wilson: I am.

2

00:00:01.760 --> 00:00:04.080

Roxanne Wilson: I like being able to refer back.

3

00:00:05.130 --> 00:00:13.019

Sarah Federico: We've been working with a lot of this, the AI companions. This is not AI companion. What we turned on. I just turned on the regular cloud

4

00:00:13.280 --> 00:00:16.680

Sarah Federico: recording. So it's just like a raw transcript. But

5

00:00:17.270 --> 00:00:19.989

Sarah Federico: at the county we've been trying to use this test

6

00:00:20.230 --> 00:00:27.500

Sarah Federico: product called AI Companion, but it only works. If other people within our organization, the county have it

7

00:00:27.640 --> 00:00:29.240

Sarah Federico: so I can't record it.

8

00:00:29.490 --> 00:00:32.419

Sarah Federico: But a lot of times the AI gets it wrong. So.

9

00:00:32.420 --> 00:00:36.819

Roxanne Wilson: Wrong often, and it's kind of fun, though, to read it.

10

00:00:38.450 --> 00:00:43.999

Sarah Federico: Just not terribly helpful. Have you seen these on other meetings? You've been on Joey or Matt these AI

11

00:00:44.290 --> 00:00:47.300

Sarah Federico: summaries, or read notes and things. Yeah.

12

00:00:47.790 --> 00:00:49.139

Joseph DeSante: You know, and we had

13

00:00:50.020 --> 00:00:53.749

Joseph DeSante: Susie, we had the AI thing, and

14

00:00:55.790 --> 00:00:59.760

Joseph DeSante: she mentioned that the AI takes scripts, and then

15

00:00:59.800 --> 00:01:01.880

Joseph DeSante: that is now public record.

16

00:01:02.360 --> 00:01:03.920

Joseph DeSante: and can be

17

00:01:04.260 --> 00:01:06.270

Joseph DeSante: requested by the public.

18

00:01:08.565 --> 00:01:09.120

Sarah Federico: Oh!

19

00:01:09.700 --> 00:01:14.280

Roxanne Wilson: That's why it's why the county doesn't allow Otter and all those other things.

20

00:01:14.930 --> 00:01:21.410

Sarah Federico: Oh, we're not allowed to. We're not allowed to use it unless if I'm having a meeting with Roxanne.

21

00:01:21.800 --> 00:01:31.190

Sarah Federico: she and I can use it together, or one of my teammates will have team meetings with Roxanne, and we'll do it. But it's kind of funny because it

22

00:01:31.440 --> 00:01:33.940

Sarah Federico: the AI makes some assumptions.

23

00:01:34.370 --> 00:01:35.190

Sarah Federico: and it

24

00:01:35.700 --> 00:01:42.990

Sarah Federico: it part of it's helpful. So then you start to figure out, well, maybe you need to talk a certain way when you're in these meetings with the AI,

25
00:01:43.280 --> 00:01:48.420
Sarah Federico: so that it records it correctly because it it's funny we had a conversation about

26
00:01:48.510 --> 00:01:50.799
Sarah Federico: Suntan Lotion and Spf

27
00:01:51.250 --> 00:02:01.250
Sarah Federico: and the AI. The AI started talking about how we have to practice good health, care, skin care, and all this stuff which we never said. We never even use those words, but it was

28
00:02:02.200 --> 00:02:05.630
Sarah Federico: assumed by AI. But that's what we wanted to say about

29
00:02:06.610 --> 00:02:11.350
Sarah Federico: use FdE, 50 or something, anyway.

30
00:02:11.350 --> 00:02:14.450
Roxanne Wilson: Is dignity moves gonna come, or is it just us.

31
00:02:14.980 --> 00:02:16.279
Sarah Federico: They're supposed to be here.

32
00:02:16.830 --> 00:02:17.580
Roxanne Wilson: Okay.

33
00:02:20.250 --> 00:02:23.509
Roxanne Wilson: But Matt and Joey, do we?

34
00:02:23.910 --> 00:02:32.286
Roxanne Wilson: We've been going back and forth internally about re-engaging with Hod. Hcd. Had sent out that

35
00:02:33.330 --> 00:02:41.430
Roxanne Wilson: very unhelpful email, saying, we actually talked about it. We don't know. You probably need to talk to these people in our agency.

36
00:02:41.490 --> 00:02:43.690
Roxanne Wilson: and originally we thought

37

00:02:44.140 --> 00:02:54.839

Roxanne Wilson: the sprinklers weren't going to cost that much, so we'll just pay for it, and then the church is open to doing the your. Upon your request, I forgot what it's called reciprocal

38

00:02:55.630 --> 00:02:57.709

Roxanne Wilson: easements. Is that what it's called.

39

00:02:59.270 --> 00:02:59.920

Sarah Federico: So the.

40

00:02:59.920 --> 00:03:03.449

Roxanne Wilson: Is open to us, so that's great. We thought we had it. It was done.

41

00:03:03.650 --> 00:03:16.920

Roxanne Wilson: but now we don't have it, because we're finding out. The sprinklers can cost up to 500 extra \$1,000, which we really don't have. We didn't have the 1 million to lift the project up. So I am

42

00:03:17.140 --> 00:03:23.949

Roxanne Wilson: having our land use people starting to review this, and maybe they can help provide some guidance to us as well.

43

00:03:24.330 --> 00:03:31.539

Roxanne Wilson: But I think that it would be helpful if we engage with that other department within the agency

44

00:03:31.640 --> 00:03:38.759

Roxanne Wilson: of Hcd. And see if they can help. I just don't want to do it and make. I don't want Watson to feel Watsonville to feel like

45

00:03:39.390 --> 00:03:41.980

Roxanne Wilson: like I want to do it in partnership with Watsonville.

46

00:03:42.240 --> 00:03:47.430

Roxanne Wilson: Not like we're telling the State on what to know.

47

00:03:47.820 --> 00:03:57.820

Roxanne Wilson: So can you, when you get get check in with Susie? Can you just let her know that I'm asking that we do re-engage with the Hcd. We're just running out of time.

48

00:03:57.980 --> 00:03:59.110

Roxanne Wilson: and

49

00:03:59.980 --> 00:04:06.299

Roxanne Wilson: I don't want, if it starts raining now, we're at the point to where we might actually be building when it's raining

50

00:04:07.090 --> 00:04:13.629

Roxanne Wilson: so. And I don't want to do that, because clearly we'll have a lot of issues and the just the pressure

51

00:04:13.680 --> 00:04:15.150

Roxanne Wilson: the county got

52

00:04:15.340 --> 00:04:23.279

Roxanne Wilson: the money last year, and it just kind of looks like we're just sitting on it to the population who is hoping to get served by this program.

53

00:04:27.160 --> 00:04:29.560

Roxanne Wilson: not to mention the State and their

54

00:04:30.180 --> 00:04:35.109

Roxanne Wilson: fast force that they've established is probably going to come after us at some point.

55

00:04:37.130 --> 00:04:49.130

Matt Orbach, City of Watsonville: Yeah, I mean, I you know, this did come up at last night's council meeting. We had a few neighbors show up and not have good things to say about the proposed project. Several City Council members expressed

56

00:04:49.280 --> 00:04:54.980

Matt Orbach, City of Watsonville: dismay about how they feel like they've been kept in the dark on this. So you know, I think

57

00:04:55.500 --> 00:05:09.024

Matt Orbach, City of Watsonville: upstairs and our new city management, you know, Tamara Vitas is getting gonna be put in a position where she's gonna have to present something to them. So you know, I would recommend definitely coordinating with her.

58

00:05:09.760 --> 00:05:13.349

Matt Orbach, City of Watsonville: And you know that can empty up us. But what's that?

59

00:05:13.720 --> 00:05:20.859

Roxanne Wilson: Presented to the city council twice on this project, and we've done probably like 4 or 5 community engagement sessions. Now.

60

00:05:22.155 --> 00:05:22.929

Roxanne Wilson: So

61

00:05:23.320 --> 00:05:36.770

Roxanne Wilson: the neighbors have valid points. I went on a walk with them. And they showed me what their experience was, and actually their problem existed before we even came right.

62

00:05:36.930 --> 00:05:44.260

Roxanne Wilson: There are issues of people jumping that fence, walking down the neighborhood to get to loves and fishes.

63

00:05:44.270 --> 00:05:45.700

Roxanne Wilson: the

64

00:05:45.720 --> 00:06:03.949

Roxanne Wilson: the stuff that was going on with the Salvation Army, where people were kicked out every morning, and folks were just lingering all over the neighborhoods like, it's unfortunate, because that preceded us. But we're getting a lot of the pushback, because that's been their real live experience with homeless services.

65

00:06:04.360 --> 00:06:19.700

Roxanne Wilson: So we're doing everything we can to try to help relieve some of that pressure from the community. We ask, dignity moves to include a a new wall or a new fence, so that we can fix that fence hopping issue, and keep people

66

00:06:19.870 --> 00:06:25.290

Roxanne Wilson: off of that that small, narrow street. It's not Cherry. I don't know what the name of that street is.

67

00:06:25.520 --> 00:06:29.560

Roxanne Wilson: It's like right across from the park. You know what I'm talking about.

68

00:06:29.850 --> 00:06:30.140

Matt Orbach, City of Watsonville: Yep.

69
00:06:30.850 --> 00:06:31.169
Roxanne Wilson: So the.

70
00:06:31.170 --> 00:06:32.300
Matt Orbach, City of Watsonville: Ali, I don't think it has it.

71
00:06:32.300 --> 00:06:34.080
Roxanne Wilson: Yeah, the little alley thing.

72
00:06:34.460 --> 00:06:38.619
Roxanne Wilson: So that neighborhood is the one that's pushing back the hardest on it.

73
00:06:39.590 --> 00:06:50.089
Roxanne Wilson: And once they showed me what they were experiencing. I totally get it. So we're going to try to divert people and make them take regular roads and not hop through.

74
00:06:50.430 --> 00:06:52.250
Roxanne Wilson: private property. Yeah.

75
00:06:52.250 --> 00:06:58.080
Matt Orbach, City of Watsonville: I wasn't, you know, trying to discuss the merits of the project, or anything. I just from a sort of aesthetic

76
00:06:58.730 --> 00:07:25.390
Matt Orbach, City of Watsonville: From perspective. You know what city councils heard related to you know you presenting and saying you're gonna be constructing next month. There's kind of a disconnect between that and sort of you know what we've seen internally as staff, where you know, we technically, formally, we've only ever seen your initial submittal and so, and we provided a guidance letter, and we've not received a recent middle since then. So you know, Staff really isn't in a position to talk

77
00:07:25.390 --> 00:07:50.139
Matt Orbach, City of Watsonville: Or present anything, because we only have what you originally submitted, which was in an on an entirely different parcel and in a different address, in a different configuration. I mean, it's not even remotely close to what we've been discussing recently. So, you can understand why city management feels like they're put in a bit of a predicament in terms of how to present information on this. Given those 2 conflicting

78

00:07:50.390 --> 00:07:58.110

Matt Orbach, City of Watsonville: faxes. So I just wanted to make you aware of that. So that's once again. This is that's in the s realm where you're in the you know the plan.

79

00:07:58.110 --> 00:08:21.900

Roxanne Wilson: Unlimited in it. I mean, it's similarly, what what I did not say is that we were constructing. What I did say is that we were, we did pass the county had pat approved our agreements, so we were moving forward. I was hoping we would have at least had a permit at this by this point, but I do recognize that when we move the parcel that changed some things.

80

00:08:22.378 --> 00:08:29.939

Roxanne Wilson: It's multifaceted. Many different partners, you know, like the church is not involved in these discussions, but it's their property.

81

00:08:30.240 --> 00:08:38.860

Roxanne Wilson: So it's it's an unfortunate thing. And and when people are really upset, sometimes they're just like misunderstanding, misering.

82

00:08:39.059 --> 00:09:43.029

Roxanne Wilson: or just filling in the blanks when they don't hear certain things.

83

00:08:43.809 --> 00:08:49.289

Roxanne Wilson: So we do plan on doing a community input session again on June 10th to update.

84

00:08:49.339 --> 00:08:52.139

Roxanne Wilson: But I really would like for us to have

85

00:08:52.829 --> 00:09:08.519

Roxanne Wilson: this part done so. We can present it to the community. I hate going to the community empty handed. It just causes more of that type of narrative, you know, like, we don't know what's going on. And it's like, yeah, we don't know what's going on, either.

86

00:09:08.520 --> 00:09:29.230

Matt Orbach, City of Watsonville: Well, when you say so when you say done I think that's where you know Joey and I have taken in last meeting brought up, you know, up to this point it's been a very piecemeal siloed approach to reviewing this from the city's perspective. This is not gonna

Uncommented [2011]: Roxanne Wilson here

be done until we get a resubmit, all formal resubmittal that we can review with all the city departments to ensure

87

00:09:29.230 --> 00:09:58.231

Matt Orbach, City of Watsonville: that this complies with. You know all the public work standards, the building codes, you know. It's it's really not much planning related. But you know, we need to do that full review from all city departments before we can deem this complete. And you know I I'm not probably seeing that happening before June 10.th At this point given, you know what I heard at the last meeting about, you know, not even knowing which exact modular units you were gonna use, and having not looked at, you know, fire access and things like that. I mean, there's

88

00:09:59.070 --> 00:10:00.399

Matt Orbach, City of Watsonville: It seems like.

89

00:10:00.560 --> 00:10:00.879

Roxanne Wilson: To do?

90

00:10:00.880 --> 00:10:01.230

Matt Orbach, City of Watsonville: Really away.

91

00:10:01.640 --> 00:10:02.050

Matt Orbach, City of Watsonville: So I.

92

00:10:02.050 --> 00:10:10.259

Marissa Brown: I do want to talk about fire access. Sorry I was late, and I realized we don't have ticket anymore. Song. We had

93

00:10:10.470 --> 00:10:12.720

Marissa Brown: an initial meeting with

94

00:10:13.590 --> 00:10:20.249

Marissa Brown: with most of this group, and that was one of the 1st things on our list was discussing fire access.

95

00:10:20.730 --> 00:10:25.059

Marissa Brown: because what we were presented with was an existing site that had

96

00:10:25.200 --> 00:10:27.720

Marissa Brown: a fire access land that did not meet

97

00:10:28.250 --> 00:10:30.409
Marissa Brown: state requirements of Cal.

98
00:10:30.730 --> 00:10:32.719
Marissa Brown: C CFC. Requirements.

99
00:10:32.890 --> 00:10:34.110
Marissa Brown: and

100
00:10:34.130 --> 00:10:37.319
Marissa Brown: we didn't hear that. As an

101
00:10:37.730 --> 00:10:40.899
Marissa Brown: you know, a deal breaker for the site. So

102
00:10:41.390 --> 00:10:44.190
Marissa Brown: we we depend on

103
00:10:44.740 --> 00:10:51.269
Marissa Brown: you guys as much as anyone to help guide us to what can be done on this site

104
00:10:51.440 --> 00:10:53.929
Marissa Brown: when there's not a proper turnaround that meets

105
00:10:54.050 --> 00:10:55.550
Marissa Brown: CFC guidelines.

106
00:10:56.550 --> 00:11:03.665
Matt Orbach, City of Watsonville: And once again, when we get a formal Lisa middle, we can provide you with that guidance. I'm not sure who is in the meeting.

107
00:11:03.950 --> 00:11:04.520
Marissa Brown: So.

108
00:11:04.520 --> 00:11:05.779
Matt Orbach, City of Watsonville: Last meeting, so.

109
00:11:05.780 --> 00:11:10.511
Marissa Brown: Okay, yeah. I'm not sure why you weren't on this call that we had I think it was

110
00:11:11.480 --> 00:11:13.017
Marissa Brown: March or April

111
00:11:14.120 --> 00:11:15.580
Marissa Brown: but we?

112
00:11:17.000 --> 00:11:25.060
Marissa Brown: I think we are looking for guide guidance ahead of going in for a formal resubmittal, because if a turnaround.

113
00:11:26.070 --> 00:11:29.020
Marissa Brown: a specific size of turnaround is required.

114
00:11:29.130 --> 00:11:34.149
Marissa Brown: Or if this 12 foot fire access lane needs to become a 20 foot lane.

115
00:11:34.400 --> 00:11:37.280
Marissa Brown: then that has the potential to

116
00:11:38.660 --> 00:11:40.899
Marissa Brown: impact this site layout

117
00:11:42.070 --> 00:11:43.330
Marissa Brown: drastically.

118
00:11:43.720 --> 00:11:49.160
Marissa Brown: Yeah. So we would not want to move forward and document

119
00:11:49.890 --> 00:11:53.780
Marissa Brown: a permit set is essentially what you're asking for. I believe.

120
00:11:54.910 --> 00:12:03.829
Marissa Brown: With all of our consultants, and, you know, identify where the electrical is going, where where all the utilities are coming from, and then find out that

121
00:12:04.160 --> 00:12:05.819
Marissa Brown: the site doesn't work

122
00:12:06.250 --> 00:12:07.860
Marissa Brown: because of fire access.

123
00:12:10.050 --> 00:12:29.219
Roxanne Wilson: I think that that's been the struggle with everyone is that we had. There was the initial submission we got. They got back a letter that said, all of these things need to be addressed. And they're trying to configure and say, is this, okay? Is this okay? And I think that that's why it feels piecemealed, if you prefer

124
00:12:29.380 --> 00:12:31.859
Roxanne Wilson: for them to come back with a whole.

125
00:12:31.890 --> 00:12:38.189
Roxanne Wilson: a whole proposal. It does seem like that may prolong it, but I could be wrong. I'm not a designer, so.

126
00:12:38.190 --> 00:12:42.509
Matt Orbach, City of Watsonville: I think a lot of this is, maybe you guys aren't in this industry directly. But.

127
00:12:42.510 --> 00:12:43.230
Roxanne Wilson: Not.

128
00:12:43.230 --> 00:12:49.659
Matt Orbach, City of Watsonville: What you're proposing is what developers and property owners try to do on every single project is that they try to reach out to individual departments.

129
00:12:50.060 --> 00:12:55.899
Matt Orbach, City of Watsonville: Get this answer, and then they'll say, well that a person approved it. You need to approve it this and that, and so our line always is.

130
00:12:56.010 --> 00:12:59.869
Matt Orbach, City of Watsonville: put all your plans together into a full submittal, and we will review it.

131
00:12:59.870 --> 00:13:00.779
Marissa Brown: Yeah, that's about.

132
00:13:00.780 --> 00:13:06.219

Matt Orbach, City of Watsonville: And then you can address all of it at once. And because these things are all interrelated. So, answering one question.

133
00:13:06.220 --> 00:13:06.850
Marissa Brown: It is not.

134
00:13:06.850 --> 00:13:07.280
Matt Orbach, City of Watsonville: Going to answer.

135
00:13:07.860 --> 00:13:08.780
Matt Orbach, City of Watsonville: Questions.

136
00:13:09.150 --> 00:13:16.430
Marissa Brown: Yeah, for sure. And we agree. That's how we typically work. We don't try to do things piecemeal. But we.

137
00:13:16.630 --> 00:13:26.159
Marissa Brown: I guess I'm trying to understand. Are you talking about a permit submittal? Or are you talking a pre-application submittal because they're 2 different things? They're 2 different levels of development.

138
00:13:26.620 --> 00:13:28.010
Matt Orbach, City of Watsonville: So like we still talk.

139
00:13:28.440 --> 00:13:29.650
Joseph DeSante: Can we go ahead?

140
00:13:30.530 --> 00:13:33.080
Joseph DeSante: Given the timeframes, we don't have time

141
00:13:33.760 --> 00:13:35.200
Joseph DeSante: for pre apps.

142
00:13:35.290 --> 00:13:43.440
Joseph DeSante: There have been many conversations to the point is, the original floor plan has changed out. We don't know.

143
00:13:43.570 --> 00:13:48.760
Joseph DeSante: Still, don't have confirmation. If it's going to be sprinklered or not, we don't have the type of housing units proposed. I think.

144
00:13:48.760 --> 00:13:49.150
Marissa Brown: Right.

145
00:13:49.150 --> 00:13:51.059
Joseph DeSante: And I spoke about is.

146
00:13:51.080 --> 00:13:52.990
Joseph DeSante: we need a

147
00:13:53.330 --> 00:13:55.019
Joseph DeSante: while it could be deferred.

148
00:13:55.640 --> 00:14:01.980
Joseph DeSante: We needed. The city of Watsonville needs an understanding of what this project looks like in its totality.

149
00:14:02.730 --> 00:14:11.000
Joseph DeSante: How many units is there medical services? Is there food services? Is there? Where's the water? Where's the sewer? Where's the electrical.

150
00:14:11.330 --> 00:14:16.339
Joseph DeSante: How high is this raised? How is it going to be raised? How are we dressing with FEMA? Are we doing

151
00:14:16.620 --> 00:14:24.160
Joseph DeSante: separate projects on 5, Terry or main or the other parcel. There's multiple parcels.

152
00:14:24.480 --> 00:14:47.480
Joseph DeSante: How long does this last? Does the Monterey County on this project for the 1st 2 years, till the funding runs out. And then, after that, what occurs on the next day? Does this project need to go away? Does the project type go change, you know? When does the county of Santa Cruz take it over? Do they take it over? What does that look like? What's the totality of the project? Is it for 5 years not to exceed. You know there's so many

153
00:14:47.740 --> 00:14:49.880
Joseph DeSante: variables that will

154
00:14:51.450 --> 00:14:52.480
Joseph DeSante: dictate

155
00:14:53.560 --> 00:15:01.330
Joseph DeSante: how the code is applied to this project, and there are so many ambiguity, so much ambiguity currently that

156
00:15:02.180 --> 00:15:06.310
Joseph DeSante: we can't explain the project to council or to the public.

157
00:15:06.660 --> 00:15:08.390
Joseph DeSante: Because there is no answer

158
00:15:08.410 --> 00:15:11.520
Joseph DeSante: I got. Yeah, I don't. I don't know any of those answers.

159
00:15:11.520 --> 00:15:11.880
Marissa Brown: You know.

160
00:15:11.880 --> 00:15:16.519
Joseph DeSante: All of those answers need to be provided before Staff can adequately look at.

161
00:15:16.520 --> 00:15:17.030
Marissa Brown: Okay.

162
00:15:17.090 --> 00:15:18.260
Joseph DeSante: Project, from.

163
00:15:18.260 --> 00:15:19.829
Matt Orbach, City of Watsonville: Some of the.

164
00:15:19.830 --> 00:15:20.270
Marissa Brown: Side.

165
00:15:20.270 --> 00:15:28.130
Matt Orbach, City of Watsonville: Application. By the way, so this wouldn't be a new application. I mean, you'd just be addressing all those comments in the letter that you received back last year.

166
00:15:28.130 --> 00:15:28.679
Marissa Brown: But it is.

167

00:15:28.925 --> 00:15:31.130
Matt Orbach, City of Watsonville: Still part of that. It's not a separate thing.

168
00:15:31.360 --> 00:15:32.767
Marissa Brown: Right. But I guess

169
00:15:34.190 --> 00:15:38.179
Marissa Brown: the the thing that I see as most

170
00:15:38.360 --> 00:15:42.549
Marissa Brown: impactful to the site design is fire access.

171
00:15:43.430 --> 00:15:47.199
Marissa Brown: So currently on this site. This site does not have

172
00:15:48.430 --> 00:15:56.679
Marissa Brown: CFC guideline approve fire access. So we would. That's 1 thing that we need to talk about now that will impact

173
00:15:57.390 --> 00:15:58.770
Marissa Brown: the site. Design.

174
00:16:01.770 --> 00:16:02.260
Marissa Brown: Okay?

175
00:16:03.050 --> 00:16:03.950
Marissa Brown: Sadly.

176
00:16:03.950 --> 00:16:04.430
Joseph DeSante: Awesome, I guess.

177
00:16:04.430 --> 00:16:04.890
Marissa Brown: Impact.

178
00:16:04.890 --> 00:16:08.369
Joseph DeSante: Response to that is, if we don't have the.

179
00:16:09.510 --> 00:16:14.470
Joseph DeSante: What I think I know so far is that we need to have units for 34 people.

180
00:16:14.650 --> 00:16:23.969
Joseph DeSante: We haven't picked out the modulars. Whether or not they have en suites, whether we need to provide medical, whether we need to provide these other services. How do you know how large

181
00:16:24.040 --> 00:16:26.190
Joseph DeSante: your housing

182
00:16:26.210 --> 00:16:29.029
Joseph DeSante: area will be to make the accurate

183
00:16:29.310 --> 00:16:31.139
Joseph DeSante: determination of how much

184
00:16:31.630 --> 00:16:37.930
Joseph DeSante: we need? We need to. You need to present something, and then Staff could look at it and say, you might not meet

185
00:16:38.400 --> 00:16:39.410
Joseph DeSante: letter

186
00:16:40.000 --> 00:16:42.440
Joseph DeSante: fire, code access, but

187
00:16:43.060 --> 00:16:48.490
Joseph DeSante: you might have access here. You might be able to do something. Here. Is it sprinkled?

188
00:16:49.007 --> 00:16:52.879
Joseph DeSante: Maybe you have to do a dry stand pipe. You know there's there's

189
00:16:53.540 --> 00:17:01.610
Joseph DeSante: ways there's prescriptive. And then there's performance based codes. You know, the fire code that they're all either prescriptive and or performance.

190
00:17:01.690 --> 00:17:03.909
Joseph DeSante: You can't do anything performance.

191
00:17:03.910 --> 00:17:04.579
Marissa Brown: Right.

192
00:17:04.589 --> 00:17:06.809
Joseph DeSante: Prescriptive until you have a plan and.

193
00:17:06.810 --> 00:17:10.510
Marissa Brown: Yeah, and we do have a plan. We we do have a test fit.

194
00:17:10.599 --> 00:17:15.829
Marissa Brown: We based it on a certain type of unit. These are not en
suites. We have separate.

195
00:17:17.339 --> 00:17:19.579
Marissa Brown: restroom shower units

196
00:17:22.010 --> 00:17:25.939
Marissa Brown: dignity moves is getting pricing from, I think, 3 other
vendors

197
00:17:26.260 --> 00:17:28.069
Marissa Brown: whose units are smaller.

198
00:17:28.590 --> 00:17:33.330
Marissa Brown: So I do you know the what? What we presented on the 19.th

199
00:17:33.600 --> 00:17:34.100
Joseph DeSante: A.

200
00:17:34.375 --> 00:17:35.750
Marissa Brown: I know that there's a

201
00:17:36.168 --> 00:17:42.509
Marissa Brown: exit separation distance that we need to solve, for which
we have. We just haven't republished a a test a test fit.

202
00:17:42.640 --> 00:17:50.730
Marissa Brown: We since we issued the revised test fit on the 25, th
which accommodated a 10 foot rear yard.

203
00:17:51.659 --> 00:17:52.529
Marissa Brown: Clearance

204

00:17:52.570 --> 00:17:57.869
Marissa Brown: for zoning. We have since heard that that's not required.
We can do the 5 foot setback

205
00:17:58.650 --> 00:18:00.860
Marissa Brown: at the rear. So

206
00:18:00.910 --> 00:18:06.009
Marissa Brown: I, from my perspective, we are getting kind of piecemeal
information as well

207
00:18:06.360 --> 00:18:14.500
Marissa Brown: we cannot answer, like half of your questions were process
related that are outside of our scope, and it are honestly, not even

208
00:18:14.830 --> 00:18:19.429
Marissa Brown: necessarily in dignity, move scope. They're questions
about how long the site's going to be used.

209
00:18:21.160 --> 00:18:23.480
Marissa Brown: you know, we've heard as little as 2 years

210
00:18:23.980 --> 00:18:24.715
Marissa Brown: we

211
00:18:25.990 --> 00:18:31.070
Marissa Brown: have presented a pathway for you guys to accept.

212
00:18:31.760 --> 00:18:33.870
Marissa Brown: a 1A h fire rated

213
00:18:34.080 --> 00:18:37.290
Marissa Brown: protection as a demising wall between units.

214
00:18:37.620 --> 00:18:41.720
Marissa Brown: We've heard clearly that that's not acceptable. So we are

215
00:18:42.000 --> 00:18:48.520
Marissa Brown: talking about sprinkling the site. Now, if there is an
alternative to not sprinkling the site.

216
00:18:48.900 --> 00:18:50.480

Marissa Brown: we should talk about that.

217

00:18:51.080 --> 00:18:55.000

Roxanne Wilson: There's an interesting thing back in January, I think

218

00:18:55.130 --> 00:19:00.110

Roxanne Wilson: Susie did email me saying that sprinklers were not necessary.

219

00:19:00.490 --> 00:19:04.660

Roxanne Wilson: So something has changed, and I don't know what it is.

220

00:19:04.660 --> 00:19:15.519

Joseph DeSante: So that so let me jump in there, let me jump in there. I I provided that information to Susie back in the day when this project 1st came across my desk, and there was a bill Ab. 42

221

00:19:15.540 --> 00:19:19.560

Joseph DeSante: that provides provisions to not provide sprinklers for

222

00:19:19.590 --> 00:19:21.039

Joseph DeSante: this type of use.

223

00:19:21.210 --> 00:19:23.230

Joseph DeSante: That is why Hod.

224

00:19:23.330 --> 00:19:25.859

Joseph DeSante: Was reached out to is because

225

00:19:26.080 --> 00:19:30.199

Joseph DeSante: the project didn't comply with all of the requirements of A, B 42.

226

00:19:30.200 --> 00:19:31.290

Roxanne Wilson: Maybe 42, therefore.

227

00:19:31.290 --> 00:19:32.630

Joseph DeSante: Or eat.

228

00:19:32.870 --> 00:19:42.454

Joseph DeSante: A, B 42 eliminates the sprinkler requirements. They, this project, as designed, currently doesn't meet that requirement, the the 11 prescriptive requirements.

229

00:19:43.470 --> 00:19:49.420

Joseph DeSante: It doesn't meet that. So you don't meet that legislation legislative waving of the sprinkler.

230

00:19:49.420 --> 00:19:52.340

Roxanne Wilson: Is it because the units are so close to each other.

231

00:19:52.340 --> 00:19:54.899

Marissa Brown: They? We don't have the 6 foot separation.

232

00:19:56.430 --> 00:19:58.660

Roxanne Wilson: Okay, that makes a lot of sense. It clears it up from.

233

00:19:58.660 --> 00:20:06.549

Carlos Nuno - Santa Cruz County: Real quick. So yeah, the whole six-foot separation can be addressed by selecting a certain type of vendor

234

00:20:06.730 --> 00:20:10.569

Carlos Nuno - Santa Cruz County: where I don't have to have sprinklers in the in those units.

235

00:20:10.830 --> 00:20:15.989

Carlos Nuno - Santa Cruz County: So, for example, white art is one of the weekend you said part of the 6.th But

236

00:20:16.050 --> 00:20:17.070

Carlos Nuno - Santa Cruz County: preparation

237

00:20:17.450 --> 00:20:18.300

Carlos Nuno - Santa Cruz County: goal.

238

00:20:18.610 --> 00:20:20.630

Carlos Nuno - Santa Cruz County: I guess that's kind of an option. If

239

00:20:20.900 --> 00:20:24.799

Carlos Nuno - Santa Cruz County: Gensler and Baby moves, wants to move forward with that implement.

240

00:20:25.225 --> 00:20:32.879
Marissa Brown: I don't. I don't think it's quite that straightforward.
Ab, 42 applies to all vendors, and

241
00:20:32.960 --> 00:20:36.269
Marissa Brown: it does specifically require a 6 foot separation.

242
00:20:36.780 --> 00:20:39.739
Marissa Brown: The draft version of A. B, 42

243
00:20:39.750 --> 00:20:42.450
Marissa Brown: allowed for either

244
00:20:42.480 --> 00:20:44.400
Marissa Brown: a 6 foot separation

245
00:20:44.870 --> 00:20:47.120
Marissa Brown: or a 1A h fire rating.

246
00:20:47.925 --> 00:20:48.490
Marissa Brown: or

247
00:20:49.030 --> 00:20:53.280
Marissa Brown: 24, 7 Firewatch dedicated firewatch, staff.

248
00:20:53.280 --> 00:20:54.085
Carlos Nuno - Santa Cruz County: Right.

249
00:20:54.890 --> 00:20:57.190
Marissa Brown: That is not the

250
00:20:57.300 --> 00:21:06.959
Marissa Brown: final version of A. B 42 that we can apply. I know we
talked last week about firewatch being an option that would eliminate
need for

251
00:21:08.357 --> 00:21:12.340
Marissa Brown: the fire! The the 6 foot separation!

252
00:21:12.470 --> 00:21:13.190
Marissa Brown: But

265
00:22:06.700 --> 00:22:10.830
Marissa Brown: Go through the process of designing the site with assumptions

266
00:22:12.000 --> 00:22:15.520
Marissa Brown: only to find out during your permit review

267
00:22:15.530 --> 00:22:18.650
Marissa Brown: the site will not work as designed.

268
00:22:18.690 --> 00:22:27.740
Marissa Brown: we would not have time to go through that twice. So that's why we prefer to come at this with a pre-application. Understand everything upfront that's required.

269
00:22:27.780 --> 00:22:30.099
Marissa Brown: so that we know what we're designing to.

270
00:22:30.330 --> 00:22:34.089
Joseph DeSante: And that's so. That's my point. And and I, I agree.

271
00:22:34.710 --> 00:22:37.969
Joseph DeSante: and Staff will obviously review this

272
00:22:38.280 --> 00:22:43.840
Joseph DeSante: as timely as we can. But my statement of not doing the free app is.

273
00:22:44.140 --> 00:22:45.490
Joseph DeSante: pick a floor plan.

274
00:22:45.780 --> 00:22:50.941
Joseph DeSante: Tell us this is what we're gonna go with. Does it work? And we can. We can move it forward.

275
00:22:52.130 --> 00:23:07.140
Joseph DeSante: I I think there's a lot of questions, you know, before the meeting last week, Susie told me. Okay, they're gonna sprinkle it. Roxanne's found money. We're gonna sprinkler it. And then we had a conversation at that meeting that maybe we're not gonna sprinkler it. And so there's a lot of back and forth, and.

276
00:23:07.140 --> 00:23:08.840
Marissa Brown: Yeah, I agree.

277
00:23:08.840 --> 00:23:12.849
Joseph DeSante: I think we just need to pick. We need to pick. We need to pick something and then

278
00:23:12.960 --> 00:23:15.319
Joseph DeSante: run, run with it.

279
00:23:15.770 --> 00:23:25.689
Joseph DeSante: You know, staff could assist 50,000 or 500,000 for the sprinkler system. I spoke to Jim Diaz, who's the fire marshal after our conversation last week

280
00:23:25.880 --> 00:23:27.069
Joseph DeSante: and asked them.

281
00:23:29.240 --> 00:23:31.789
Joseph DeSante: They're gonna have to provide plumbed water

282
00:23:31.970 --> 00:23:32.989
Joseph DeSante: to the site.

283
00:23:33.020 --> 00:23:34.640
Joseph DeSante: My question to him is.

284
00:23:34.830 --> 00:23:36.860
Joseph DeSante: can you run a dedicated S,

285
00:23:36.890 --> 00:23:38.230
Joseph DeSante: a. Shared

286
00:23:38.400 --> 00:23:41.889
Joseph DeSante: potable water sprinkler water line and tee off

287
00:23:42.430 --> 00:23:43.110
Joseph DeSante: at

288
00:23:43.820 --> 00:23:48.939

Joseph DeSante: the connection to the facility with a separate line for water and a separate line

289
00:23:50.297 --> 00:23:51.520
Joseph DeSante: the fire sprinklers.

290
00:23:51.520 --> 00:23:51.950
Marissa Brown: Hmm.

291
00:23:51.950 --> 00:23:58.079
Joseph DeSante: And so, because you're going to be trenching for water, you're going to be trenching for sewer. You're going to be trenching for electrical.

292
00:23:58.760 --> 00:24:00.140
Joseph DeSante: Maybe you know you're

293
00:24:00.800 --> 00:24:02.349
Joseph DeSante: you're gonna have to truck

294
00:24:03.080 --> 00:24:10.199
Joseph DeSante: 250 feet of water line to provide water for the bathrooms and showers and other services.

295
00:24:11.470 --> 00:24:12.840
Joseph DeSante: I'm not sure

296
00:24:12.890 --> 00:24:16.179
Joseph DeSante: how you're gonna hit \$500,000 when you can

297
00:24:16.350 --> 00:24:17.470
Joseph DeSante: share

298
00:24:17.580 --> 00:24:19.340
Joseph DeSante: water connections.

299
00:24:19.340 --> 00:24:19.850
Marissa Brown: Ok.

300
00:24:19.850 --> 00:24:20.410
Joseph DeSante: You know, and so.

301
00:24:20.410 --> 00:24:27.060
Marissa Brown: Extremely new. I mean, we have typically have a separate firewater meter at this, you know.

302
00:24:27.190 --> 00:24:30.409
Marissa Brown: at the entry point to the site which would be at the street.

303
00:24:30.550 --> 00:24:32.180
Marissa Brown: and then a separate line.

304
00:24:32.550 --> 00:24:44.970
Marissa Brown: separate backflow preventer. All of that would need to be accommodated. So I'm not here to say I know what the design would have to be, or what it would cost, but I do need to know if we need to sprinkler or not.

305
00:24:45.390 --> 00:24:53.289
Marissa Brown: So it was a discussion last week. We would love to know what the final decision is on that it sounds like it keeps going back and forth.

306
00:24:55.660 --> 00:24:59.449
Marissa Brown: It impacts the consultants. We hire the consultants that the

307
00:24:59.900 --> 00:25:03.915
Marissa Brown: contractor, the sub consultants, the contractor needs to get on board.

308
00:25:04.440 --> 00:25:05.929
Marissa Brown: you know clearly there's

309
00:25:06.060 --> 00:25:08.090
Marissa Brown: a lot of soft costs involved.

310
00:25:08.200 --> 00:25:10.060
Marissa Brown: but, we're

311
00:25:10.440 --> 00:25:16.690
Marissa Brown: saying, are part of that total cost of the project that weren't previously

312
00:25:16.870 --> 00:25:18.463
Marissa Brown: accounted for.

313
00:25:20.100 --> 00:25:26.990
Marissa Brown: The other thing I want to go back to is the idea of the 6
hit separation. If we are going to not sprinkler the site.

314
00:25:27.040 --> 00:25:30.020
Marissa Brown: using a B 42 as a

315
00:25:30.320 --> 00:25:32.710
Marissa Brown: overlay to appendix. F.

316
00:25:34.590 --> 00:25:36.939
Marissa Brown: We cannot fit

317
00:25:36.970 --> 00:25:38.669
Marissa Brown: 34 units

318
00:25:39.030 --> 00:25:43.929
Marissa Brown: on the site that we currently have designated by the
church behind the church.

319
00:25:44.150 --> 00:25:46.179
Marissa Brown: with 6 foot of separation

320
00:25:46.460 --> 00:25:49.470
Marissa Brown: with units that are over 70 square feet.

321
00:25:50.470 --> 00:25:53.459
Marissa Brown: So it's just that's that's not an option.

322
00:25:56.610 --> 00:26:01.880
Marissa Brown: if we decide to move the site to the other side of the
fire access lane.

323
00:26:02.540 --> 00:26:10.570
Marissa Brown: and make it longer than we previously sent us. An option
to. Dignity moves it. That may work

324
00:26:10.840 --> 00:26:16.320

Marissa Brown: at a 6 foot separation, but the Church would lose the majority of their parking.

325
00:26:16.600 --> 00:26:21.609
Marissa Brown: which might mean that this is not acceptable to the owner of the site.

326
00:26:21.810 --> 00:26:30.890
Marissa Brown: I don't. I don't. I think we either have to have guidance moving forward that we can use a 1 1/2 h fire rated separation

327
00:26:31.170 --> 00:26:34.880
Marissa Brown: estimating between units and not sprinkler.

328
00:26:35.620 --> 00:26:36.710
Marissa Brown: or

329
00:26:37.260 --> 00:26:38.730
Marissa Brown: we are

330
00:26:39.110 --> 00:26:41.370
Marissa Brown: sprinkling this site for

331
00:26:41.420 --> 00:26:44.280
Marissa Brown: potentially as short as 2 years.

332
00:26:45.280 --> 00:26:49.509
Marissa Brown: And if there, if there was funding found to apply to this.

333
00:26:50.520 --> 00:26:56.009
Marissa Brown: that might be our answer. We just need to know how how we need to design this, to move forward.

334
00:26:56.440 --> 00:27:12.853
Roxanne Wilson: There's a couple of thoughts that I have. There is some back and forth going on about the Shelter Crisis Act, and I think someone had pulled and said, because you don't meet the population that was mentioned inside of the Shelter Crisis Act.

335
00:27:13.586 --> 00:27:26.430
Roxanne Wilson: That it. These does not apply to the city, even though the city has declared an emergency shelter crisis. We we are also having our Council review that as well, because it's our understanding that

336

00:27:26.490 --> 00:27:34.750

Roxanne Wilson: because you adopted it, it does apply at least, non lawyers believe that. So let's just see what the lawyers believe.

337

00:27:35.063 --> 00:27:52.959

Roxanne Wilson: And then so that's just something I wanted to be very transparent about is our legal teams are definitely going to lean in to try to assist us. Understanding a lot of the laws that have changed, and I not saying that you guys don't understand. But I don't. So I need to make sure that I do.

338

00:27:53.425 --> 00:27:59.960

Roxanne Wilson: so that's happening. There's another thing. I really don't want to lose the 34 units

339

00:28:02.060 --> 00:28:20.129

Roxanne Wilson: because we're already truncating how much time we have to serve people like reducing the number of people we're gonna serve is gonna be an issue for the State, and I don't know if they'll approve it. I am. There was. Once upon a time there was 2 test fits that was presented to the church. One was taking up the long side of the parking lot.

340

00:28:20.130 --> 00:28:20.705

Marissa Brown: Right

341

00:28:21.280 --> 00:28:30.629

Roxanne Wilson: And one was taking it behind the parking lot. I think aesthetically, the one in that little cut out looks good, feels better for the church, but

342

00:28:30.990 --> 00:28:40.529

Roxanne Wilson: there were. I think we may be able to accommodate those 6 feet requirements if we move it back to the greater side of the parking lot. Does anybody know.

343

00:28:40.972 --> 00:28:52.477

Marissa Brown: That that layout also required a 1 1/2 h. Fire rated separation as a demising between units. So, even though it was longer, it was much skinnier

344

00:28:53.450 --> 00:28:54.710

Marissa Brown: and

345
00:28:55.170 --> 00:28:59.109
Marissa Brown: if we were to provide 6 feet of separation.

346
00:28:59.850 --> 00:29:01.499
Marissa Brown: we that would.

347
00:29:02.230 --> 00:29:03.259
Roxanne Wilson: Pick up, more.

348
00:29:03.520 --> 00:29:07.199
Marissa Brown: I'm not sure that that side of the site would work

349
00:29:07.770 --> 00:29:16.409
Marissa Brown: because we are. We were building up against the property line as well. So if we needed 6 feet from the property line or the adjacent building

350
00:29:17.210 --> 00:29:19.949
Marissa Brown: that impacts it. And

351
00:29:20.140 --> 00:29:22.239
Marissa Brown: you know, I imagine it would be

352
00:29:22.360 --> 00:29:25.780
Marissa Brown: something like 3 quarters. The length of the site for.

353
00:29:26.430 --> 00:29:26.820
Roxanne Wilson: Okay.

354
00:29:26.820 --> 00:29:28.190
Marissa Brown: Accommodating a

355
00:29:28.290 --> 00:29:30.300
Marissa Brown: 6 6 foot separation.

356
00:29:30.300 --> 00:29:32.560
Roxanne Wilson: I'll I do want to talk to

357
00:29:32.660 --> 00:29:50.549
Roxanne Wilson: and Robert about maybe creating some alternative ways, like, maybe we if we do do 30 units instead. Can we do 4 to 10 motel

vouchers? Just so that we're serving the same amount of people that we said we were. Gonna serve. So, Carlos, if you can just

358

00:29:50.900 --> 00:30:03.399

Roxanne Wilson: let us know when Robert is available. So we can think this through together. That would be helpful. And then also just so, just to mention why, we don't know how long we're going to use the site. It's again multi faceted

359

00:30:03.440 --> 00:30:15.609

Roxanne Wilson: the county of Monterey only has money until 2026. That was our commitment, and our mou with the city, with the county of Santa Cruz is that we got it for sure. During this time. The

360

00:30:15.860 --> 00:30:19.490

Roxanne Wilson: problem is is that the Church has

361

00:30:19.680 --> 00:30:26.210

Roxanne Wilson: the ability to determine how they're going to use their site, their local site for 3 years.

362

00:30:26.310 --> 00:30:31.049

Roxanne Wilson: After that they have to go to some National Presbyterian

363

00:30:32.240 --> 00:30:33.230

Roxanne Wilson: committee

364

00:30:33.430 --> 00:30:36.729

Roxanne Wilson: and get permission to use it. Past the 3 years.

365

00:30:36.880 --> 00:30:51.710

Roxanne Wilson: The the units themselves can last 10 to 20 years, depending on which product you use. And but again, funding matters. We're not talking about transferring the units to Santa Cruz County until 2026

366

00:30:52.220 --> 00:31:02.959

Roxanne Wilson: and then at that point is when Santa Cruz County can either pull out because they were unable to share or identify funding to keep the program going or

367

00:31:03.160 --> 00:31:14.589

Roxanne Wilson: not, or they do stay, they do keep it. So I it's really hard, because it's a multi jurisdictional partnership, and we only know for certain where we where our money is and where it ends.

368

00:31:14.820 --> 00:31:19.690

Roxanne Wilson: So I'm sorry, I know that this is really complicated, because

369

00:31:22.380 --> 00:31:23.750

Roxanne Wilson: it just is.

370

00:31:24.260 --> 00:31:33.010

Roxanne Wilson: And I know that you guys have been working really hard. I don't think you're sounding argumentative. You're just using sharing your expertise and some of the issues that you guys are coming up with.

371

00:31:39.440 --> 00:31:42.868

Roxanne Wilson: Those are my thoughts. It's like.

372

00:31:43.440 --> 00:31:46.220

Matt Orbach, City of Watsonville: Was there an agenda for today? By the way, cause, I feel like we're just kind of.

373

00:31:46.220 --> 00:31:46.590

Marissa Brown: Yeah.

374

00:31:46.590 --> 00:31:50.899

Matt Orbach, City of Watsonville: Where we were last week. Has anything happened between last week and this week that we needed to cover.

375

00:31:53.510 --> 00:31:59.749

Sarah Federico: Well, dignity moves is supposed to be on this call. I email, Marissa, and dignity moves our contacts. And

376

00:31:59.940 --> 00:32:03.910

Sarah Federico: Marissa said that there was some confusion. They thought there was a meeting on Friday.

377

00:32:04.823 --> 00:32:08.710

Sarah Federico: We rescheduled it, but I understood that we were meeting today with.

378

00:32:08.710 --> 00:32:09.782

Marissa Brown: Yeah, right? Because Susie.

379

00:32:10.050 --> 00:32:10.660
Sarah Federico: Joey.

380
00:32:10.660 --> 00:32:11.120
Marissa Brown: And.

381
00:32:11.120 --> 00:32:15.339
Sarah Federico: Because this is out of town. And we had talked about just kind of talking about some of these.

382
00:32:15.640 --> 00:32:22.679
Sarah Federico: Yeah, really, probably to talk about what we're talking about, because we need to talk about it like, why is this taking so long? And you know I'm

383
00:32:23.240 --> 00:32:30.420
Sarah Federico: I think it's good that we're having this conversation because it helps us to understand your point of view. But we also want you to understand our point of view. And

384
00:32:30.831 --> 00:32:35.708
Sarah Federico: I included the Miu with Santa Cruz County I'm happy to include. I was getting ready to include

385
00:32:36.310 --> 00:33:02.159
Sarah Federico: The agreement with dignity moves. I mean, this isn't your run of the mill permitting project. Obviously, there's a lot of things going on with this. I think that the city of Watsonville was asked to be on the mou, they declined. It's unfortunate, you know. We we don't want to talk about the politics, but if that truly is political, that the city of Watsonville is not even part of the mou, and they should be, and this should have been at a partnership that was established

386
00:33:02.160 --> 00:33:15.949
Sarah Federico: with the city of Watsonville, so that we could move this along easily and more streamlined. But no, it hasn't worked out that way, for all the reasons we sat here, and we've talked about over and over again. But I came into this project after I got hired in December.

387
00:33:16.130 --> 00:33:33.469
Sarah Federico: so I obviously wasn't here at the beginning. But I've been help. I'm behind the scenes running these agreements and doing all these things and kind of helping to make sure nating moves is talking to the right people, and we're talking to Santa Cruz. But like the way I'm looking at it is, it's it's it's too bad that we didn't have this Kumbaya
s

388

00:33:33.530 --> 00:33:42.320

Sarah Federico: 6 months ago, so that we could work on a plan to work together in a partnership rather than the back and forth, regardless of why the back and forth is going.

389

00:33:42.400 --> 00:33:58.809

Sarah Federico: This project isn't new to anybody. This is an emergency shelter that we have to get built, and that that's how I'm seeing it just as a I feel like I'm in it. But I've also been at. I also came in with a different view, having all how all these things. I mean that guidance letter was done after I was before I was even hired.

390

00:33:59.150 --> 00:34:10.880

Sarah Federico: So you know, that's how long it's been out there. Right? So I get you, Matt. I get you showing it's been out there for a long time, but you know it, it's a it's it's couldn't we have a meeting to just go over it. I think we did right.

391

00:34:10.889 --> 00:34:11.449

Marissa Brown: We did.

392

00:34:11.449 --> 00:34:21.859

Sarah Federico: Understand. We finally did have a meeting a few weeks ago to go over it, item by item. But I wish Hindsight's 2,020. I wish now that we had, because maybe we could have avoided

393

00:34:21.889 --> 00:34:28.759

Sarah Federico: some of this. But yeah, to your point, Matt, we want had wanted to talk about some of these open-ended items that we could provide to you

394

00:34:28.829 --> 00:34:40.619

Sarah Federico: to keep keep this moving forward while we wait on some answers regarding the fire sprinklers. We really wanted the fire sprinklers to buy it and have it be the option. But to be told that it could cost

395

00:34:40.989 --> 00:34:50.859

Sarah Federico: a whole lot more than what we have funding for, you know, even after you know, we weren't aware it was gonna cost a million dollars to raise the site for Fema. That was not a

396

00:34:51.109 --> 00:34:59.579

Sarah Federico: that was not a consideration at all in our budget, and that's an additional 1 million dollars. And this could be another half a million dollars or a temporary shelter.

397
00:35:00.370 --> 00:35:01.090
Roxanne Wilson: I know.

398
00:35:01.450 --> 00:35:03.610
Sarah Federico: Anyway, that's my Tuesday.

399
00:35:04.050 --> 00:35:04.490
Roxanne Wilson: Sorry.

400
00:35:04.490 --> 00:35:05.125
Sarah Federico: Sorry.

401
00:35:05.760 --> 00:35:20.183
Roxanne Wilson: Like, you know, like we're using a lot of services money to deal with the construction at this point. And now the services are seriously at risk. But that's not the city's issue. Right like these are your roles. And this is what we have to navigate.

402
00:35:20.540 --> 00:35:21.550
Roxanne Wilson: there's

403
00:35:22.490 --> 00:35:28.199
Roxanne Wilson: Carlos. Do you happen to know if Cch. Would be willing to drop some money on the fire. Sprinklers.

404
00:35:30.180 --> 00:35:36.020
Carlos Nuno - Santa Cruz County: Not on top of. I think we should be worth reaching out. If that's an option for us to to move this project forward.

405
00:35:36.540 --> 00:35:37.230
Roxanne Wilson: Yeah.

406
00:35:37.230 --> 00:35:38.429
Carlos Nuno - Santa Cruz County: You want us to do.

407
00:35:38.430 --> 00:35:42.610
Roxanne Wilson: I would love for you guys to do it because it will eventually become your project

408
00:35:42.690 --> 00:35:49.070
Roxanne Wilson: and we're burning through our side of Cca. H. Money.
We're building all kinds of stuff.

409
00:35:49.240 --> 00:35:50.300
Roxanne Wilson: So

410
00:35:50.440 --> 00:35:53.320
Roxanne Wilson: if there's anything left on your side, I would.

411
00:35:53.870 --> 00:35:55.190
Carlos Nuno - Santa Cruz County: We'll reach out.

412
00:35:55.190 --> 00:35:56.090
Roxanne Wilson: Okay, thank you.

413
00:35:56.590 --> 00:36:08.719
Roxanne Wilson: So I know Cca is put is helping us with some funding gaps
for services now. So and they're helping us with constructing on our
side. So I feel like this might be a good partnership.

414
00:36:09.420 --> 00:36:15.629
Roxanne Wilson: Yeah, So politics are stupid. I hate them so much.

415
00:36:16.360 --> 00:36:25.980
Roxanne Wilson: because you know, I, what we're hoping is that this is an
asset to the community, not a hindrance like some of the other programs
that the community has had to deal with

416
00:36:26.180 --> 00:36:35.789
Roxanne Wilson: in the history like I. It's really unfortunate I would
hate I would be. I would be just like them, you know. I would be very
upset about it. So

417
00:36:35.970 --> 00:36:38.330
Roxanne Wilson: because that's like that's experience.

418
00:36:38.350 --> 00:36:46.010
Roxanne Wilson: So, anyway, with all that being said, what I'm hearing
from the city is, please please just submit us, whatever you guys worked
on.

419
00:36:46.756 --> 00:36:48.179
Roxanne Wilson: Marissa, are you guys.

420
00:36:48.180 --> 00:36:48.710
Marissa Brown: Yeah.

421
00:36:48.710 --> 00:36:49.180
Roxanne Wilson: We had so.

422
00:36:49.924 --> 00:36:52.530
Marissa Brown: I think it's a matter like you.

423
00:36:52.850 --> 00:36:56.489
Marissa Brown: What they're asking for is a permit submittal

424
00:36:56.720 --> 00:36:58.359
Marissa Brown: with all of the

425
00:36:58.570 --> 00:37:00.959
Marissa Brown: consultants work as well.

426
00:37:02.990 --> 00:37:11.479
Marissa Brown: We going back to that meeting that we had, I did find my notes from it. It happened on April 17.th Joey was there. Carlos was there.

427
00:37:11.490 --> 00:37:14.522
Marissa Brown: Dignity moves Gunsler and

428
00:37:15.290 --> 00:37:18.840
Marissa Brown: Matt, I'm not sure why you weren't on that call, but we did

429
00:37:18.930 --> 00:37:22.430
Marissa Brown: highlight the California Fire code section

430
00:37:22.760 --> 00:37:25.289
Marissa Brown: on the fire access

431
00:37:26.170 --> 00:37:29.200
Marissa Brown: apparatus, fire, apparatus, access road requirements.

432
00:37:29.260 --> 00:37:34.690
Marissa Brown: the dimensions, the turning radius. We noted that the turning radius is required.

433
00:37:35.708 --> 00:37:40.109
Marissa Brown: A required turning radio shall be determined by the fire code official. So

434
00:37:41.553 --> 00:37:42.819
Marissa Brown: I think

435
00:37:43.610 --> 00:37:46.779
Marissa Brown: to move us forward. We would want to

436
00:37:46.940 --> 00:37:50.489
Marissa Brown: have an understanding that the existing site layout

437
00:37:50.970 --> 00:37:54.430
Marissa Brown: the test fit from April 19th

438
00:37:55.460 --> 00:38:00.110
Marissa Brown: where we show what the radius is of the of the 12 foot Fire Access Lane.

439
00:38:00.490 --> 00:38:03.750
Marissa Brown: the one-way fire access along the

440
00:38:04.346 --> 00:38:10.299
Marissa Brown: center of the site, turning around through the parking lot is acceptable to the city.

441
00:38:10.310 --> 00:38:14.550
Marissa Brown: so that we can feel comfortable moving forward with the site

442
00:38:14.860 --> 00:38:17.020
Marissa Brown: that was selected by the church.

443
00:38:17.160 --> 00:38:19.430
Marissa Brown: the option behind the church.

444
00:38:19.580 --> 00:38:26.569
Marissa Brown: so that we can onboard our consultants. They're not actually hired by us. They're hired by dignity moves

445
00:38:27.254 --> 00:38:28.909
Marissa Brown: so we can coordinate.

446
00:38:29.030 --> 00:38:31.710
Marissa Brown: provide a developed Site plan

447
00:38:31.830 --> 00:38:37.750
Marissa Brown: with all of the utilities proposed locations proposed.

448
00:38:37.760 --> 00:38:42.869
Marissa Brown: and then we would also like more information from the fire marshal about whether

449
00:38:43.110 --> 00:38:43.755
Marissa Brown: the

450
00:38:45.570 --> 00:38:49.770
Marissa Brown: the fire water can come off of the domestic line

451
00:38:50.770 --> 00:38:52.880
Marissa Brown: as you were discussing, so

452
00:38:54.310 --> 00:39:00.830
Marissa Brown: I I don't feel comfortable saying that we, as a dignity moves. Partner can move forward with

453
00:39:01.260 --> 00:39:07.890
Marissa Brown: a permit set of drawings to submit to the city of Watsonville until we have

454
00:39:07.900 --> 00:39:10.170
Marissa Brown: guidance on those those items.

455
00:39:13.120 --> 00:39:20.630
Matt Orbach, City of Watsonville: I I think we're getting caught up in semantics here, I think what we're asking for is you just for you to just send whatever test fit option you.

456
00:39:20.630 --> 00:39:21.950
Marissa Brown: Oh, okay, and whatever.

457
00:39:21.950 --> 00:39:48.800
Matt Orbach, City of Watsonville: Any questions you'd like us to answer, and we will take that to our plan. Review team meeting, which is an internal meeting where we have a fire representative there, public works, representatives there, all the people who can answer the types of questions you're trying to to answer, and we will put together comprehensive response for you. I I think that's all we've been asking for from the beginning. I mean, every one of these test fits I've seen that have morphed over time we just need you to pick one and submit it, and we will provide commentary on that.

458
00:39:48.800 --> 00:39:49.860
Marissa Brown: Okay, I mean for you.

459
00:39:49.860 --> 00:39:51.329
Matt Orbach, City of Watsonville: And since I did submit.

460
00:39:51.330 --> 00:39:51.789
Marissa Brown: The one that.

461
00:39:51.790 --> 00:39:52.480
Matt Orbach, City of Watsonville: Cognizant thing.

462
00:39:52.480 --> 00:39:53.090
Marissa Brown: The.

463
00:39:53.090 --> 00:40:03.169
Matt Orbach, City of Watsonville: Changes to it after that related to the you know unit size, shave location, whatever, then that may change. Obviously feedback. But you know, that's that's how that review.

464
00:40:03.170 --> 00:40:08.170
Marissa Brown: Okay. So the one that you see on the screen was submitted for your review and comment. We did.

465
00:40:08.170 --> 00:40:13.480
Matt Orbach, City of Watsonville: I was not. I have not received a single email from you with any set of plans, so I would just tell you I am current plan.

466

00:40:13.480 --> 00:40:14.920
Marissa Brown: Well, we submitted it.

467
00:40:14.920 --> 00:40:25.179
Matt Orbach, City of Watsonville: Plans ever related to this site. So I have the original one that showed it on a separate parcel from last year. If you would like me to review this. Please send it to my email address, and I can put that in the chat if you.

468
00:40:25.180 --> 00:40:26.110
Marissa Brown: Okay. And I think.

469
00:40:26.375 --> 00:40:29.300
Matt Orbach, City of Watsonville: So do a review for you, and get you comprehensive comments.

470
00:40:29.300 --> 00:40:34.799
Marissa Brown: Okay, I think the confusion is that I sent it to all the contacts that I had been given

471
00:40:35.394 --> 00:40:37.050
Marissa Brown: at city of Watsonville.

472
00:40:37.050 --> 00:40:55.230
Matt Orbach, City of Watsonville: Sorry my frustration is, all of this is outside is happening outside of our review process. And so this, this is why this has been really, really hair pulling. I've been asking questions about this project since last year, and it's been sliced. I don't know upstairs at the management level, and has never trickled down to the people who should actually be reviewing this until

473
00:40:55.230 --> 00:41:11.062
Matt Orbach, City of Watsonville: at this point this year. So it's just, it's it's hard cause we W. What we do is review things like this. What we do is we provide feedback so that you can design these projects in ways that work. And it just has never gotten to us to conduct that level of review. So like, I said, just send us.

474
00:41:11.310 --> 00:41:13.669
Marissa Brown: Say I will, I will send this to you.

475
00:41:13.670 --> 00:41:14.870
Matt Orbach, City of Watsonville: Requirements. I'll review.

476

00:41:14.870 --> 00:41:22.799
Marissa Brown: I will send this to you. I did. I did submit it to Joey and Susie, and I'm sorry that it did not get

477
00:41:22.890 --> 00:41:25.778
Marissa Brown: forwarded to you at the time.

478
00:41:27.080 --> 00:41:28.520
Marissa Brown: I can.

479
00:41:29.610 --> 00:41:35.400
Marissa Brown: I can resend this with a few things cleaned up that we

480
00:41:36.020 --> 00:41:37.360
Marissa Brown: are aware.

481
00:41:38.610 --> 00:41:42.760
Marissa Brown: do not meet code requirements right now. But

482
00:41:42.960 --> 00:41:46.399
Marissa Brown: again, this, this layout is dependent upon

483
00:41:46.750 --> 00:41:47.970
Marissa Brown: either

484
00:41:48.000 --> 00:41:50.529
Marissa Brown: acceptance of a 1A h. Fire rated

485
00:41:50.620 --> 00:41:51.810
Marissa Brown: protection

486
00:41:52.220 --> 00:41:53.700
Marissa Brown: between units

487
00:41:53.820 --> 00:41:56.620
Marissa Brown: or a requirement to sprinkle the units.

488
00:41:57.530 --> 00:41:59.719
Joseph DeSante: Yeah, just list those licenses that.

489
00:41:59.720 --> 00:42:01.550

Matt Orbach, City of Watsonville: Feed into room, of course. Yeah.

490

00:42:01.550 --> 00:42:08.590

Joseph DeSante: Is is, give us this. We'll review it as it's submitted, and Staff can provide

491

00:42:08.610 --> 00:42:10.900

Joseph DeSante: options. If you meet.

492

00:42:10.900 --> 00:42:11.220

Marissa Brown: Okay.

493

00:42:11.220 --> 00:42:22.099

Joseph DeSante: All the requirements of Ab. 42. You don't have to sprinkle it. If you sprinkle. If you don't, then you'll need to sprinkle it, and you'll need to show this. You know we could. That's where we could put in writing.

494

00:42:22.410 --> 00:42:24.080

Joseph DeSante: This is what you need to do.

495

00:42:24.100 --> 00:42:26.799

Joseph DeSante: or this or this or this. That's

496

00:42:26.960 --> 00:42:30.540

Joseph DeSante: what we want to do. We want to get you as much information as we can

497

00:42:30.790 --> 00:42:31.490

Joseph DeSante: of

498

00:42:32.530 --> 00:42:33.410

Joseph DeSante: the

499

00:42:35.250 --> 00:42:37.760

Joseph DeSante: get it to Matt, and he will formally

500

00:42:39.450 --> 00:42:42.200

Joseph DeSante: kind of efficient. It's not debt and routed together.

501

00:42:43.010 --> 00:42:47.620

Roxanne Wilson: Like, what's your position at the city.

502
00:42:47.620 --> 00:42:48.570
Matt Orbach, City of Watsonville: Principal, planner.

503
00:42:49.050 --> 00:42:50.100
Roxanne Wilson: Okay. And Joseph.

504
00:42:50.270 --> 00:42:51.200
Joseph DeSante: Building Official.

505
00:42:51.510 --> 00:42:52.759
Roxanne Wilson: Okay. Thank you.

506
00:42:52.930 --> 00:43:06.639
Matt Orbach, City of Watsonville: So he's the top person in the building division. I'm the top person in the planning division, and then what you have been dealing with is the director level, who they don't review plans. So that's why this is like I said. It's been happening at a level of the stratosphere that doesn't. Where this doesn't easily occur.

507
00:43:06.640 --> 00:43:16.469
Roxanne Wilson: That's me and Sarah's relationship all day. Yeah, like, I go out and make a whole bunch of promises. And she's like, I don't know what you want me to do with this. I get it.

508
00:43:16.470 --> 00:43:24.809
Marissa Brown: I'll just say that Jo Joey was involved in these meetings. Suzy has been involved. I'm not sure what Suzy's position is related to yours, Matt.

509
00:43:24.810 --> 00:43:26.210
Matt Orbach, City of Watsonville: But all the dragon we.

510
00:43:26.210 --> 00:43:26.620
Marissa Brown: Okay.

511
00:43:26.620 --> 00:43:28.289
Joseph DeSante: She's the boss of all of us. Yeah.

512
00:43:28.290 --> 00:43:33.860
Marissa Brown: Okay. So we heard from Susie that the 5 foot setback is not acceptable.

513
00:43:34.150 --> 00:43:35.190
Marissa Brown: and then that

514
00:43:35.680 --> 00:43:39.980
Marissa Brown: since change, so we will move forward with this Site plan.

515
00:43:40.130 --> 00:43:42.679
Marissa Brown: We will correct the

516
00:43:42.990 --> 00:43:47.957
Marissa Brown: exit separation issue. That's currently on the Site Plan.
We will resubmit it

517
00:43:48.620 --> 00:43:50.130
Marissa Brown: for all of your review.

518
00:43:50.840 --> 00:44:15.800
Matt Orbach, City of Watsonville: Yeah. And the great thing about this is
through the formal process that we go through. You'll receive a written
letter that lists out all of the determinations we've made and the
requirements. So it's not having to go back to say, you know, in April or
January or November this person told me this. It's it's the official city
position on the design. So you will be able to have that, you know.
Elephant track there to go back to you know there won't be anything in
question, and something we

519
00:44:15.800 --> 00:44:22.860
Matt Orbach, City of Watsonville: could present to counsel, if need be.
You know it's just that it leaves that that paper trail that that helps
us in many, many ways.

520
00:44:22.860 --> 00:44:31.669
Marissa Brown: Okay, I do. Wanna clarify one thing. So Joey, what you did
just say is, if we don't meet a B 42, the site has to be sprinklered.

521
00:44:32.258 --> 00:44:36.580
Marissa Brown: I know there was quite a long discussion last week in this
meeting about

522
00:44:36.650 --> 00:44:38.900
Marissa Brown: alternatives to sprinklering.

523
00:44:38.910 --> 00:44:45.319

Marissa Brown: and I also heard that there was funding found for sprinkling. Can we get an understanding of

524
00:44:46.660 --> 00:44:49.350
Marissa Brown: whether sprinkling is an option for this.

525
00:44:49.730 --> 00:44:50.910
Joseph DeSante: The alternative.

526
00:44:50.910 --> 00:44:52.080
Roxanne Wilson: Firewatch.

527
00:44:52.300 --> 00:45:04.640
Joseph DeSante: Right. And so I'm speaking a little bit. I'm not the fire marshal. He's a contract employee that I can call and chat with. So I'm speaking something, because I am

528
00:45:05.410 --> 00:45:12.040
Joseph DeSante: mostly aware of what fire needs. I'm not going to say this has to be, or I'm not going to say this can't

529
00:45:12.070 --> 00:45:22.640
Joseph DeSante: does not need to be sprinkled. We need to look at the middle in its totality and staff is well aware of these general conversations that we've had

530
00:45:23.910 --> 00:45:27.080
Joseph DeSante: specific to these layouts.

531
00:45:27.610 --> 00:45:31.210
Joseph DeSante: We'll get it. We will write a letter saying

532
00:45:31.360 --> 00:45:34.540
Joseph DeSante: what needs to be done, based upon what you send us.

533
00:45:34.550 --> 00:45:48.269
Joseph DeSante: and we can and absolutely will provide options this or that, because this is we get it, Roxy, out. I'm gonna get you there. It's not gonna be. No, it's gonna be. You can do this, this or this, and then we'd have to choose the best option that fits

534
00:45:48.370 --> 00:45:49.609
Joseph DeSante: your project.

535

00:45:50.690 --> 00:45:55.350

Roxanne Wilson: I do so. The it's the firewatch. Marissa is a problem for us.

536

00:45:55.920 --> 00:46:10.940

Roxanne Wilson: just because, according to the fire marshal, his understanding and interpretation is that that's I dedicated person 24Å HA day. All they do is look for fire issues.

537

00:46:11.490 --> 00:46:14.920

Roxanne Wilson: And that just is such a waste of money.

538

00:46:15.020 --> 00:46:22.670

Roxanne Wilson: So and it can't be security. And it can't be a staff person who has this extra layer of responsibility.

539

00:46:22.670 --> 00:46:30.449

Marissa Brown: Okay, I I think it's important to understand that the AV. 42 requires both firewatch and

540

00:46:30.510 --> 00:46:32.350

Marissa Brown: a 6 foot separation.

541

00:46:32.430 --> 00:46:35.850

Marissa Brown: So what I'm hearing from this discussion is that

542

00:46:37.110 --> 00:46:39.240

Marissa Brown: sprinklers are required for the site

543

00:46:41.730 --> 00:46:45.510

Marissa Brown: in order to avoid the firewatch, and to avoid

544

00:46:45.660 --> 00:46:49.079

Marissa Brown: losing units due to the 6 foot separation.

545

00:46:52.100 --> 00:47:09.766

Roxanne Wilson: So it's hard for us to determine which route we're gonna go until we get pricing on everything. And we can't get pricing until we choose a product, we can't choose a product until we have at least the layout stuff done. So it, I think that that's

546

00:47:10.150 --> 00:47:14.270
Roxanne Wilson: That's just the sequence of events that needs to happen for us to get to go.

547
00:47:14.520 --> 00:47:17.650
Marissa Brown: Okay, okay, so we'll move forward with understanding that

548
00:47:17.700 --> 00:47:19.559
Marissa Brown: sprinklers are required.

549
00:47:20.910 --> 00:47:22.300
Marissa Brown: because of

550
00:47:22.520 --> 00:47:25.639
Marissa Brown: the inability to use a B-42.

551
00:47:25.730 --> 00:47:33.530
Marissa Brown: These units that are on the Site plan are the larger units compared to the other vendors options.

552
00:47:33.720 --> 00:47:39.629
Marissa Brown: I'm not as concerned about that. One thing that was flagged also in the previous review round.

553
00:47:39.730 --> 00:47:41.750
Marissa Brown: was a need for

554
00:47:42.650 --> 00:47:46.389
Marissa Brown: 2 means of egress from each emergency sleeping cabin.

555
00:47:47.240 --> 00:47:50.000
Marissa Brown: and they must be placed remotely from each other.

556
00:47:50.330 --> 00:47:53.589
Marissa Brown: So just as a heads up, we would like

557
00:47:53.720 --> 00:47:55.459
Marissa Brown: feedback on whether

558
00:47:55.640 --> 00:47:56.920
Marissa Brown: that means.

559
00:47:56.950 --> 00:47:58.630
Marissa Brown: the 2 means that we grasp

560
00:47:58.750 --> 00:48:01.910
Marissa Brown: need to be on. So on opposite walls.

561
00:48:02.997 --> 00:48:11.659
Marissa Brown: After we heard that direction, we did provide an alternative layout on April 25, th

562
00:48:11.860 --> 00:48:14.930
Marissa Brown: that would allow for egress

563
00:48:15.220 --> 00:48:20.919
Marissa Brown: from the rear of the units which this plan does not allow for because of the back to back units.

564
00:48:21.270 --> 00:48:22.780
Marissa Brown: Okay. So

565
00:48:22.980 --> 00:48:24.560
Marissa Brown: if there is

566
00:48:25.150 --> 00:48:33.259
Marissa Brown: any direction on that now, we'd prefer to know that, so that we don't waste our time moving forward with this review.

567
00:48:33.850 --> 00:48:43.679
Joseph DeSante: Again. I think we need to look at a floor plan and, like you said, this is not the floor plan we looked at last week, which, like, as you noted, had a 6 foot separation between the units.

568
00:48:43.680 --> 00:48:44.270
Marissa Brown: And so this, yeah.

569
00:48:44.270 --> 00:48:46.029
Joseph DeSante: It had it had a.

570
00:48:46.030 --> 00:48:48.680
Marissa Brown: Separation between the rear of the units

571

00:48:49.420 --> 00:48:50.680
Marissa Brown: for the egress.

572
00:48:50.680 --> 00:48:52.729
Joseph DeSante: Correct? And does this one show that.

573
00:48:53.050 --> 00:48:56.047
Marissa Brown: No, this is the night, the April 19th plan.

574
00:48:56.380 --> 00:49:06.369
Joseph DeSante: Okay? And so now, that's kind of the question is like, is it this floor plan that we're looking at right now? Or is it one. And you know, I think that's as the architect

575
00:49:06.440 --> 00:49:09.520
Joseph DeSante: or designer of this project.

576
00:49:10.520 --> 00:49:17.750
Joseph DeSante: I've got codes that I look at, and you need to point me in the direction of the codes you are using. That gets this.

577
00:49:17.750 --> 00:49:18.400
Marissa Brown: Gorgeous.

578
00:49:18.400 --> 00:49:26.179
Joseph DeSante: Those codes. And so if you're going to use appendix, if you're going to use appendix P, that's fine, that's allowable.

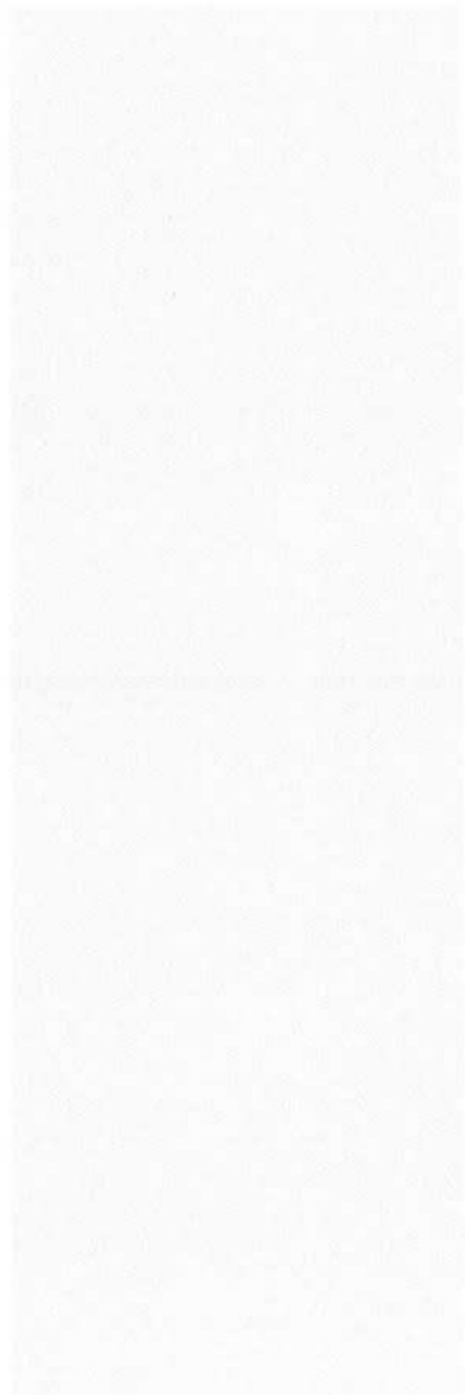
579
00:49:26.410 --> 00:49:31.710
Joseph DeSante: then you need to meet those requirements. If you can't meet those requirements, you're going to need to present

580
00:49:31.980 --> 00:49:33.120
Joseph DeSante: an alternate

581
00:49:33.720 --> 00:49:35.460
Joseph DeSante: or something to show

582
00:49:36.430 --> 00:49:39.800
Joseph DeSante: why you can't meet it. And what

583
00:49:40.100 --> 00:49:50.730



Joseph DeSante: you're going to propose to try to match that requirement, you know. And so that's your as the architecture engineer of the of record for this project. You need to do that code analysis and show me

584

00:49:51.340 --> 00:49:54.460

Joseph DeSante: how the project complies with whatever codes you want to use.

585

00:49:54.460 --> 00:49:58.040

Marissa Brown: Yes, of course, and that's how we're we're explaining the 1A h fire

586

00:49:58.430 --> 00:50:03.379

Marissa Brown: separation on the sides and rear of the units but again. This

587

00:50:03.430 --> 00:50:06.719

Marissa Brown: we talked about, this. This was reviewed

588

00:50:06.800 --> 00:50:10.450

Marissa Brown: by the operator, who prefers the other version.

589

00:50:10.520 --> 00:50:13.209

Marissa Brown: We can move forward with either.

590

00:50:13.350 --> 00:50:16.969

Marissa Brown: I guess we are looking for guidance on

591

00:50:17.180 --> 00:50:18.350

Marissa Brown: whether

592

00:50:19.510 --> 00:50:23.050

Marissa Brown: the 2 means of egress from the units needs to be remote.

593

00:50:23.650 --> 00:50:27.149

Marissa Brown: which would push us into this layout.

594

00:50:27.870 --> 00:50:30.399

Marissa Brown: or whether that is something that can be

595

00:50:31.810 --> 00:50:34.679

Marissa Brown: provided on the front face of the unit.

596

00:50:34.680 --> 00:50:37.029
Joseph DeSante: So. Appendix P.

597

00:50:37.230 --> 00:50:43.919
Joseph DeSante: Says, emergency sleeping cabin shall be provided with at least 2 forms of egress placed remotely from each other.

598

00:50:45.960 --> 00:50:55.120
Joseph DeSante: That's the appendix. If there is another code section that you're going to use, you need to provide that. But you know, if we're if we're using appendix P, that's what Appendix P states.

599

00:50:55.120 --> 00:50:58.380
Marissa Brown: Right and how. And we are asking how you interpret that

600

00:50:59.110 --> 00:51:02.390
Marissa Brown: because there's not, it doesn't specifically say on opposite

601

00:51:02.480 --> 00:51:07.140
Marissa Brown: walls. It doesn't say with a certain amount of distance between them.

602

00:51:08.210 --> 00:51:11.289
Joseph DeSante: Well, I think there's a general knowledge of remotely

603

00:51:13.670 --> 00:51:20.619
Joseph DeSante: you can provide something, I mean, provide. You could provide some code, narrative, or interpretation to show what

604

00:51:21.430 --> 00:51:23.169
Joseph DeSante: you as an architect

605

00:51:24.200 --> 00:51:26.480
Joseph DeSante: means to you.

606

00:51:26.610 --> 00:51:28.270
Joseph DeSante: and then we could look into it. But.

607

00:51:28.270 --> 00:51:33.920

Marissa Brown: Okay? I mean, I think what we're thinking is this is a 70 square foot unit 7 by 10,

608
00:51:34.010 --> 00:51:38.499
Marissa Brown: no matter where you are in the unit. Nothing is remote from where you are.

609
00:51:39.302 --> 00:51:41.270
Marissa Brown: So the question is.

610
00:51:42.130 --> 00:51:44.839
Marissa Brown: can this layout

611
00:51:45.160 --> 00:51:47.459
Marissa Brown: be something? We move forward with

612
00:51:47.640 --> 00:51:49.579
Marissa Brown: knowing that a

613
00:51:50.200 --> 00:51:55.389
Marissa Brown: emergency rescue opening, and a door is on the same wall.

614
00:51:56.540 --> 00:52:04.029
Marissa Brown: If that's something that is off the table, then that means we need to move forward with the 4, 25,

615
00:52:04.100 --> 00:52:05.110
Marissa Brown: test, fit.

616
00:52:08.450 --> 00:52:21.130
Matt Orbach, City of Watsonville: I mean just common sense wise. If there's a fire outside your front door, and the only means of egress are our front door and a window that face the same way. That would be the reason for having them on remote walls. Right is that you have another means of egress that's not into the fire.

617
00:52:21.430 --> 00:52:27.480
Matt Orbach, City of Watsonville: I mean, that's by understanding of why you would have the code read that way. But I wanted to get in this building code so.

618
00:52:28.620 --> 00:52:29.820
Marissa Brown: Yeah, I guess

619
00:52:30.380 --> 00:52:31.480
Marissa Brown: And our.

620
00:52:31.801 --> 00:52:36.080
Marissa Brown: And if we're going to conjecture about a situation like that.

621
00:52:36.330 --> 00:52:42.300
Marissa Brown: the idea of something being on fire immediately outside of your door is

622
00:52:43.670 --> 00:52:46.529
Marissa Brown: is problematic, no matter what, but

623
00:52:47.170 --> 00:52:50.470
Marissa Brown: the fact that it's noncombustible construction

624
00:52:51.330 --> 00:52:56.370
Marissa Brown: outside of the door, and there's a 10 foot separation between your door and

625
00:52:56.550 --> 00:52:59.630
Marissa Brown: the unit across from you. I guess that's

626
00:53:00.410 --> 00:53:01.200
Marissa Brown: that's

627
00:53:01.832 --> 00:53:03.639
Marissa Brown: that's the question. Here.

628
00:53:06.830 --> 00:53:15.950
Joseph DeSante: And I'm I'm I'm not ready or at liberty to answer that question for the moment without looking into things and without reviewing the project

629
00:53:15.960 --> 00:53:17.400
Joseph DeSante: in its totality.

630
00:53:17.420 --> 00:53:24.279
Joseph DeSante: And again, like Matt said, We're we're pitching, holding questions that affect the entire project.

631
00:53:24.820 --> 00:53:25.510
Joseph DeSante: Pickup.

632
00:53:25.510 --> 00:53:26.649
Roxanne Wilson: Anybody, know.

633
00:53:26.650 --> 00:53:27.940
Joseph DeSante: Just pick a layout.

634
00:53:28.460 --> 00:53:36.490
Joseph DeSante: Give us your code interpretation of why you think that layout meets the applicable code. Sections and staff can review it

635
00:53:36.550 --> 00:53:40.010
Joseph DeSante: for all of those requirements, and then provide a letter asap.

636
00:53:40.950 --> 00:53:42.089
Joseph DeSante: But I don't think

637
00:53:42.300 --> 00:53:46.100
Joseph DeSante: I'm not going to respond formally to a question based upon

638
00:53:47.150 --> 00:53:48.709
Joseph DeSante: something we're not sure yet.

639
00:53:48.900 --> 00:54:10.620
Roxanne Wilson: Understood. Yeah. So, Marissa, if there's if if we need to call, dignity moves and just remind them that we've asked them to submit, then we can. There's I do have a question, cause I was not in the meeting when the service provider had decided that they didn't prefer this site, even though it helps us

640
00:54:10.720 --> 00:54:13.279
Roxanne Wilson: meet a lot of the building codes.

641
00:54:13.850 --> 00:54:18.119
Roxanne Wilson: So does anybody know if it's just based off of the office placements?

642

00:54:20.710 --> 00:54:22.820
Marissa Brown: Oh, Sarah, you're muted. Okay.

643
00:54:22.820 --> 00:54:27.905
Sarah Federico: Alright. It's a few things. I mean, there were a few things. Can you guys still see my screen?

644
00:54:28.190 --> 00:54:28.975
Sarah Federico: Okay.

645
00:54:30.450 --> 00:54:33.922
Sarah Federico: I'm sorry if I was moving around, too, for other things. But anyway,

646
00:54:34.190 --> 00:54:34.690
Roxanne Wilson: Fine.

647
00:54:34.690 --> 00:54:37.990
Sarah Federico: So here's here. Can you see the 4 25 test fit.

648
00:54:37.990 --> 00:54:38.780
Marissa Brown: Yeah.

649
00:54:38.978 --> 00:54:39.769
Sarah Federico: So look here, okay.

650
00:54:39.960 --> 00:54:51.010
Sarah Federico: So there were some issues with, like the spacing in here, and then not having any offices over here, and then these not being aligned, for example, having things like

651
00:54:51.040 --> 00:54:52.420
Sarah Federico: Get see?

652
00:54:52.550 --> 00:54:59.649
Sarah Federico: Just just like a lot of different things. There were security questions and issues. And then just the placement of where things are.

653
00:55:00.047 --> 00:55:05.050
Sarah Federico: Wanting to have the offices over here which we talked about moving these units.

654
00:55:06.250 --> 00:55:07.590
Sarah Federico: Over here

655
00:55:07.620 --> 00:55:16.589
Sarah Federico: and then putting the offices here. But we still have the question of the clinic, which is a separate issue, which we don't have to talk about right now. So

656
00:55:17.100 --> 00:55:19.700
Sarah Federico: when we looked at this test fit.

657
00:55:20.260 --> 00:55:28.390
Sarah Federico: everybody was just really happy with the whole layout set up, it really, just really just this is very susanked.

658
00:55:29.190 --> 00:55:38.710
Sarah Federico: Everybody just liked where the trash was, here the the electric yard, and having this space here for the for the check-in when people walk into the gate

659
00:55:38.900 --> 00:55:42.499
Sarah Federico: to come inside, because there's a security for.

660
00:55:42.500 --> 00:55:50.819
Roxanne Wilson: To that. But if this is going to, if this, if 25 is going to help us and just say it kind of is what it is

661
00:55:50.900 --> 00:55:52.400
Roxanne Wilson: like. I'm sorry

662
00:55:52.770 --> 00:55:55.720
Roxanne Wilson: I'm sorry, but if I.

663
00:55:55.720 --> 00:55:56.529
Sarah Federico: Yeah, no, we.

664
00:55:56.530 --> 00:55:57.340
Roxanne Wilson: Helps us.

665
00:55:57.550 --> 00:56:21.489
Sarah Federico: We agree. I mean, that's that's that's something we shared with Cap. I think that we thought that we were Carlos. You can

correct me if I'm wrong, because I know you were in these meetings, Rex, and you were not because you were out so. When we talked about this this one, I think there was conversation from dignity moves potentially, Carlos, that said that if we get the reciprocal easements

666

00:56:21.570 --> 00:56:25.279

Sarah Federico: or something that we could go with this test fit, but it sounds like

667

00:56:25.630 --> 00:56:37.122

Sarah Federico: that's not the case. So we'd had a meeting with Susie, just Susie. Sorry, not with Matt and Joey, with just Susie. We had a meeting, and we kind of talked about that. Remember, we talked about the reciprocal easement and everything.

668

00:56:37.390 --> 00:56:40.890

Roxanne Wilson: Thought that was on the 9, th the one the test fit from the 19.th

669

00:56:41.850 --> 00:56:46.630

Sarah Federico: It was for the test fit for the 19.th That was part of the conversation we had talked about. It.

670

00:56:47.030 --> 00:56:47.780

Roxanne Wilson: Up, oops!

671

00:56:48.220 --> 00:56:52.139

Sarah Federico: Yeah, yeah, for the 19, th for the 19.

672

00:56:52.140 --> 00:56:54.119

Roxanne Wilson: 25, th right, one right now.

673

00:56:54.760 --> 00:56:57.419

Sarah Federico: Oh, okay. I thought we were looking at the

674

00:56:58.350 --> 00:56:59.270

Sarah Federico: sorry.

675

00:56:59.270 --> 00:57:08.969

Roxanne Wilson: Not to waste Watsonville side, I think again, Santa Cruz County, Monterey County needs to get together so we could decide on. Where are we gonna pick our battles.

676

00:57:09.310 --> 00:57:23.210

Roxanne Wilson: And which hills are we gonna die on right now? Because I we need to. We I feel like the county has fulfilled our side of the mou. And we're now like just we need to move forward. We need to finish this wrap, this.

677

00:57:23.490 --> 00:57:28.080

Roxanne Wilson: So, Carlos, if you have time soon.

678

00:57:28.260 --> 00:57:36.319

Roxanne Wilson: and if Robert has time soon, can we get together within the next couple of days? I know that's hard for Robert, but I really need him.

679

00:57:36.670 --> 00:57:38.570

Sarah Federico: We're we're scheduled for Friday

680

00:57:39.130 --> 00:57:41.200

Sarah Federico: with Robert, but we can meet earlier.

681

00:57:41.440 --> 00:57:42.600

Roxanne Wilson: And who else?

682

00:57:42.990 --> 00:57:44.740

Sarah Federico: I'm Carlos and me.

683

00:57:44.740 --> 00:57:48.489

Roxanne Wilson: Oh, it's just the 2 counties that's where it's gonna be. Yes.

684

00:57:48.490 --> 00:57:51.739

Sarah Federico: Okay, yeah, we have.

685

00:57:51.740 --> 00:58:00.559

Roxanne Wilson: Matt, Joey, Marissa, please hold we're the counties are gonna meet and decide which one are we going to request? The dignity move submits.

686

00:58:00.730 --> 00:58:10.279

Roxanne Wilson: and one of the things that I do ask, and I don't know if there's any issues with this. But when you guys send your letter, can you please. CC. The county on it.

687

00:58:10.634 --> 00:58:18.759
Roxanne Wilson: One of the things that happened with the last submission is that the county didn't know about it until a many months after it happened.

686
00:58:18.780 --> 00:58:27.569
Roxanne Wilson: So I feel like we could have helped make some decisions to help, you know. Move this thing along faster if we would have known that these were issues that earlier.

689
00:58:29.690 --> 00:58:30.800
Roxanne Wilson: that's all.

690
00:58:31.400 --> 00:58:32.305
Roxanne Wilson: Oh.

691
00:58:33.290 --> 00:58:38.319
Roxanne Wilson: well, thank you guys. And actually, if Carlos, if you have time, can you stay on.

692
00:58:38.750 --> 00:58:44.459
Sarah Federico: Well do we want to schedule another meeting, or do we not want to schedule another meeting with Joey and and Matt?

693
00:58:44.830 --> 00:58:46.679
Roxanne Wilson: I thought that we had one with

694
00:58:47.130 --> 00:58:51.619
Roxanne Wilson: with with the whole Watsonville team. Didn't we talk about, or did we not.

695
00:58:51.770 --> 00:59:02.900
Sarah Federico: We're not including Watsonville on all these meetings. So Matt and Joey, don't worry. We have, like our regular project meetings. We have. We have other meetings. But I'm saying this group.

696
00:59:03.521 --> 00:59:08.479
Sarah Federico: Oh, okay, yeah. I don't have a meeting on staff for this group.

697
00:59:08.690 --> 00:59:14.170
Roxanne Wilson: Maybe we were talking about setting that meeting in this meeting. I'm so tired of the word meeting.

698

00:59:14.740 --> 00:59:23.239

Roxanne Wilson: can we? Can we find a time. Maybe Matt and Joey Carlos, where we could see if there's a multi jurisdictional

699

00:59:23.460 --> 00:59:26.120

Roxanne Wilson: plus Gensler dignity moves

700

00:59:26.730 --> 00:59:27.740

Roxanne Wilson: because we also.

701

00:59:27.740 --> 00:59:36.420

Sarah Federico: Site development just for the site development part of this, because we want to get through this right guys. So we're just gonna put a meeting on Calendar. So, Matt Joey, when are you available?

702

00:59:37.460 --> 00:59:38.300

Sarah Federico: Or do you mean.

703

00:59:38.300 --> 00:59:43.500

Roxanne Wilson: I just prefer. We submit, and then and then you do your analysis, and then we meet after. Is that.

704

00:59:43.500 --> 00:59:53.509

Matt Orbach, City of Watsonville: And I think you know, Sarah, you brought up the clinic course, and I remember last time there being some building potentially some building code implications of a the medical clinic type use on sites. So

705

00:59:54.000 --> 00:59:58.009

Matt Orbach, City of Watsonville: you know, that may be another outstanding thing that we may want to talk about.

706

00:59:58.080 --> 01:00:01.720

Matt Orbach, City of Watsonville: That relates the site design prior to the submittals, so.

707

01:00:02.030 --> 01:00:11.210

Sarah Federico: Well, we can schedule a meeting for late next week, or we can wait and schedule it for 2 weeks, just to give you time, or we can have, we can have a meeting. It's totally whatever you guys wanna do, I'm I'll meet with you.

708

01:00:11.210 --> 01:00:18.400

Roxanne Wilson: Robert to be able to make it, because that is the transitioning of the program for fuse, for future use.

709

01:00:19.470 --> 01:00:21.359

Carlos Nuno - Santa Cruz County: Sarah, can you do like a doodle

710

01:00:21.540 --> 01:00:22.480

Carlos Nuno - Santa Cruz County: and see if.

711

01:00:22.990 --> 01:00:23.770

Roxanne Wilson: Beautiful. Yeah.

712

01:00:23.770 --> 01:00:24.390

Carlos Nuno - Santa Cruz County: Yeah.

713

01:00:25.260 --> 01:00:27.690

Matt Orbach, City of Watsonville: Yeah. Luckily, you find an email. You're dealing around.

714

01:00:27.806 --> 01:00:28.040

Roxanne Wilson: You but.

715

01:00:28.040 --> 01:00:28.739

Matt Orbach, City of Watsonville: You are more.

716

01:00:28.740 --> 01:00:29.420

Roxanne Wilson: Stay with her.

717

01:00:29.420 --> 01:00:29.970

Matt Orbach, City of Watsonville: Level.

718

01:00:29.970 --> 01:00:30.370

Roxanne Wilson: Yeah.

719

01:00:30.370 --> 01:00:46.209

Matt Orbach, City of Watsonville: To the like manager level. So our schedules are a bit more open for meeting times than Suzie's is. So yeah, I think we just looking at our availability over the next 2 weeks, have a lot of openings. So I think if you just propose a time, we'll probably be able to find something. It looks generally like mornings.

720

01:00:48.320 --> 01:00:50.959

Matt Orbach, City of Watsonville: between Tuesday and Friday look pretty clear.

721

01:00:51.531 --> 01:00:58.104

Sarah Federico: but as far as the clinic, though there there there isn't a whole lot of specifics on that just so you know matt.

722

01:00:58.390 --> 01:01:01.440

Roxanne Wilson: Finish really quick. Sorry. So.

723

01:01:01.510 --> 01:01:06.090

Roxanne Wilson: Carlos, if you can, because Robert has the most difficult.

724

01:01:06.520 --> 01:01:09.339

Roxanne Wilson: can you? Can you initiate a doodle? Poll

725

01:01:09.450 --> 01:01:12.729

Roxanne Wilson: based off his of his, his availability. Okay?

726

01:01:13.095 --> 01:01:16.550

Roxanne Wilson: And it sounds like mornings are best for the city.

727

01:01:18.322 --> 01:01:22.030

Carlos Nuno - Santa Cruz County: What about? What about? Alright? You're scheduling particular.

728

01:01:22.320 --> 01:01:22.690

Roxanne Wilson: Thank you.

729

01:01:23.350 --> 01:01:25.329

Sarah Federico: Let's say 2

730

01:01:25.950 --> 01:01:28.889

Sarah Federico: Tuesday mornings. Between 9 and 10

731

01:01:29.040 --> 01:01:30.680

Sarah Federico: we have availability.

732

01:01:31.020 --> 01:01:32.349

Sarah Federico: Roxanne and I.

733
01:01:32.350 --> 01:01:35.420
Carlos Nuno - Santa Cruz County: I'll look at Robert's schedule, and I'll send out a couple of proposal things

734
01:01:35.900 --> 01:01:38.050
Carlos Nuno - Santa Cruz County: which is based off. Who is based out of this?

735
01:01:38.460 --> 01:01:40.429
Carlos Nuno - Santa Cruz County: You need me to stick around Roxanne.

736
01:01:40.850 --> 01:01:42.320
Roxanne Wilson: Just quickly. Yeah.

737
01:01:42.320 --> 01:01:43.000
Carlos Nuno - Santa Cruz County: Okay.

738
01:01:43.310 --> 01:01:46.546
Roxanne Wilson: Thank you. City of Watsonville. Thank you so much. Gensler.

739
01:01:46.870 --> 01:01:48.119
Marissa Brown: Thank you. Everyone.

740
01:01:48.320 --> 01:01:49.240
Sarah Federico: Bye, bye.

741
01:01:49.240 --> 01:01:49.979
Joseph DeSante: But everybody.

742
01:01:49.980 --> 01:01:52.180
Roxanne Wilson: There. Can you stop sharing for a second?

743
01:01:52.290 --> 01:01:53.939
Roxanne Wilson: Thank you.

744
01:01:54.190 --> 01:01:59.350
Sarah Federico: I was. Gonna I was working on it and slow.

745
01:01:59.820 --> 01:02:01.169
Roxanne Wilson: I? What's that?

746

01:02:01.620 --> 01:02:04.560

Roxanne Wilson: I know that, Robert? It really wants.

747

01:02:05.050 --> 01:02:06.680

Sarah Federico: I'm gonna pause. The recording.

May 14, 2024 City Council Meeting

Description:

[Agenda](#)

[Video](#)

[Minutes](#)

Summary:

The Steering Committee, Planning Commission, and the Council were never informed that emergency shelters were allowed "by right" in the Downtown Specific Plan. At least one Council Member asked for an investigation (See Ari Parker's comments at the [May 14, 2024, City Council Meeting](#) at 42:53). As of October 1, 2024, Vides has not followed up on this matter.

April 27, 2024 William Seligmann Document Request to the City of Watsonville

A message was sent to you regarding record request #24-125:

Dear Mr. Seligmann,

The City of Watsonville ("City") is in receipt of the Public Records Act request you submitted, received on April 27, 2024 ("Request").

The City intends to cooperate to the fullest extent possible with the Public Records Act ("PRA"). (Government Code section 7920.000 et seq.) Under established California law, the City is obliged to comply with a request for a public record so long as the requestor makes a specific and focused request for the record, that record is maintained by the City in its ordinary course of business, the record is disclosable, and the record can be located with reasonable effort. The PRA provides for the inspection or copying of existing identifiable public records; it does not compel the City to respond directly to questions, requests for information, or create new records, lists, or reports in response to a request.

The City has determined that it possesses non-exempt records responsive to your Request.

The City is collecting and reviewing potentially responsive records. The review is ongoing. The City will endeavor to provide the first batch of responsive records on or before Wednesday, May 22, 2024. If you have any questions regarding the City's response or would like to discuss your Request, please contact me at irwin.ortiz@watsonville.gov

[View Request 24-125](#)

<https://cityofwatsonvilleca.nextrequest.com/requests/24-125>

April 23, 2024 MOCO Board Meeting

Description:

[Agenda](#)

[Video](#)

Summary:

Monterey County Meeting

The County approved a contract with nonprofit developer DignityMoves; the Coalition of Homeless Services Providers was given a nearly three-year contract to identify and contract with a Santa Cruz County nonprofit to operate the shelter.

1. **In Items d. and e. MOCO votes to “Authorize and direct the Auditor-Controller to issue a one-time payment to the Coalition of Homeless Services Providers for the full contract amount of \$2,571,460 upon execution of this agreement with an invoice to meet the grant term expenditure requirements by June 30, 2024”**
2. Resolution for warehousing money
3. Wilson presented two different Church Layout options to County (only one was presented to the City of Watsonville City Council)
4. Wilson tells MOCO board she just learned about 1.5 months before about the construction costs for FEMA requirements; CoW notified her about FEMA issues on November 29, 2023; Council Member Casey Clark informed her about this in June 2023, and DignityMoves stated they always knew it was a problem.
5. Wilson notifies City Council and public they anticipate breaking ground in June 2024; subsequently denied she said that in the the May 29, 2024 Conference call with MOCO and COW.

April 23, 2024 City Council Meeting

Description:

[Agenda](#)

[Video](#)

[Minutes](#)

Summary:

City of Watsonville

Several issues arose during the City Council Meeting:

1. Wilson failed to disclose to Ari Parker the additional \$3M of funding to the project, yet Suzi Merriam emailed Eduardo Montesino early that day about \$11M in funding
2. Wilson presented a different site diagram to the Council than what was presented to Monterey.
3. Wilson claimed they will break ground in June
4. Wilson noted that HomeFirst "because of the lack of support from the community they were getting, they requested that they hire full-time staff members just to do community engagement. Because of all of the uproar of this project, and unfortunately, it was outside of the scope of our district for us to provide them the extra staff members that they were requesting." (This was despite having secured an additional \$3M; Wilson did not disclose this to Council Member Parker when asked).

April 23, 2024 email exchanges with Suzi Merriam and Eduardo Montesino

Description:

Email exchanges dated April 23, 2024 from Suzi Merriam to Eduardo Montesino re recurso de fuerza

Summary:

In this email, Merriam updates Montesino that the "Total of \$11 million has been allocated to the to the construction and operation of the shelter." (Council Member Ari Parker was misled by Wilson and City Staff about the funding during the April 23, 2024 City Council Meeting.)

From: Suzi Merriam on behalf of Suzi Merriam <suzi.merriam@watsonville.gov>

Sent: Tuesday, April 23, 2024 1:15 PM PDT

To: Eduardo Montesino <eduardo.montesino@watsonville.gov>

Subject: recurso de fuerza

Recurso de Fuerzo

34 tiny homes within a secured facility

Laundry facilities, restrooms and showers provided

Still in site planning stages, hope to receive a revised application soon

Will be operated by the County of Monterey for 2 years, and then switch over to the County of Santa Cruz to operate after that

Community Action Board will be the operator of the village

Supportive services will be provided to assist residents in securing permanent housing

Total of \$11 million has been allocated to the construction and operation of the shelter

To be located behind Westview Presbyterian Church

Suzi Merriam

CDD Director, City of Watsonville

831-768-3074



Historical documents relevant to the Zoning Administrator's improper procedure

April 15-17, 2024 email exchanges with Suzi Merriam and the Rotary Club

Description:

Email exchanges dated from March 21 to April 14, 2024 with Suzi Merriam and Rotary Club re Homeless Project

Summary:

Merriam informed Rotary Club on April 17, 2024 CAB will be the Tiny Village operator.

RECURSA DE FUERZO TINY HOME VILLAGE

- Westview Presbyterian Church
- 34 pallet shelters- prioritizing folks living at the Pajaro River levee
- Funded by a grant received by the County of Monterey, in partnership with the County of Santa Cruz
- To be operated by Community Action Board



On Thu, Mar 21, 2024 at 3:56 PM Amy Haas [REDACTED] wrote:
Fantastic! I will put you on our Club Calendar on the 17th.

Our President Gil will likely poke fun at you for being a member of Freedom Rotary! We had a few of your Rotarians at our meeting last week and Gil really worked hard at getting them to abandon your club and move over! 🤔

Thank you!! I'm looking forward to meeting you.

Sincerely,

Amy Haas

On Thu, Mar 21, 2024 at 12:59 PM Suzi Merriam <suzi.merriam@watsonville.gov> wrote:

Hi Amy-

Thank you for reaching out! I am happy to speak at Watsonville Rotary- I'm a Freedom Rotarian ☺ I don't want to bill myself as an expert on homelessness, but I can report back on the results of the special Council meeting and the direction, if any, that the Council has given to staff. Looking at my calendar, April 17th would be the best for me.

Suzi



From: Amy Haas [REDACTED] >
Sent: Thursday, March 21, 2024 12:40 PM

COW_PRA125_001459

To: Suzi Merriam <suzi.merriam@watsonville.gov>
Subject: Homeless Project

Hi Suzi,

Celeste was telling me about the special council meeting on the City's homelessness issue this Saturday. We both feel the members of the Rotary Club of Watsonville would be eager to hear a presentation on the topic and what action the City will take.

Might you be available on April 10 or 17 to join our Wednesday lunch meeting? Our club meets at the Watsonville Elks Lodge at 121 Martinelli Street. We begin gathering at 12:15pm to enjoy a catered lunch together. The meeting is called to order at 12:30pm. Our program speaker is introduced at 1pm and has 20-25 minutes to present with a few minutes left at the end for member questions.

Please let me know if this works for you. I look forward to hearing from you.

With gratitude,

Amy Haas
Program Coordinator
Rotary Club of Watsonville

March 31, 2024 MOCO ERF-2 Update

Description:

MOCO provided and update for the State regarding the ERF-2 Grant.

Summary:

MOCO presented the following:

In March 2024, we learned the site selected for the Village is in a floodplain zone and will have to be raised 3 feet to comply with the City's building permit requirements for construction. This has resulted in a budget change to the allocation amount of interim sheltering from services to site development costs for the Village. Any funding shortfalls required for the services portion of the project until June 30, 2026, will be augmented by Cal AIM, and other local funding grants to support this project. Per our formal budget change request submitted to Cal ICH on April 9, 2024, the additional costs for site development will not change the eligible use category funding allocation of the original project budget. While pursuing other funding to support the operations of the Village, the County moved forward with executing agreements with the developer/services providers for the Village in April 2024 **and construction is expected to begin at the site in June 2024**. The County of Monterey expects to meet our expenditure and obligations fiscal deadline of June 30, 2024. [Emphasis added]

ERF-2 update has inaccurate statements re FEMA.

- Roxanne was apprised of FEMA during the June 23, 2023 meeting, on the Application submitted in October 24, 2023, the profile page states that the church is in a FEMA zone, and the November 29, 2023 Planning Guidance Letter states it is in a FEMA zone. MOCO did not just learn about this in March 2024. Any GIS map would also show this.

elements on the individuals and families served into their local HMIS. Grantees must follow the entry format specified by Cal ICH, which includes the use of funding codes (Other Funder Code and Grant ID) as described in the [HMIS Project Setup Instructions](#). ERF grantees had until **September 1, 2023** to implement these project setup requirements.

More information on the requirements associated with AB977 (WIC §8256) is available on Cal ICH's [website](#).

I certify that Monterey County has set up all projects with the funding codes and is entering the required data elements for every client served in their local HMIS (or a comparable database for specific subpopulations whose data must not be recorded in HMIS) for ERF-2-R projects in accordance with all guidance from Cal ICH.

No

Please explain why your jurisdiction has not set up all projects with the funding codes and/or is not entering the required data elements for every client served in their local HMIS (or a comparable database for specific subpopulations whose data must not be recorded in HMIS).

The County of Monterey has requested technical assistance from ABT Associates to provide their guidance to setup the project in accordance with AB977 due to the complex nature of navigating the utilization of two separate HMIS systems from two separate Continuums of Care because we are building interim sheltering in a different county; before we setup the projects and coding, we want to ensure we do not have the potential of double counting once we start moving clients into interim sheltering.

Status of Encampment Site(s) and Residents

Encampment Data during through March 31, 2024

Encampment 1

Encampment Name

Pajaro River

Encampment Status

Not resolved: people still reside at the site

Average Number of Residents on a Given Night

110

Jurisdiction provides residents with medical items, harm reduction supplies, hygiene products, food, or other services that do not necessitate entry into HMIS

Yes

Optional: Project Stories

If applicable, please provide one brief story of a person served by ERF-2-R funds and how your community's project addressed their immediate crisis of unsheltered homelessness and supported them, or began to support them, on the path to permanent housing. You may provide any combination of text and/or file upload below.

By submitting this information, you confirm (1) the story has been appropriately anonymized OR (2) documented consent to share the information.

Are there any upcoming events or news/noteworthy items related to the project?

Yes, in February 2024 our Board of Supervisors approved a Memorandum of Understanding (MOU) between our County and the County of Santa Cruz to establish the roles and responsibilities for the development of a 34-unit non-congregate low barrier navigation center, referred to as Recurso de Fuerza Village (Village) in the City of Watsonville (City) for the public purpose of providing interim sheltering to

house individuals experiencing homelessness along the Pajaro River.

In March 2024, we learned the site selected for the Village is in a floodplain zone and will have to be raised 3 feet to comply with the City's building permit requirements for construction. This has resulted in a budget change to the allocation amount of interim sheltering from services to site development costs for the Village. Any funding shortfalls required for the services portion of the project until June 30, 2026, will be augmented by Cal AIM, and other local funding grants to support this project. Per our formal budget change request submitted to Cal ICH on April 9, 2024, the additional costs for site development will not change the eligible use category funding allocation of the original project budget. While pursuing other funding to support the operations of the Village, the County moved forward with executing agreements with the developer/services providers for the Village in April 2024 and construction is expected to begin at the site in June 2024. The County of Monterey expects to meet our expenditure and obligations fiscal deadline of June 30, 2024.

Certify and Submit

Name

Sarah Federico

Title

Homeless Services Management Analyst

Phone

(925) 330-8242

Email

federicos@countyofmonterey.gov

March 23, 2024 City Council Meeting

Description:

[Agenda](#)

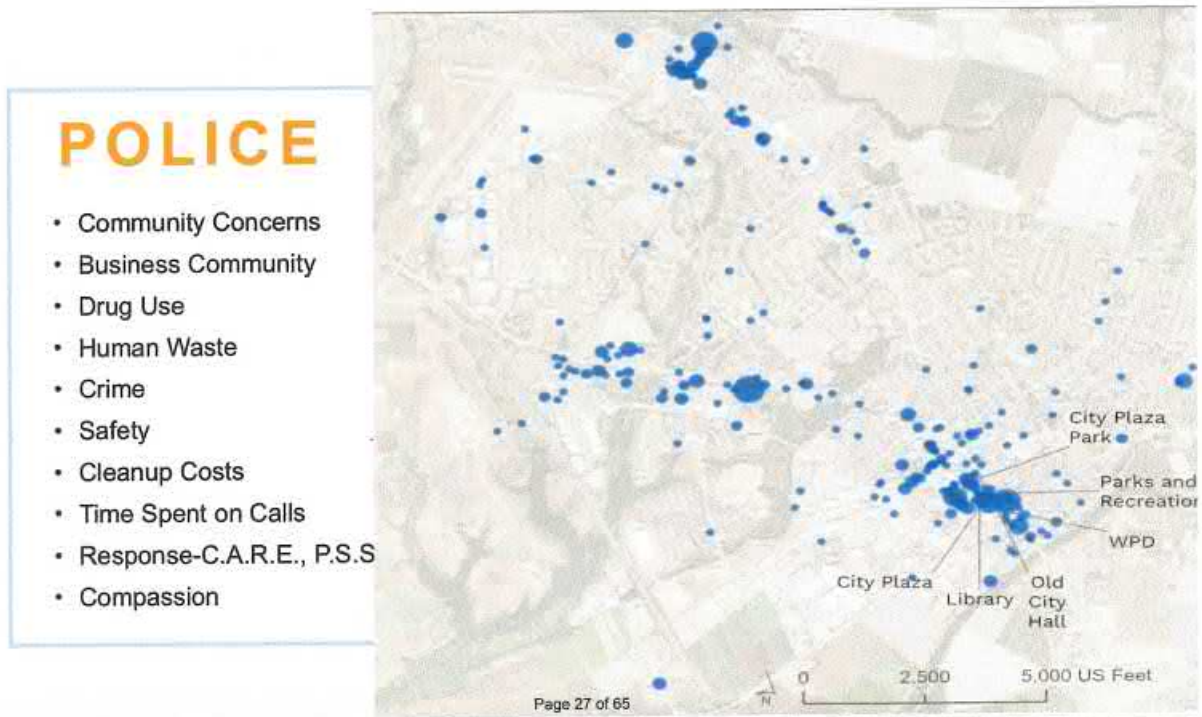
[Video](#)

[Minutes](#)

Summary:

WORKSHOP TO EVALUATE STATE OF HOMELESSNESS IN WATSONVILLE & CONSIDER ESTABLISHING A STRATEGIC PLAN

Watsonville Police Chief Zamora confirmed the level of homeless crime in District 1.



March 22, 2024 Pressreader Article Quoting Michelle Pulido

Description:

In the [Pressreader article dated March 22, 2024](#), Michelle Pulido is quoted about Tiny Village.

Summary:

Michelle Pulido stated, "No additional public meetings are planned for the shelter, as it is allowed "by right" and does not require a public hearing for approval."

Pulido failed to address the need for **the Church to secure a use permit.**

HOUSING

PROPOSED BILLS WOULD EASE TEMPORARY SHELTER BUILDS



Many unhoused people live on the Pajaro River levee in Watsonville, on the Santa Cruz County side of the river.

By Jessica A. York

SANTA CRUZ • New state legislation designed to fast-track approvals for low-barrier service-oriented homeless shelters such as one proposed for Watsonville sailed through its first committee this week.

The Interim Housing Act or Senate Bill 1395, would ease building efforts for housing-oriented navigation shelters in communities that have declared the existence of shelter emergencies. Bill author Sen. Josh Becker, D-San Mateo, described, in particular, a growing approach to addressing homelessness with "nonpermanent or relocatable housing communities built on underutilized vacant land" while permanent housing is under construction.

In June, the counties of Santa Cruz and Monterey, in partnership with the Pajaro Regional Flood Management Agency and the city of Watsonville, announced receipt of an \$8 million homeless encampment resolution grant. The funding was set aside to build a 34-unit micro-home village shelter project, tentatively planned for parking lot of the Westview Presbyterian Church on First Street. The effort to relocate people living along the riverbed was designed to parallel extensive ongo-



The Pajaro River flows into a compost site on the Monterey County side of the river last week in the town of Pajaro.



Campsites of unhoused people line the Pajaro River Levee.

ing levee construction and repair efforts, a project currently between the design and construction phases.

Placement of the prefabricated 64-square-foot Cubex units was initially expected by the end of 2023, with a priority for people living in tent encampments along the Pajaro River levee.

In counts conducted prior to the March 10, 2023 levee breaches near Pajaro, Monterey County officials estimated some 70 people were living in the riverbed.

It was unclear how or whether the passage of the pending state bill, co-sponsored by DignityMoves, Bay Area Council, SPUR and the

Office of San Jose Mayor Matt Mahan, would affect the Watsonville project.

The shelter effort, dubbed "Recurso de Fuerza" or "Resource of Strength" by Monterey County-interviewed levee denizens, remained in the planning stage, according to updates in recent weeks. According to Watsonville city spokesperson Michelle Pulido, who spoke with the Sentinel last month, the city was awaiting the submission of a revised set of plans from the project's developer.

"No additional public meetings are planned for the shelter, as it is allowed "by right" and does not require a public hearing for approval," Pulido said of any upcoming public events related to the project.

The shelter project has received attention and concerns from both housed and unhoused Watsonville residents. In June, Watsonville Councilmembers Casey Clark, Jimmy Dutra and Ari Parker sought a special meeting on the issue to hear more details of the proposal and a public information session at the church last year drew a packed house of interested residents.

Monika Ilene Tone, part of the Pajaro River homeless community for more than 13 years, wrote to the Sentinel in August to say she did

SPLITTERS • PAGE 3

March 20, 2024 email exchanges with City Staff et alia

Description:

Email exchanges dated March 20, 2024 RE: Monterey County ERF-2-R Grant - Recurso de Fuerza Planning and Implementation Meeting #2 (Suzi Merriam, Rene Mendez, Tamara Vides, Roxanne Wilson, Robert Ratner, Emily Watson, et alia

Summary:

Wilson emailed Staff indicating:

1. More funding was secured.
2. CAB would be contracted
3. The Coalition of Homeless Services Providers would **warehouse the ERF funds** keeping Tiny Village "alive." We will still be using the Coalition of Homeless Services Providers as a sub-recipient of ERF
4. Suzi Merriam informs Rene Mendez that "tiny homes are still alive."

From: Suzi Merriam <suzi.merriam@watsonville.gov>
Sent: Wednesday, March 20, 2024 4:56 PM PDT
To: Rene Mendez <rene.mendez@watsonville.gov>; Tamara Vides <tamara.vides@watsonville.gov>
Subject: Fw: Monterey County ERF-2-R Grant - Recurso de Fuerza Planning and Implementation Meeting #2
Attachment(s): "ERF-2-R, Application Submission-CountyMonterey.pdf", "Monterey-and-San-Benito-County-Shelter-Standards_ERF Edits (AutoRecovered).pdf", "Monterey Good Neighbor Protocol Draft.docx"

FYI- tiny homes are still alive



From: Wilson, Roxanne <WilsonR@co.monterey.ca.us>
Sent: Wednesday, March 20, 2024 2:24 PM
To: Emily Watson <EmilyW@cabinc.org>; Dan Hoffman <dhoff1610@hotmail.com>; Robert Ratner <Robert.Ratner@santacruzcountyca.gov>; Carlos Nuno Espinoza <Carlos.NunoEspinoza@santacruzcountyca.gov>; Joanne Price <joanne@dignitymoves.org>; Melissa Bartolo <melissa@dignitymoves.org>; Paz Padilla <PazP@cabinc.org>; MariaElena <MariaElena@cabinc.org>; Katrina McKenzie <kmckenzie@chsp.org>; Kierston Young <kyoung@chsp.org>; Suzi Merriam <suzi.merriam@watsonville.gov>; Federico, Sarah <FedericoS@co.monterey.ca.us>
Cc: Abrena Ganaden <aganaden@chsp.org>; Maureen Boyer <maureen@dignitymoves.org>; Drew_Armetta@gensler.com <Drew_Armetta@gensler.com>
Subject: RE: Monterey County ERF-2-R Grant - Recurso de Fuerza Planning and Implementation Meeting #2

All,

Thank you so much for such a productive meeting last week. After discussing with the other jurisdictional partners, we have determined we will be moving funding from the services side of the ERF to cover the shortfall of the development.

- **CAB:** Please note that both counties are actively working to fill the service gap that this move is creating. Our CAO and Chair of the Board have been notified that I will be asking to repurpose other funding for this project and we should have a more fully fleshed-out strategy within a couple of weeks. We will still be using the Coalition of Homeless Services Providers as a sub-recipient of ERF and will be working on getting that contract to the board once we have confirmation from our fiscal team on where we will be pulling funding from. I have included the application, the Operational Emergency Shelter Standards, and the draft of the Good Neighbor Policy for your review. As a friendly reminder, the Good Neighbor Policy is currently being reviewed by our Lived Experience Board for input. I expect their response within the next couple of weeks.
- **Dignity Moves:** Please provide Sarah with an updated budget and timeline once your evaluation of the new location is complete. We are also in need of your insurance documentation for us to move forward with taking the DMA to the BoS. Westview is requiring we start renting the space when we break ground, so please keep that in mind as rent would not become available until the County contracts with CHSP and CHSP contracts with CAB.
- **CHSP:** Once we have the final budget from Dignity Moves, we can move forward with taking your contract to the BoS. It is our desire to bring both contracts to the Board at the same time but it would depend on how fast I can pull together other resources from within the County. May I request that your team start engaging with CAB to develop the SOW? The Budget will have to come last. This will ensure timely turnaround so we don't further the delay of breaking ground. I will send you the draft of our contract in a separate email and would like for us to meet to go over the County's and State's requirements before you finalize your contract with CAB.
- **Westview Pres.:** Thank you for being flexible throughout this process. Rent (along with staffing expenses, which will be included in the total rent amount of \$1300/month) will come from CAB's contract with the Coalition as your lease agreement will be with them.
- **City of Watsonville:** Once we get both contracts in the pipeline, we will start working on the Operational Plan that you require for the permits. For reference, the Plan will reflect the standards that have been established in the attached document.

Once again, I would like to thank you all for your time and commitment to serving this population. I know it's been a little rocky but we have a clearer path ahead of us.



Roxanne V. Wilson *(She/Her/Hers)*

County Homeless Services Director
County Administrative Office
168 W. Alisal Street, 3rd Floor, Salinas, CA 93901
O: (831) 755-5445 C: (831) 597-2117
wilsonr@co.monterey.ca.us



-----Original Appointment-----

From: Federico, Sarah **On Behalf Of** Wilson, Roxanne

Sent: Wednesday, February 28, 2024 5:49 PM

To: Wilson, Roxanne; Emily Watson; Dan Hoffman; Robert Ratner; Carlos Nuno Espinoza; Joanne Price; Melissa Bartolo; Paz Padilla; mariaelena@cabinc.org; Katrina McKenzie; Kierston Young; Suzi Merriam; Federico, Sarah

Cc: Abrena Ganaden; Maureen Boyer; Drew_Armetta@gensler.com

Subject: Monterey County ERF-2-R Grant - Recurso de Fuerza Planning and Implementation Meeting #2

When: Friday, March 15, 2024 12:00 PM-1:00 PM (UTC-08:00) Pacific Time (US & Canada).

Where: <https://montereycty.zoom.us/j/91401992197?pwd=ZWZWT2NXcjZlNk9rMXRwdm9GTHlzZz09&from=addon>

Hello to All,

The best time where most everyone is available is Noon on Friday, 3/15. We are looking forward to meeting with all you.

Thank you,

Sarah

Join Zoom Meeting

<https://montereycty.zoom.us/j/91401992197?pwd=ZWZWT2NXcjZlNk9rMXRwdm9GTHlzZz09>

Password: 340757

One tap mobile

+16699006833,,91401992197# US (San Jose)

+12133388477,,91401992197# US (Los Angeles)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 213 338 8477 US (Los Angeles)

+1 669 219 2599 US (San Jose)

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

Meeting ID: 914 0199 2197

Find your local number: <https://montereycty.zoom.us/j/aeAFUZEJC3>

Join by SIP

91401992197@zoomcrc.com

Join by H.323

162.255.37.11 (US West)

162.255.36.11 (US East)

March 4, 2024 email exchanges with Dignity Moves, MOCO, and SCCO

Description:

Email exchanges dated March 4, 2024 with Roxanne Wilson, Melissa Bartolo, Joanne Price, Dr. Robert Ratner, Sarah Federico, and Elizabeth Funk re IMPORTANT - ERF Watsonville - Flood Plain BIG Issue

Summary:

There is urgency in this email, however, it is notable of the following:

We need to urgently bring your attention to the flood plain issue. The team **was always concerned this could be a problem** and despite exploring multiple avenues, the issue is still not resolved and will likely exceed the current budget significantly. **[Emphasis added]**

Additionally, it appears the Applicant was exploring if Suzi Merriam could "suspend" the FEMA floodplain guidelines.

RE: IMPORTANT - ERF Watsonville - Flood Plain BIG Issue

From Wilson, Roxanne <WilsonR@co.monterey.ca.us>

Date Mon 3/4/2024 8:09 AM

To joanne@dignitymoves.org <joanne@dignitymoves.org>; 'Dr Robert Ratner' <robert.ratner@santacruzcountyca.gov>

Cc Federico, Sarah <FedericoS@co.monterey.ca.us>; 'Melissa Bartolo' <melissa@dignitymoves.org>; 'Freya Estreller' <freya@dignitymoves.org>; 'Elizabeth Funk' <elizabeth@dignitymoves.org>

Good morning all. Robert confirmed availability at 8:30. I'm going to call him and then conference in Joanne.

Roxanne V. Wilson

Monterey County Homeless Services Director
(831) 755-5445 | wilsonr@co.monterey.ca.us

----- Original message -----

From: joanne@dignitymoves.org

Date: 3/4/24 7:02 AM (GMT-08:00)

To: "Wilson, Roxanne" <WilsonR@co.monterey.ca.us>, 'Dr Robert Ratner' <robert.ratner@santacruzcountyca.gov>

Cc: "Federico, Sarah" <FedericoS@co.monterey.ca.us>, 'Melissa Bartolo' <melissa@dignitymoves.org>, 'Freya Estreller' <freya@dignitymoves.org>, 'Elizabeth Funk' <elizabeth@dignitymoves.org>

Subject: RE: IMPORTANT - ERF Watsonville - Flood Plain BIG Issue

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Great thanks Roxanne. Dr. Ratner please let us know your availability. 2pm currently looks good for me.

Joanne Price (she/her)

Co-Founder, Strategy and Innovation, [DignityMoves](#)

Cell: (415) 632-6530



[Let's stay connected!](#)

From: Wilson, Roxanne <WilsonR@co.monterey.ca.us>

Sent: Monday, March 4, 2024 6:39 AM

To: joanne@dignitymoves.org; Dr Robert Ratner <robert.ratner@santacruzcountyca.gov>

Cc: Federico, Sarah <FedericoS@co.monterey.ca.us>; 'Melissa Bartolo' <melissa@dignitymoves.org>; 'Freya Estreller' <freya@dignitymoves.org>; Elizabeth Funk <elizabeth@dignitymoves.org>

Subject: RE: IMPORTANT - ERF Watsonville - Flood Plain BIG Issue

Good morning. Thank you for sending this over. I can make myself available for a call today.

Roxanne V. Wilson

Monterey County Homeless Services Director

(831) 755-5445 | wilsonr@co.monterey.ca.us

----- Original message -----

From: joanne@dignitymoves.org

Date: 3/4/24 6:19 AM (GMT-08:00)

To: "Wilson, Roxanne" <WilsonR@co.monterey.ca.us>, Dr Robert Ratner

<robert.ratner@santacruzcountyca.gov>

Cc: "Federico, Sarah" <FedericoS@co.monterey.ca.us>, 'Melissa Bartolo'

<melissa@dignitymoves.org>, 'Freya Estreller' <freya@dignitymoves.org>, Elizabeth Funk

<elizabeth@dignitymoves.org>

Subject: IMPORTANT - ERF Watsonville - Flood Plain BIG Issue

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Roxanne and Dr. Ratner,

We need to urgently bring your attention to the flood plain issue. The team was always concerned this could be a problem and despite exploring multiple avenues, the issue is still not resolved and will likely exceed the current budget significantly. Since the DMA has still not been executed with the County we suggest this is put on hold until we agree how to move forward. The requirement by the City to raise the site 3 feet is currently projected to cost an additional \$1M – see email sent you last week (I'll send again so it's at the top of both your inboxes).

1. Shelter Criss Declaration – our attorneys revised both the City and County shelter declarations, however as you can see in their email below do not believe this is applicable in this case because the FEMA flood plain management guidelines are Federally imposed to participate in the National Flood Insurance Program (NFIP).
2. Insurance Requirements – we are checking with our insurance broker AIG the implications if we did not comply with the flood plain requirements, for example would this bar the county from obtaining insurance?
3. Unit Design – we are also looking into whether additional waterproofing of the units could alleviate the need to raise the site 3 feet.
4. Additional Data – from the exhibits attached you'll see the site is in an AH zone, that has a "1% annual chance of shallow flooding". We learned from someone in the congregation that the site has never flooded in the past 27 years, but unable to find data to support that. Regardless would likely not waive the requirements to raise the site 3 feet even though this site is temporary.
5. Alternative methods to raise site 3 feet – the design and engineering team looked at several alternative methods to raise the site, but the \$1M solution is still deemed to be the most cost effective.

So sorry to be the bearer of bad news first thing on a Monday morning, but looks like we will need to come together to agree on best way forward.

If the county does not have additional resources, Dr. Ratner is this something Santa Cruz County could help cover the cost?

Are you able to jump on a call later today to discuss?

Many thanks
Joanne

Joanne Price (she/her)
Co-Founder, Strategy and Innovation, [DignityMoves](#)
Cell: (415) 632-6530



[Let's stay connected!](#)

From: Mullinix, Jessica <JMullinix@BHFS.com>
Sent: Friday, March 1, 2024 6:17 PM
To: Melissa Bartolo <melissa@dignitymoves.org>
Cc: Joanne Price <joanne@dignitymoves.org>; Freya Estreller <freya@dignitymoves.org>; De Felice, Diane <DDeFelice@bhfs.com>
Subject: RE: Flood Plain Regs

Hi Melissa,

Diane and I briefly touched base on this (she may have additional thoughts and can provide her availability). I am free to speak anytime Monday and after around 9:15am Wednesday.

We do not believe the local emergency declarations will exempt the Project from FEMA (the declarations refer to suspension of "provisions of any *state or local* regulatory statute, regulation or ordinance", but the FEMA flood plain management guidelines are federally imposed on local governments that elect to participate in the National Flood Insurance (NFIP), and federal regulations generally supersede state and local regulations). The City and County can be suspended from the NFIP program if they fail to adequately enforce their floodplain management regulations. Also, if federal funds are involved (we understand this is CA Encampment Resolution Funding, so maybe no federal funds?), noncompliance with federal law could result in forfeiture of funds.

In light of the above, we think this must be raised with the County to see how they wish to address and whether they will absorb the cost or select a different project site.

Sincerely,

Jessica Mullinix
Brownstein Hyatt Farber Schreck, LLP
1021 Anacapa Street, 2nd Floor
Santa Barbara, CA 93101
805.882.1437 tel
jmullinix@bhfs.com

Brownstein - we're all in.

From: Melissa Bartolo <melissa@dignitymoves.org>
Sent: Friday, March 1, 2024 2:24 PM
To: Mullinix, Jessica <JMullinix@BHFS.com>; De Felice, Diane <DDeFelice@bhfs.com>
Cc: Joanne Price <joanne@dignitymoves.org>; Freya Estreller <freya@dignitymoves.org>
Subject: Fwd: Flood Plain Regs

Hi Jessica and Diane --

Would either of you have time on Monday 4Mar24 to help us understand what options/avenues are possible regarding our Watsonville project?

You all have already reviewed and commented on our DMA with the County of Monterey -- and we have signed the DMA (Elizabeth and Freya's signatures were required), but the Counties of Monterey and Santa Cruz have not yet executed the DMA and/or "approved" our project.

Here's our dilemma -- our DMA has as an exhibit the project budget that puts hard construction costs at roughly \$3M. However, we recently discovered that the project site is within a FEMA-designated flood plain and the City of Watsonville (where 5 Cherry Court is located) has added "compliance" with FEMA flood plain management guidelines to our project.

Initial assessment by the design team (civil & structural engineers, as well as Gensler) indicates that we would probably have to build out the entire site on a 3'-0" high concrete platform. Swinerton Builder's rough-order-of-magnitude cost estimate suggests this will add anywhere from \$900K to \$1.1M to the construction costs. Needless to say, we think that money would best be allocated towards building shelters and providing services rather than constructing a concrete platform that will have to be demolished when the lease for 5 Cherry Court ends in 3 to 5 years -- it is an INTERIM Supportive Housing site (aka a "pop-up" that is not intended to be a permanent structure).

Both the City of Watsonville and the County of Santa Cruz have declared an Emergency Shelter Crisis. The language of both declarations states in part (blue italic emphasis mine):

"WHEREAS, California Government Code section 8698.1 provides that, upon a declaration of a shelter crisis, the provisions of any state or local regulatory statute, regulation or ordinance prescribing standards of housing, health, or safety, shall be suspended with respect to public facilities opened to the homeless, to the extent that strict compliance with those provisions would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis; strict compliance with those provisions would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis; and"

In layman's terms, what the above paragraph says is that because the City of Watsonville is experiencing an Emergency Shelter Crisis, the authority-having-jurisdiction (i.e. Suzi Merriam, Director of Planning in the City of Watsonville) can suspend "strict compliance" with any local regulatory statute that might in any way prevent the City from providing much needed shelter.

Question for you:

1. Does the above language actually provide Suzi Merriam the ability to "suspend" the FEMA flood plain guidelines for our project; and
2. Does that suspension or exemption for our project need to go to the City Council for approval, or is it something that the Planning Director (includes Building, and Public Works) have the ability to decide without Council approval?
3. Can the County of Santa Cruz (which has very similar language in their Emergency Shelter Crisis Declaration) over-ride the City of Watsonville and grant our project an exemption to FEMA themselves?

IF the answer is that Suzi would need to go to Council -- then we potentially have a \$1.1M bust in the budget. In that case, here are more questions for you:

1. Do we need to write an amendment to our DMA (given that we've already signed it) to state that the \$1.1M budget bust is not DignityMoves responsibility and we need to update the Budget Exhibit? or
2. Do we need to notify Monterey County that we expect a massive Change Order right off the bat? or
3. Do we need to rescind the executed DMA in its entirety -- especially given that the Counties of Monterey and Santa Cruz haven't executed/approved it yet?

We don't want to go down an adversarial path, but we also need to protect DignityMoves' ability to complete the project as agreed -- and we won't be able to do that if we're starting out with a \$1.1M budget bust.

If you're not available to discuss on Monday, could we try Wednesday? Please give us a couple of dates/times that would work for you.

many thanks!

Melissa Bartolo (she/her)
Construction Project Manager, [DignityMoves](#)
Mobile 510.849.9512



[Let's stay connected!](#)

----- Forwarded message -----
From: <joanne@dignitymoves.org>
Date: Fri, Mar 1, 2024 at 12:59 PM
Subject: Flood Plain Regs
To: Melissa Bartolo <melissa@dignitymoves.org>

[eCFR :: 44 CFR Part 60 Subpart A -- Requirements for Flood Plain Management Regulations](#)

§ 60.3 Flood plain management criteria for flood-prone areas.

The Federal Insurance Administrator will provide the data upon which flood plain management regulations shall be based. If the Federal Insurance Administrator has not provided sufficient data to furnish a basis for these regulations in a particular community, the community shall obtain, review and reasonably utilize data available from other Federal, State or other sources pending receipt of data from the Federal Insurance Administrator. However, when special flood hazard area designations and water surface elevations have been furnished by the Federal Insurance Administrator, they shall apply. The symbols defining such special flood hazard designations are set forth in [§ 64.3 of this subchapter](#). In all cases the minimum requirements governing the adequacy of the flood plain management regulations for flood-prone areas adopted by a particular community depend on the amount of technical data formally provided to the community by the Federal Insurance Administrator. Minimum standards for communities are as follows:

(a) When the Federal Insurance Administrator has not defined the special flood hazard areas within a community, has not provided water surface elevation data, and has not provided sufficient data to identify the floodway or coastal high hazard area, but the community has indicated the presence of such hazards by submitting an application to participate in the Program, the community shall:

- (1) Require permits for all proposed construction or other development in the community, including the placement of manufactured homes, so that it may determine whether such construction or other development is proposed within flood-prone areas;
- (2) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, [33 U.S.C. 1334](#);
- (3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall
 - (i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the

effects of buoyancy,

(ii) be constructed with materials resistant to flood damage,

(iii) be constructed by methods and practices that minimize flood damages, and

(iv) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

Joanne Price (she/her)

Co-Founder, Strategy and Innovation, [DignityMoves](#)

Cell: (415) 632-6530



[Let's stay connected!](#)

February 14, 2024 email from Melissa Bartolo to Ivan Carmona and Suzi Merriam

Description:


Email from Dignity Moves Melissa Bartolo to Suzi Merriam and Ivan Carmona, with a cc: to Sarah Frederico and Roxanne Wilson re 5 Cherry Court Housing Navigation Program

Summary:

In this email Construction Project Manager Melissa Bartolo from Dignity Moves addresses Carmona's "updated Guidance Letter that now includes "Flood Plain Development restrictions kinda threw us for a loop.")

It is notable that even though Wilson was notified of FEMA in June 2023 by Council Member Casey Clark, it was on the Zoning Clearance Application, and there are easily accessible public resources for GIS maps, DignityMoves Construction Project Manager was "thrown for a loop." This is contradicted by the March 4, 2024 email where Bartolo stated they "the team was always concerned this could be a problem" - clearly they knew about the FEMA issue.

5 Cherry Court Housing Navigation Program

 Melissa Bartolo <melissa@dignitymoves.org>
To: Ivan Carmona <ivan.carmona@watsonville.gov>, Suzi Merriam <suzi.merriam@watsonville.gov>
Cc: Wilson, Roxanne; Federico, Sarah

Wed 2/14/2024 11:11 AM

Some content in this message has been blocked because the sender isn't in your Safe senders list.

[Show blocked content](#)

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hello Ivan and Suzi,

We're excited to get the Recurso de Fuerza Village project going and I'm lining up civil engineer and surveyor so that we can get the architects started on refining our plans.

The updated Guidance Letter that now includes Flood Plain Development restrictions kinda threw us for a loop. Can we set up a zoom with our architects and civil engineer early next week to discuss? If you could give us a couple of dates/times that would work for you, I'll follow-up with a Zoom invite.

Appreciate your help!

Melissa Bartolo (she/her)

Construction Project Manager, [DignityMoves](#)
Mobile 510.849.9512

December 31, 2023 MOCO ERF-2 update

Description:

MOCO provided and update for the State regarding the ERF-2 Grant. (Pages 6 & 8)

Summary:

MOCO ERF-2 update stated:

Monterey and Santa Cruz Counties have hosted several community engagement sessions with neighbors surrounding the identified location for the site and have coincidentally discovered unrelated homeless issues that have brought forth community push-back on the project. During these sessions, the City of Watsonville's (former) mayor and City Manager was able to learn about the experience of the community and they are now working on their own strategic plan to address homelessness. Historically, the City of Watsonville solely relied on the County and non-profits to work on homelessness so staff of both counties are supporting the City on this effort.

The delay of the development of the site is attributed to several factors, including:

1. The delay in the award;
2. Coming to terms on the MOU with Santa Cruz County; and
3. The loss of our direct service provider

Wilson also stated she was "happy to report that we have a final draft of the MOU and have identified a new service provider. All contracts will route to our respective Boards in the upcoming weeks. We remain confident that we will encumber and expend 50% of the allocation by June 30th."

She also noted that "Homefirst is out by December" though Homefirst was in the First Zoning Application on October 17, 2023.

Statutory Compliance

Statutory Compliance

Pursuant to HSC §50254 and WIC §8256, ERF-2-R grantees are required to enter specified data elements on the individuals and families served into their local HMIS. Grantees must follow the entry format specified by Cal ICH, which includes the use of funding codes (Other Funder Code and Grant ID) as described in the [HMIS Project Setup Instructions](#). ERF grantees had until **September 1, 2023** to implement these project setup requirements.

More information on the requirements associated with AB977 (WIC §8256) is available on Cal ICH's [website](#).

I certify that Monterey County has set up all projects with the funding codes and is entering the required data elements for every client served in their local HMIS (or a comparable database for specific subpopulations whose data must not be recorded in HMIS) for ERF-2-R projects in accordance with all guidance from Cal ICH.

No

Please explain why your jurisdiction has not set up all projects with the funding codes and/or is not entering the required data elements for every client served in their local HMIS (or a comparable database for specific subpopulations whose data must not be recorded in HMIS).

Due to the delays in project development, we have not stood up the programs in HMIS yet. However, we are aware of the need and have informed our Santa Cruz County partners of this vital step and they are ready to move forward when the time is appropriate.

Optional: Project Stories

Optional: Project Stories

If applicable, please provide one brief story of a person served by ERF-2-R funds and how your community's project addressed their immediate crisis of unsheltered homelessness and supported them, or began to support them, on the path to permanent housing. You may provide any combination of text and/or file upload below.

By submitting this information, you confirm (1) the story has been appropriately anonymized OR (2) documented consent to share the information.

Enter Text

And/Or Upload File(s)

Are there any upcoming events or news/noteworthy items related to the project?

Monterey and Santa Cruz Counties have hosted several community engagement sessions with neighbors surrounding the identified location for the site and have coincidentally discovered unrelated homeless issues that have brought forth community push-back on the project. During these sessions, the City of Watsonville's (former) mayor and City Manager was able to learn about the experience of the community and they are now working on their own strategic plan to address homelessness. Historically, the City of Watsonville solely relied on the County and non-profits to work on homelessness so staff of both counties are supporting the City on this effort.

The delay of the development of the site is attributed to several factors, including:

- 1) the delay in the award;
- 2) coming to terms on the MOU with Santa Cruz County
- 3) the loss of our direct service provider

I am happy to report that we have a final draft of the MOU and have identified a new service provider. All contracts will route to our respective Boards in the upcoming weeks. We remain confident that we will encumber and expend 50% of the allocation by June 30th.

November 29, 2023 Board of Supervisors Report

Description:

MOCO Board of Supervisors Legistar File Number: BC 23-162

Summary:

This states that the project will be located at Westview Presbyterian Church, 118 1st Street, Watsonville, CA. The modular units will be purchased by the County of Monterey from DignityMoves, a private company, and transferred for a nominal fee to the County of Santa Cruz at the conclusion of the grant period in 2026.

The zoning clearance application states that the site will be on 5 Cherry Ct.



County of Monterey

Board Report

Legistar File Number: BC 23-162

Item No.

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

November 29, 2023

Introduced: 11/17/2023

Current Status: Agenda Ready

Version: 1

Matter Type: Budget Committee

- a. Support authorizing the Auditor-Controller to amend the Fiscal Year 2023-2024 Adopted Budget to increase appropriations and estimated revenues by \$4,500,000 to Budget Unit 8054- FUND 001- Appropriation Unit CAO004, financed by a grant award from the California Interagency Council on Homelessness (CAL ICH); and
- b. Support authorizing the County Administrative Officer or designee, to execute non-standard service contracts, as necessary, and upon approval by the Board of Supervisors, to effectuate the purchase of modular units to operate a low-barrier non-congregate shelter in Watsonville, California in partnership with Santa Cruz County, in an amount not to exceed the grant award of \$7,986,354.

RECOMMENDATION:

It is recommended that the Budget Committee:

- a. Support authorizing the Auditor-Controller to amend the Fiscal Year 2023-2024 Adopted Budget to increase appropriations and estimated revenues by \$4,500,000 to Budget Unit 8054- FUND 001- Appropriation Unit CAO004, financed by a grant award from the California Interagency Council on Homelessness (CAL ICH); and
- b. Support authorizing the County Administrative Officer or designee, to execute non-standard service contracts, as necessary, and upon approval by the Board of Supervisors, to effectuate the purchase of modular units to operate a low-barrier non-congregate shelter in Watsonville, California in partnership with Santa Cruz County, in an amount not to exceed the grant award of \$7,986,354.

SUMMARY/DISCUSSION:

Under the authority of Chapter 7 of Part 1 of Division 31 of the California Health and Safety Code (sections 50250 et seq.), the Encampment Resolution Funding (ERF) Program was established to increase collaboration between the California Interagency Council on Homelessness (CAL ICH), local jurisdictions, and continuums of care (CoC's) to accomplish the following:

- Assist local jurisdictions in ensuring the wellness and safety of people experiencing homelessness in encampments, including their immediate physical and mental wellness and safety needs arising from unsheltered homelessness and their longer-term needs addressed through a path to safe and stable housing.
- Provide encampment resolution grants to local jurisdictions and continuums of care to support innovative and replicable efforts to resolve critical encampment concerns and to support individuals to access safe and stable housing, using Housing First approaches.
- Encourage a data-informed, coordinated approach to address unsheltered homelessness at encampments by establishing, through the encampment resolution grants, effective, scalable, and replicable demonstration projects.

Legistar File Number: BC 23-162

On February 14, 2023, Monterey County Board of Supervisors approved the submission of the ERF proposal in the amount of \$7,986,354 and authorized the County Administrative Officer or designee to execute necessary documents to accept the funds, if awarded. On June 14, 2023, the County of Monterey was provided notice of an award for the total amount requested and the executed agreement with the State was finalized on August 7, 2023. The funds were received by the County on September 8, 2023.

In preparation for the receipt of the award, the Counties of Monterey and Santa Cruz partnered on an Encampment Resolution Funding project proposal to serve people living along the Pajaro River. This collaborative proposal includes the development of 34 modular units, dining room, outdoor seating area, offices, showers, and restrooms, 2 years of operations, and 5% administrative costs for the County of Monterey. This project will be located at Westview Presbyterian Church, 118 1st Street, Watsonville, CA. The modular units will be purchased by the County of Monterey from Dignity Moves, a private company, and transferred for a nominal fee to the County of Santa Cruz at the conclusion of the grant period in 2026.

Santa Cruz and Monterey Counties will partner to operate the shelter, and contract with a private service provider to operate the facility. Roles and responsibilities of both counties will be substantiated via Memorandum of Understanding.

OTHER AGENCY INVOLVEMENT:

The County of Monterey will enter into an Memorandum of Understanding (MOU) with the County of Santa Cruz to establish and operate a low barrier navigation center program at 118 1st Street, Watsonville, CA. Additional collaboration may involve the Pajaro Flood Management Agency, CSUMB's Community Health Engagement, and the Sheriff's Office to determine eligibility and process referrals.

FINANCING:

The increase of appropriations by \$5,000,000 to Budget Unit 8054- FUND 001- Appropriation Unit CAO004 is fully financed by the California Interagency Council on Homelessness (CAL ICH) and will include 5% administrative fees. The remaining grant funds will be fully expended no later than June 30, 2026. Upon conclusion of the Encampment Resolution Funding grant period, the County of Santa Cruz will work with the service provider to identify ongoing sustainable funds. Annual operating costs are approximately \$1,820,796 and the development of the site is estimated at \$3,834,459. Both Counties are currently in conversations with the Managed Care Plan provider to identify additional funds to support the two-county program.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This initiative correlates to the Health & Human Services Strategic Initiative adopted by the Board of Supervisors by working collaboratively to address and develop a plan for ending homelessness.

Mark a check to the related Board of Supervisors Strategic Initiatives

Economic Development

Legistar File Number: BC 23-162

- Administration
- Health & Human Services
- Infrastructure
- Public Safety

This project aligns with the Health and Human Services Strategic Initiative to improve health and quality of life through County supported policies, programs, and services; promoting access to equitable opportunities for healthy choices and healthy environments in collaboration with communities.

Prepared by: Roxanne V. Wilson, Homelessness Services Director, ext. 5445

DocuSigned by:
Roxanne V. Wilson
82F6BC30092A48F

Approved by: Deborah Paolinelli, Assistant County Administrative Officer, ext. 5349

DocuSigned by:
Deborah Paolinelli
DFCFE819875E478

November 29, 2023 letter from Ivan Carmona to Melissa Bartolo at DignityMoves

Description:

Email dated November 29, 2023 from Ivan Carmona to Melissa Bartolo at DignityMoves RE: Guidance Letter for Housing Navigation Housing Program

Summary:

Ivan Carmona emailed Melissa at Dignity Moves an updated Guidance Letter for Housing Navigation Housing Program, which included mention of the FEMA Special Flood Hazard Area

From: Ivan Carmona
Sent: Wednesday, November 29, 2023 4:38 PM PST
To: Melissa Bartolo <melissa@dignitymoves.org>
Subject: RE: Guidance Letter for Housing Navigation Housing Program
Attachment(s): "5 Cherry CT - PP2023-6297 - Guidance Letter.revised.pdf"

Hello Melissa,

Attached is the updated guidance letter for the Housing Navigation Program proposed at 5 Cherry Court. The letter was updated to include information regarding the FEMA Special Flood Hazard Area. 5 Cherry Court is located within FEMA SFHA Zone AH and will require floodplain management design by a registered California licensed civil engineer.

Please reach out if you have any other questions.

All the best,

Ivan Carmona

Associate Planner

831-768-3078
ivan.carmona@watsonville.gov
250 Main Street, Watsonville, CA 95076



From: Ivan Carmona
Sent: Monday, November 20, 2023 4:14 PM
To: 'melissa@dignitymoves.org' <melissa@dignitymoves.org>
Cc: Suzi Merriam <suzi.merriam@watsonville.gov>
Subject: Guidance Letter for Housing Navigation Housing Program

Hello Melissa,

I hope this email finds you in good health and ready for the holidays.

Attached you will find the Guidance Letter for the proposed Housing Navigation Center at 5 Cherry Court.

The letter addresses items needed to submit a building permit application. Therefore, this project is subject to a building permit application. A California Licensed Architect must stamp and prepare the plans for a building permit application.

Please reach out if you have any questions.

All the best,

Ivan Carmona

Associate Planner

831-768-3078
ivan.carmona@watsonville.gov
250 Main Street, Watsonville, CA 95076



PLANNING GUIDANCE LETTER

DATE: November 29, 2023

PERMIT: PP2023-6297

PROJECT DESCRIPTION: CONSTRUCTION OF A 34-UNIT HOUSING NAVIGATION CENTER CONSISTING OF MODULAR UNITS, INDOOR AND OUTDOOR DINING AREAS, STORAGE, OFFICE SPACE, FENCING, AND MOBILE SHOWERS, WITHIN A GATED FACILITY ON A PORTION OF THE PROPERTY.

ADDRESS: 5 CHERRY COURT

DEPARTMENT: PLANNING

BACKGROUND

The 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). The subject property is designated Public/Quasi-Public in the General Plan Land Use Diagram and is within the Institutional (N) Zoning District. The N Zoning District allows emergency shelters by right subject to a building permit issued by the Building Division. The project proposes to provide 34 modular units, an indoor and outdoor dining area, storage, office space, fencing, and mobile showers within a gated facility for housing unsheltered occupants of the Pajaro River encampment. This letter serves to inform the applicant of the requirements for the submittal of a building permit application meeting the Watsonville Municipal Code (WMC) standards for emergency shelters.

PLANNING

[WMC Chapter 14-43](#) outlines the development standards for emergency shelters. All emergency shelters established within the City of Watsonville must comply with the following development standards:

1. **Lighting.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of intensity compatible with the neighborhood. At the time of building permit submission, a lighting photometric plan shall accompany the construction documents for the emergency shelter project.
2. **Vehicle Parking.** Off-street vehicle parking shall be provided as follows:
 - a. Shelter facilities within one-quarter (1/4) mile of an existing bus route or rail station shall provide one (1) space per employee (based on the highest ratio of staffing on site) and one-eighth (1/8) space per adult client.
3. **Bicycle Parking.** Bicycle racks that allow for the secure storage of bicycles shall be provided. Bicycle racks shall accommodate at least one (1) bicycle storage space for every five (5) adult client beds. All bicycle racks are required to be on-site and located in a secure area that is not visible from the public right-of-way. The site plan must identify the location of the required bicycle parking. Please identify, for the project, how many beds will be provided for the emergency shelter.
4. **Intake Areas.** If the intake area occurs on-site, an enclosed or screened waiting area, such as provided in a courtyard building configuration, shall be provided between the intake area and the public right-of-way. There shall be no queuing within the public right-of-way. Queuing within any parking lot is allowed only if the parking lot is not visible from the public right-of-way. The construction plans must identify the required intake areas for the emergency shelter project.

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5. Shower and Toilet Facilities. Toilets, sinks, and showers shall be provided on-site. The emergency shelter manager shall be responsible for ensuring that all restrooms and shower facilities comply with the City's building code requirements.
6. Separate Housing for Families with Children. Families with children shall be housed separately from other clients and be provided with separate restrooms and shower facilities.
7. Spacing. An emergency shelter shall not be located within three hundred (300') feet of another parcel or lot with an emergency shelter.
8. Refuse. Emergency shelters shall provide a refuse storage area that is per the requirements of the Public Works Department.

Setbacks and Development Standards [WMC § 14-16.801](#)

Minimum Development Standards	N Zoning District
Minimum Net Lot Area	N/A
Front Setback (feet) ¹	10
Rear Setback (feet) ^{1,3}	10
Side Setback (feet) ^{1,2}	5
Side Setback, Street Side (feet) ²	5
Maximum Structure Height (feet)	T/B

N/A = Not Applicable

T/B= To be determined

1 = Except as required by the California Building Code.

2 = Side and rear yard setbacks shall be a minimum of 10 feet adjacent to a residential zoning district.

3 = For parcels adjoining alleys, the rear yard setback adjoining the alley may be reduced to a minimum of 5-feet.

Emergency Shelter Provider [WMC § 14-43.030](#)

The agency and/or organization operating the shelter shall comply with the following requirements:

1. Temporary shelter shall be available to residents for no more than six (6) months.
2. Security. The facility shall have City-accepted on-site security during hours of operation. Parking and outdoor facilities shall be designed to provide security for residents, visitors, and employees.
3. Full Supportive Services. Social services offered at an emergency shelter, with full supportive services, including intake, assessment, and individualized case management services for homeless clients, shall be located on-site. Full supportive social services can be offered to people other than the residents of the shelter. Emergency shelters that provide full supportive services shall allocate sufficient areas to provide the following:
 - a. Food preparation and dining areas;
 - b. Laundry facilities, for emergency shelters providing ten (10) or more beds;
 - c. Restrooms and showers;
 - d. Indoor and outdoor recreational facilities and/or open space; and
 - e. A private area for providing referral services to assist shelter clients in entering programs aimed at obtaining permanent shelter and income. "Referral services" refers to the initial assessment of a homeless client to identify the areas in which assistance is needed and connect clients with appropriate off-site programs and services depending on their needs.

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Maximum Occupancy [WMC § 14-43.040](#)

The project is proposing to establish 34 modular units for housing the unsheltered. The number of beds and units for the project must meet the minimum requirements of the Building and Fire codes of California. The plans must be stamped by a California Licensed Architect and a California Licensed Fire Protection Engineer.

Length of Stay [WMC § 14-43.050](#)

The maximum term of staying at an emergency shelter is 6 months in a consecutive 12-month period.

Management and Operation Plan [WMC § 14-43.060](#)

The applicant or operator of the shelter shall submit a management and operation plan for the emergency shelter accompanying the building permit plans. The management and operational plan shall be reviewed concurrently with the building permit application. The plan shall remain active throughout the life of the facility with any changes subject to review and approval by the Zoning Administrator in consultation with the Chief of Police. The plan shall be based on best practices, and, at a minimum, the plan shall contain provisions addressing the areas outlined below:

1. Eligibility and intake and checkout process;
2. Operator qualifications—with a list of qualifications of the shelter operator to ensure the operator has demonstrated experience and qualifications to operate a safe and secure emergency shelter;
3. City of Watsonville Police Department Coordination Plan—to ensure sufficient beds are available for use by the Watsonville Police Department;
4. Hours of operation;
5. Ratio of staff to clients;
6. Staff training;
7. Ongoing outreach plan to the City of Watsonville homeless population;
8. The City may inspect the facility at any time for compliance with the facility's operational plan and other applicable laws and standards. The City Council may establish a fee by resolution to cover the administrative cost of review of the required management plan;
9. Security plan—with the emergency shelter operator responsible for ensuring that the approved security plan is implemented at the emergency shelter at all times and staff is fully trained to implement the plan. Security measures shall be sufficient to protect staff, clients, and neighbors;
10. Loitering control—with specific measures regarding off-site controls to deter the congregation of homeless clients in the vicinity of the emergency shelter during hours that homeless clients are not allowed on site;
11. Management of outdoor areas—include a system for daily admittance and discharge procedures and monitoring of waiting areas to prevent disruption to nearby land uses. For noise abatement, organized outdoor activities may only be conducted between the hours of 8:00 a.m. and 10:00 p.m.;
12. Communication plan—the emergency shelter operator shall designate a liaison to coordinate with police, fire, City officials, local businesses, and residents on issues related to the operation of the emergency shelter;
13. Screening of homeless clients for admittance eligibility—with objectives to provide priority to City of Watsonville homeless persons;
14. List of services offered and organizations offering those services along with any referrals to outside assistance agencies—to ensure a full range of supportive services are offered to assist the residents of the shelter;
15. Transportation plan—that addresses bus access, parking lot use, vehicle abandonment, shuttle services, and bicycle usage/storage. The transportation plan shall include details on off-site shuttle pickup locations and times and a plan to minimize the time homeless clients spend waiting at the pickup location to reduce loitering. The selected pickup locations shall take into consideration community impact and safety considerations;
16. Litter control—to provide for the elimination of litter attributable to the emergency shelter and/or homeless clients within the general vicinity of the emergency shelter;
17. Lock-out plan—that addresses how to house on-site clients that arrive at the facility inebriated or otherwise violate shelter rules to keep both the client and the general public safe by not releasing the client back out into the community;
18. Pet shelter plan—that addresses the care and sheltering of pets of homeless clients; and
19. Temporary beds plan during emergency event—identify the number, location, and spacing of temporary beds and other support equipment for adequate building occupancy clearance by the Fire Marshal and Chief Building Official.

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Staff Security [WMC § 14-43.070](#)

The WMC requires staff and/or security to be on the premises at all times for emergency shelters open 24 hours a day, when shelter guests are present, as detailed and approved in the management and operation plan. A 24 hour contact number shall be provided to the Chief of Police to contact in case of emergency.

Building and Fire Code Compliance

The project proposing to establish a 34 modular unit housing navigation center is subject to meeting the California Building and Fire Codes. Examples of building and fire code requirements are accessibility, ingress and egress, fire sprinklers, and emergency access. Therefore, the project plans must be stamped by a California Licensed Architect and a California Licensed Fire Protection Engineer. For questions relating to the building code requirements, please reach out to Building Official Joseph DeSante at joseph.desante@watsonville.gov or 831-768-3065.

Before submitting a building permit application, ensure the project plans adhere to the standards provided above. Attached to this letter is a checklist and form to assist the applicant with submitting a building permit application. Staff looks forward to working with the applicant to bring the project to fruition.

Flood Plain Development

The subject property located at 5 Cherry Court is located within the FEMA Special Flood Hazard Area (SFHA) Zone AH. All development located within the FEMA SFHA Zone requires meeting the Floodplain Management standards found in [Title 9 Chapter 2](#). All development must demonstrate that the new construction is located one foot above the base flood elevation and must be designed by a California Licensed civil engineer or architect.

(End of Planning Comments)

The City looks forward to working with you to bring the emergency shelter to fruition. If you have any questions regarding this letter or the development process, you can reach me at 831-768-3078 or ivan.carmona@watsonville.gov.

Attachments:

1. Commercial Project Checklist
2. Building/Fire Permit Application
3. Construction Waste Management Plan
4. Erosion and Sediment Control Plan

COW_PRA125_001243

November 23, 2023 Downtown Watsonville Specific Plan Goes to Effect

Description:

November 23, 2023 is the date the Downtown Watsonville Specific Plan went into effect.

Summary:

The Downtown Watsonville Specific Plan is approved and goes into effect. It allows homeless shelters all over by right. Churches need special use permits. Nonconforming churches need special use permit to change their use.

November 20, 2023 letter from Ivan Carmona to Dignity Moves

Description:

Letter from Ivan Carmona to Melissa Bartolo at DignityMoves with a cc: to Suzi Merriam re Guidance Letter for Housing Navigation Housing Program. It includes a Guidance Letter dated November 15, 2023.

Summary:

Ivan Carmona emailed Melissa at Dignity Moves a Guidance Letter for the Housing Navigation Housing Program. He omitted the FEMA requirement, thereby **violating Federal requirements**. This is particularly concerning given that:

1. Application Profile of the Zoning Clearance Application listed the parcel as being in the Flood Zone
2. Council Member Clark brought this up in the June 23, 2023 City Council Meeting
3. Melissa Bartolo email dated March 4, 2024 stated that there were always aware FEMA was an issue.

Sent: Monday, November 20, 2023 3:33 PM PST
To: melissa@dignitymoves.org <melissa@dignitymoves.org>
CC: Suzi Merriam <suzi.merriam@watsonville.gov>
Subject: Guidance Letter for Housing Navigation Housing Program

Hello Melissa,

I hope this email finds you in good health and ready for the holidays.

Attached you will find the Guidance Letter for the proposed Housing Navigation Center at 5 Cherry Court.

The letter addresses items needed to submit a building permit application. Therefore, this project is subject to a building permit application. A California Licensed Architect must stamp and prepare the plans for a building permit application.

Please reach out if you have any questions.

All the best,

Ivan Carmona

Associate Planner

📞 831-768-3078

✉️ ivan.carmona@watsonville.gov

📍 250 Main Street, Watsonville, CA 95076





PLANNING GUIDANCE LETTER

DATE: November 15, 2023

PERMIT: PP2023-6297

PROJECT DESCRIPTION: CONSTRUCT A 34-UNIT HOUSING NAVIGATION CENTER CONSISTING OF MODULAR UNITS, INDOOR AND OUTDOOR DINING AREAS, STORAGE, OFFICE SPACE, FENCING, AND MOBILE SHOWERS, WITHIN A GATED FACILITY.

ADDRESS: 5 CHERRY COURT

DEPARTMENT: PLANNING

BACKGROUND

The 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). The subject property is designated Public/Quasi-Public in the General Plan Land Use Diagram and is within the Institutional (N) Zoning District. The N Zoning District allows emergency shelters by right subject to a building permit issued by the Building Division. The project proposes to provide 34 modular units, an indoor and outdoor dining area, storage, office space, fencing, and mobile showers within a gated facility for housing unsheltered occupants of the Pajaro River encampment. This letter serves to inform the applicant of the requirements for the submittal of a building permit application meeting the Watsonville Municipal Code (WMC) standards for emergency shelters.

PLANNING

WMC Chapter 14-43 outlines the development standards for emergency shelters. All emergency shelters established within the City of Watsonville shall comply with the following development standards:

1. **Lighting.** Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of intensity compatible with the neighborhood. At the time of building permit submission, a lighting photometric plan shall accompany the construction documents for the emergency shelter project.
2. **Vehicle Parking.** Off-street vehicle parking shall be provided as follows:
 - a. Shelter facilities within one-quarter (1/4) mile of an existing bus route or rail station shall provide one (1) space per employee (based on the highest ratio of staffing on site) and one-eighth (1/8) space per adult client.
3. **Bicycle Parking.** Bicycle racks that allow for the secure storage of bicycles shall be provided. Bicycle racks shall accommodate at least one (1) bicycle storage space for every five (5) adult client beds. All bicycle racks are required to be on-site and located in a secure area that is not visible from the public right-of-way. The site plan must identify the location of the required bicycle parking. Please identify, for the project, how many beds will be provided for the emergency shelter.
4. **Intake Areas.** If the intake area occurs on-site, an enclosed or screened waiting area, such as provided in a courtyard building configuration, shall be provided between the intake area and the public right-of-way. There shall be no queuing within the public right-of-way. Queuing within any parking lot is allowed only if the parking lot is not visible from the public right-of-way. The construction plans must identify the required intake areas for the emergency shelter project.
5. **Shower and Toilet Facilities.** Toilets, sinks, and showers shall be provided on-site. The emergency shelter manager shall be responsible for ensuring that all restrooms and shower facilities comply with the City's building code requirements.

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6. **Separate Housing for Families with Children.** Families with children shall be housed separately from other clients and be provided with separate restrooms and shower facilities.
7. **Spacing.** An emergency shelter shall not be located within three hundred (300') feet of another parcel or lot with an emergency shelter.
8. **Refuse.** Emergency shelters shall provide a refuse storage area that is per the requirements of the Public Works Department.

Setbacks and Development Standards WMC § 14-16.801

Minimum Development Standards	N Zoning District
Minimum Net Lot Area	N/A
Front Setback (feet) ¹	10
Rear Setback (feet) ^{1,3}	10
Side Setback (feet) ^{1,2}	5
Side Setback, Street Side (feet) ²	5
Maximum Structure Height (feet)	T/B

N/A = Not Applicable

T/B= To be determined

1 = Except as required by the California Building Code.

2 = Side and rear yard setbacks shall be a minimum of 10 feet adjacent to a residential zoning district.

3 = For parcels adjoining alleys, the rear yard setback adjoining the alley may be reduced to a minimum of 5-feet.

Emergency Shelter Provider WMC § 14-43.030

The agency and/or organization operating the shelter shall comply with the following requirements:

1. Temporary shelter shall be available to residents for no more than six (6) months.
2. **Security.** The facility shall have City-accepted on-site security during hours of operation. Parking and outdoor facilities shall be designed to provide security for residents, visitors, and employees.
3. **Full Supportive Services.** Social services offered at an emergency shelter, with full supportive services, including intake, assessment, and individualized case management services for homeless clients, shall be located on-site. Full supportive social services can be offered to people other than the residents of the shelter. Emergency shelters that provide full supportive services shall allocate sufficient areas to provide the following:
 - a. Food preparation and dining areas;
 - b. Laundry facilities, for emergency shelters providing ten (10) or more beds;
 - c. Restrooms and showers;
 - d. Indoor and outdoor recreational facilities and/or open space; and
 - e. A private area for providing referral services to assist shelter clients in entering programs aimed at obtaining permanent shelter and income. "Referral services" refers to the initial assessment of a homeless client to identify the areas in which assistance is needed and connect clients with appropriate off-site programs and services depending on their needs.

Maximum Occupancy WMC § 14-43.040

The project is proposing to establish 34 modular units for housing the unsheltered. The number of beds and units for the project must meet the minimum requirements of the Building and Fire codes of California. The plans must be stamped by a California Licensed Architect and a California Licensed Fire Protection Engineer.

COW_PRA125_001214

Length of Stay WMC § 14-43.050

The maximum term of staying at an emergency shelter is 6 months in a consecutive 12-month period.

Management and Operation Plan WMC § 14-43.060

The applicant or operator of the shelter shall submit a management and operation plan for the emergency shelter accompanying the building permit plans. The management and operational plan shall be reviewed concurrently with the building permit application. The plan shall remain active throughout the life of the facility with any changes subject to review and approval by the Zoning Administrator in consultation with the Chief of Police. The plan shall be based on best practices, and, at a minimum, the plan shall contain provisions addressing the areas outlined below:

1. Eligibility and intake and checkout process;
2. Operator qualifications—with a list of qualifications of the shelter operator to ensure the operator has demonstrated experience and qualifications to operate a safe and secure emergency shelter;
3. City of Watsonville Police Department Coordination Plan—to ensure sufficient beds are available for use by the Watsonville Police Department;
4. Hours of operation;
5. Ratio of staff to clients;
6. Staff training;
7. Ongoing outreach plan to the City of Watsonville homeless population;
8. The City may inspect the facility at any time for compliance with the facility's operational plan and other applicable laws and standards. The City Council may establish a fee by resolution to cover the administrative cost of review of the required management plan;
9. Security plan—with the emergency shelter operator responsible for ensuring that the approved security plan is implemented at the emergency shelter at all times and staff is fully trained to implement the plan. Security measures shall be sufficient to protect staff, clients, and neighbors;
10. Loitering control—with specific measures regarding off-site controls to deter the congregation of homeless clients in the vicinity of the emergency shelter during hours that homeless clients are not allowed on site;
11. Management of outdoor areas—include a system for daily admittance and discharge procedures and monitoring of waiting areas to prevent disruption to nearby land uses. For noise abatement, organized outdoor activities may only be conducted between the hours of 8:00 a.m. and 10:00 p.m.;
12. Communication plan—the emergency shelter operator shall designate a liaison to coordinate with police, fire, City officials, local businesses, and residents on issues related to the operation of the emergency shelter;
13. Screening of homeless clients for admittance eligibility—with objectives to provide priority to City of Watsonville homeless persons;
14. List of services offered and organizations offering those services along with any referrals to outside assistance agencies—to ensure a full range of supportive services are offered to assist the residents of the shelter;
15. Transportation plan—that addresses bus access, parking lot use, vehicle abandonment, shuttle services, and bicycle usage/storage. The transportation plan shall include details on off-site shuttle pickup locations and times and a plan to minimize the time homeless clients spend waiting at the pickup location to reduce loitering. The selected pickup locations shall take into consideration community impact and safety considerations;
16. Litter control—to provide for the elimination of litter attributable to the emergency shelter and/or homeless clients within the general vicinity of the emergency shelter;
17. Lock-out plan—that addresses how to house on-site clients that arrive at the facility inebriated or otherwise violate shelter rules to keep both the client and the general public safe by not releasing the client back out into the community;
18. Pet shelter plan—that addresses the care and sheltering of pets of homeless clients; and
19. Temporary beds plan during emergency event—identify the number, location, and spacing of temporary beds and other support equipment for adequate building occupancy clearance by the Fire Marshal and Chief Building Official.

Staff Security WMC § 14-43.070

COW_PRA125_001215

The WMC requires staff and/or security to be on the premises at all times for emergency shelters open 24 hours a day, when shelter guests are present, as detailed and approved in the management and operation plan. A 24 hour contact number shall be provided to the Chief of Police to contact in case of emergency.

Building and Fire Code Compliance

The project proposing to establish a 34 modular unit housing navigation center is subject to meeting the California Building and Fire Codes. Examples of building and fire code requirements are accessibility, ingress and egress, fire sprinklers, and emergency access. Therefore, the project plans must be stamped by a California Licensed Architect and a California Licensed Fire Protection Engineer. For questions relating to the building code requirements, please reach out to Building Official Joseph DeSante at joseph.desante@watsonville.gov or 831-768-3065.

Before submitting a building permit application, ensure the project plans adhere to the standards provided above. Attached to this letter is a checklist and form to assist the applicant with submitting a building permit application. Staff looks forward to working with the applicant to bring the project to fruition.

(End of Planning Comments)

For questions regarding this plan review, please contact the plans examiner:
Name, ivan.carmona@watsonville.gov

For building permit process questions, please contact administrative staff:
(831)768-3050 or building.permits@watsonville.gov

Attachments:

1. Commercial Project Checklist
2. Building/Fire Permit Application
3. Construction Waste Management Plan
4. Erosion and Sediment Control Plan

COW_PRA125_001216

October 24, 2023 City Council Meeting

Description:

[Agenda](#)

[Video](#)

[Minutes](#)

Summary:

City Council approves the Downtown Watsonville Specific Plan. **At no point did Staff inform the Council that homeless shelters were now allowed "by right" all over downtown.**

October 24, 2023 Zoning Clearance Occupancy Permit

Description:

October 24, 2023: Dan Hoffman's submitted a zoning clearance application. (It is notable that the City of Watsonville withheld this document from William Seligmann's document request in April 27, 2023]

Summary:

First Zoning Clearance Occupancy Permit Application Submitted by Reverend Dan Hoffman of the Westview Presbyterian Church (First Submission):

His signature isn **dated Sunday, October 22, 2023**, but the Application Profile states it was received by the City on October 24, 2023. Further, it is for Cherry Ct, which had an illegal use under the zoning code (prior to the approval of the Downtown Specific Plan approved by Council on October 24, 2023), which was not in effect at the time of the submission. Moreover, the application, signed under the penalty of perjury, has multiple issues including, misrepresents the existing uses.

- Misrepresented current uses
- The proposed site was over a water main
- The parcel is a Flood Zone and includes a rental house in violation of the City's Municipal Code. (Under institutional zoning rules, the house as a bulk rental was not permitted and was not established that way when it was first built)
- Zoning was institutional (but became "Downtown Core")
- City memos are referenced in the profile page, but the City has failed to provide these memos despite multiple Document Requests.



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.

WWW.CO.MONTEREY.CA.US

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 email me at wilsonr@co.monterey.ca.us or 831-597-2117.

Sincerely,



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 2023-0297 FEE: \$ 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

ARE YOU PROPOSING CHANGES TO THE BUILDING?

Interior Remodel Yes
 No
Exterior Remodel Yes
demo dilapidated carport No

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.

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.

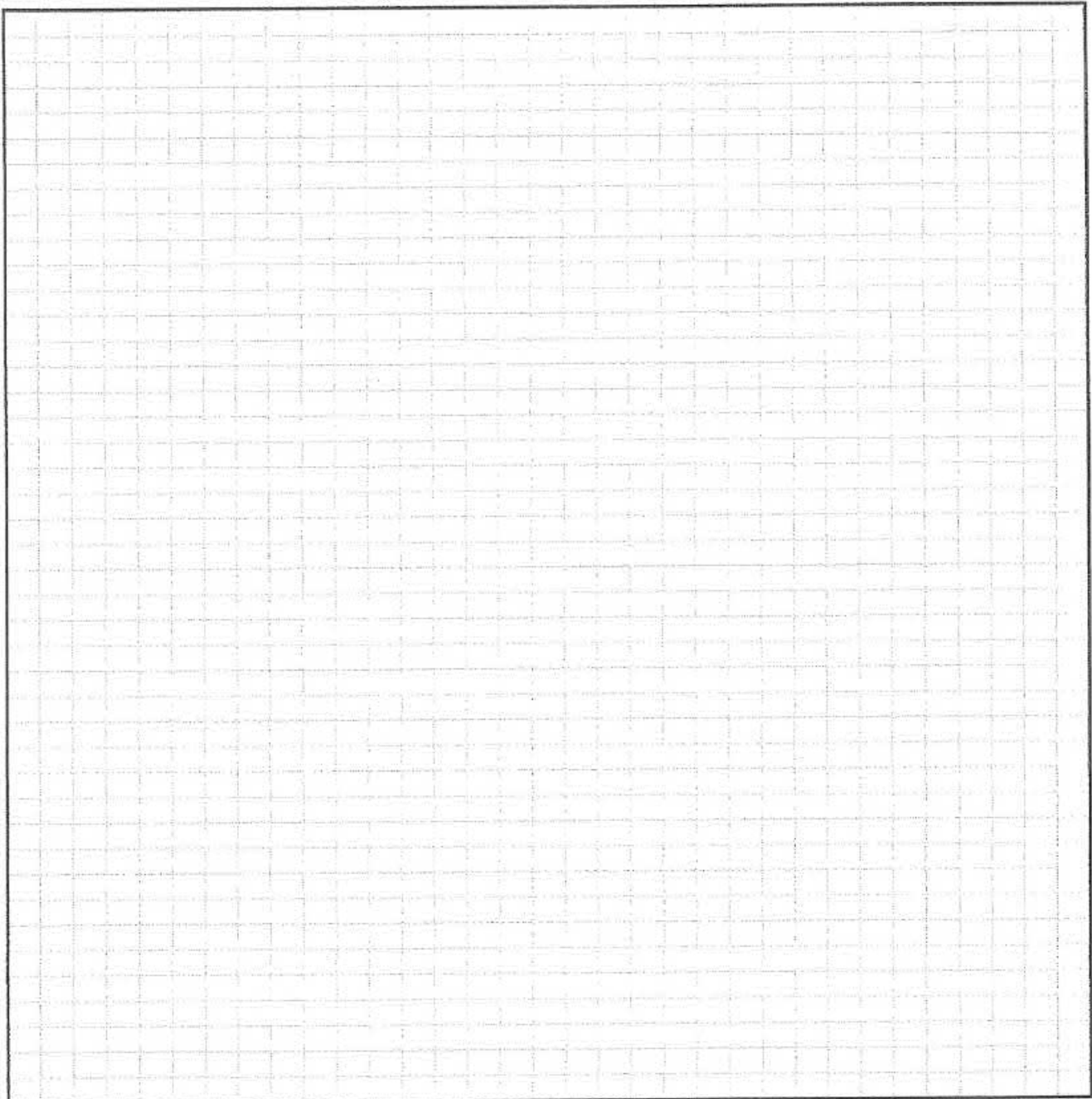
DECLARATION

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



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.

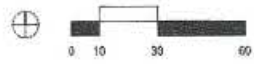
<p>BUILDING DIVISION</p> <p>APPROVED BY: _____</p> <p>DATE: _____</p> <p>CONDITIONS/COMMENTS: _____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p><input type="checkbox"/> NO FURTHER ACTION REQUIRED</p> <p>BUILDING MODIFICATIONS OR REPAIRS? (Y/N): _____</p> <p>PREVIOUS OCCUPANCY: _____</p> <p>PROPOSED 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>

<p>POLICE DEPARTMENT</p> <p>APPROVED BY: _____</p> <p>DATE: _____</p> <p>COMMENTS/CONDITIONS: _____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p><input type="checkbox"/> NO FURTHER ACTION REQUIRED</p> <p><input type="checkbox"/> PERMIT REQUIRED</p> <p><input type="checkbox"/> TRAVELING MERCHANT/SOLICITOR</p> <p><input type="checkbox"/> LIVE ENTERTAINMENT</p> <p><input type="checkbox"/> AMPLIFIED SOUND</p> <p><input type="checkbox"/> CARD ROOM</p> <p><input type="checkbox"/> FORTUNE-TELLING</p> <p><input type="checkbox"/> TOBACCO LICENSE</p>
<p>PLANNING DIVISION</p> <p>APPROVED BY: _____</p> <p>DATE: _____</p> <p>CONDITIONS/COMMENTS: _____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p><input type="checkbox"/> NEW BUSINESS/LOCATION</p> <p><input type="checkbox"/> NAME CHANGE</p> <p><input type="checkbox"/> OWNERSHIP CHANGE</p> <p><input type="checkbox"/> SIGN PERMIT REQUIRED</p> <p><input type="checkbox"/> OTHER: _____</p> <p>APN: _____</p> <p>ZONING DISTRICT: _____</p> <p>PRINCIPALLY PERMITTED USE (Y/N): _____</p>



AREA BREAKDOWN

- PROPOSED GROSS SITE AREA: 10,666 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	Compl 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 Development Name added	APP	ivan.carmona
10/24/23	Community Development Application entered.	APP	ivan.carmona
10/24/23	Community Development New plan review started.	APP	ivan.carmona
10/24/23	Community Development Plan review number 01 was created.	APP	ivan.carmona
10/24/23	Community Development New plan type entry.	APP	ivan.carmona
10/24/23	Community Development Plan type PLANNING was created.		

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

October 17, 2023 letter from Roxanne Wilson to Suzi Merriam

Description:

Letter from Roxanne Wilson to Suzi Merriam re Recurso de Fuerza (Housing Navigation Interim Housing Program), 5 Cherry Court, Watsonville, California 95076

Summary:

In this letter, Roxanne Wilson stated counties were engaging **HomeFirst** to determine viable partnership opportunities for the program. Robert Ratner also stated in his email of February 10, 2023 that HomeFirst agreed to be the identified program operational lead on the application.



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

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.

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.

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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.

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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 blue ink, appearing to read "Roxanne Wilson", with a circular flourish at the end.

Roxanne V. Wilson
County Homeless Services Director

September 30, 2023 MOCO Update ERF-09/30/23 State Update

Description:

September 30, 2023: MOCO ERF-09/30/23 update to the State of California

Summary:

September 30, 2023

The update falsely states that application for occupancy permit was submitted; however, the application for the occupancy permit was submitted on 10/17/23.

The application for occupancy permit was submitted and the counties are working diligently to come to an agreement on our roles and responsibilities for this shared project. Upon completion of the MOU draft, the County Homeless Services Director will obtain contract approval to begin construction. We anticipate meeting the 50% expenditure deadline on 06/30/2024.

Certify and Submit

Certify and Submit

Please provide any additional comments

The application for occupancy permit was submitted and the counties are working diligently to come to an agreement on our roles and responsibilities for this shared project. Upon completion of the MOU draft, the County Homeless Services Director will obtain contract approval to begin construction. We anticipate meeting the 50% expenditure deadline on 06/30/2024.

Name

Roxanne Wilson

Title

County Homeless Services Director

Phone

(831) 597-2117

Email

wilsonr@co.monterey.ca.us

September 26, 2023 City Council Meeting

Description:

[Agenda](#)

[Video](#)

[Minutes](#)

Summary:

Due to improper noticing of the Community Meeting, Catalina Torres emailed a letter to Council on September 16, 2023; did an oral communication and submitted a Petition on September 26, 2023,

Minutes:

Catalina, District 1, expressed concerns with the proposed tiny homes project planned for construction on the Westview Presbyterian Church property and requested residents be given additional opportunities to provide input. Additionally, she requested Pájaro Valley Loaves & Fishes be relocated due to its proximity to the project.

From: catalina Torres <catram1993@gmail.com>

Sent: Saturday, September 16, 2023 3:26 PM

To: Eduardo Montesino <eduardo.montesino@watsonville.gov>; cityclerk <cityclerk@watsonville.gov>; Vanessa Quiroz <vanessa.quiroz@watsonville.gov>; Maria Orozco <maria.orozco@watsonville.gov>; Kristal Salcido <kristal.salcido@watsonville.gov>; Casey Clark <casey.clark@watsonville.gov>; Jimmy Dutra <jimmy.dutra@watsonville.gov>; Ari Parker <ari.parker@watsonville.gov>; City Council <citycouncil@watsonville.gov>;

Subject: Homeless shelter in our community (downtown)

To whom it may concern,

We have received information regarding plans to establish a homeless shelter in the heart of our city, a decision that directly impacts our community (downtown) While we acknowledge the admirable intentions behind this initiative, it is undeniable that the way it is being executed has substantial repercussions for our community. I wish to emphasize unequivocally that I am representing the collective sentiment of our community in expressing our dissent towards this project. We can assure you that these decisions have been made by individuals who do not reside within our community and are primarily pursuing their own interests, with little regard for how their choices affect us.

Within our community, we house a high school, a kindergarten, and an after-school program which receive support from the city of Watsonville and The Fire Department. These institutions are integral to fostering the healthy and productive development of our community. It is evident that this project will not yield any benefits for us or any of these institutions;; quite the opposite, we perceive it as detrimental. Our community is overwhelmingly opposed to this proposal, and we urgently call for its cancellation because we know as you do...this is not right nor fair. Our community is eager to arrange a meeting with the City of Watsonville to discuss our concerns. We believe it is crucial to have the participation of key stakeholders, including Ceiba Preparatory High School, YWCA Kindergarten, La Rosa Market, the Fire Department, and our local community in addressing this significant issue. We propose that Marinovich Park would serve as an excellent location for this meeting.

We earnestly hope that our concerns will be taken into consideration, prompting a reconsideration of the shelter's location to find a solution that can be mutually beneficial for all parties involved.

Sincerely,

Catalina Torres and the Community (downtown).

121 2nd ST

Apt.# F

Watsonville, Ca

(831) 706-1429

A Quien Corresponda!

Nos han comunicado la intención de establecer un refugio para personas sin hogar en el centro de nuestra ciudad, una ubicación que afecta directamente a nuestra comunidad. Si bien reconocemos la nobleza de esta causa, también es cierto que la manera en que se está implementando este refugio tiene un impacto significativo en nuestra comunidad. Quiero expresar con absoluta claridad que estoy hablando en nombre de toda la comunidad cuando digo que no estamos de acuerdo con este proyecto. Puedo asegurarle que las decisiones han sido tomadas por personas que no residen en nuestra comunidad y que solo están buscando su propio beneficio, tomando decisiones que solo nos afectan a nosotros.

En nuestra comunidad, tenemos una escuela preparatoria, un jardín de niños, un programa extracurricular respaldado por la ciudad de Watsonville y el departamento de bomberos. Estas instituciones son fundamentales para el crecimiento saludable y productivo de nuestra comunidad. Instituciones que van a ser afectadas sin ninguna duda. Es evidente también, que este proyecto no nos beneficiará de ninguna manera; al contrario, lo percibimos como perjudicial. Nuestra comunidad está completamente en desacuerdo con esta propuesta y exigimos que sea cancelada de manera inmediata. Proponemos una reunión inmediata en donde toda la comunidad afectada esté representada, esto involucra a la Preparatoria Ceiba, al Jardín de niños YWCA, al departamento de bomberos, a la fábrica "La Rosa" , el programa de Ciencias después de escuela y a toda la comunidad. El parque Marinovich sería un excelente punto de reunión.

Esperamos que se tome en cuenta nuestra voz y se reconsidere la ubicación de este refugio para encontrar una solución que beneficie a todos los involucrados.

Atentamente

Catalina Torres y toda una comunidad

	Name nombre	Last Name apellido	Grade school Phone number	Grade	Grade Age	Height Feet
1	CIRO	MENDEZ	831 488 0597			
2	Jose G		212 5717			
3	Felix	Guillermo P.	212-15-01			
4	Alberto	TOMER	(831) 297-0770			
5	Alfredo	Felipe				
6	Alfred	ANTONIO	831 707 4358			
7	Arachia	ACOR.				
8	Luis S.	SILVA	971-224-2674			
9	Eliseo	Ramirez	831 223 7954			
10	Francisco	Garcia	509-9072909			
11	Saul	TORRES	831 750 0249			
12	JOSE	NOVIEGA	831 344 9989			
13	Silvestre	NOVIGAS	831 950 8719			
14	JOSE MANUEL		831 666 5152			
15	Emmanuel	Gonzales	831 374 2327			
16	Julissa	ORTEGA	831 346 7453			
17	Pedro	Rodriguez	443-838-3240			
18	Silvia	Ramirez				
19	Rosa	delkille				
20	LORNO	MS.				
21	Celestina	Barrera				
22	WALE	CARMONA	831 348 9729			
23	Saul	Bernandez	971-573-5260			
24	ANTONIA	vargas	831 740 46 72			
25	José	Cuzman	805-677-8017			
26	Gloria	Heredia				
27	Maria	Gabriela H				
28	Maria	Maria				
29	Maria	MABEL L.				
30						
31						
32						
33						

Total

Date

2023

	Name nombre	Last Name apellido	Escuela school Phone number	Grade	Edad Age	Male Female
1	Alondra	Hernandez	831 3485765			
2	Andres	Abandé	831 319-2894			
3	HUMBERTO	FERNANDEZ	831 219-7880			
4	Juan	Espinosa	(831) 713-7758			
5	Espinoza	Espinoza	831 707 3872			
6	Arch	Aldama	(831) 713-3181			
7	ENRIQUE	Gonzalez				
8	Erica	Esquivel	831 6825478			
9	LA ROMANA		831 566 8941			
10	Jenny	h.	831 840 0897			
11	Esther	Lee	831 220-3932			
12	Citlali	Diaz				
13	Ana	Garcia				
14	Monica	Lee	831-763-1432			
15	Leticia	Martinez	(831) 498-0152			
16	Noemi	Serrano	(908) 500-8901			
17	Monica	Aldama	831 728-1234			
18	Justina	Aldama	728-1234			
19	Guadalupe	Ortiz	Discount Mall			
20	M. Liles	Gutierrez	881 961-3101			
21	Alma	Arriaga				
22	Maria	Oliver				
23	Maira	Olivera				
24	Josana	Gonzalez	Discount mall			
25	Denisse	Martinez	(831) 710-9100			
26	Maria	Gomez	831-786-6315			
27	Ramiro	Viveros				
28	EDUARDO	HERNANDEZ	831-728-5332			
29	Raul	VIVEROS	831 732-5789			
30	Emily	Escobar	831 272 8306			
31	Camila	TORRES	(831) 359-8091			
32	Valentina	Torres				
33	Paloma	Hernandez	831 566 2031			

Total

Date
2023

	Name nombre	Last Name apellido	Phone number	dad Age	Male Female
1	Heriberto	Garcia	(831) 348-1929	19	Male
2	Eric	viveros Gonzales	831 539-1159	-	M
3	Ruby	Garcia	831 220-2776	-	
4	Fabiola	Espinosa	831 274-0468		
5	james jose	omato JR	831-869 6351		
6	Jorge	Garcia	831-234 2967		
7	Daysi	Ramirez	831-444-1843		
8	Marta	Marcial	83669-8115		
9	Liliana	Rosales	831-740 7305		
10	Lila		831-348-5344		
11	HECTOR		831 741-9275		
12	ROBERTO	HERNANDEZ	831 7285332		
13	MORTIMER	MUSCUL	831-566-8991		
14	Melamed	SILVA	831-406-9169		
15	ROBERTO	MUSCUL	831-761-3714		
16	JOSE	MUSCUL	831-761-3614		
17	Aureli	Aldama	(831) 713-3181		
18	Martin	Aldama	831 728 1234		
19	Justina	Aldama			
20	LUCIA	Rocha	831 347 8697	22	F
21	LUCIA	Perez	831-331-0933	39	F
22	Martha	RODRIGUEZ	831 450-9650		
23	Maria	Ceballos	831-722-7688	39	F
24	Jose H.	mo Rari	831-915-7704		
25	Graciela				
26	Citlaly	Mendez	831-750-5710		
27	Enequina	Zamudio	831-319-8571		
28	MELISSA	Siedwick	831-321-3344	35	F
29	MARIA	AGUIRRE	(831) 726-6670	38	M
30	ALFONSO				
31	Consuelo	Zamora			
32					
33					

Total

Date
2023

	Name nombre	Last Name apellido	Phone number	Edad Age	Male Female
1	Denise	Torres	(831)359-6360		
2	Omar	Torres	(831)359-5773		
3	Catalina	Torres	831-706-1429		
4	Arceli	Garcia			
5	Carolina	Farias	(831)254-6774		
6	Celene	Garcia	(831)840-7091		
7	Julissa	Hernandez	(831)406-2342		
8	Martha	Garcia	(831)322-9445		
9	Eiseo	de Jesus R.			
10	Sergio	Hernandez			
11	Teresita	Martinez	831-707-7901		
12	Esméralda	Espinosa	831 348 8270		
13	Jorge	Garcia	831-2541582		
14	Evelyn	Garcia	831 322-9477		
15	Roby	Garcia			
16	Julissa	Ortega	831-346-7453		
17	Blanca	Mendez	531 707-0374		
18	Ron	Rodriguez	831 729 3806		
19	Hilda	Rodriguez	831 707-6369		
20	Alexandro	Vergara	831 319-7053		
21	Evelia	Navarro	(831) 53975 42		
22	Judith Garcia		53975 47		
23	Francisco	Garcia			
24	Rodol	Alvarado			
25	Angelina	Gomez			
26	Kyran	Alvarado	(831) 951-5877		
27	Maria Luisa	Huerta			
28	Marlu	Hernandez	831) 498 -0628		
29	Sindy	Mendoza	(831) 740-2703		
30	Carmen	Mendoza	(831) 740-2708		
31					
32					
33					

Total

Date
2023

	Name nombre	Last Name apellido	Phone number	lad Age	Male Female
1	Antonio	Caballera	831-359-5885		
2	John	Shugart	(831) 461-4928		
3	Fabiola	Espinoza	(831) 212-5234		
4	Jose Gustavo	Hernandez	(831) 202-3581		
5	Jalish	Tomer	(702) 802-6814		
6	Manuel	Calvera	831-756-0138		
7	Carmen	Perez	(831) 303-1112		
8	Andres	Abundiz	(831) 314-2894		
9	Roberto	Guillermo	(831) 666-7810		
10	Elsa	Solorio	831 346-7641		
11	Jodylyn	Garcia	(831) 588-8734		
12	Marcela	Contreras	(831) 840-3421		
13	Manu	Hernandez	(831) 498-0638		
14	Sindy	Mendoza	(831) 740-2703		
15	Conita	Mendoza	(831) 740-2708		
16					
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30					
31					
32					
33					

Total

Date
2023

	Name nombre	Last Name apellido	Phone number	lad	Male
				Age	Female
1	Lois	Garcia	831-212-95-98		
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
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August 22, 2023 email exchanges with Roxanne Wilson and Rene Mendez

Description:

Roxanne Wilson notified Rene Mendez and he notified Council about the Recurso de Fuerza Community Meeting on August 31, 2023

Summary:

This email went out to the City Council Members, however, many residents did **NOT** receive this notification until after the August 31, 2023 meeting occurred. The language in the flyer gives the impression that this project was a fait accompli.

The promotional flyer for "Recurso de Fuerza," a housing navigation center to be hosted at Westview Presbyterian Church, is inherently deceptive due to the absence of a formal application for the project. Under California land use law, any proposal involving a change in use, particularly for a housing navigation center, requires a complete and transparent application process to ensure compliance with zoning ordinances, environmental regulations, and public notice requirements. By advertising the program as a finalized initiative without filing the necessary application, the organizers bypassed the essential procedural safeguards designed to ensure community input and legal scrutiny. This omission undermined public trust and misleads stakeholders, including neighboring property owners and residents, who are entitled to be informed and participate in the decision-making process. This conduct disregarded fundamental principles of transparency and due process in land use governance.

From: Marisa Fernandez <marisa.fernandez@watsonville.gov>
Sent: Tuesday, August 22, 2023 12:33 PM PDT
Subject: Fw: Recurso de Fuerza Community Meeting
Attachment(s): "Recurso de Fuerza Community Meeting Flyer (1).pdf"
(Council bcc'd)

Dear Mayor and Council,

Good afternoon.

Please see Roxanne Wilson's invitation below and let me know if you are interested in attending this meeting.

Thank you,

Marisa

From: Wilson, Roxanne <WilsonR@co.monterey.ca.us>
Sent: Monday, August 21, 2023 3:43 PM
To: City Council <citycouncil@watsonville.gov>
Subject: Recurso de Fuerza Community Meeting

Good afternoon Honorable Members of City Council,

I would like to invite you to the Recurso de Fuerza community meeting on August 3rd. Please feel free to contact me if you have any questions. Thank you.



Roxanne V. Wilson *(She/Her/Hers)*

County Homeless Services Director
County Administrative Office
168 W. Alisal Street, 3rd Floor, Salinas, CA 93901
O: (831) 755-5445 C: (831) 597-2117
wilsonr@co.monterey.ca.us



RECURSO DE FUERZA

COMMUNITY MEETING

THURSDAY

AUGUST 31, 2023

6:00 - 7:30 PM

Westview Presbyterian Church
118 1st Street
Watsonville, CA



LEARN MORE ABOUT THE PROGRAM

- Program Overview ✓
- Meet the agencies ✓
- Learn how to help us be successful ✓



What is Recurso de Fuerza?

Recurso de Fuerza, or Resource of Strength, is a housing navigation center that will be hosted at Westview Presbyterian Church to serve people living along the Pajaro River who want to get on a pathway to housing.

We want to partner with our neighbors to ensure a successful program and would love your attendance at this meeting.

Please join us! Refreshments will be provided.



August 21, 2023 Letter from Roxanne Wilson to Rene Mendez

Description:

Letter dated August 21, 2023 from Roxanne Wilson to Rene Mendez noting Watsonville's conflicted role as the site identifier and accelerator of the permitting process.

Summary:

In this letter, Wilson addresses the City's role in "streamlining the permitting process, the City' opting out of the MOU, the regular contact with the Community Development Director, and for identifying a suitable property that is already zoned for emergency shelters and for helping with the application process.

As we discussed throughout the application process, the County of Monterey will pursue the funds to plan, develop and implement the project; the County of Santa Cruz will assist with identifying long-term funds; and the City will streamline the permitting process. Our intention was to memorialize these roles in a memorandum of understanding, as presented to the City Council on June 27, 2023. However, in a staff-level meeting on July 18, 2023, the City opted out of the MOU due to your role being in alignment with normal processing of private property permit applications, and no further needs were being requested from the City.

The Counties are actively working on finalizing the MOU and contracting Dignity Moves to manage the development of 34 modular individual residential units, along with wet areas (including common restrooms and restrooms adjoining certain units), common areas (including, ancillary dining, laundry, and storage facilities for residents) and office and administration facilities for operations at 5 Cherry Court in Watsonville (APN 017-172-31). Once these agreements are executed, Dignity Moves will work directly with your community development team to process the permits. We are in regular communication with your Community Development Director and will reach out should any questions arise. Again, we thank the City for your assistance with identifying a suitable property that is already zoned for emergency shelters and for helping with the application process.



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

August 21, 2023

Mr. Rene Mendez
City Manager, City of Watsonville
275 Main St., Suite 400 (4th Floor)
Watsonville, CA 95076

Mr. Mendez:

Thank you for assisting the County of Monterey with pursuing \$8 million from the California Interagency Council on Homelessness (Cal ICH) to build a tiny village in the city of Watsonville that will serve people living along the Pajaro River in the jurisdictions of Watsonville, Monterey County, and Santa Cruz County.

As we discussed throughout the application process, the County of Monterey will pursue the funds to plan, develop and implement the project; the County of Santa Cruz will assist with identifying long-term funds; and the City will streamline the permitting process. Our intention was to memorialize these roles in a memorandum of understanding, as presented to the City Council on June 27, 2023. However, in a staff-level meeting on July 18, 2023, the City opted out of the MOU due to your role being in alignment with normal processing of private property permit applications, and no further needs were being requested from the City.

The Counties are actively working on finalizing the MOU and contracting Dignity Moves to manage the development of 34 modular individual residential units, along with wet areas (including common restrooms and restrooms adjoining certain units), common areas (including, ancillary dining, laundry, and storage facilities for residents) and office and administration facilities for operations at 5 Cherry Court in Watsonville (APN 017-172-31). Once these agreements are executed, Dignity Moves will work directly with your community development team to process the permits. We are in regular communication with your Community Development Director and will reach out should any questions arise.

Again, we thank the City for your assistance with identifying a suitable property that is already zoned for emergency shelters and for helping with the application process. We look forward to seeing this project impact many lives of those living along the river. Your collaborative spirit is very much appreciated.

Sincerely,

Roxanne V. Wilson
County Homeless Services Director



WWW.CO.MONTEREY.CA.US

August, 2023 [Mendez, Montesino]

Description:

Rene Mendez emails Eduardo Montesino Tiny Homes data re "Information for the meeting with the Realtors"

Summary:

The email provides general talking points and also information on the Tiny Homes. Mendez took the presentation that was provided to the Council and shortened it a bit and added a few things for Montesino's meeting.

From: Marisa Fernandez <marisa.fernandez@watsonville.gov>
Sent: Friday, August 04, 2023 9:16 AM PDT
To: Eduardo Montesino <eduardo.montesino@watsonville.gov>
Subject: Fw: Information for the meeting with the Realtors
Attachment(s): "Mayor - Tiny Homes Info.pptx", "updates for Rene and Eduardo.docx", "Outlook-olx4ae5o"

Hi Eduardo,

Good morning.

I am sending you the attached documents on behalf of René. Please let me know if you have any questions.

Thank you,

Marisa

Begin forwarded message:

From: Rene Mendez <rene.mendez@watsonville.gov>
Date: August 4, 2023 at 8:18:04 AM PDT
To: Eduardo Montesino <eduardo.montesino@watsonville.gov>
Subject: Fwd: Information for the meeting with the Realtors

Sent from my iPhone

Begin forwarded message:

From: Rene Mendez <rene.mendez@watsonville.gov>
Date: August 3, 2023 at 5:57:38 PM PDT
To: Eduardo Montesino <eduardo.montesino@watsonville.gov>
Subject: Information for the meeting with the Realtors

Hi Mayor, attached are some general talking points and also information on the tiny homes. I took the presentation that was provided to the Council and shortened it a bit and added a few things.

Let me know if this works for you or if you would like additional information or have any questions.

Thanks

[cid:86e65213-7bfa-4420-be97-f8552cc91a84]

City Manager

City of Watsonville

Office (831) 768-3010

Cell (831) 580-7149

July 6, 2023 email from Suzi Merriam to Roxanne Wilson

Description:

Merriam emailed Roxanne Wilson, Carlos Landaverry and Robert Ratner re the

Permitting Process for Emergency Shelter/Navigation Center per

<https://www.codepublishing.com/CA/Watsonville/#!/Watsonville14/Watsonville1443.html>

Summary:

The email addresses the siting the homeless shelter behind the Church at 118 First Street.

Merriam treated the project as an Emergency Shelter/Navigation Center that needed to follow the Watsonville Municipal Code Chapter 14-32 - Emergency Shelters.

From: Suzi Merriam
Sent: Thursday, July 06, 2023 2:47 PM PDT
To: Wilson, Roxanne <WilsonR@co.monterey.ca.us>
CC: Carlos Landaverry <carlos.landaverry@watsonville.gov>; Robert Ratner <Robert.Ratner@santacruzcounty.us>
Subject: Permitting Process for Emergency Shelter/Navigation Center

Good Afternoon Roxanne-

You had a question regarding how the Dignity Moves construction of a homeless shelter behind the church at 118 First Street here in Watsonville would be permitted. Because the church is located in the City of Watsonville and is owned by a private entity (not a city/county), any permit for construction would be overseen by the City of Watsonville. Similarly, the City would be the Lead Agency for any CEQA or NEPA compliance.

The City's Municipal Code provides for the establishment of emergency shelters as a principally permitted use in the N (Institutional) and P/QP (Public /Quasi-Public) Zoning Districts. The church is located in the Institutional Zoning District, and I'm providing a link below to the development and operational requirements for an emergency shelter:

<https://www.codepublishing.com/CA/Watsonville/#!/Watsonville14/Watsonville1443.html>

We will be happy to work with Dignity Moves on the development of their shelter plan and processing of their permits in order to establish a shelter at 118 First Street. Please let me know if you have any additional questions about the approval process.

Suzi

June 29, 2023 email from Roxanne Wilson to City of Watsonville

Description:

Roxanne Wilson emailed Rene Mendez and Tamara Vides re MOU_-_Encampment Resolution Funding Program

Summary:

This email was to "start off our conversation with our respective counsels regarding the MOU."

From: Wilson, Roxanne <WilsonR@co.monterey.ca.us>
Sent: Thursday, June 29, 2023 7:18 PM PDT
To: Robert Ratner <Robert.Ratner@santacruzcounty.us>; Rene Mendez <rene.mendez@watsonville.gov>; Tamara Vides <tamara.vides@watsonville.gov>
Subject: MOU_-_Encampment Resolution Funding Program
Attachment(s): "MOU_-_Encampment Resolution Funding Program.docx"

Robert,

There is still quite a bit of tweeking to do but attached is the draft of the MOU to start off our conversation with our respective counsels.

ROXANNE V. WILSON (She/Her/Hers) *(why I put my pronouns)*
Homeless Services Director
County Administrative Office | Intergovernmental and Legislative Affairs Division

County of Monterey
168 West Alisal Street
Salinas, CA 93901
O: (831) 755-5445 | C: (831) 597-2117
wilsonr@co.monterey.ca.us



June 28, 2023 Santa Cruz Sentinel Article

Description:

[June 28, 2023 Santa Cruz Sentinel Article Re June 23, 2023 City Council Meeting](#) -

Proposed micro-village prompts many questions from Watsonville City Council, by Nick Sestanovich

Summary:

Article states:

The key stakeholders in the project presented an overview, which sparked a three-hour discussion at Tuesday's regular meeting.

Council Members Casey Clark, Jimmy Dutra and Ari Parker had called for a special meeting that was held Friday to get more information on the project, but neither the developer nor involved Monterey County staff were present due to the short notice of the meeting. That opportunity came at Tuesday's meeting where more information was presented on the proposal.

LATEST HEADLINES

Proposed micro-village prompts many questions from Watsonville City Council



Pedestrians cross Main Street near the Watsonville Civic Plaza in downtown Watsonville. (Dan Coyro — Santa Cruz Sentinel file)



By **NICK SESTANOVICH** | nsestanovich@santacruzsentinel.com

PUBLISHED: June 28, 2023 at 3:21 PM PST

WATSONVILLE — A proposal for a 34-unit tiny shelter project in Watsonville, the result of a two-year encampment resolution applied for by both Monterey and Santa Cruz counties, has evoked a lot of questions and concerns from residents and the Watsonville City Council since the project was announced earlier this month.

The key stakeholders in the project presented an overview, which sparked a three-hour discussion at Tuesday's regular meeting.

Councilmembers Casey Clark, Jimmy Dutra and Ari Parker had called for a special meeting that was held Friday to get more information on the project, but neither the developer nor involved Monterey County staff were present due to the short notice of the meeting. That opportunity came at Tuesday's meeting where more information was presented on the proposal.

Roxanne Wilson, homeless services director, said the idea came about over concerns of encampments along the Pajaro River, which are subjected to annual cleanups due to safety concerns.

"As we saw in March, those concerns were validated," she said, referring to the rainstorm, levee breach and subsequent flooding.

Wilson also said large amounts of waste and debris from these encampments flow into the marine sanctuary, and when Monterey County does its annual cleanup, homeless people tend to migrate to Santa Cruz County, particularly Watsonville, and vice versa.

AD

"We have to do this together in order for us to be effective," she said.

Between September and November, Monterey County's Health Engagement team interviewed more than 50 people camping along the river and asked what their needs were. The needs most frequently cited were immigration and citizenship assistance, job development, mental health services and substance abuse assistance. They also expressed concerns about their privacy and having a space for their pets.

Of those interviewed, Wilson said approximately 45 expressed interest in the project being presented. They also were given an opportunity to name the project, and they came up with "Recurso de Fuerza," which translates to "Resource of Strength."

Monterey County staff settled on Westview Presbyterian Church at 118 First St. as a potential site, and the church had reportedly expressed interest in hosting the development. Through an \$8 million grant, the project would be funded for two years and consist of 34 non-congregate Cubex units, four of which would be accessory dwelling units, as well as storage facilities, indoor and outdoor dining areas, showers, a dog run, laundry rooms, offices and fencing to preclude access to Cherry Court. The units would have windows, insulation, power outlets and heating and air conditioning. Wraparound services such as case management, housing navigation and mental health, substance abuse, immigration and job search services would also be provided.

The units would be managed by Santa Clara County-based nonprofit HomeFirst, which has partnered with Sonoma County-based nonprofit Dignity Moves on similar projects. Dignity Moves' co-founder, Joanne Price, said the projects have been very successful in the wake of the COVID-19 pandemic and stressed the need for all to be housed.

"What we realized is that we need housing now," she said. "We need to be making an impact, and we need housing because that's how we can effectively deliver our support services. Without that shelter, without that safety, people are unable to concentrate, and during that fight or flight mode, it's about survival. It's very hard to think about the next steps or moving onto employment or housing when you're really thinking about, 'Am I gonna be safe for the night?'"

During the pandemic, Price said Dignity Moves applied for a Homekey grant from the state, aimed at developing a broad range of housing types to address the housing shortage, and was the only applicant in the first funding round to receive a grant for modular housing. Similar projects were enacted in San Francisco, Rohnert Park, Alameda and Santa Barbara.

The grant for the project would provide \$7.9 million in funding over the next two years, including \$3.9 million for site development, \$3 million for operations, \$301,000 for operations, \$292,000 for meals, \$380,000 for administration and \$50,000 for contingencies.

"The product, the mission, the value of the services that we believe we can put together to serve the population of people who want services, we believe every single penny is worth it," said Wilson.

A lot of questions were raised by council members about safety at the site. Clark asked how interpersonal issues would be dealt with. Price said HomeFirst staff are trained in crisis prevention and de-escalation, many have degrees in social behavior, and behavioral therapists would be located on-site. If an issue arises, she said a verbal warning would be issued, followed by a written warning if the issue persists, and residents who pose a threat to safety would be asked to leave the premises.

Clark asked if there were any rules regarding drugs and drunkenness. Price said HomeFirst can not discriminate against applicants under state housing first laws, and addiction services would be present on the site. If someone uses an illegal drug such as crack on-site, Price said this would not be tolerated.

Clark expressed concerns that this would put a strain on the city's emergency services.

"They're spread very thin," he said. "This is a major concern of mine that this will add to that thinness, that we will pretty much have around-the-clock police and fire and EMTs coming through."

Councilwoman Kristal Salcido asked if 24-hour security was a possibility. Wilson said security could be costly, but staff would be willing to explore it if the church wanted it.

Parker asked if residents would receive consequences other than warnings for repeated behavioral issues. Price said they would be asked to leave in these circumstances, which they would have the ability to challenge if they felt they were being unjustly evicted.

Mayor Pro Tempore Vanessa Quiroz-Carter, who experienced homelessness as a child, said she would have preferred such a setup to the shelter she lived in and felt it would be a good fit for the county.

"We have an opportunity to be trailblazers, to have the rest of the country look at us to how to fix this incredibly pressing problem that's not just in California," she said.

Wilson said Monterey County is in the process of finalizing a contract with the California Interagency Council on Homelessness as well as a memorandum of understanding between the two counties as well as Watsonville and the Pajaro Regional Flood Management Agency.

June 27, 2023 City Council Meeting Description:

[Agenda](#)

[Video](#)

[Minutes](#)

Transcription

Summary:

City of Watsonville Council Meeting proposal on 118 First Street and 5 Cherry Ct, over a water main, in a FEMA designated floodplain zone.

Council Member Clark **informs Roxanne Wilson the Church is in a FEMA flood zone** and asks about Caltrans.

Proposal was this layout with the proposed site over a water main, across multiple parcels in a flood zone.

Several members of the public expressed concern and there were many unanswered questions.

RECURSO DE FUERZA

- Westview Presbyterian Church
- 34 Non-congregate units (4 ADA)
- Storage facilities
- Indoor and outdoor dining areas
- Showers
- Dog Run
- Laundry Room
- Offices
- Fencing to block off access to Cherry Court



June 23, 2023 email from Rene Mendez to Staff

Description:

Email dated June 23, 2023 from Rene Mendez to Suzi Merriam, Tamara Vides, and Samantha Zutler Re Fw: Encampment Resolution Funding

Summary:

Rene forwarded Roxanne Wilson's April 17, 2023 letter to Staff regarding operating as both permitter and project manager. He "was willing to keep an open mind about it, pending the discussion with the Council."

From: Rene Mendez <rene.mendez@watsonville.gov>
Sent: Friday, June 23, 2023 9:12 AM PDT
To: Samantha W. Zutler <szutler@bwslaw.com>; Tamara Vides <tamara.vides@watsonville.gov>; Suzi Merriam <suzi.merriam@watsonville.gov>
Subject: Fw: Encampment Resolution Funding
Attachment(s): "DM Watsonville Budget 2023-1-26.pdf"
Hi, providing additional information just so you are all aware.

Suzi and I received this request from Roxanne back in April which I never responded to or developed further. The reason for not responding was that I had and have no authority to obligate the City without taking it to the Council first.

My thought was to park this request for now until after the presentation to the Council that I had planned for July. Based on the discussion, I may have brought this forward. The reason I say may, is that I don't it would be a good idea for us to serve as the project manager and permitting entity at the same time; but was willing to keep an open mind about it, pending the discussion with the Council.

Sam I am forwarding this to you to help clarify a narrative that may be out there, that I somehow negotiated or committed the City to a course of action. Which simply stated, I did not.

Thanks

From: Wilson, Roxanne <WilsonR@co.monterey.ca.us>
Sent: Friday, April 14, 2023 10:53 PM
To: Rene Mendez (Rene.Mendez@cityofwatsonville.org) <rene.mendez@cityofwatsonville.org>; Suzi Merriam <suzi.merriam@cityofwatsonville.org>
Subject: Encampment Resolution Funding

Hi Rene and Suzi,

I am wondering if the City would be willing to be the project managers for the development component of the encampment resolution funding program. After talking to our HCD and PW departments, we are pioneering a situation of building in another county and I think it is causing way more questions that I think are necessary. Since the City would have to be the entity overseeing CEQA and permitting, I am hoping this route would make things much easier for all us. The total amount we would transfer is just shy of \$4 million. I've attached the capital budget for your convenience.

Should the City agree, I will finalize an MOU for your review.

ROXANNE V. WILSON (She/Her/Hers)
Homeless Services Director
County Administrative Office | Intergovernmental and Legislative Affairs Division

County of Monterey
168 West Alisal Street
Salinas, CA 93901
O: (831) 755-5445 | C: (831) 597-2117
wilsonr@co.monterey.ca.us



June 23, 2023 City of Watsonville Special Council Meeting

Description:

[June 23, 2023 Agenda Package for Special Council Meeting](#)

[Video](#)

[Minutes](#)

Summary:

Marginalized Council Members Jimmy Dutra, Ari Parker, and Casey Clark called a Special Council Meeting as they learned about the Tiny Village via a clumsy media blitz by Monterey County. During the meeting, Staff made multiple false and misleading statements to the public and City Council. This deception was a significant disadvantage to the Coalition, requiring the Coalition to incur significant costs to surface the City's involvement in the ERF-2 grant.

Minutes:

The Minutes of the June 23, 2023 demonstrate that Council had not been informed and that Mendez misled the public and the Council Members.

Member Dutra stated his concerns with information regarding the project being published by Monterey County **and the challenges faced by Councilmembers who were unaware.**

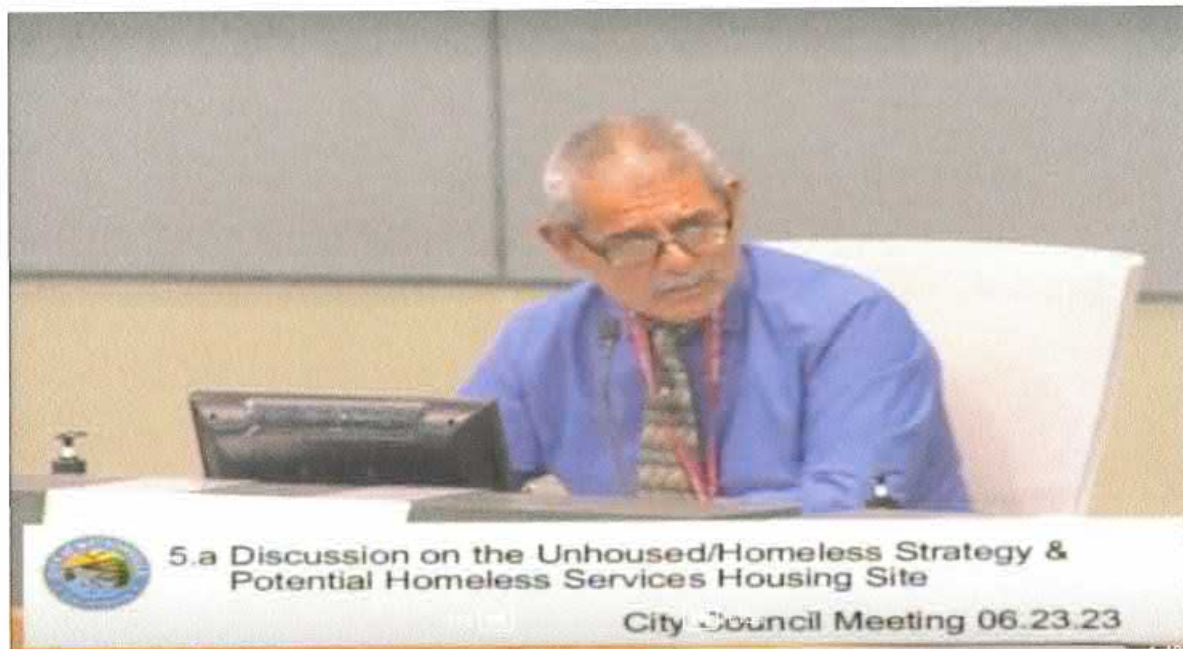
In answering Member Dutra, City Manager Mendez stated the **grant funding was applied for solely by Monterey County without any involvement from the City** and spoke about various scenarios involving funding and resources that required Council approval.

Transcription:

It is notable that Mayor Pro Tem Vanessa Quiroz Carter reprimanded Council Members regarding the Special City Council Meeting stating:

So for my understanding. We were going to hear this on Tuesday. And then the Council Members that called this meeting were impatient and could not wait until Tuesday. And from my understanding, we have not had to move forward with any actionable items yet. **We're not part of this grant.**
[Emphasis added]

June 23, 2023 Special Council Meeting [Rene Mendez on Site Identification]



RENE MENDEZ' STATEMENT:

"So that's the start of the conversation. I guess that's how I started. The encampment grant resolution, the Encampment grant funding became available. Monterey County started talking about and they looked at a lot of sites. They looked they evaluate sites in Pajaro, they talk to Salvation Army. They started looking at other sites. **And they were we never had any like this site is better than another site or whatever, because we don't, that's not what we do.**"

FALSE AND MISLEADING: This statement is patently false and misleading to the public and the City Council. The Salvation Army Minutes, the ERF-2 application, Roxanne Wilson's statements and presentations to the Monterey Board of Supervisors, and Roxanne Wilson's letter of August 21, 2023 specifically state that the City of Watsonville's role was to help in identifying the site.

Sources:

[City of Watsonville video of June 23, 2023 Special Council Meeting](#) [16:06]
[Clip of Rene Mendez misleading Council on City's Role](#)

June 23, 2023 Special Council Meeting [Jimmy Dutra on “deal being done behind closed doors”]



JIMMY DUTRA STATEMENT:

To some of us it seems like there was this deal was done behind closed doors already in that we have nothing we don't have a say in it. I mean, that was the urgency for you know, me requesting this meeting is that, you know, people are talking about this and we aren't able to talk about it because we haven't publicly had the conversation. So after today we can all go out and speak how we feel about this project. I would imagine. Sam, is that correct? I mean, we can have our own opinions, because this puts us in a really bad position where our constituents are coming to us asking us questions about quotes that you're giving and that other people in Monterey County and Santa Cruz County are going on TV and the media speaking, and we don't we we can't comment on it. We have **because a lot of us** don't have the information about what to how to respond to it.

Sources:

[City of Watsonville video of June 23, 2023 Special Council Meeting \[22:13\]](#)
[Clip of Jimmy Dutra on the project being done behind closed doors](#)

June 23, 2023 Special Council Meeting [Samantha Zutler on her ignorance of project]



SAMANTHA ZUTLER'S STATEMENT:

During the meeting, City Attorney Samantha Zutler claimed she knew little stating:

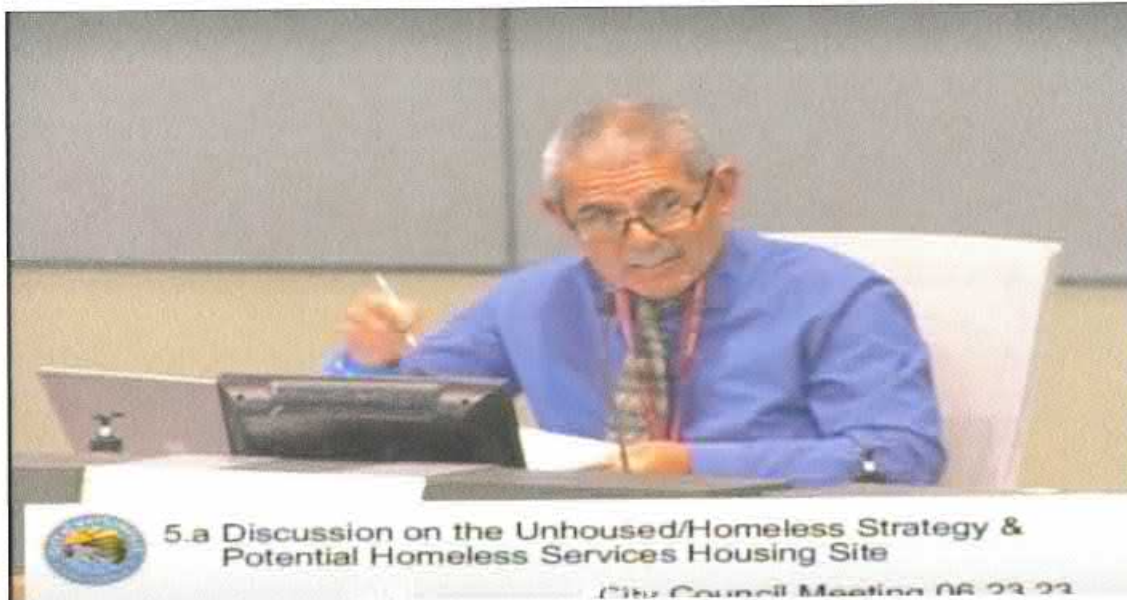
So I don't have a lot of information about what the project is. And I think that's because as Rene said there hasn't been a application submitted.

SPURIOUS: Zutler's statement is spurious. Given the magnitude of this project and the Staff's exposed covert behavior in navigating this matter around select Council Members (in what appears to be a Brown Act violation), it is inconceivable that the City Attorney was uninvolved and uninformed. It is generally expected that the legal department is involved in the review process to address legal considerations. The absence of such involvement points to procedural oversights or intentional circumvention of standard protocols.

Sources:

[City of Watsonville video of June 23, 2023 Special Council Meeting \[23:07\]](#)
[Clip of Samantha Zutler feigning ignorance on City's Role](#)

June 23, 2023 Special Council Meeting [Rene Mendez denied reviewing the grant]



RENE MENDEZ' STATEMENT:

During this Special Council Meeting, City Manager Rene Mendez stated:

I suspect a lot of what's in the media is coming out of this grant application. So which by the way, we we didn't review it we didn't like sign off on or anything like that.

FALSE AND MISLEADING: This is patently false. In an email from Robert Ratner dated February 10, 2023 to City Staff (Mendez, Vides, and Merriam) was asked to review the application. Moreover, the City of Watsonville was a Co-Applicant of the ERF-2 Grant Application, and Mendez signed and provided a Letter of Support to the Application, **which the City of Watsonville withheld in a public documents request submitted by William Seligmann.** It is notable that MOCO Board meeting agenda does not include this attachment on its website either. It took several months to get this Letter of Support from the involved government parties.

Sources:

[City of Watsonville video of June 23, 2023 Special Council Meeting](#) [58:47]
[Clip of Rene Mendez misleading Council on "reviewing application"](#)

Historical documents relevant to the Zoning Administrator's improper procedure

June 23, 2023 Special Council Meeting [Suzi Merriam on Lack of Knowledge of Project]



SUZI MERRIAM'S' STATEMENT:

During this Special Council Meeting, Community Development Director Suzi Merriam stated:

My understanding and again **because we don't have any information on how this is going to be operated or even what its gonna look like. I have not seen anything** we've only talked about it is that this is an emergency shelter and so that I would expect that they would be following the emergency shelter regulations. I have talked with the homeless services manager for the County of Santa Cruz checking in on this question and he indicated that yes, it will be operated like emergency shelter. That was his understood
[Emphasis added]

FALSE AND MISLEADING: This is patently false. In an email from to Principal Planner Matt Orbach dated June 15, 2023, Merriam stated, **"The City was part of the application process- we have been very aware of the project internally."**

Sources:

[City of Watsonville video of June 23, 2023 Special Council Meeting](#) [43:15]
[Clip of Suzi Merriam misleading Council on knowledge of project](#)

June 23, 2023 City of Watsonville Special Council Meeting

Description:

Comment letter for the June 23, 2023 meeting.

Summary:

The only comment letter for this Special Council Meeting was submitted by Community Action Board (CAB) Executive Director Maria Elena De La Garza. In her letter De La Garza did not mention that CAB was part of the ERF-2 Application. She also offers a vote of support for Rene Mendez, which appears to be defensive given that the Special Meeting was called by Council Members due to the lack of transparency by the City Manager.

The letter states:

I am not available to do public comment tonight due to a CAB event but I would like to submit written comment on item: NEW BUSINESS 5.a DISCUSSION ON THE UNHOUSED/HOMELESS STRATEGY & POTENTIAL HOMELESS SERVICES HOUSING SITE "HOMELESS VILLAGE" (Requested by Council Members Clark, Dutra, and Parker)

Very Simply:

CAB supports the City, Santa Cruz County and Monterey County's vision for increasing housing options for our homeless/unsheltered community for those community residents who live along the levi;

While we do not fully know the details of the proposed project, we support in concept the need to create safe spaces for our unsheltered community and are committed to be a partner in this endeavor.

CAB also appreciates the culture of collaboration that Rene has brought to the city; he has been present, available and responsive to partner with Community based agencies in order to best serve our town.

FW: Item 5a Public Written Comment

cityclerk <cityclerk@watsonville.gov>

Fri 6/23/2023 1:47 PM

To: Irwin Ortiz <irwin.ortiz@watsonville.gov>; Alejandra Pacheco <alejandra.pacheco@watsonville.gov>; Roxanna Ibarra <roxanna.ibarra@watsonville.gov>

From: Maria Elena de la Garza <mariaelena@cabinc.org>

Sent: Friday, June 23, 2023 8:47:47 PM (UTC+00:00) Monrovia, Reykjavik

To: Eduardo Montesino <eduardo.montesino@watsonville.gov>; cityclerk <cityclerk@watsonville.gov>

Subject: Item 5a Public Written Comment

Dear Honorable Mayor,

I am not available to do public comment tonight due to a CAB event but I would like to submit written comment on item: NEW BUSINESS 5.a DISCUSSION ON THE UNHOUSED/HOMELESS STRATEGY & POTENTIAL HOMELESS SERVICES HOUSING SITE "HOMELESS VILLAGE" (Requested by Council Members Clark, Dutra, and Parker)

Very Simply:

- CAB supports the City, Santa Cruz County and Monterey County's vision for increasing housing options for our homeless/unsheltered community for those community residents who live along the levi;
- While we do not fully know the details of the proposed project, we support in concept the need to create safe spaces for our unsheltered community and are committed to be a partner in this endeavor.
- CAB also appreciates the culture of collaboration that Rene has brought to the city; he has been present, available and responsive to partner with Community based agencies in order to best serve our town.

We appreciate the opportunity to give voice to this critical community need and look forward to learning more about this innovative solution!

Mil Gracias!

Maria Elena De La Garza

Executive Director

Community Action Board of Santa Cruz County, Inc.

406 Main Street, Suite 207, Watsonville, CA 95076

Office: 831.763.2147 Ext. 203 | Fax: 831.724.3447

For scheduling please email: HannahR@cabinc.org



June 21, 2023 email exchanges with Rene Mendez and City Council

Description:

Email dated June 21, 2023 from Rene Mendez to the City Council Council on Unhoused/Homeless strategy.

Summary:

Mendez included an Update on the Encampment Grant and Unhoused/Homeless Strategy.

From: Rene Mendez on behalf of Rene Mendez <rene.mendez@watsonville.gov>

Sent: Wednesday, June 21, 2023 4:57 PM PDT

To: Eduardo Montesino <eduardo.montesino@watsonville.gov>; Vanessa Quiroz <vanessa.quiroz@watsonville.gov>; Maria Orozco <maria.orozco@watsonville.gov>; Jimmy Dutra <jimmy.dutra@watsonville.gov>; Kristal Salcido <kristal.salcido@watsonville.gov>; Ari Parker <ari.parker@watsonville.gov>; Casey Clark <casey.clark@watsonville.gov>

CC: Tamara Vides <tamara.vides@watsonville.gov>; Marisa Fernandez <marisa.fernandez@watsonville.gov>

Subject: Unhoused/Homeless Strategy

Attachment(s): "Update- Encampment Grant and Unhoused.docx", "Housing for Health Division South County Investments (2).pptx"

Hi, attached is a short write up on the Encampment Grant and Unhoused/Homeless Strategy. As always please reach out directly if you have any questions.

Thanks

René Mendez



City Manager
City of Watsonville
275 Main Street, Suite 400
Watsonville, CA 95076
(w) 831-768-3010
(c) 831-580-7149

Update on the Encampment Grant and Unhoused/Homeless Strategy

Goal: to implement a "total strategy" that moves individuals through the continuum of housing options to obtain permanent housing.

Summary of Overall Concept:

I would like to start by providing you with a broad concept of what we have been working on and coordinating with Santa Cruz and Monterey counties for several months. As was shared in my January 30, 2023, update to you and alluded to in subsequent updates: We have been "Working with both Monterey and Santa Cruz county on putting together a homeless strategy that will reflect the following: (1) The County of Santa Cruz releasing an RFP for services for next fiscal year, (2) Helping the Salvation Army transition back to what they do best, (3) **Both counties standing up a well-resourced short term facility at the Westview Presbyterian**, and (4) The County of Santa Cruz resubmitting the Project Home key application to the state in the next round of funding; this time providing a local county match of \$2 - \$4 million dollars. More to come on this as it develops."

Why are we exploring options:

- **Need to offer a local shelter space and supportive services:** Move and replace the 23- bed shelter facility at the Salvation Army, which has been problematic for several years and falls short of providing services that support transitioning out of shelter living into more permanent housing options.
- **Improving case management and access to resources:** Develop a well-resourced and well-managed housing navigation center/transitional shelter that includes all the services and resources needed to move people into permanent housing.
- **Increase bed capacity for unhoused populations:** Provide capacity for our law enforcement to have the bed space necessary to relocate and move our unhoused/homeless population.
- **Stimulate County investment in our City:** Engage not only Santa Cruz County, but also Monterey County to provide more resources, funding, and the expertise needed to properly run these types of centers. As you may recall, over a year and a half ago the City had to deal with an unexpected encampment by the Pajaro River as a result of actions taken by Monterey County.
- **Increase investment in infrastructure:** Identify and bring the funding needed to develop the infrastructure necessary without a significant financial contribution.

Study Session with Council and Timing of News Release:

Attached is a short draft PowerPoint presentation that we have been working on with the Santa Cruz County to present to you at the July 18th City Council meeting.

While we knew that Monterey County had submitted the grant application for this project, we had no idea when and if the Encampment Grant was going to be awarded. As such it was the staff's intent to have a study session with City Council as I had suggested in my previous weekly updates.

The strategy outlined in the presentation would include:

1. Ending the Salvation Army contract with the County for the 23-bed shelter in March 2024 at which time the Santa Cruz County would continue and shift funding to the other parts of the strategy. The Salvation Army would go back to what they do best, which is

to be a "safety net" agency, that provides food and other short-term support when needed.

2. Resources shift to a new 36-bed shelter with more private accommodations and support services at the Westview Presbyterian Church with Home First as the operator: ([Home | HomeFirst Services of Santa Clara County \(homefirstscc.org\)](http://Home | HomeFirst Services of Santa Clara County (homefirstscc.org))). This would be funded with the grant.
3. Home Key Round 3 application submitted by the Santa Cruz County that would fund Freedom House for Transitional Housing for Youth and Roadway Inn for Permanent Supportive Housing.

Special Council Meeting:

My initial goal had been to bring this to the City Council at our July 18th meeting, but after discussing it with the Mayor, we will be scheduling a special meeting with this being the only item on the agenda. We are hoping to schedule this meeting for the week of **July 3rd or if needed, the week of July 12th**. As soon as we identify a few dates and times that may work, Marisa will reach out with these options to confirm a date/time that works for the entire Council.

June 16, 2023 email exchanges with Rene Mendez and Michelle Pulido

Description:

Email exchanges Rene Mendez and Michelle Pulido re Tiny Homes Project

Summary:

Mendez emailed Pulido:

Want to say something to the effect that this will be brought forward **for a full discussion with the council.** The program will be led by Monterey County in collaboration with the County of Santa Cruz and the City of Watsonville. "We are pleased to hear the State awarded the grant," said Watsonville City Manager René Méndez. "This program will bring much-needed resources to our community to help individuals eventually find permanent housing.

There is issue with "this will be brought forward for a full discussion with the council." Only three Council members stated they were in the dark. This exclusion, coupled with Mendez' language, suggests that some Council Members may have already been informed about the project outside of the proposed public meeting. This raises questions about whether City Staff or other officials engaged in private discussions or serial communications with certain members. If some members were informed prior to a full council discussion, it creates a disparity in access to critical information. This not only undermines the decision-making process but also violates the principles of transparency required under the Brown Act.

From: Rene Mendez on behalf of Rene Mendez <rene.mendez@watsonville.gov>
Sent: Friday, June 16, 2023 6:39 PM PDT
To: Michelle Pulido <michelle.pulido@watsonville.gov>
Subject: Re: Tiny Homes Project

Hey can we add something to the effect that sort of provides some coverage for the council:

Want to say something to the effect that this will be brought forward for a full discussion with the council.

From: Michelle Pulido <michelle.pulido@watsonville.gov>
Sent: Friday, June 16, 2023 2:48 PM
To: Rene Mendez <rene.mendez@watsonville.gov>
Subject: Tiny Homes Project

Dozens of tiny homes and a homeless service center that will provide services and resources to unhoused individuals are coming to Watsonville.

Officials from Monterey County announced Thursday that the State of California awarded them an \$8 million Encampment Resolution Funding grant to focus on the homeless encampments in the Pajaro River.

The program will be led by Monterey County in collaboration with the County of Santa Cruz and the City of Watsonville.

"We are pleased to hear the State awarded the grant," said Watsonville City Manager René Méndez. "This program will bring much-needed resources to our community to help individuals eventually find permanent housing."

The current proposal identifies Westview Presbyterian Church as a potential site where the developer, Dignity Moves, will build the micro-village of 34 non-congregate 'Cubez.' The developer will work directly with our Community Development Department and submit their final plans to ensure all health and safety requirements are being met. Dignity Moves must go through all the required approval processes.

Once residents have been relocated from the riverbed, the Pajaro Regional Flood Management Agency (PRFMA) will restore the riverbed channel. Relocation of residents from the Pajaro riverbed is critical not only for the health and safety of the encampment residents but in anticipation of the Pajaro River Flood Risk Management Project, which has been put on a fast track thanks to state and federal funding. Funds from this grant are only available for two years and must be expended by June 2026.



Office (831) 268-3010
Direct (831) 750-2919
Address
273 Main Street
Watsonville, CA 95076

Michelle
Pulido



June 15, 2023 email exchanges with Suzi Merriam and Matt Orbach

Description:

Email exchanges with Suzi Merriam and Matt Orbach re Tiny Home Micro-Village in Watsonville. Orbach was kept in the dark about the Tiny Village and was curious about the permitting.

Summary:

Suzi Merriam and Matt Orbach exchanged emails; Orbach was not informed, stating, "It will be super fun to figure out how we're going to do the permitting for this novel project. Or is this going to take advantage Of SB 4, which allows housing by right in "God's Back Yard"?"

Merriam replied: "The City was part of the application process- we have been very aware of the project internally. We don't have plans for the micro-village yet- that will come in the near future. Please note that homeless shelters are principally permitted in the PF/N zoning district, so aside from design review, the project will be relatively standard.

Orbach replied: I remember that we had discussed this at a Planning Brain Trust meeting, but at that point, there was no information on what form the 'shelter' would take. This is the first I have heard about a "Tiny Home Micro-Village," which seems very different from what I would usually think of as a 'homeless shelter.'

From: Suzi Merriam on behalf of Suzi Merriam <suzi.merriam@watsonville.gov>
Sent: Thursday, June 15, 2023 4:22 PM PDT
To: Matt Orbach <matt.orbach@watsonville.gov>; Justin Meek <justin.meek@watsonville.gov>
CC: Alvaro Madrigal <alvaro.madrigal@watsonville.gov>
Subject: Re: Tiny Home Micro-Village in Watsonville

Hi Matt-

The City was part of the application process- we have been very aware of the project internally. We don't have plans for the micro-village yet- that will come in the near future. Please note that homeless shelters are principally permitted in the PF/N zoning district, so aside from design review, the project will be relatively standard. The point of this grant application is to get the homeless people who are currently living along the levee out, and sheltered, so that they are no longer negatively affecting the river system. Monterey County will be operating the shelter for 2 years, and then it is planned to be taken over by Santa Cruz County with a local operator. There will be wraparound services provided with the goal of transitioning folks into permanent housing, rather than Salvation Army's model of warehousing humans with no services. I hope this helps explain the project.

From: Matt Orbach <matt.orbach@watsonville.gov>
Sent: Thursday, June 15, 2023 4:12 PM
To: Suzi Merriam <suzi.merriam@watsonville.gov>; Justin Meek <justin.meek@watsonville.gov>
Cc: Alvaro Madrigal <alvaro.madrigal@watsonville.gov>
Subject: Tiny Home Micro-Village in Watsonville

All,

Looks like they are planning a tiny home village at that church property at 118 th Street. Glad we get to find out about these things through local news reports! At least we knew something was happening there, but it would have been really nice to talk with them about what they were planning before they applied for and received grant funds, though...

<https://www.ksbw.com/article/monterey-county-granted-dollar8-million-to-build-tiny-home-micro-village-in-watsonville/44213767>

California to fund Watsonville tiny home micro-village for homeless

Once the micro-village is complete, the homeless population in the Pajaro riverbed will be relocated, and the riverbed channel will undergo restoration.

www.ksbw.com

It will be super fun to figure out how we're going to do the permitting for this novel project. Or is this going to take advantage of [SB 4](#), which allow's housing by right in "God's Back Yard"?

Thanks,

Matt

June 15, 2023 KSBW News Announces the Grant Award

Description:

KSBW announces Monterey County granted \$8 million to build tiny home micro-village in Watsonville

Summary:

The publication of the grant news by KSBW served as the first notification to three marginalized City Council Members about the Tiny Village Project, unequivocally demonstrating that City Staff withheld critical project information from both the Principal Planner and multiple Council Members. This lack of transparency suggests intentional concealment or negligence in informing key stakeholders.

Notably, the remaining four Council Members did not assert that they were similarly uninformed about the project, highlighting a troubling inconsistency. This raises serious concerns regarding potential violations of the Brown Act, as it suggests the possibility of non-agendized and improper meetings or discussions among a subset of the Council. These actions could constitute a breach of California's open meeting laws and undermine public trust in the decision-making process.

NOWCAST Watch on Demand ▶

KSBW ACTION NEWS **8** ☰ 57°



Monterey County granted \$8 million to build tiny home micro-village in Watsonville

Updated: 5:22 PM PDT Jun 15, 2023



Torstein Rehn

WATSONVILLE, Calif. — The state of California has granted Monterey County \$8 million to address homelessness in the Pajaro Riverbed.

Money from the Encampment Resolution Funding grant will be given to Monterey County, in partnership with the city of Watsonville and the County of Santa Cruz Health and Human Services department.

The plan, which is still in development, would construct 34 tiny homes at a church in Watsonville. Along with the homes, the funding would be used to create a homeless service center in the city to provide a pathway for permanent housing.

Once the micro-village is complete, the homeless population in the riverbed will be relocated, and the riverbed channel will undergo restoration. The Pajaro Regional Flood Management Agency will be in charge of the riverbed restoration.

This project is part of a broader funding announcement. \$199 million in grants were announced for 23 projects across California. All funds are going towards projects focused on relocating homeless people into housing.

The Pajaro riverbed plan is set to break ground sometime this year. Tiny homes would be made from "Cubez," a modular home design. The homes will be developed by Dignity Moves, an interim housing nonprofit.

Similar tiny homes have been constructed in San Francisco and Santa Barbara.

May 2023 Letter from Jeannie McKendry to Roxanne Wilson

Description:

Letter from Jeannie McKendry, Grant Development Section Chief of the ICH, Statement of California to Roxanne Wilson re ERF-2 Award Announcement.

Summary:

The State informs Monterey it received the ERF-2 grant. This is within the timeline that Roxanne Wilson presented to the Board of Supervisors on February 14, 2023.



**California
Interagency Council
on Homelessness**

May 2023

County of Monterey
Attn: Roxanne Wilson
168 West Alisal, 3rd Floor
Salinas, CA 93901

RE: ERF-2-R Award Announcement – County of Monterey
Award Amount: \$7,986,354.26

Dear Roxanne Wilson:

The Business, Consumer Services and Housing Agency's (BCSH) California Interagency Council on Homelessness (Cal ICH) is pleased to announce that the County of Monterey has been awarded an Encampment Resolution Funding Rolling (ERF-2-R) grant in the amount of \$7,986,354.26. This letter constitutes notice of the award of ERF-2-R funds for use in the County of Monterey.

The County of Monterey will receive its full disbursement of funds after the Standard Agreement is fully executed. Please be advised that this award is subject to the terms and conditions of the Standard Agreement. Failure to sign and return the Standard Agreement within 30 days of receipt from BCSH may result in a delay of disbursement of funds.

Congratulations on your successful application. For further information or if you have any questions, please contact me at Jeannie.McKendry@bcsh.ca.gov or calichgrants@bcsh.ca.gov.

Sincerely,

Jeannie McKendry

Jeannie McKendry,
Grants Development Section Chief, Cal ICH

**BUSINESS, CONSUMER
SERVICES AND HOUSING
AGENCY**

Gavin Newsom,
Governor

Lourdes M.
Castro Ramirez,
Secretary

801 Capitol Mall
Suite 601
Sacramento, CA 95814

(916) 651-2820
bcsh.ca.gov/calich

April 14-17, 2023 Email from Roxanne Wilson to Rene Mendez

Description:

Email exchanges between Roxanne Wilson and Rene Mendez and Suzi Merriam re Encampment Resolution Funding.

Summary:

Wilson emails Mendez and Merriam asking CoW to be permitting and project manager with a \$4M transfer. This is due to the problem of the "situation of building in another county and I think it is causing way more questions that I think are necessary."

The intergovernmental layers of bureaucracy of this bizarre partnership was yet obstacle MOCO failed to disclose to the State.

Assuming the role of project manager and permitter is an egregious violation of ethics. However, Mendez subsequently communicated with Merriam in an email dated _____, stating he would keep an open mind about it.

From: Rene Mendez on behalf of Rene Mendez <rene.mendez@watsonville.gov>
Sent: Monday, April 17, 2023 8:57 AM PDT
To: Suzi Merriam <suzi.merriam@watsonville.gov>
Subject: Re: Encampment Resolution Funding

yup

From: Suzi Merriam <suzi.merriam@watsonville.gov>
Sent: Monday, April 17, 2023 8:30 AM
To: Rene Mendez <rene.mendez@cityofwatsonville.org>
Subject: Fw: Encampment Resolution Funding

Let's chat...

From: Wilson, Roxanne <WilsonR@co.monterey.ca.us>
Sent: Friday, April 14, 2023 10:53 PM
To: Rene Mendez (Rene.Mendez@cityofwatsonville.org) <rene.mendez@cityofwatsonville.org>; Suzi Merriam <suzi.merriam@cityofwatsonville.org>
Subject: Encampment Resolution Funding

Hi Rene and Suzi,

I am wondering if the City would be willing to be the project managers for the development component of the encampment resolution funding program. After talking to our HCD and PW departments, we are pioneering a situation of building in another county and I think it is causing way more questions that I think are necessary. Since the City would have to be the entity overseeing CEQA and permitting, I am hoping this route would make things much easier for all us. The total amount we would transfer is just shy of \$4 million. I've attached the capital budget for your convenience.

Should the City agree, I will finalize an MOU for your review.

ROXANNE V. WILSON (She/Her/Hers)
Homeless Services Director
County Administrative Office | Intergovernmental and Legislative Affairs Division

County of Monterey
168 West Alisal Street
Salinas, CA 93901
O: (831) 755-5445 | C: (831) 597-2117
wilsonr@co.monterey.ca.us



February 28, 2023 ERF-2 Grant Application

Description:

MOCO ERF-2 Application to the State of California; Watsonville is a Co-Applicant

Summary:

The County submits ERF-2 Application to the state. It is notable that the City of Watsonville violated the California Public Records Act for failing to provide a complete ERF-2 Grant Application in a document request, as the City did not include Mendez' Letter of Support.

Roxanne Wilson, under the penalty of perjury, submitted a defective ERF-2 to the State of California. Issues include, but are not limited to, the the following:

Federal Issues: failure to mention FEMA-issues with the flood zone

State Issues: Necessity for the Church to get encroachment permits for Highway 129

Local Zoning Issues: Violations of the Watsonville Municipal Code regarding special use permits and animals.

Catalina Torres addressed the defectiveness of this joint ERF-2 Grant to MOCO in a letter dated July 11, 2024.

SUBMISSION PORTAL OVERVIEW

Is the Application a "Test" Submission?
No, this is my official Submission.

Part 1: ADMINISTRATIVE INFORMATION

Application Window

This application is being submitted in the following application window:
Window #1, 12/1/2022 - 2/28/2023

Eligible Applicant

Select the eligible applicant's jurisdiction type.
County

What is the name of the city or county?
Monterey

Implementing Organization

Implementing Organization
County of Monterey

Specific Unit or Office Within the Implementing Organization
County Administrative Office, Intergovernmental & Legislative Affairs Division

Implementing Organization's Address
168 West Alisal, 3rd Floor

City	Zip Code	County
Salinas	93901	Monterey

Implementing Organization's Tax ID
Number
94-6000524

Project Director

Name
Roxanne Wilson

Title
Homeless Services Director

Phone	Email
(831) 755-5445	wilsonr@co.monterey.ca.us

Grant Administrator

Name
Roxanne Wilson

Title
Homeless Services Director

Phone	Email
-------	-------

COW_PRA125_001371

(831) 238-3322

wilsonr@co.monterey.ca.us

Contact Person for Application

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⚠️ This Application uses character limits ⚠️

Reaching these limits is not required. Competitive responses may fall well short of these limits.

Part 2: PROPOSAL OVERVIEW

People Served

Number of people currently residing in prioritized encampment site
60

Of people currently residing in prioritized encampment site, how many will be served by this proposal?
60

Given the potential for inflow of people into the prioritized encampment site, how many people are projected to be served across the entire grant period?
70

Of people projected to be served across the entire grant period, number of people projected to transition into interim shelters
60

Of people projected to be served across the entire grant period, number of people projected to transition into permanent housing
42

Is the prioritized encampment site part of a larger encampment area?
Yes

Approximately how many people are residing in the entire larger encampment area, including the prioritized site?
100

Briefly describe the prioritized site in relation to the larger encampment area. (1000 character limit)
The entire encampment site spans approximately 7 river miles. The area of focus for this proposal is between river mile markers 2 through 5.5.

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Encampment Information

1. Briefly describe the characteristics of the people residing within the prioritized encampment site. The description must include demographics and may include household compositions, disabilities, and projected service and housing needs. (1500 character limit)

The prioritized encampment sites are located along the Pajaro River and Lower Salsipuedes Creek near the City of Watsonville (Santa Cruz County) and unincorporated town of Pajaro (Monterey County). A multi-jurisdictional collaborative that includes both Santa Cruz and Monterey counties, the City of Watsonville and the Pajaro Regional Flood Management Agency (PRFMA) has identified this encampment to be prioritized for funding through ERF-2R.

Cal State University Monterey Bay (CSUMB) Center for Community Health Engagement (CHE) has been providing outreach and mobile case management to the Pajaro River occupants no less than once a week for over a year. Based on their interactions with the individuals in the encampment, the CHE team estimates that there are about 60 people on the site. In general, the occupants of the encampment are chronically homeless, unaccompanied adults who work in the surrounding agricultural fields. They are primarily Spanish speaking and about 50% are believed to be undocumented. The majority are men. Ages range mostly from 30 to 60. There is a subgroup of individuals who suffer from one or more co-occurring health and behavioral health issues. Some occupants have disclosed that they have criminal backgrounds and other barriers to housing, and that they need assistance with securing housing. Occupants have also shared their need for immigration and citizenship services, pet care, transportation, legal assistance, and employment and educational services.

2. Briefly describe physical characteristics of the prioritized encampment site in which the people you are proposing to serve are residing. The description must include the specific location, physical size of the area, the types of structures people are residing in at the site, whether vehicles are present, and any other relevant or notable physical characteristics of the site. (1000 character limit)

The site is located along the Pajaro River and Lower Salsipuedes Creek near the City of Watsonville (Santa Cruz County) and unincorporated town of Pajaro (Monterey County). The approximate location is latitude 36.907229, longitude -121.748089. The total area covers roughly 100 acres along 3.5 miles of stream length. The area is composed primarily of ecologically sensitive wooded, riparian habitat. The area is contained within the Pajaro River and Salsipuedes Creek flood control system, which is under management of the Pajaro Regional Flood Management Agency (PRFMA). The flood control system consists of earthen levee embankments. Structures within this community range from simple tents to larger assemblies constructed from pallets, tarps, vegetation and other debris. These structures have been dug into channel and levee banks which destabilizes the soil and increases the chance of erosion and bank failure. Vehicles are often found parked in unauthorized areas if the river.

3. Why is this particular encampment site being prioritized? (1000 character limit)

This encampment is being prioritized due to the vulnerability of the residents. Many have significant health and behavioral health challenges and their status as immigrants makes it challenging for them to access housing and services. The area surrounding the encampment is a "service desert" with minimal community-based supports available. The encampment sits in a flood plain, putting residents in danger during rainy periods such as the recent atmospheric river events.

Another reason for prioritizing this site is that the land it occupies is slated for a major levee construction project that will require the current residents to move. The levees have broken multiple times, causing nearly \$100M in damages and loss of lives. The US Army Corps of Engineers and the State have agreed to jointly invest \$400M to expand and repair the levee in upcoming years. This work will be overseen by the Pajaro Regional Flood Management Agency (PRFMA), one of the collaborative partners in this project.

Attachment: Map
Map.pdf

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4. Is the prioritized site on a state right-of-way?

No

Proposal's Outcomes

5. What are the outcomes this proposal seeks to accomplish by the grant close (6/30/2026)? If funded, what are the primary activities you are planning to implement to achieve the proposal's outcomes? (1000 character limit)

1. Outcome: 100% of the current encampment residents will engage with outreach. Activity: Trauma-informed outreach services provided by CHE.
2. Outcome: 85% of individuals will enter interim housing. Activity: Create new interim housing project (Recurso de Fuerza); offer placement in other interim housing in Monterey and Santa Cruz Counties.
3. Outcome: 60% of individuals served by Recurso de Fuerza and other IH options will secure permanent housing in a median time frame of 180 days. Activity: Provide flexible rapid rehousing funds, problem solving services, placement in housing through CE, housing focused case management in interim housing.
4. Outcome: 25% of participants at Recurso de Fuerza will increase income. Activity: employment assistance and case management by HomeFirst, referral to project partners
5. Outcome: 90% or greater of participants at Recurso de Fuerza will be satisfied with the program. Activity: measured via satisfaction surveys administered twice per year.

6. How will the applicant measure progress towards the proposal's outcomes? (1000 character limit)

Housing and service outcomes will be tracked using HMIS data. Clients will be entered into the Santa Cruz County HMIS system. Monterey County will receive a user license and will also receive data exports from Santa Cruz County for purposes of grant tracking and ERF program reporting. APR and CAPER reports will allow for understanding the longitudinal achievements of a person as they progress in a program and the combination of services that ultimately led to their housing outcomes. All partners will enter into a data-sharing agreement and will customize existing HMIS and Coordinated Entry release of information forms to create a fluid space for case-conferencing. Bi-weekly case-conferencing with service providers, administrators and outreach workers will promote accountability, transparency, and data quality.

7. Are there any local ordinances, resources, or other factors that may hinder achieving the proposal's outcomes? If so, how will the applicant navigate these challenges? (1000 character limit)

There are no local ordinances or other jurisdictional factors that would hinder achieving the proposal outcomes. The primary resource challenge will be securing housing for the participants, given the very limited supply of deeply affordable housing that is accessible to the encampment residents, particularly those who are undocumented.

8. Is this proposal a standalone project or part of a larger initiative?

Larger initiative

8. a) How would this larger initiative be categorized?

Part of a larger project for this specific encampment site

Please describe. (1000 character limit)

The Pajaro River Flood Risk Management Project – a \$400 million effort to reduce flood risk from the lower Pajaro River and Corralitos and Salsipuedes Creeks – will provide 100-year flood protection to the City of Watsonville and the town of Pajaro, and a mix of 100-year and 25-year flood protection to the surrounding agricultural areas. The US Army Corps of Engineers and the CA Department of Water Resources will pay 100 percent of all project costs.

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Part 3: IMPLEMENTATION

Core Service Delivery and Housing Strategies

9. Describe the proposed outreach and engagement strategy, case management, and / or service coordination for people while they are continuing to reside within the encampment site. Quantify units of service to be delivered including the ratio of staff to people served, frequency of engagement, and length of service periods. (2000 character limit)

CSUMB's Center for Community Health Engagement (CHE) currently provides county-wide outreach, field-based case management, and housing resource navigation services to people experiencing homelessness in Monterey County. The CHE outreach team assigned to northern Monterey County is composed of two outreach workers and one MSW case manager assigned to work on the Pajaro river encampment twice per week. These activities are currently funded with HHAP from both the CoC and County allocations. Should ERF be awarded, this team will pivot to being 50% dedicated to the project and will engage daily and will be leveraged with PLHA from County HCD and HHIP from the Managed Care Plan. This ratio equates to 1:20 and is in alignment with the Monterey County Outreach guidelines and best practices.

CHE outreach workers use person-centered and harm reduction approaches to actively develop a rapport with participants based on respect and trust to engage them in services. They have already identified encampment leaders as points of contact and this ensures there is a robust connection between the team and the encampment. One of the main goals of CHE for this project will be working to connect people from the encampment to the available interim housing options, including the planned Recurso de Fuerza non-congregate, low barrier interim housing project to be funded through this grant.

In addition to CHE, there are other community-based providers delivering services to people living in this encampment. Volunteers from Westview Presbyterian Church provide food to the residents and will continue to do so until everyone has moved from the site. Santa Cruz County outreach providers including an employment and training program known as Watsonville Works, a behavioral health outreach team known as Healing the Streets, and a federally designated Health Care for the Homeless program, known as the Homeless Persons Health Project (HPHP), also outreach to those living there.

10. Describe the role of Coordinated Entry in the context of this proposal and how Coordinated Entry policies or processes will support and / or hinder the implementation of this proposal. (1000 character limit)

Coordinated Entry is one of the tools the CHE outreach workers and interim housing case managers will utilize to connect encampment residents to housing. Participants in the ERF project will be entered into the Santa Cruz or Monterey County CES based on their preferred county of residence and where they have linkages with public benefits such as Medi-Cal. Some participants may be entered into both CES systems if they move between counties. The Medi-Cal managed care plan for the region, the Central California Alliance for Health covers the counties in the region so participants can retain their connection with the same managed care plan even when they change their county of residence. CE systems in both counties generally tend to have large backlogs of people waiting for a housing match and many are not prioritized due to their assessed level of vulnerability. We are projecting only a small number of encampment residents will secure housing through CE.

11. Please describe the interim shelter and permanent housing opportunities proposed to support this proposal and provide evidence of the applicant's demonstrated ability and commitment to deliver permanent housing for people residing in the prioritized encampment. (2000 character limit)

The Collaborative will offer both interim housing and permanent housing opportunities for residents of the encampment with the goal that 85% will secure an interim housing placement and 60% will secure permanent housing.

The area surrounding the encampment lacks easily accessible services and sheltering programs. As part

of this ERF-2 project, the Collaborative partners will stand up a 34-bed non-congregate interim housing program – Recurso de Fuerza. The project will be developed by Dignity Moves using modular units manufactured and designed by BOSS. The program operator will be HomeFirst. The project site is a lot in Watsonville owned by Westview Presbyterian Church, a key project partner that views this project as advancing their social mission. HomeFirst will operate a low-barrier, person-centered and trauma-informed program. Recurso de Fuerza will be the primary interim housing option offered to participants, but they will also be offered placement in other shelters or residential programs in the region if they are seeking another type of environment, such as a recovery residence or domestic violence shelter. Permanent housing for the encampment residents will be challenging to secure given their high needs and immigration status. The CHE outreach team will provide navigation services to support residents to secure housing directly from the encampment, but most will first enter interim housing as the initial step to permanent housing. HomeFirst's service model will focus on providing support to interim housing residents to secure housing via a variety of pathways. HomeFirst will leverage a flexible pool of rapid rehousing and problem-solving funds to help support rehousing activities. Leveraged housing pathways will also include Project Homekey units that are coming online in Santa Cruz County and housing placements through CE in both counties.

12. Describe how this proposal is tailored to meet the needs and preferences of people residing within the prioritized encampment. (1500 character limit)

CSUMB's Center for Community Health Engagement (CHE) is already conducting and will continue to conduct outreach and engagement with encampment residents. CHE's approach to engagement is to first focus on building trust, which means authentically listening and meeting people where they are. Over the past several months, the CHE team has been consulting with occupants of the Pajaro River encampment to understand what they need and want as the next step in their lives. CHE interviewed over 40 residents and virtually all of them indicated they would prefer to move to interim housing, provided it is non-congregate, low-barrier and allows them to bring their partners, pets and belongings. The proposed project will meet this need through the Recurso de Fuerza interim housing project, as well as by offering other interim housing opportunities. Employment services, transportation, veterinary services, immigration services, health (SUD/physical/mental) and legal services were also listed as high priorities. Connections to these services will be offered by CHE and by HomeFirst at Recurso de Fuerza. Throughout the project, participants will be afforded many opportunities to voice their concerns and make recommendations for improvement. HomeFirst offers frequent opportunities for feedback to further engender greater engagement with the Interim Housing program. Participants can offer input through case management sessions, satisfaction surveys, and exit interviews.

Table 1: Projected Living Situations Immediately Following the Encampment

Briefly Describe Each Projected Living Situation Immediately Following the Encampment	Is This Permanent Housing?	Quantify The Capacity (e.g., number of beds/units, frequency of bed/unit availability)	Prioritized or Set-Aside for ERF-2-R?	Is this living situation funded by ERF-2-R and / or Leveraged Funds?	% of Served Persons Projected to Fall Within This Living Situation
Recurso de Fuerza (operated by Home First)	No	35 bed capacity; serving 55 people over course of project	Set-Aside	ERF-2-R	79

Community based IH beds	No	5	Neither	Leveraged	7
Housing in community using rapid rehousing or problem solving funds, directly from encampment	Yes	3	Set-Aside	Leveraged	4
Unsheltered locations	No	7	Neither	Leveraged	10

Table 2: Projected Housing and Service Pathways to Permanent Housing

Describe Projected Housing and Service Pathway to Permanent Housing	Quantify the Capacity of the Housing and Service Pathway	Is this Housing and Service Pathway Funded by ERF-2-R and / or Leveraged Funds?
Rapid Rehousing flexible funds (participants can access while unsheltered or once they move to interim housing)	20	Leveraged
Problem solving, light touch support (e.g., to move in with family friends). Resources can be accesses while unsheltered or once they move to interim housing.	5	Leveraged
Community-based placements (using CE from either of the two counties, other pathways identified by HomeFirst as part of housing services for interim housing participants)	15	Leveraged
Self-resolution (participants identify their own housing solution)	2	Leveraged

Table 3: Strategies to Mitigate Displacement

Strategy	Is this Strategy Funded by ERF-2-R and / or Leveraged Funds?
The primary strategy will be to conduct trauma-informed engagement (by CHE) to encourage participants to move from the encampment to interim housing or directly to permanent housing. Housing.	Leveraged
Incentives – HomeFirst will have a budget to offer unsheltered individuals living in the encampment an incentive of \$200 to try out the Recurso de Fuerza non-congregate shelter	ERF-2-R

Table 4: Strategies to Mitigate Returns to Unsheltered Homelessness

Strategy	Is this Strategy Funded by ERF-2-R and / or Leveraged Funds?
HomeFirst will provide trauma-informed, person centered services in a welcoming environment at the Recurso de Fuerza IH program with the goal that participants are able to exit to permanent housing or other indoor location and remain housed	ERF-2-R
Central California Alliance for Health will provide CalAIM enhanced care management and housing supports referrals to help participants secure and sustain housing	Leveraged
Several partners (HomeFirst, CAB, CHE) will provide services to support participants to maintain or increased their income and benefits	Both

13. Describe how this proposal considers and plans for the dynamic nature of encampments including potential inflow of people into the geographically served areas. (1000 character limit)

The Pajaro River encampment site has been occupied by unsheltered individuals for many years and exemplifies the dynamic nature of encampments. The site has been cleared by law enforcement numerous times, often as a safety measure in response to expected flooding, such as during the January 2023 storm event. However, residents typically return to the site within a few weeks after it is cleared. This proposal intends to serve all the current residents and has set a goal that 85% will move to interim housing. Due to the levee improvement project that will be starting in 2025, the site will be secured and people will not be able to come back. However, if there are new people who arrive at the site or people who decline interim housing, the project will continue to work with them and will offer them services, shelter, and housing. The CHE outreach team will also engage with Pajaro River encampment residents who have chosen to move to another location and encourage them to enter shelter.

14. Describe how this proposal will support individuals with continued access to and / or the storage of their personal property. (1000 character limit)

The project and all the partners will embrace Housing First principles, including allowing people to bring their partners, pets, and possessions when they move to interim housing. The Recursa de Fuerza project operated by HomeFirst will allow people to bring possessions into their units. Storable personal belongings that cannot fit into non-congregate units will be stored in an onsite storage container where individuals will have access to their belongings throughout the duration of the project. Case managers will work with individuals to assess needs, wants and discardable items after trust and rapport are established. Whenever possible, case managers will work with individuals to replace broken but important items, like medical equipment or clothing. Most of the other interim housing options that will be offered to encampment residents have capacity for storage of belongings.

15. Describe how this proposal will support individuals with service animals and/or pets. (1000 character limit)

Pets are often the only reliable and loyal living thing to a person experiencing homelessness; therefore, they too will be provided support throughout the duration of the project. Many of the current encampment residents have dogs and cats, and some have chickens. The Recurso de Fuerza interim housing program will allow people to bring their pets into their individual units. There will also be a kennel facility on site for larger animals and space for residents to keep chicken coops. All residents of the encampment will be offered pet food, litter, vaccinations, flea remediation, spaying/neutering, and chicken coops through the

SPCA and other community partners. Qualified individuals will be connected to a health provider who can provide reasonable accommodation and emotional support letters when needed and appropriate.

Budget and Resource Plan

16. State the total amount of ERF-2-R funds requested.
\$7,986,354.26

17. State the estimated dollar value of secured, non-ERF-2-R resources that will help meet this proposal's outcomes.
\$1,265,335.00

18. Identify and describe these non-ERF-2-R resources. (1000 character limit)

- CHE outreach team – Monterey County PLHA, Monterey County HHIP
- HomeFirst – case management, housing specialist, clinician, shift supervisor, maintenance tech lead, janitorial services, operations, and program administration staff – in kind contribution
- HomeFirst – rapid rehousing and problem-solving fund – Santa Cruz County HHAP R3 & R4, Santa Cruz County PLHA
- Santa Cruz Housing for Health Partnership – HMIS licenses – in kind contribution

19. Describe how the proposal is a prudent and effective use of requested funding relative to the number of people it seeks to serve and the types of services and housing to be provided in the proposal. Include an explanation of how the requested ERF-2-R amount was determined. (1000 character limit)

The total ERF request is \$7,986,354, which translates to \$114,090 per person from the encampment served. However, the collaborative partners view this project as an investment in infrastructure to reduce homelessness in Santa Cruz and Monterey Counties over the long term. Once the term of the ERF-2 grant ends, Santa Cruz County intends to prioritize available funding resources to continue operating the Recurso de Fuerza interim housing site so that it can be a continuing resource for unsheltered people throughout southern Santa Cruz County. Santa Cruz County intends to partner with the Managed Care Plan to transition the interim housing to include recuperative care and short-term post hospitalization housing capacity. Resolving this encampment will also ensure that the \$400 million levee repair project overseen by the Pajaro Regional Flood Management Agency (PRFMA) can proceed without displacing people to other unsheltered locations.

Attachment: Standardized Budget
ERF-2-R, Budget Template_Monterey County FINAL.xlsx

Key Entities and Staff

20. First, describe the implementing organization and specific unit or office within the implementing organization that would administer ERF-2-R. Then, describe their role and primary responsibilities for this proposal. Finally, if these entities have managed a complex homelessness

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project or grant, describe how those experiences informed this proposal. (1500 character limit)
 The implementing organization for this grant is the Monterey County Homeless Services Unit, within the County Administrative Office, Office of Legislative and Intergovernmental Affairs. This is a relatively new unit created in 2022 to coordinate work to reduce homelessness that is spread across several departments, including Social Services, Health, and Housing and Community Development. All of these Departments have experience managing complex homelessness projects including Project Roomkey, SHARE Center (Navigation Center), HDAP, Family Stabilization Program, and the Housing Support Program. For this ERF project, Monterey County's role will be to receive and administer the funding from CA-ICH, prepare required reports, and serve as the overall coordinator of the work of the different partners. Due to their ability to be nimbler and more flexible in contracting, Monterey County will pass through the funding to the Coalition of Homeless Services Providers (CHSP), the CoC lead agency, to enter into and manage contracts with the project partners. This will ensure the funds are disbursed and the activities implemented as quickly as possible.

Table 5: Key Staff

Title	Currently Filled Position?	FTE of Staffing for This Proposal	Funded by ERF-2-R and / or Leveraged Funds?	Brief Description of Duties
Homeless Services Director	Yes	.10	Leveraged	Grant oversight, reporting, contracting, billing, etc.
Outreach Worker	Yes	1	Leveraged	Outreach and engagement, mobile case management
Outreach Coordinator	Yes	.5	Leveraged	Lead Outreach Worker, mobile case management
Director of Interim Housing	Yes	.10	ERF	IH Contract Oversight
Case Manager	No	2	ERF	Coordinate the integration of social services through case management with external service organizations. Promote effective and efficient utilization of local housing, legal, mental health and other agencies to assist the resident to remove barriers
Resident Advocate	No	9	ERF	provide a high level of customer service to our residents at all times and executes operational tasks while on site
Housing Specialist	No	1	ERF	Housing Navigation, Landlord Engagement
Program Manager	No	1	ERF	Manages and directs day-to-day operations of IH program

Clinician	Yes	.10	ERF	Provides clinical counseling to clients electing services
Manager of Outreach	Yes	.25	ERF	Strategizes with and trains outreach professionals

21. First, describe key partners that will collectively pursue the proposal's outcomes. Then, describe their role and primary responsibilities for this proposal. Finally, if these entities have managed a complex homelessness project or grant, describe how those experiences informed this proposal. (1500 character limit)

- County of Monterey – see above.
- County of Santa Cruz, Housing for Health (H4H) Division (also serves as the CoC CA-508) - leveraged services, interim and permanent housing, CE and HMIS. Experience managing CoC, HHAP and Homekey projects among others.
- Coalition of Homeless Services Providers (CoC lead for Monterey/San Benito Counties) - manage ERF funds passed through from Monterey County for contracts with provider partners; managing HMIS and CE systems.
- City of Watsonville - supporting the overall project and assisting with the development of Recurso de Fuerza (land use approvals, etc.).
- Pajaro Region Flood Management Agency (PRFMA) – overseeing the rebuilding of the levee where the encampment is located.
- CSUMB Community Health Engagement (CHE) – lead entity providing outreach to encampment residents; more than three-years' experience as county-wide outreach provider.
- Dignity Moves –developer of the Recurso de Fuerza modular interim housing project; prior experience with IH project development.
- HomeFirst –service provider operating the Recurso de Fuerza IH project. Providing shelter, housing and services to homeless individuals and families since 1980.
- Westview Presbyterian Church – owns the land on which Recurso de Fuerza will be developed and will provide food, outreach and support to encampment residents.
- Central California Alliance for Health – managed care plan, CalAIM
- Community Action Board – immigration services and rehousing fund management

22. Describe specific examples of how Local Jurisdiction(s) and the CoC have collaborated on the design and implementation of this proposal. (1000 character limit)

Due to the complex needs of the occupants and overlapped jurisdictional boundaries in which the encampment exists, the County of Monterey engaged with the County of Santa Cruz and its CoC, the City of Watsonville, the Coalition of Homeless Services Providers (Monterey County CoC) and the Pajaro Regional Flood Management Agency (PRFMA) to create a highly collaborative partnership, aka "The Collaborative". The Collaborative has held regular coordination meetings with outreach teams and other direct service providers to get insight on the diverse needs of the population intended to be served by this grant. These high-level meetings provided the space and opportunity to foresee and overcome complications that may arise as the ERF project application develops. To develop this application, the Collaborative has been holding bi-weekly strategy meetings/brainstorming sessions since August 2022. Each of the jurisdictional partners has provided a letter of support for this application.

Optional Upload: Evidence of Cross-Jurisdictional Collaboration

ERF-2 Letter of Support Santa Cruz County February 2023.pdf

PRFMA ERF Letter of Support.pdf

Other Partners.pdf

23. Identify any entities that have a right to and/or control of the property upon which the encampment site resides and discuss whether each of these entities committed allowing the

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implementation of this proposal. If they have not committed, please explain how you have or plan to engage with this entity to implement your proposal. (1000 character limit)

Existing encampments within the Pajaro River corridor are positioned on both public and private lands. Regardless of land ownership, existing levee maintaining agencies (Santa Cruz County Flood Control and Water Conservation District – Zone 7 ("Zone 7") and Monterey County Water Resources Agency ("MCWRA") hold maintenance easements and other rights, and in some cases fee title ownership, that allow these entities to maintain the Pajaro River levee system and the river channel. Beginning in 2023, the Pajaro Regional Flood Management Agency ("PRFMA") will secure these rights and assume full responsibility for levee and river channel maintenance. PRFMA, and by extension the existing levee and river maintaining agencies (Zone 7 and MCWRA) are in full commitment to allow implementation of the proposal in this application which will support the current encampment residents to relocate to locations outside of the river and levee corridor, ideally in interim and/or permanent housing.

Centering People

24. How were persons with lived experience meaningfully incorporated into the planning and proposed implementation of this proposal? Please identify whether any perspectives were incorporated from persons that are currently unsheltered and / or formerly or currently residing within the prioritized encampment. (1000 character limit)

The Monterey and San Benito County CoC has adopted a Five-Year Plan that was developed with strong input and involvement from people with lived experience of homelessness. One of the primary goals of the Plan is to "Expand Service-Oriented Responses to Unsheltered Homelessness" by providing services and supports to encampments, building collaborative relationships with people living in encampments, providing safe temporary housing, and connecting people to permanent housing.

The CHE outreach team and members of Westview Presbyterian have provided services and consulted with more than 40 occupants of the Pajaro River encampment to understand their needs and desires. The residents indicated they would prefer to move to interim housing, provided it is non-congregate and low barrier. The proposed project will meet this need through the new interim housing project – Recurso de Fuerza - to be funded through this grant. Encampment residents proposed this name for the project.

25. Briefly describe how the proposal exemplifies Housing First approaches as defined in Welfare and Institutions Code section 8255. (1000 character limit)

Monterey County and the CoC embrace Housing First principles and require contracting agencies to align their policies and procedures to Housing First requirements as set forth by the State of CA and best practices in the field. CHE will provide trauma informed outreach and engagement services to build rapport with encampment residents and address basic needs first to steward participants away from "survivor-mode" and into a place where they feel safe and stable enough to voluntarily participate in supportive services and begin the journey towards housing. HomeFirst will operate the low-barrier, non-congregate interim housing program – Recurso de Fuerza. This program will not impose sobriety requirements, requirements to participate in services or other barriers; allow participants to bring pets, possessions and partners; and employ staff with expertise in housing search and navigation. The project budget includes flexible funds for rapid rehousing and housing problem solving.

26. Briefly describe how this proposal will center an individual's choice and provide trauma informed services and supports. (1000 character limit)

The primary provider partners that will be providing services to the occupants of the Pajaro River encampment, CHE (outreach) and HomeFirst (interim housing) are well-versed in trauma-informed services and integrate this approach into their work with people experiencing homelessness. CHE outreach adopts an engagement philosophy that recognizes the impact of trauma – they seek to help people access whatever resources they first need in the moment (which could be as simple as a bottle of water) to help build trust that can lead to engaging on more challenging issues such as accessing shelter or housing. HomeFirst practices a Trauma Informed model of care that fosters supportive engagement with program participants including those in the pre-contemplative and contemplative stages of change, and in

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turn contributes to increased participant involvement in goal setting, the development of their individual Housing Action Plan, and the steps necessary to execute that plan.

27. Describe how this proposal will operationalize harm reduction and provide services that improve a person's health, dignity, and safety while they continue to reside within the prioritized encampment site. (1000 character limit)

Monterey County and the CoC embrace harm reduction principles and expect contracting agencies to implement harm reduction approaches to the maximum extent possible. CHE offers intensive, trauma informed outreach and engagement services and provides connections to a range of treatment options that include MAT and other non-abstinence focused approaches. The Recurso de Fuerza interim housing program operated by HomeFirst will not impose any sobriety requirements as a condition of access to the shelter or continuing participation. Shelter rules will focus on ensuring the safety of participants and not behavior modification or mandatory service participation. Both providers will connect participants to health and behavioral health services, as well as the Central California Alliance for Health – the regional Medi-Cal health plan and payor for CalAIM.

28. For encamped locations that are objectively dangerous, describe how the proposal will seek to prevent harm for people experiencing unsheltered homelessness in these locations. (1000 character limit)

The primary safety issue at the Pajaro River encampment is the danger of flooding. The site sits in a flood plain protected by an inadequate levee that is slated to be improved by the Pajaro Regional Flood Management Agency with federal and State funding. This proposal seeks to prevent harm by ensuring that the residents can move to an interim housing situation that meets their needs and preferences, and from there to housing. Once construction begins on the levee project, it will not be safe for people to return, so the site will be secured while under construction to prevent people from attempting to camp in a construction zone.

29. Identify what controls are or will be in place to ensure that all ERF-2-R funded parties will not penalize homelessness. The term "penalize homelessness" means to impose, by a governmental unit, criminal or civil penalties on persons who are homeless in a manner that is related to those persons' engagement in necessary human activities, including sleeping, resting, and eating. (1000 character limit)

Currently there are no policies in place to penalize or criminalize the people living at the Pajaro River encampment. Law enforcement has required residents to evacuate during flooding events for their own safety. Occasional clean-ups are mandated to address environmental impacts of people camping in the levee area. Once the ERF project launches, the CHE outreach team will work with everyone to identify a pathway to interim housing, directly to permanent housing, or other options such as in-patient treatment. No one will be allowed to remain on the site once construction on the levee project begins in 2025. If anyone refuses to leave, CHE will continue with daily, continual engagement. As a last result, the Monterey County Sherriff will be called in to tell people they must move.

30. Describe how this proposal considers sanitation services for people residing in the prioritized encampment. This may include but is not limited to non-intrusive, curb-side waste removal and access to clean and available bathrooms. (1000 character limit)

The Pajaro Regional Flood Management Agency limits what sanitation services can be provided in the environmentally sensitive levee area where the encampment is located. As the ERF project launches, Monterey County will work with PRFMA to begin providing waste removal services to engage the residents and begin preparing them to move.

Accelerated Timeline

31. How is your community currently supporting and / or engaging with people residing within the prioritized encampment? (1000 character limit)

COW_PRA125_001385

CSUMB's Center for Community Health Engagement (CHE) currently provides outreach and engagement to the residents of the Pajaro River encampment. They are using person-centered and harm reduction approaches to actively develop rapport with current residents based on respect and trust. They help meet residents' immediate needs for food, clothing, IDs and other practical items. They also assess each individual and work to connect them to services and resources they need or are eligible for. They are working to identify interim and permanent housing options for any interested resident. There are also a few Watsonville-based CBOs delivering services to this encampment, including the Community Action Board, Healing the Streets and Watsonville Works. Westview Presbyterian volunteers have been serving breakfast at the levee 5/days week for the past 5 years, building relationships and earning trust. They will continue to do so until everyone has moved from the site.

32. If this proposal is selected, in advance of receiving funding, what steps will your community take to support the people living in the encampment and swift implementation of this proposal? (1000 character limit)

If this proposal is selected for funding, the CHE team will continue their outreach efforts and will begin advising the residents of the many services that will become available through this project, and particularly the new non-congregate shelter. They will also begin to inform residents of the imminent start of the levee construction project and the need for them to identify alternative places to stay. Any resident who wishes to move to the Recurso de Fuerza will be placed on a list to move there once it opens, which is expected to be within six months of the grant award date. Residents who wish to explore other options for interim or permanent housing can do so immediately with support from CHE.

Table 6: Projected Milestones

Outreach to the people residing in the prioritized encampment site began / will begin in month ____.	This proposal will reach full operating capacity in month ____.	The first planned exit of a person or household from the prioritized encampment will occur in month ____.	The last planned exit of a person or household from the prioritized encampment will occur in month ____.
1	9	1	24

Attachment: Standardized Timeline
 Monterey County ERF Timeline Draft 02_23_2023.xlsx

Applicants must use the [ERF-2-R Timeline Template](#) available on [box.com](#)

CERTIFICATION

Before certifying, applicants are strongly encouraged to review the NOFA.

I certify that all information included in this Application is true and accurate to the best of my knowledge.

Name

Roxanne Wilson

Title

Monterey County Homeless Services Director

Email

wilsonr@co.monterey.ca.us

COW_PRA125_001387



City of Watsonville

"A Community of Opportunities"

February 21, 2023

Roxanne Wilson
Monterey County Homeless Services Director
710 Old Stage Rd.
Salinas, CA 93908

Re: Support for Encampment Resolution Fund Round 2R (ERF-2\$) for Pajaro River Collaborative Project

Dear Roxanne:

The City of Watsonville is highly supportive of the application Monterey County is submitting to the State of California Interagency Council on Homelessness (CA-ICH) for the Encampment Resolution Funding Program Round 2R (ERF-2R). We are delighted to be a part of this highly collaborative proposal to resolve the identified encampment on the Pajaro River, which straddles the boundary between Monterey and Santa Cruz Counties, in very close proximity to our city. The City of Watsonville, the two counties, the Pajaro Regional Flood Management Joint Powers Authority (PRFMA), two Continuum of Care (COC) entities, a Medi-Cal Managed Care Plan and a faith-based community came together to support the development of the proposed ERF project and its future implementation. The project has the potential to serve as a statewide model of the value of cross-jurisdictional collaboration to address homelessness.

A critical element of the proposed project will be the development of a new interim housing project on land within the City of Watsonville that is owned by the Westview Presbyterian Church. We will support this transformational project through the permitting process and will work with both Counties to provide the needed in-kind services.

The requested ERF-2 funding for this project will be invaluable in helping a highly vulnerable group of unhoused individuals to secure the services and supports they need to transition to permanent housing. It will also allow the City of Watsonville and Santa Cruz County to build expanded infrastructure to address homelessness in a historically under-resourced area of the County.

I enthusiastically support this proposal and hope the State will look favorably on this request.

Sincerely,

René Mendez,
City Manager
City of Watsonville

831-768-3010
citymanager@cityofwatsonville.org
www.cityofwatsonville.org

Administration
275 Main Street, Suite 400
Watsonville, CA 95076

THE COALITION OF HOMELESS SERVICES PROVIDERS

MEMBERS

Access Support Network
Central Coast Center for
Independent Living
CHISPA
City of Salinas
Community Homeless
Solutions
Community Human Services
CSU Monterey Bay –
CHE Center
Dorothy's Place
Downtown Streets Team
Eden Housing
Gathering for Women -
Monterey
Housing Authority of the
County of Monterey
Housing Resource Center
Interim, Inc.
MidPen Housing
Corporation
Monterey County
Department of Social
Services
San Benito County Health &
Human Services Agency
Sun Street Centers
The Salvation Army -
Monterey Peninsula Corps
Veterans Transition Center
of California
YWCA Monterey County

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Tory Gunsolley
Alexa Johnson
Barbara Mitchell
Rod Powell
Lauren Suwansupa

February 18th

Roxanne V. Wilson
Director, Monterey County Homeless Services County Administrative Office
168 W. Alisal Street, 3rd Floor
Salinas, CA 93901

**Subject: Letter of Support for County of Monterey's Encampment Resolution
Funding Program Grant Application**

Dear Ms. Wilson,

The Coalition of Homeless Services Providers (CHSP) is thrilled to partner with Monterey County's Department of Homeless Services on the Encampment Resolution Fund to support the Pajaro River community.

As the Continuum of Care for Monterey and San Benito County, CHSP is responsible for the implementation of the regional strategic plan, the 5YR Lead Me Home plan. Within this plan, the CoC has set a goal to reduce homelessness within our region by 50%. The three overarching strategies within this plan are to increase stakeholder participation, improve the performance of homelessness response systems & to expand service-oriented response to unsheltered homelessness.

This application to support the Pajaro River community meets all three of the overarching strategies set out in the 5YR Plan. CHSP is confident that if funded, this program will support the overall goal of reducing homelessness in the Monterey region.

The Coalition is committed to the success of this project and for it to present a model of what cross-jurisdictional collaboration can do to support the unhoused residents of California. If you have any questions, please reach me at glucas-conwell@chsp.org

Sincerely,



Genevieve Lucas-Conwell
Executive Director
Coalition of Homeless Services Providers CA-506 Continuum of Care Lead

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0029
(916) 319-2029
FAX (916) 319-2129

Assembly
California Legislature



ROBERT RIVAS
ASSEMBLYMEMBER, TWENTY-NINTH DISTRICT

February 21, 2023

Roxanne Wilson
Monterey County Homeless Services Director
County Administrative Office
168 West Alisal Street, 3rd Floor
Salinas, CA 93901

Re: Support for Encampment Resolution Fund Round 2R (ERF-2R) for Pajaro River Collaborative Project

Dear Director Wilson:

I write share to share my support for the application Monterey County is submitting to the State of California Interagency Council on Homelessness (CA-ICH) for the Encampment Resolution Funding Program Round 2R (ERF-2R).

This innovative and collaborative proposal will resolve a long-standing encampment on the Pajaro River straddling the boundary between Monterey and Santa Cruz Counties in an environmentally sensitive levee system. The two counties, City of Watsonville, Pajaro Regional Flood Management Joint Powers Authority (PRFMA), two Continuum of Care (CoC) entities, a Medi-Cal Managed Care Plan, non-profit organizations and a faith-based community have all joined together to support the development of the proposed ERF project and its future implementation. The project has the potential to serve as a statewide model of the value of cross-jurisdictional collaboration to address homelessness.

The requested ERF-2 funding for this project will be invaluable in helping a highly vulnerable group of unhoused individuals to secure the services and supports they need to end their experience of homelessness. The project encompasses outreach and other services, interim and permanent housing. A key feature will be the development of a new, 35-bed low-barrier non-congregate interim housing project in the City of Watsonville. This interim housing project will significantly expand infrastructure to address homelessness in a historically under-resourced area of Santa Cruz County.

Thank you for your time and thoughtful consideration in this matter. If your office has any questions or concerns, please do not hesitate to reach out to me at (831) 759-8676.


Printed on Recycled Paper

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a horizontal line and another 'R'.

ROBERT RIVAS
Assemblymember, District 29
State of California



701 Ocean Street, Rm. 410
Santa Cruz, CA 95060
(831) 454-2807

February 16, 2023

Roxanne V. Wilson
Director, Monterey County Homeless Services
County Administrative Office
168 W. Alisal Street, 3rd Floor
Salinas, CA 93901

**Subject: Letter of Support for County of Monterey's Encampment Resolution
Funding Program Grant Application**

Dear Ms. Wilson:

As the Executive Director of the Pajaro Regional Flood Management Agency (PRFMA), I am thrilled to partner with the County of Monterey, County of Santa Cruz, and City of Watsonville on the creation and submission of the 2023 Encampment Resolution Funding (ERF) program grant application.

PRFMA is a joint powers authority representing five local jurisdictions: County of Monterey, County of Santa Cruz, City of Watsonville, Monterey County Water Resources Agency, and the Santa Cruz County Flood Control and Water Conservation District – Zone 7. PRFMA is responsible for overseeing the Pajaro River Flood Risk Management Project – a \$400 million effort to reduce flood risk from the lower Pajaro River and Corralitos and Salsipuedes Creeks – which will provide 100-year flood protection to the City of Watsonville (Santa Cruz County) and the town of Pajaro (Monterey County). This project is in response to several major floods over the past 7 decades that caused millions of dollars in damages and loss of life. Because of the immediate threat to life, the river corridor does not offer a safe living or camping space for the unhoused, who are subject to mitigation actions designed to encourage the safe egress of occupants away from the river channel. However, these occupants typically return within weeks of the clean-up. It has always been clear that the lack of resources for these individuals ultimately led to their extensive histories of living unsheltered and within the river corridor.

In addition, the 2023 Atmospheric River Event that pummeled both counties demonstrated the heightened vulnerability of people dangerously camping along the riverbank and levee system, as the rain-swollen river came within inches of overtopping the levees.

The Counties, City and PRFMA have been meeting since August 2022 to discuss strategies that would connect occupants of the river to housing prior to the

PRFMA.org

implementation of the Pajaro River Flood Risk Management Project and we believe the proposed ERF project will substantially meet the needs of the occupants. PRFMA is committed to this collaborative effort and will leverage our resources to restore the property back to its original state and intended use once occupants relocate to shelter and housing. Please feel free to contact me with any follow-up questions at mark.strudley@prfma.org.

Sincerely,



Dr. Mark Strudley
Executive Director



February 14, 2023 Monterey County Board Meeting

Description:

[Agenda](#)

[Video](#)

[Slides 6 and 8 of Roxanne Wilson](#) Encampment Resolution Funding Slides. Slide 8 lists City of Watsonville's Role as a Co-Applicant, site identification, planning, etc.

Summary:

Roxanne Wilson presented this to the MOCO Board. She informed MOCO County that City of Watsonville was the Co-Applicant responsible for **site identification for the interim housing units and assistance with planning.**

What is a glaring omission is that that Board Materials Attachment C does **NOT** include letters of support in the ERF-2 Grant application, which includes a letter of support from City of Watsonville City Manager Rene Mendez.

During the meeting, Wilson was aware of how competitive the ERF-2 process stating:

I do think it is a competitive application. The person that we hired to help draft it was the last application, or the last thing that she got funded was only, there were only two communities in the state of California of the 44 CoCs that pursued the unsheltered NOFA, which is a federal NOFA, and she was able to one of her projects, was one of the ones that were got funded. So we chose somebody who really understood the model that we're looking for and and I do believe, again, that we highlighted and emphasized the level of collaboration.

Given the known competitive nature of the process, the fact that Wilson omitted critical hurdles gives the appearance that this action was intentional in order to get her application over others. In effect, it appears that Monterey County cheated on the application.

Slides 8 and 6 from Roxanne Wilson's Encampment Resolution Funding Slide Presentation to the Board of Supervisors

COUNTY OF MONTEREY HOMELESS SERVICES

M

COLLABORATIVE PARTNERS

Entity	Role
County of Monterey, CAO IGLA-Homeless Services	Lead Applicant, Grant Management
County of Santa Cruz, Health & Human Services – Housing for Health	Co-applicant, Santa Cruz County Continuum of Care, Identify Primary Service Provider and long-term sustainable funds
Coalition of Homeless Services Providers	Co-applicant, Monterey County Continuum of Care, Co-Administer Funds
Pajaro Regional Flood Management Agency (PRFMA)	Co-applicant, Clean-up and Restoration
City of Watsonville	Co-applicant, site identification, planning, etc.

COUNTY OF MONTEREY HOMELESS SERVICES

M

TIMELINE

Table, ERF-2-R Events	Responsible Party	Date(s)
NOFA Release Date	Cal ICH	12/01/2022
Application Release Date	Cal ICH	12/01/2022
Application Window #1	Applicant	12/1/2022 - 2/28/2023
Application Window #2	Applicant	3/1/2023 - 4/30/2023
Review and Award Window #1 Applications	Cal ICH	
Letter of Local Acknowledgement No Longer Required for CoC Applications on SROW	Applicant	5/1/2023
Application Window #3	Applicant	5/1/2023 - 6/30/2023
Review and Award Window #2 Applications	Cal ICH	
Review and Award Window #3 Applications	Cal ICH	7/1/23 - 8/31/23
Deadline to Expend 50 Percent of Allocation	Applicant	6/30/2024
Deadline to Obligate 100 Percent of Allocation	Applicant	6/30/2024
Deadline to Expend 100 Percent of Allocation	Applicant	6/30/2026



February 10, 2023 Letter from Ratner to Mendez, Vides and Merriam re Reviewing ERF-2 Grant

Description:

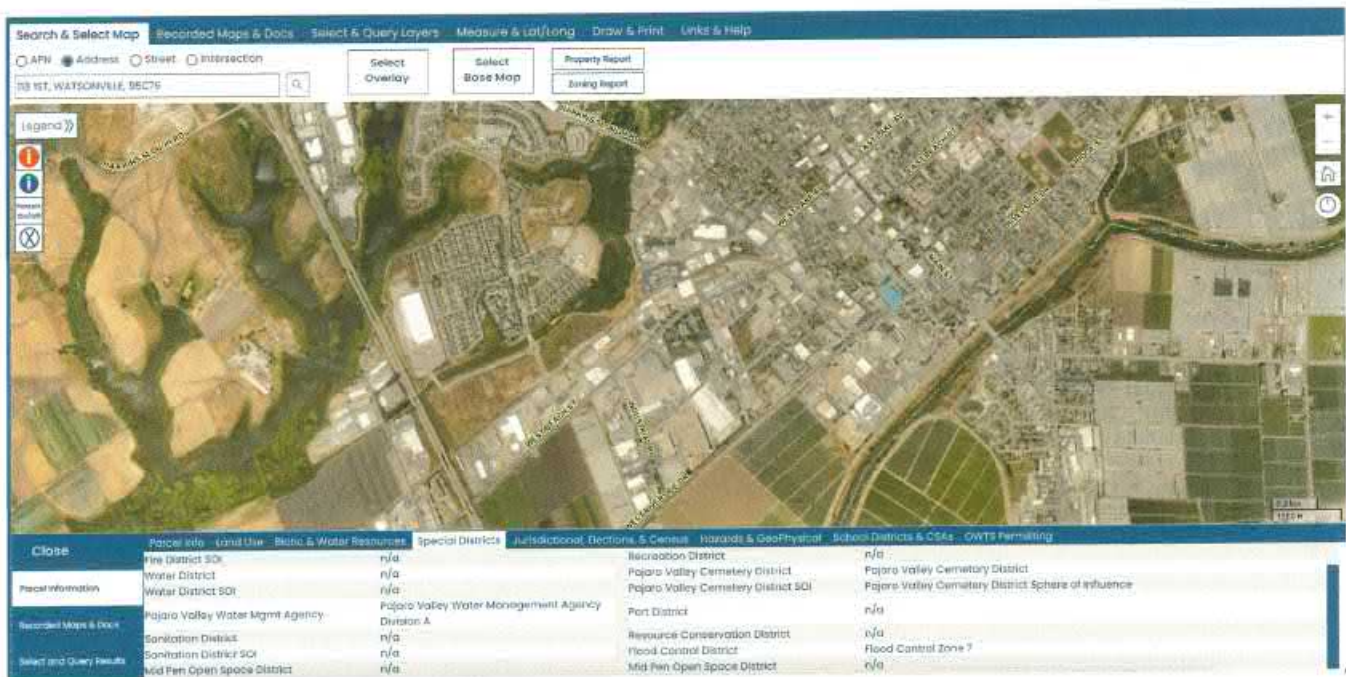
Ratner sends an email to Rene Mendez, Tamara Vides, and Suzi Merriam re Draft ERF-2 Application for review and editing.

Summary:

In this email, Ratner states that **Home First** has agreed to be the identified program operational lead on the application. Roxanne mentions that her team was writing Watsonville's Letter of Support template.

Roxanne Wilson had a note on the Application to "verify" item 7 on the ERF-2 grant re zoning obstacles. It appears that she either (a) failed to follow up on this item or (b) intentionally omitted it.

What is most concerning is that the publicly available GIS map shows this property is in a flood zone. It is not credible that professionals from **MOCO, City of Watsonville, and Dignity Moves would not notice the flood plain issue.** Given that the City was a co-applicant, it is also concerning that the City allowed this FEMA issue to be ignored in the ERF-2 Grant application, as well zoning code issues pertaining to pets, and special use permit requirement for the Church. The Grant application was defective.



From: Robert Ratner <Robert.Ratner@santacruzcounty.us>
Sent: Friday, February 10, 2023 9:15 AM PST
To: Suzi Merriam <suzi.merriam@cityofwatsonville.org>; Tamara Vides <tamara.vides@cityofwatsonville.org>; Rene Mendez <rene.mendez@cityofwatsonville.org>
Subject: FW: Draft ERF Application for Review and Editing
Attachment(s): "Monterey County ERF 2R Application Draft 02_03_2023.docx"

Dear City of Watsonville colleagues - I'm writing to share the most recent draft of the Encampment Resolution Funding proposal that the County of Monterey is working on. Roxanne reaffirmed that the site will NOT be restricted to individuals from just on the Monterey County side of the river. Please send any document feedback and questions you have to me so I can relay them to the project team working on the application. The project team is drafting a letter of support template for the City of Watsonville to consider supporting as part of the application package.

[Home First](#) has agreed to be the identified program operational lead on the application. I think this represents a significant opportunity for higher quality programming and service provision in the City of Watsonville and County of Santa Cruz going forward and hope that we get this grant. If we do not get this funding award, I plan on continuing to work with Home First and the church on securing other funding to support the proposed project.

Sincerely,

Robert Ratner, MPH, MD
County of Santa Cruz
Director, Housing for Health Division, Human Services Department
(831) 454-4925; robert.ratner@santacruzcounty.us

Draft ERF-2 Grant where Wilson states she has to verify local ordinances, etc. to hinder the outcome of the project

- 95% of the encampment residents will engage with the CHE outreach team.
- 95% of encampment residents will enter interim housing.
- 75% of encampment residents will secure permanent housing
- xx% of encampment residents will secure benefits or employment income.
- xx% will access Medi-Cal funded health or behavioral services.
- Others?

Commented [Kate Bristol5]: These are just initial suggestions for discussion.

Activities to implement outcomes:

- Interim housing
- Permanent housing:
- Benefits
- Employment
- Health and behavioral health

6. How will the applicant measure progress towards the proposal's outcomes? (1000/1,016 character limit)

All partners will enter into a data-sharing agreement and will customize existing HMIS and Coordinated Entry release of information forms to create a fluid space for case-conferencing. Clients will be entered into the Monterey/San Benito County HMIS to meet our ERF reporting needs, however all data will be shared with Santa Cruz County for their record keeping.

Commented [Wilson, Roxanne6]: Need approval to do this from both CoCs

HMIS APR and CAPER reports help us understand the longitudinal achievements of a person as they progress in a program and will help us analyze the combination of services that ultimately led to their housing outcomes. Shared spreadsheets will be used to track details on progress in preparing a person for housing, i.e., possession or retrieval of vital documents, referral status, client preferences, dietary restrictions, doctor contact, chronic/homelessness status verification, ADA needs, etc) Bi-weekly case-conferencing with service providers, administrators and outreach workers will promote accountability, transparency and clean data quality.

7. Are there any local ordinances, resources, or other factors that may hinder achieving the proposal's outcomes? If so, how will the applicant navigate these challenges? (1000 character limit)
No

Commented [Wilson, Roxanne7]: Verify

8. Is this proposal a standalone project or part of a larger initiative? Larger initiative

Part 3: IMPLEMENTATION

Core Service Delivery and Housing Strategies

9. Describe the proposed outreach and engagement strategy, case management, and / or service coordination for people while they are continuing to reside within the encampment site. Quantify units of service to be delivered including the ratio of staff to people served, frequency of engagement, and length of service periods. (2000/2,601 character limit)

CSUMB's Center for Community Health Engagement (CHE) currently provides county-wide outreach, field-based case management, and housing resource navigation services to people experiencing homelessness in Monterey County. The CHE outreach team is composed of two FTE outreach workers and one MSW case manager assigned to work on the Pajaro river encampment twice per week. These activities are currently funded with HHAP from both the CoC and County allocations, along with HHIP from the Managed Care Provider. Should ERF be funded, this team will pivot to being 100% dedicated to



December 22, 2022 from Robert Ratner, Director for Housing Health Division of Santa Cruz County

Description:

Email from Robert Ratner to Carlos Palacios. Randy Morris, Tamara Vides, and Rene Mendez re Housing for Health Office - Follow up

Summary:

This email summarizes the plan to not give Salvation Army a renewal, the ERF-2 Grant, the Westview Presbyterian, and **efforts to consolidate CAB homeless services consolidate housing/homelessness programs at Westview Presbyterian, and work to identify potential long-term sites for a low-barrier shelter/navigation center.**

4. Community Action Board (CAB)

a. Support CAB efforts to relocate/consolidate housing/homelessness programs at Westview Presbyterian, if desired by CAB

b. County to continue supporting key programs with CAB – youth homelessness, countywide rehousing and homelessness prevention funding, Watsonville Works, coordinated entry outreach and housing problem solving, south county housing/homelessness collaborative (CORE funding)

7. South County – Low Barrier Shelter “Navigation” Center

a. Continue work to identify potential long-term sites for a low-barrier shelter/navigation center if one not identified/secured during encampment resolution grant funding process;

b. Explore capital funding opportunities from the state and local Medi-Cal managed care

It is notable that CAB does not qualify as a operations provider for an emergency shelter. However, it appears that having CAB be the operator was possibly the intention from this point.

From: Robert Ratner <Robert.Ratner@santacruzcounty.us>
Sent: Thursday, December 22, 2022 12:43 PM PST
To: Carlos Palacios <Carlos.Palacios@santacruzcounty.us>; Randy Morris <Randy.Morris@santacruzcounty.us>
CC: Tamara Vides <tamara.vides@cityofwatsonville.org>; Rene Mendez <rene.mendez@cityofwatsonville.org>
Subject: Housing for Health Office - Follow-Up
Attachment(s): "Southern Santa Cruz County and Watsonville Housing and Homelessness Activities Outline 2023.docx"

Hi all - as a follow-up to our meeting last Friday, I drafted an outline of proposed Watsonville/South County activities related to housing/homelessness for 2023. I've attached the outline in word format and it's also listed below. I highlighted proposed actions related to Salvation Army to make sure we're all aligned on the proposed next steps. I would notify Salvation Army leadership about the proposed actions early in February 2023. Please let me know if you see any areas of concern or potential lack of alignment. I hope you are all able to enjoy the holidays!

1. Encampment Resolution Collaborative Grant Application with Monterey County

- a. Explore possibility of modular shelter build at Westview Presbyterian Church
- b. Do not move forward with modular shelter proposal at the Salvation Army campus
- c. If no site can be identified for a modular shelter location in time for the grant application, shift to a services + hotel room approach with Monterey County providers that have the willingness and capacity to work toward billing for CalAIM Medi-Cal services
- d. Monterey County will make the ultimate decisions on grant proposal, fund request, and project partners. County of Santa Cruz and

2. Salvation Army site

- a. County (Housing for Health Division) staff to notify Salvation Army that we will not be automatically renewing their contract for FY 23-24 for emergency shelter services;
- b. Housing for Health Division will solicit applications from vendors in the Housing for Health vendor pool in February or March 2023 to offer rehousing and sheltering services for individuals experiencing homelessness in Watsonville (expected contract start date of July 2023); solicitation will outline expectation of organizations to be under contract or in the process of securing a contract with the Alliance (Medi-Cal managed care) for similar services and desired outcomes. Salvation Army will have an opportunity to be added to the vendor pool and apply for this funding opportunity.
- c. Encourage Salvation Army to continue exploring potential uses of their site for affordable housing development with commercial space for Salvation Army activities in alignment with City of Watsonville development vision

3. Homekey Round 3

- a. County to issue local RFP in early 2023 to select potential Homekey partner projects; RFP will include some additional one-time funding to link with Homekey applications – likely applicants are Rodeway Inn and Freedom House youth transitional housing project (unincorporated Watsonville)

4. Community Action Board (CAB)

- a. Support CAB efforts to relocate/consolidate housing/homelessness programs at Westview Presbyterian, if desired by CAB
- b. County to continue supporting key programs with CAB – youth homelessness, countywide rehousing and homelessness prevention funding, Watsonville Works, coordinated entry outreach and housing problem solving, south county housing/homelessness collaborative (CORE funding)

5. Improving Outreach Efforts

- a. Housing for Health to work with Health Services Agency to improve coordination and efficacy of outreach efforts in south county – Healing the Streets, Watsonville Works, mental health liaison, community action board coordinated entry staff members

6. Affordable Housing Development and Project Support

- a. Exploring improvements property management and services at existing affordable housing sites in Watsonville that serve large numbers of formerly homeless individuals, e.g., Plaza Hotel, Wall Street Inn, Resetar
- b. Support other developments in the pipeline as needed, e.g., Eden Housing projects – Miles Lane, 1482 Freedom Blvd.
- c. Other mutually agreed upon locations

7. South County – Low Barrier Shelter "Navigation" Center

- a. Continue work to identify potential long-term sites for a low-barrier shelter/navigation center if one not identified/secured during encampment resolution grant funding process;
- b. Explore capital funding opportunities from the state and local Medi-Cal managed care

Robert Ratner, MPH, MD
County of Santa Cruz
Director, Housing for Health Division, Human Services Department
(831) 454-4925 robert.ratner@santacruzcounty.us

June 22, 2022 - August 16, 2022 Minutes from Board Meetings from the Salvation Army

Description:

Minutes of the Salvation Army Board Meeting

Summary:

Pages of the Salvation Army Board minutes indicates that the City was aware a Special Use Permit for the church requirement for changing the use of the Westview Presbyterian Church to a low-barrier navigation center. "Although a special use permit may be required By the City, this site has the best suitability for zoning, location and feasibility for location-based from the City's perspective."

During the Salvation Army Board Meetings, the group (including City Officials):

1. Were aware of a **special use permit requirement**
2. The City **identified the site as having the "best suitability for zoning, location and feasibility."**
3. The attendees were aware it **would take good public relations to inform the neighborhood of this project if it were to be considered on that site.**
4. Recognized the Church has three parcels.
5. Pastor Hoffman met with his management decision-makers at length and the **outcome was of concern to the safety of the staff and facilities with bringing the navigation services on the adjacent property where they have a school environment.** When they have assisted with feeding community members experiencing homelessness, they have prepared meals and served them at the River Street Park and not at their facility. **They have had too much vandalism to their historic church when addressing services at that location.**

conduit for communication for Salvation Army's plans for a short term and long-term vision. The city would be receptive to lot consolidation for the land use.

Are there city officials that will advocate for the Salvation Army? Yes. These advocates would be council members that can support and advocate for the next phase of the Salvation Army. Will they assist Salvation Army with understanding the building code and ordinance language to help facilitate an amicable zone and location? Understanding ordinance and building code language would be the responsibility of the community development department.

West Presbyterian has a food program and a facility for a warming shelter. They do not have showers. Further discussion with their decision makers will be forthcoming. They may be amicable to establish a MOU (memorandum of understanding) for a short-term solution for the Salvation Army. We will have our next meeting on Friday, July 1st at 9 am at their church so that we can do a walk-through of their campus facility that is appropriately zoned institutional and would be an acceptable location for the services and business the Salvation Army provides.

There is doubt in the feasibility that the church has an interest in selling their campus to the Salvation Army, but this has not yet been determined until the church decision makers meet and confer about the interest or possibly to liquidate their property. In August, further discussion will be conducted with the church, the older parishioners to gauge their receptiveness on whether they would entertain a liquidation of this property. Having a full discussion as to the impact the Salvation Army is experiencing will need to be the corpus of that discussion moving forward with the Presbyterian regional office.

Although a special use permit may be required By the City, this site has the best suitability for zoning, location and feasibility for location based from the City's perspective.

Although the Presbyterian church on Beach Street is zoned institutional, the location will not be likely as a viable option for the services Salvation Army provides. Due to its close proximity to the high school, the city will confirm this determination, so that we can include or rule out his option. Given the history of the Vets Hall, the consensus was this would not likely be an alternative.

Roadway Inn was discussed. This building is officially closed and the staff have been laid off. We will continue to monitor that facility so that we can be in alignment for the services our clients may benefit from that location at such time as the facility opens.

We have (potentially) three phases to this project.

Phase One (6-8 months) Critical Needs Assessment List

1. Ensure the immediate needs and services continue "as we are"
2. Continuity for funding streams to provide these services and explore other available resources
3. Developing a business plan of "reimbursable" services to negotiate with the County by March 2023
4. Move forward to complete the kitchen facility to see us through at the current site until we can transition to a new location
5. Creating a master plan with benchmarks and expectations in order to get the temporary showers addressed
6. Identifying alternative sites, consolidate or reduce services that fit the current legal non or forming use at the present site

All Special Use Permits are subject to a Planning Commission hearing and all properties within 300 Feet of the subject site would receive a letter of notification for the pending Planning Commission hearing.

If many community members come out for the Planning Commission hearing against the project, the Planning Commission could deny the project.

To reiterate, the property located at 112 E Beach Street is a viable option. As emergency shelters are principally permitted, any proposed development would be subject to a Design Review permit approved by the Zoning Administrator. The 112 E Beach Street location would not require a Planning Commission hearing.

Minutes from July 1 2022

Attendance. Lt Nayeli, George, Gary Smith, Bruce, Maria, Trina, Major Mark (General Secretary Golden State Division), Jolly Bilstad, Margo Loehr, Paz Padilla Salvation Army Board member and (Community Action Board -homeless prevention and intervention program liaison)

Objectives:

1. To evaluate **Western** Presbyterian site for feasibility
2. Summarize the impact of the downtown specific plan on the Salvation Army's campus

Western Presbyterian Campus

It appears there are 3 parcels for the **Western** Presbyterian Church site:

1. Cherry Court is the small 1380 square foot house, with the underdeveloped property on the 29403 square foot parcel.
2. The church site is actually the 118 1st Street parcel.
3. The adjacent 120 First Street 4835 square foot parcel.

When we have further discussions in August with the decision makers of the church, maybe the focus can be on the Cherry Court parcel that is under developed.

The location offers a big space. The historical church campus has the ability to provide a warming shelter, a kitchen, offices, a dining room. The gym has multipurpose use. There is storage on site. Along with the possibility of having a food pantry. The parcel is underdeveloped with the parcel adjacent to the fire department.

Comments from the walk through: The faculty had nice office space with multiple rooms, parking and yard with the possibility of adding showers and facilities adjacent to the gym. The neighborhood could be evaluated for the acceptance for a navigation use facility.

There may be historic challenges for the use of the church facility for the Salvation Army's purpose with working with our program and services we provide. ADA will be also another difficult issue in using the facility for our purposes. The kitchen facility is beneficial for preparing and serving meals on site.

There is benefit in the parcel has the ability to continue its faith bases services, which are a part of what the Salvation Army provides currently. There is potential with the underdeveloped site that could be of use without disturbing the use of the facilities.

The question would be, if the church chose not to sell the building, would they entertain selling a portion of the site for developing a navigation resource center to the Salvation Army?

Whatever we come up with the develop It would take good public relations to inform the neighborhood of this project if it were to be considered on that site. As well as a solid transition planning before a move would take place. We would need to understand the leverage the current campus value would bring to invest in a collaborate project.

Further exploration to determine the feasibility would come when the follow up meeting occurs when the decision makers can meet and discuss working together, whether it is a memorandum of understanding and or land use transaction for sale.

Keeping all options explored will be important. This will be needed when discussions with the city occur when we provide them with our plan. It will be important that we educating the city so that they understand the clientele we work with and the challenges the Salvation Army has in bringing the navigation resources together for them such as the continuity and access of providing them.

Our current situation with the temporary showers will give us 12 months. Our funding resources for the county will last 12 months, our negotiation for the funding Will begin in the spring 2023. The county's requirements for funding are for providing 24/7 care and navigation services. In order to remove the building, the city has a concern with, it would mean we are transitioning our 24/7 clientele out of the building thus jeopardizing the funding resources from the county necessity to focus on navigation services to maintain cash flow for the Salvation Army.

A business plan that will spell out specifically how we are to move forward towards a permanent business model is imperative before the Spring of 2023. If there is any ability to do so on our current campus, we would have to prove to the city we have exhausted all other alternatives since this will be an uphill battle for asking for variances to the current zoning for this campus location under the downtown specific plan.

If a decision is reached to move forward to purchase a building site, the Salvation Army Ad Hoc team will have completed the research and identified viable options to expand and maintain the continuity of services to be provided for our community. We will need to build out this plan in compliance to the HUD definition for navigation services in order to continue receiving funding through the County, which is the primary funding source for the largest navigation resource available to South County residents. Major Marcos leads the process for negotiating with the County of Santa Cruz and is our fiscal connection. We need to ensure the Watsonville campus can identify all viable funding resources to maintain and possibly expand the services as demand increases.

The advisory board has been in a holding pattern in its ability to move forward with a plan and has tasked this ad hoc committee with delivering the board and the Core with the

provide services and developing what capital campaign you may need for building what you need.

Phone call received from Dan Hoffman after his meeting with corporate on September 13th.

The Pastor of the church returned from his sabbatical and spoke with Trina concerning the needs of the Salvation Army and in working any feasible arrangement with the Core at their present location on First Street in Watsonville.

He met with his management decision makers at length and the **outcome was of concern to the safety of the staff** and facilities with bringing the navigation services on the adjacent property where they have a school environment. When they have assisted with feeding community members experiencing homelessness, they have prepared meals and served them at the River Street Park and not at their facility. They have had too much vandalism to their historic church when addressing services at that location.

Trina has a meeting with the City of Watsonville City Manager, Rene Mendez, scheduled for September 23rd where she will be discussing this ad hoc assessment that has been conducted on behalf of the Watsonville campus as well as what has been provided to the Salvation Army decision makers.

Attendance Friday September 16th: Bruce Li Nayeli and Trina

Bruce recommended we updated the needs assessment including the intake evaluations and navigation services. We will be stuck here until we get the contract from the County for the navigation services since whatever we need to put together for our plans must be able to facilitate the services expected of the Salvation Army to provide.

We should also have Cesar, our navigation supervisor, included in the negotiations process since he will ultimately be responsible to provide and facilitate these services along with the statistical data that are related to the funding requirements.

The current capacity for our shelter is 22. This is based on imposed Covid restrictions as well as the fire marshal guidelines for the temporary structure that needs to be removed. Performing an updated needs assessment will allow the Salvation Army to determine what would need to be constructed to better serve the community. This process is necessary to realistically determine what size temporarily shelter is needed to house clients for no more than six months.

New construction should include some flexibility as to the highest and best use of the building so that there is the capability to provide the navigation services, temporary warming shelter resources and the ability to facilitate third party resources conducted on site for our client's needs.

In 2009, plans were designed for a 3-story building of approximately 4264 square feet per floor at a much different time and need. These plans focused primarily on shelter housing rather than the current focus, which is to provide navigational services, temporary transitional shelter along with the needs and requirements that are being asked of us by the County.

October 6, 1997: Loaves & Fishes: Unlawful Permit for Operations at 150 Second Street

In 1997, the City of Watsonville Staff violated its zoning code and illegally issued a permit to Loaves & Fishes. Loaves & Fishes is a soup kitchen/ feeding station located at 150 Second Street. It is partially owned by St. Patrick's Church. As confirmed by **Loaves & Fishes Executive Director, the entity is in contract negotiations to be the food provider for the Tiny Village.**

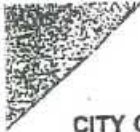
There have been countless complaints regarding the illegal operations of Loaves & Fishes and related blight This was discussed extensively at June 26, 2024 Community Meeting held at Marinovich Park (see Video links). It is notable that Marinovich Park serves also a Kindergarten.

The soup kitchen attracts homeless/unhoused, drug addicts, drug dealers who loiter, expose themselves, fornicate, masturbate, defecate, urinate, vomit, and litter all over the neighborhood, including scattering syringes at the Marinovich Park. Additionally, Loaves & Fishes clientele routinely vandalize property, rummage through trash cans, and commit theft at La Rosa Market, residences, and businesses. They also vandalize vehicles.

To date, the City of Watsonville has failed to do any code enforcement or address the homeless-related blight in the neighborhood. District 1 Council Mmber Montesino steadfastly maintains that garbage cans and lights will solve this blight.

Loaves & Fishes is not complying with the Conditions of Approval of their use permit in regard to parking. They have converted mandatory automotive parking spaces on their property to other uses, such as storage and dining areas. In doing so, they have caused their parking demand to spill over onto the neighborhood, resulting in excessive offsite parking demand, which includes illicit double-parking, red zone parking, dangerous corner on Second Street, as well as unauthorized parking on adjacent properties without the permission of the adjacent property owners. They should be required to restore their onsite parking spaces to conform with their use permit.

Loaves & Fishes Special Use Permit No. U 62-97 (Page 1)



CITY OF WATSONVILLE
PLANNING COMMISSION

Special Use Permit No. U 62-97

APN: 17-101-28

Applicant: Robert D. Corbett,
representing *Loaves and Fishes*

Hearing Date: October 06, 1997

Effective Date: October 06, 1997

CONDITIONS OF APPROVAL

General Conditions

1. This Use Permit shall be null and void if not acted upon within 24 months from the effective date of the approval thereof. Time extensions may be granted provided the applicant requests same at least thirty (30) days in advance of the expiration of this Special Use Permit.
2. After approval is granted, modification to the project or to conditions imposed may be considered in accordance with Section 14-10.609 of the City Zoning Ordinance.
3. Approval is subject to making findings and supportive evidence in accordance with Section 14-10.607 of the City Zoning Ordinance, with said Findings set forth in Exhibit "A" and made a part of this Special Use Permit.
4. The project shall be in compliance with the conditions of approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Special Use Permit.
5. The applicant shall make and note all revisions necessary to comply with all conditions of approval. The applicant shall certify in writing below the list(s) of conditions that the building plans comply with the conditions of approval.
6. A copy of final use permit conditions must be displayed or attached to the front sheet of plan sets for the building permit submittals. Failure to do so will result in the rejection of plans at the plan check phase.
7. This approval applies to plans marked Attachment C, titled "*Loaves and Fishes*," received by the Community Development Department on September 16, 1997.

EXHIBIT B
Page 1 of 2

PHPCFAKETVCPKCT-87110-06-0715ECO160.SUP
SEPTEMBER 16, 1997 12:27PM MARI T. SIEP ASSOCIATE PLANNER

Loaves & Fishes Special Use Permit No. U 62-97 (Page 2)

- time after notice and hearing.
9. The applicant is required to install a hood and duct system which includes an automatic fire extinguishing system.
 10. The facility is required to install a commercial grease interceptor which must be sized appropriately for the loadings anticipated.
 11. A trash enclosure or trash receptacles must be provided to the satisfaction of the Community Development Department.
 12. The driveway must be paved with 2" asphaltic concrete over 6" Class 2 aggregate base over 6" subgrade compacted to 95% relative compaction at optimum moisture. The six parking spaces must be striped.
 13. The two parking spaces at either side of the four spaces on the west property line must be minimum 11 feet wide. The two parking spaces near the rear unit are required to be a minimum of 11 feet wide. See Community Development Department engineering staff for additional information concerning this requirement.
 14. Provide a 25 foot backout for all parking spaces
 15. The driveway approach must be reconstructed to the satisfaction of the Community Development Department engineer.
 16. All disturbed areas of the site must be landscaped.
 17. Six parking spaces must be provided in the rear of the project at all times. Parking shall not impact the immediate neighborhood. Should the food pantry require additional parking, they shall contract with a neighboring land owner to provide sufficient parking spaces to accommodate the overflow.
 18. Hours of operation of the food pantry and food service shall be limited to the hours from 9 a.m. to 3 p.m.

EXHIBIT B
Page 2 of 2

September 24, 2024 Code Enforcement Complaint submitted by Catalina Torres

Date	Address of Violation*
09/29/2024	150 2ND ST

Address 2	City*	State*	Zip Code*
	WATSONVILLE	CA	95076

Nature of Complaint*

Improper Use of Traffic Barricade
Loaves & Fishes routinely park a service truck on the street near their property for extended periods of time. While the truck is left parked, they regularly place bright orange - pole type - traffic barricades around the truck, regardless of whether there is any loading activity or not. This practice creates improper traffic control and gratuitous visual blight and should be stopped.

Improper Conversion of Parking Space
Loaves & Fishes is not complying with the Conditions of Approval of their use permit in regard to parking. They have converted mandatory automotive parking spaces on their property to other uses, such as storage and dining areas. In doing so, they have caused their parking demand to spill over onto the neighborhood, resulting in excessive offsite parking demand, which includes illicit double-parking on Second Street, as well as unauthorized parking on adjacent properties without the permission of the adjacent property owners. They should be required to restore their onsite parking spaces to conform with their use permit.

Photograph (optional)
LOAVES .png
You may upload an image of the code violation

Please tell us about the code violation you witnessed. You must provide the address of the suspected violation, your name and contact information for Staff to address your complaint. The City will not respond to anonymous complaints. All contact information is kept confidential and will not be shared.

Your First Name*	Your Last Name*	Email Address*	Phone Number*
CATALINA	TORRES	catram1993@gmail.com	8317061429

* indicates a required field

Photos of Loaves & Fishes Violations of Conditions of Approval



Loaves & Fishes clientele routinely park in red zone and on private property

Photos of Loaves & Fishes Violations of Conditions of Approval



Loaves & Fishes clientele illegally park in front of the soup kitchen operations.



Loaves & Fishes clientele dangerously park at the corner of Menker and Second Streets

Photos of Loaves & Fishes Violations of Conditions of Approval



Photos of Loaves & Fishes Violations of Conditions of Approval



Loaves & Fishes routinely park a service truck on the street near their property for extended periods of time. While the truck is left parked, they regularly place bright orange - pole type - traffic barricades around the truck, regardless of whether there is any loading activity or not. This practice creates improper traffic control and gratuitous visual blight and should be stopped.



Staff's Omissions in the December 3, 2023 Agenda Package

Staff excluded several relevant documents from its Agenda Package. These include, but may not be limited to, the following:

1. No legal analysis by City Staff, Monterey County (MOCO) legal team addressing the legal issues regarding the local zoning requirement for the Westview Presbyterian Church to secure a special use permit.
2. No copy of Coalition attorney William Seligmann's letter dated July 29, 2024.
3. No copy of City Attorney Samantha Zutler's email dated August 11, 2024.
4. No letters submitted by concerned stakeholders including Catalina Torres.
5. No petitions submitted by neighborhood stakeholders.
6. No references to public comments made by stakeholders in City Council Meetings and Community Meetings.
7. No rebuttals to claims in the appeal letter, only naked assertions.
8. No mention of the fact that churches require a Special Use Permit per the Downtown Watsonville Specific Plan.
9. No complete copy of the ERF-2 Grant Application (including a Letter of Support from Rene Mendez.)
10. No clarity about the pet policy and how it relates to the Watsonville Municipal Code.
11. No emails/letters to/from Caltrans.
12. No application reference to CAB being the staffing services operating; only the ERF-2 Grant
13. No Page 6 of the September 20, 2024 ARP

December 3, 2024 Planning Commission Meeting

SUMMARY KEYWORDS

planning commission, zoning approval, low barrier navigation center, administrative review permit, public comments, conflict of interest, project compliance, state regulations, emergency shelter, housing navigation, supportive services, legal analysis, non-conforming use, public records, entitlement review

SPEAKERS

Mary Wagner, Catalina Torres, Lucy Rojas, Marta Bulaich, Matt Orbach, Brando Sencion, Peter Radin, Justin Meek, Iliia Bulaich, Peter Radin, Jenni Veitch-Olson, Dan Dodge, Roxanne Wilson

Peter Radin 00:00

___ found in the center of the device prior to speaking, then press and hold the same button to turn the audio device off. Please share the audio devices. Also, for recording purpose, if you wish to address the Planning Commission, please fill out a yellow speaker card found in the podium and place it in the box at the podium. Make sure to state your name before speaking. And you're limited to three minutes. And with that, let's conduct the roll.

_____ Garbled.

GARBLED 00:52

I'll go ahead and do rollcall. All right. OK.

GARBLED 1:06

Acosta, Dodge, Radin

Peter Radin 01:11

Present.

Unclear

Rojas

Lucy Rojas 01:17

Rojas, here

Unclear

Sencion

Brando Sencion

Here.

Unclear

Meldahl

Vaness Meldahl

Here.

Unclear

Veitch-olson.

Veitch-Olson

Here.

Unclear

We have quorum

Peter Radin 01:29

Thank you. Now I will entertain a motion to excuse the absent planning commissioners. Do we have a motion to that effect?

GARBLED

Brando Sencion

I'll second.

Peter Radin

Okay, so the motion has been moved and seconded. All those in favor of the motion. We need to call the roll.

Unclear

Sure. All those in favor, Aye?

Unclear 01:57

Aye. Aye. Aye.

Peter Radin 1:53

And now let's have the Pledge Allegiance to the Flag. And I'm inviting new Planning Commissioner and our outgoing Planning Commissioner, to lead the Pledge.

Vanessa Meldahl 02:28

Pledge recited.

Peter Radin 02:34

I will move now to Item 3 on the agenda, which is presentations and oral communications. The time is set aside from members of the general public to address the Planning Commission on any item not on the agenda for tonight, which is within the subject matter jurisdiction of the Planning Commission. No action or discussion shall be taken on any item presented, except that any Commissioner may respond to statements made or questions asked or may ask questions for clarification. All matters of an administrative nature will be referred to Staff. All matters relating to Planning Commission will be noted in the minutes and may be scheduled for discussion at a future meeting or referred to Staff for clarification and report. Any Commissioner may place matters brought up under oral communications on a future agenda. All speakers are asked to announce their name in order to obtain a record for the minutes.

So do we have anyone from the public who would like to address items not on tonight's agenda?

Seeing no one, we will now turn to the Commissioners and invite them to share any oral comments they would like to make. And the minutes will show that Commissioner Dodge has arrived.

Any oral communications from the Commission? Okay? Seeing none. We can move to public hearings, and the matter before us is a resolution of the Planning Commission of the City of Watsonville, denying an appeal of Zoning Administrator approval of an administrative review permit for a low-barrier navigation center located at 118 First Street, 5 Cherry Court, and 120 First Street (APNs 017-172-32, 31, and 35.) And ____ approval by the Zoning Administrator of administrative permit and finding the project exempt from review under California Environmental Quality Act, CEQA. pursuant to guidelines, Section 15268. We'll begin process with a presentation from the City Staff.

Matt Orbach 4:59

Thank you. Vice Chair, Radin.

Jenni Veitch-Olson 05:10

Yes, Commissioner, Veitch-Olson

Jenni Veitch-Olson 05:17

Thank you. I understand that the City has received a letter from the Appellant, Appellant alleging that I have a conflict of interest in this item. I have worked with the City Attorney's office, and I do not believe that I have a conflict. In fact, many of the allegations in the letter are factually inaccurate. Specifically, neither my husband nor I have ever received any income from the Applicant, Monterey County, or Westview Presbyterian Church. While my husband has previously been employed by the Presbytery, our family has not received any income from _____ from 2022 and has never received any income from Westview Church. Nonetheless, I do not want my presence to provide any basis for litigation or further appeals for this item. I also understand that I could have personal liability for any determination that the conflict exists and that I can be named in the lawsuit regarding the Commission's decisions. Out of an abundance of caution, for these reasons, and because I want to avoid any indication that I, or the City have acted improperly in these proceedings, I will be recusing from this item. Thank you.

Peter Radin 06:36

Thank you, Commissioner Veitch-Olson. And now we will turn to Staff for the presentation.

Matt Orbach 07:00

Commissioner Radin and Planning Commission. Is this loud enough for you if I hold this up to the mouth.

Peter Radin

Hi, it's a little faint up here.

Matt Orbach 07:04

All right. So I'm here tonight. My name is Matt Orbach, Principal Planning, serving as Interim Acting Committee Development Director. I am here tonight to present the Appeal of the Zoning Administrator approval, the Administrative Review Permit for the low-barrier navigation center located at 118 First Street.

So the project before you tonight, the deal was the deal this joint project between the County of Monterey and County Santa Cruz. County of Monterey received an encampment resolution funding, or ERF grant, of almost 8 million dollars from the California Department of Housing and Community Development or HCD to provide funding for the Recurso de Fuerza Village program. The program meets the development of 34 individual non-congregate, low-barrier services shelter beds and provision of housing navigation and supportive services to people living along the Pajaro River for a two-year period. This is in relation to the levee replacement project. So timeline of events here for this project, in October 2024 sorry, October 24, 2023, the City received an initial submittal from the Applicant, County of Monterey, for this project. It was a very rough conceptual plan with essentially just rectangles on a satellite image. At first, Staff treated the project as an emergency shelter, which is a use regulated under the Watsonville Municipal Code. However, it was very incomplete, so Staff provided guidance letter requesting more information in order to further review the project. Between November 2023 and June 2024 was when I was brought in, building official Joey de Sante was brought in to meet with the Applicant and go over the Guidance Letter and go over what we had requested from them. That review included a span of several months, and included review of state laws related to many different potential uses for the site, low-barrier navigation centers, emergency shelters, as well as the FEMA flood line, regulations, building codes, and fire codes.

Those meetings informed the selection of modular unit types by the Applicant, as well as the site layout and the location of the low-barrier navigation center on the site.

Then on July 11, 2024, the City received a second submittal that included responses to the City's original October 2023 guidance letter related to the emergency shelter requirements, as well as references to state laws regulating low-barrier navigation centers that should be applied. Because the project over the those couple of months had changed significantly and since the initial submittal, the Staff response letter requested that the Applicant **submit a new administrative review permit**

application that identified all parcels included the project area. Initially they had only identified one parcel location.

10:02

And also we asked that they specify whether the project was in fact an emergency shelter and identify this use _____. _And on August 23 2024, Staff received the third submittal of a **new application** with all of the relevant information and attachments included. This was the first chance the City had to do with full review with all City departments, including public works, police, fire and we also shared the application with Caltrans. This application was reviewed for compliance with state law related to low-barrier navigation centers for state identified as use in their letter, and it was determined that the project complied with four criteria located in Government Code section, 65662 which I will _____.

So on September 20, 2024 the Administrative Review Permit was approved by the Zoning Administrator. In that letter, we also requested additional information that should be submitted at the time of the building permit submittal, and then on October 2, 2024, we see we received an appeal letter, and that is why, _____.

11:13

So, what is the low-barrier navigation center?

It is defined under state law as 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, services, shelter and housing. Under the definition, low-barrier means practices to reduce barrier to entry, and may can include including, but not limited to, the presence of partners, pets, storage, possessions, and privacy.

AB 101, which was assigned into law 2019 in commencing with, Governing Code Section 65660, pertains to low-barrier navigation center regulations. And it does the following things: provide statutory changes necessary to enact the housing and homelessness related provisions of the Budget Act of 2019, including streamlining the approval of low-barrier navigation centers. It also provides a "by right" process and expedited review for low-barrier navigation centers in certain types of zones. It also prohibits local governments from requiring a conditional use use permit or other discretionary approval of low-barrier navigation centers in mixed use zones with certain operational standards.

12:33

As a "by right" use, the only entitlement requirement for the low-barrier navigation center is an Administrative Review Permit, and per the Watsonville Municipal Code, the purpose of an Administrative Review Permit is to assure, prior to the establishment of an otherwise principally permitted or "by right" use, that the provisions of the code other appropriate state and local regulations are met.

There are no provisions of the Watsonville Municipal Code related to low-barrier navigation centers specifically. So, the only regulations applicable to the project are those in Government Code Section 65662.

13:06

As mentioned before, per this Government Code Section, low-barrier navigation center development is a use "by right" in areas for mixed use and non residential zones, permitting multi-family uses. If it meets the requirements of this section, in a to d below, and a local jurisdiction shall permit a low-barrier navigation center if it meets the following requirements.

So those four requirements are:

- (1) It offers services to connect people with permanent housing through a services plan that identifies services staffing.
- (2) It is linked to a coordinated entry system so the staff and interim facility can or staff who co-locate in the facility may conduct assessments and provide services to connect people with permanent housing.
- (3) It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code which covers housing-first programs and then
- (4) It has the system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System or HMIS.

No other standards or criteria can be applied in the consideration of an application for low-barrier navigation center. For example, the City is not the authority to review the site design, parking, fencing, any other uses on the property, such as the existing church as part of the entitlement application review for the low- barrier navigation center project.

However, public safety requirements, such as fire code, building code and order standards can be applied during the building permit review process.

14:45

So then I'll give a little overview of the application review and analysis as conducted by the Zoning Administrator. I'll go to the four points by one with and give supportive evidence, the supportive evidence that was used to support the Approval.

The first point that the services connected housing. The project is required to comply with the Lead Me Home Monterey and Santa Benito Continuum of Care "Operational Standards for Emergency Shelters" and the County of Monterey Homeless Services "Good Neighbor Protocol." Services staffing will be provided by several agencies, including CSUMB, Community Health Engagement, HomeFirst, and Community Action Board.

15:25

2 . It is linked to a coordinated entry system.

The low-barrier navigation center will participate in the local Coordinated Entry System as required by the Lead Me Home Monterey and Santa Benito Continuum of Care "Operational Standards for Emergency Shelters."

3. It complies with Chapter 6.5 of the Welfare and Institutions Code.

Chapter 6.5 of the Welfare and Institutions Code requires the incorporation of core components of the housing-first approach to housing programs. So the housing-first requirement by all programs receiving ERF Frants, as I mentioned this prior \$8 million was awarded. The \$8 million low-barrier navigation center required to comply with this section 6.5 of the Welfare and Institutions Code. In addition, housing-first required by the Lead Me Home Monterey and Santa Benito Continuum of Care "Operational Standards for Emergency Shelters."

16:22

And just so you know exactly how that's defined.

"Housing First" means the evidence-based model that uses housing as a tool rather than a reward for recovery, and that centers on providing or connecting homeless people to permanent housing as quickly as possible. Housing First providers offer services as needed and requested on a voluntary basis, and that do not make housing contingent upon participation in services.

The fourth is it has systems for entering information into the HMIS system. The Lead Me Home Monterey and Santa Benito Continuum of Care "Operational Standards for Emergency Shelters" require all emergency support programs, including low-barrier navigation centers, to enter participant data into the Homeless Management Information System managed by the Coalition of Homeless Service Providers (CHSP), and programs must follow the Coalition of Homeless Service Providers, HMIS policies and procedures.

So based on the compliance with those four criteria, the Administrative Review Permit application was approved on Friday, September 20, 2024. That clears the Applicant to submit a building permit application. In the determination letter I mentioned previously, it can be included feedback from all the city departments, including planning, building, public works, fire, and police. City requested additional or clarifying information to be submitted with the building permit submittal related to fencing, landscaping, ingress/egress, striping, fire requirements, occupancy, allowable openings, senior accessibility locations, electric service pathways, alignment with the upcoming Caltrans improvements along 1st Street/CA-129 as well as the on-site surveillance system.

18:05

As I mentioned, on October 2nd, City Staff received an appeal application from Catalina Torres requesting that the Planning Commission overrule and rescind the Zoning Administrator's approval of Administrative Review Permit. The Appellant contends that the approval was "defective and improper," based on 15 reasons identified in the letter.

I just did a quick paraphrase here. It's all in the Staff Report analysis, but the claims range from withholding information from City Council, making false statements to City Council, improperly accepting the application, not considering existing uses and conditions in approving the application, improperly conducting information meetings for adjacent residents, improperly withholding documents in the Public Records Act requests, making false statements related to completeness of the application,

failing to require special use permit for the church as a prerequisite for the project, not responding to the legal analysis from the neighborhood attorney, and improperly approving the application by considering the project as an emergency shelter, not identifying requesting qualifications for the entity responsible for managing the low-barrier navigation center, improperly submitting a building permit submission to Caltrans prior to approving the ARP application, failing to adopt the animal policy of the low-barrier navigation center, failing to require a Good Neighbor Policy, and failing to consider offsite issues at 150 Second Street.

In terms of the appeal process, in order for the Zoning Administrator's Approval of the Administrative Review Permit to be overturned, the Planning Commission must find that the action taken by the Zoning Administrator was taken erroneously and was inconsistent with the intent of the zoning district regulations that regulate the proposed action.

So in this case, the proposed action is actually regulated by Government Code Section 65662, not the Watsonville Municipal Code. So the Planning Commission is limited to consideration of whether the Zoning Administrator erred in the application of the four criteria related to approval of low-barrier navigation centers located in Government Code Section 65662.

20:12

So going through the items on the on the appeal reasons, items 1, 2, 5, 6, and 7, can be removed because they're not related to the action taken by the Zoning Administrator. Item 3 can be removed because Staff is required to take an application with the payment of fee even if they're incomplete, and that's honestly they're usually incomplete_____.

So for the remaining two, numberS 4 and 8 related to the consideration of existing use and conditions on the property and the failure to require a special use permit for the Church as a the prerequisite project. Government Code 65662 does not identify any requirements related to the existing uses on a project site or on adjacent properties. The only use related requirement is that the site be zoned for mixed use. The downtown core zoning district is a mixed use zone in which multi family residential uses are principally permitted, so the low-barrier navigation center is allowed by right. Existing uses on the three parcels, nonconforming or permitted, cannot be considered as part of the project analysis or approval.

And the second half of the list, items 9, 13, 14 and 15 are also departments under the Government Code Section 65662, and number 12 related to the civilian building permit submission Caltrans, we don't have a building permit submission yet, so that's not correct.

The remaining ones 10 and 11. 10 can be removed because this is a low-barrier navigation center not an emergency shelter as defined in the government code. And the remaining ones the City did not identify or request qualifications for the entity responsible for managing the low-barrier application center. The Government Code Section 65662 does not give the City the authority to request or analyze the qualifications of the services providers. Rather, we just have to assure that the application has identified the service plan and services staff.

So, in summary, the information presented in the appeal letter does not warrant overturning or rescinding the Zoning Administrator's approval of ARP 2023-6297 because it does not demonstrate the action was taken erroneously, whether it was inconsistent with the intent of Government Code Section 65662. And with that, Staff recommends Planning Commission deny the appeal and uphold the approval the Administrative Review Permit for a low-barrier navigation center located at 118 1st Street and find the project exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15268 With that I give it to Vice Chair. I don't think I see the County tonight. Okay, okay, great.

Peter Radin 23:24

Thank you, Matt. So I will now turn to fellow Commissioners and suggest that they pose questions that are technical in nature.

Brando Sencion 23:38

I have a quick question. Can you go back to the first page? Um, so Staff has to require a special use permit for the Church as a prerequisite for the project. Can you clarify that a bit more? I think I missed it, but want clarification on that.

Matt Orbach 24:08

The intention of the Appellant was that the so the Church is a legal nonconforming use on property meaning that it was never permitted when it was originally established, and so the intention of the Appellant is that it is required, with the addition of the low-barrier navigation center, to now come back in and get a special use permit before the City can improve the low-barrier navigation center on the site. But that's not basically a nonconforming use can continue to perpetuity, unless it is expanded or enlarged, and this is establishment of a new use of a property not an expansion of the church use. So therefore Staff's position is that that's not the case.

Lucy Rojas 24:55

Thank you. Um I wanted to ask um and this is related to the items noted in the appeal letter. So is the Staff Report that we're reviewing_____ is that available to the public?

Matt Orbach 25:06

The staff report that went out in the Agenda Package? Yes, yes,

Lucy Rojas 25:17

Okay, the reason I was asking was because I really appreciate all of your work, the way in which the the appeal these two slides with the response, it was a little confusing to follow, and I was going to suggest that you go through each one like it is in the report. I think, because there's so many members of the public here, I think it'd be helpful, really helpful for me to go through each one and hear Staff's response and analysis, because this is really the crux on we're going to decide. So I just wanted to suggest that, because I don't know if everyone has seen what's available to the public or not, but just to be really clear, I was following in terms of who said these don't apply, and these don't apply, so if we could go through each one, I think it would be very helpful.

Peter Radin 26:04

And might I suggest that as we go through the individual line items, we pause with each one and then have the technical questions that relate to that item asked. Otherwise, it's going to be a jumble, which I think will be more difficult for us to deal with as a Commission and audience, probably. So is that something we can?

Matt Orbach 26:28

Yeah, it will be a bit of repeating, because there's ____ response in several of these. Because really, it looks like this appeal is just criteria in Government Code Section. So when I mentioned that they were removed, they were because they weren't related to the four requirements. But I'm happy to go through them in a moment, so I don't have the full list of the non paraphrased ones.. I'll go back to this one.

So number one.

City Staff improperly withheld critical information from certain City Council Members regarding collaboration by Staff with county government officials as to the siting of the project at Westview Presbyterian Church location.

Staff analysis was that this comment is not related to the entitlement review process and is does not identify any actions erroneously taken by the Zoning Administrator. Therefore, this is not grounds for modifying Zoning Administrator's approval of ARP #2023-6297 and Staff also disagrees with this characterization.

Peter Radin 27:30

Another technical point that actually applies to a number of ____ is the appeal itself casts these individual items in the context of the entitlement review process. And so I'm interested in the working definition of the "entitlement review process." I have a bit of a grasp, but I would like some reassurance that I understand it. Perhaps others may benefit because I think that the definition of the entitlement review process is actually part of the evaluation of the relevancy of various items that are mentioned here. We have an unfortunate kind of a "he said, she said," scenario in these cases, because unlike most appeals in the court system, the appeal here we don't really have a way of certifying the facts, so we have dueling facts. And I just think that an easy way to basically dispense with some of this would be to define in the entitlement review process, the extent these fall outside of that, then they are no longer a concern. So because it's asserted that it's part of the entitlement review process, and if we can show the entitlement review process is more telescoped than what I think this implies, then I think it's helpful.

Matt Orbach 28:58

Okay. So the entitlement here is the Administrative Review Permit. It's a ministerial approval, which means it's generally done at a staff level where an application comes in, it's for a "by right" use that should you know comply otherwise to code and so Staff verifies that whatever relations applied to it are, in fact, you know, in compliance with the checkboxes and then the permit is issued. And so that process, in this instance, stretched out much longer than it would usually, from October 2023 to September 2024. Basically, because it was it ended up being more like a normal entitlement submittal for a project that goes to multiple project designs. Usually with an administrative review permit, there's

not site design considerations, there just stuff that was addressed under the emergency shelter portion of the code. The way that this was originally viewed. Had this been originally as a low-barrier navigation center, and _____ Government Code 65662, you just have to check these four boxes, we wouldn't be where we are today.

Peter Radin 30:09

So the entitlement review process is defined by time, and it's also defined by specific steps within the process, so things can be going on concurrently. For example, the allegations that information was withheld, things like that. I mean, is that part of the environmental review processes even tied into that, or is that just a concurrent event _____?

Matt Orbach 30:37

I believe, from the wording that was submitted with the application. This reference same actually pertains to the previous city manager in relation to correspondence with the Applicant, County of Monterey and County of Santa Cruz, prior to even submitting the application. So.

Peter Radin 30:58

Thank you. That helps me and I hope it helps couple others too. So we have we exhausted the Commissioners' questions about item 1.

Matt Orbach 31:14

Okay, so for number two: Staff improperly made false by statements to the City Council and the public regarding predicated involvement by Staff with the state grant application for funding the projects.

It's the same response to number one, which is that it is not related to the entitlement review process and does not identify any actions erroneously taken by the Zoning Administrator. Therefore this is not grounds for overruling the Zoning Administrator's approval for ARP 2023-6297. This is another one that I believe is referring to just conversations at the City Manager level related to projects.

Peter Radin 31:57

Okay, seems to be here clear on that. So to three, please.

Matt Orbach 31:57

OK. Number three: Staff improperly accepted the application. This is because the application was defective due to significant omission of important information. City Staff Analysis. City staff is required to accept entitlement applications, which are then reviewed for completeness. The project went through several rounds of review and received several incomplete letters before the application was deemed complete and project application approved. This is common practice for entitlement applications which are generally incomplete or require time changes to comply with development standards and other regulations at the beginning of the review process.

Peter Radin 32:37

Any Commissioner want to follow up with that? Okay, now we move to number four, which I think is an important one in terms of the grand scheme, if we can really understand that, it advances the process, okay?

Matt Orbach 32:51

So for number four: Staff can improperly approved the application without examining and determining the existing uses and conditions on the project site and surrounding environment. The analysis is the project site is zoned downtown core which an area zoned for mixed-use.

Therefore, _____ surrounding the provisions of Government Code § 65662 apply. Government Code § 65662 does not include any requirements related to the use on the project site or surrounding environment.

Peter Radin 33:13

_____.

Matt Orbach 33:13

Five. Staff improperly conducted, defective informational meetings for adjacent residents and businesses by erratic and incompetent noticing and scheduling. The analysis was the same, like kind of not related to the entitlement review process. It's not identifying any actions erroneously taken by the Zoning Administrator. I will just point out that with this Government Code Section, there are no requiremewnts for public meetings related to so and it's referring to actions taking up the council city manager related to proactively reaching out to _____, even though that was not required under the state law.

Peter Radin 34:07

Number six

Matt Orbach 34:08

Staff improperly withheld critical public documents from the City Attorney or Attorney representing the neighbors in the vicinity of the Church violating the California Public Request, sorry Public Records Act. The analysis was this was not related to the entitlement review process, and does not identify any actions erroneously taken by the Zoning Administrator. Public records requests are ____ and are not in the purview of the Zoning Administrator as _____

Lucy Rojas 34:30

Question I was wondering was a request? Was there a public records act request in this matter? Was there a records act request in this matter

Matt Orbach 34:50

I believe there were several.

Lucy Rojas 34:44

And those were dealt with in that process?

Peter Radin 34:52

Is the allegation directed to the city clerk, or is it directed at the planning staff?

Matt Orbach 34:58

Well, I mean, given the context of the appeal, it should be directed at the Zoning Administrator. But as I mentioned, that's not under the purview of the Zoning Administrator. So, you would have to ask the Appellant.

Justin Meek 35:12

And to follow up with the question about this is handled by the City Clerk's office, my understanding is these all public record requests are addressed, and I can speak to the interest that it was _____.

Peter Radin 35:28

But I was wondering whether the allegation that there was lack of cooperation between two divisions of City Hall or whether it was directed at the City Clerk.

Justin Meek 35:41

But yeah, request requests come in. They are typically assigned to corporate divisions or departments that are responsible for something like _____, GARBLED.

Lucy Rojas 36:01

Is there an appeal or grievance process for the CPRA process that this the person that submitted this complaint, that you referred to, because that would be the appropriate process to _____ to them which are, right?

Justin Meek 36:18

I can't speak to that. _____ GARBLED.

Lucy Rojas 36:38

Could we make that request of Staff or the appropriate city department that if there is, if there is a process by which somebody can submit a complaint about a CPRA request that they refer to that process?

Justin Meek 37:16

_____ City attorneys are better equipped to _____

GARBLED

Peter Radin 37:14

City attorney joined the meeting at _____. GARBLED

Mary Wagner 37:30

Sorry. Apologies. OK

Justin Meek 38:05

So why don't you go ahead and repeat your question for the City Attorney. (GARBLED)

Lucy Rojas 38:12

My question is so one of the complaints that's that came in the appeal letter mentions that the staff improperly withheld critical public documents from attorney through the CPRA process. So my question is that it's clear to me, **based on Staff response**, that an appeal of the CPRA process is not appropriate under this _____ tonight. So my question is, is there a process that this the person that sent this this letter, this complaint, could be referred to. Is there an appeals process for people who will think that the CPRA process was not affected appropriately? If if that that's already happened. GARBLED.

Mary Wagner 38:58

Thank you, Commissioners. And first, may I apologize to the Commission and public for being late due to circumstances beyond my control? Thank you for your indulgence on that. You are correct. This isn't the appropriate forum to air a Public Records Act, um, concern. It is my understanding that all the records that were responsive to requests were provided, but if the person who made the request believes that there are documents that were inappropriately withheld, the Public Records Act itself has a process that can be followed. I don't have the statutory reference for you right now, but it likely to report _____

Lucy Rojas 39:38

_____ the act we should be provided to the person that sent the letter. Thank you. That helps my question.

Mary Wagner 39:43

Sure. Okay, thank you.

Peter Radin 39:49

So are we picking up a seven?

Matt Orbach 39:51

Yes. so number 7. Staff improperly made false public statements alleging that the application does not exist for the project, which led to public misdirection. Staff analysis that this not related to the entitlement review process and does not identify any action erroneously taken by the Zoning Administrator. Same response as the previous items. Um, for a little context here, I believe this is referring to public statements made by Interim City Manager Vides at the time about, I think, and there's something lost in translation here. I think what she was trying to say was that we had not received a resubmittal of an application, not that one didn't exist. Because between October 2023 when we see two or three page initial submittal, and July 11, 2024, there were no official submittals. There were a lot of meetings, and a lot of conversations about project design, what the type of use was, but there was not an official submittal that could be shared that was _____ reliable.

Peter Radin 40:51

So if we move to eight, may I suggest you spend some time on this, because I think that time spent on this particular point is going to resonate. And I think that that it will serve us well as we proceed.

Matt Orbach 41:23

Absolutely. ____ And have the slide open. OK.

So number 8. Staff improperly failed to guide the Applicant to obtain, by necessity, a special use permit for the Church as a **predicating** step for the entitlement of the project.

And the analysis was that the low-barrier navigation center is a use "by right" per Government Code Section 65583.2(i), quote "use by right means that the local government's review may not require conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a 'project' for purposes of the California Environmental Quality Act. Therefore, no special use permit may be required by the City as a predicating step in the entitlement of the project.

And so to expand on what I said earlier on nonconforming ____ uses the slide deck. This is the section of the Watsonville Municipal Code that deals with nonconforming uses. It states that the nonconforming use may only be increased in size or **intensity** or modified in location or character through the granting of a special use permit after making findings that such expansion or modification will not adversely affect adjoining properties and those findings required by this other conception. So Westview Presbyterian Church, as I mentioned previously, is a legal nonconforming use meaning that it was established prior to the current zoning that is not being increased in size or intensity or modified in location or character as part of the proposed project. So they continue to and nothing in the Government code section, regulating low-barrier navigation centers, triggers review of the legal nonconforming churches. This is the establishment of a new use on our property that the church owns. It is not the church use that is existing there today expanding.

Peter Radin 43:16

To boil it down to something simple. Is the question a change in the Church use, or a change in the Church property? And I think that that may be where some of the disagreement arises, and I understand that the city's position is that the use has remained the same, hasn't intensified, it hasn't expanded, it has not changed, vis-a-vis the Church.

Matt Orbach 43:43

Yes.

Peter Radin 43:44

But the Appellant takes the position and will have them speak for themselves, of course, but just to clarify at this moment, the Appellant takes the position that just by the nature of the low-barrier navigation center being placed on the same set of parcels, **that it inevitably results in a more intensified** use or change in use of the property. And so that's where the rub is so to say,

Matt Orbach 44:14

Yes. I will point out, though on along the lines of it being a prerequisite, that even if it were the case that the nonconforming use needed to be brought into compliance with the issue of a special use permit, that would not not preclude the approval of a low-barrier navigation center on the site per government code. So that, if that were to be found to be an issue, it would be dealt separately from this approval.

Peter Radin 44:37

And it would fall upon the use of the Church, it might affect the use of the Church. There would be some sort of enforcement effort, potentially, or something like that. But that would not then extend to the low-barrier navigagtion center.

Matt Orbach 44:48

Yes, it wouldn't need to be done prior to the approval.

Peter Radin 44:50

Because that is an important point. I think, if I'm incorrect with the Applicant, is that the entire parade is held up, in the opinion of the Appellant, the whole parade is held up until the special use permit is delivered. And that would be a different treatment.

Matt Orbach 45:19

So that's my understanding _____

Peter Radin 45:19

And again, I want to encourage the Appellant, there's the opportunity to do so to correct any of this characterization to be made as part of this walking through the fifteen steps here. So is there any request for clarification on item 8?

Matt Orbach 45:52

So I believe we're on 9.

Staff improperly failed to respond to the legal analysis presented by the neighborhood attorney. This is the same response comment is not related to the entitlement review process and does not identify any actions erroneously taken by the Zoning Administrator.

This item is related to a letter that the City received on July 29, 2024 from William R. Seligmann, Attorney that covered several issues. The inapplicability of SB 4, which is the colloquially used "God's Backyard Bill" that allows for housing development on church sites, which we're in agreement that was not being used in this case. So skip over that. And then it also covered the what we just covered in number eight, which was that they contended that there needed to be a special use permit issued for the Church prior to given the approval of a low-barrier navigation center. This letter was received. It was read. It was considered, and I included in the analysis of the staff was doing the project at the

time. It also did not demand a response in the wording of the letter. The final sentences. "I hope this information is helpful to your consideration of this project. If you have any questions, please feel free to contact me so there seems not taken under consideration as part of the project to clearly look at the government code sections whether or not the existing use needed to be addressed as part of this project.

Peter Radin 47:22

And is it that line and thinking that resulted in that letter being omitted from the initial agenda package?

Matt Orbach 47:27

Yes, the issues raised in the letter were addressed in the Staff Analysis in the staff report already, so we didn't feel the need to address it separately.

Peter Radin 47:49

Can we go back on the slides to the enumerated list? Okay?

Matt Orbach 48:02

Okay, so number 10. Staff improperly approved the application without determining the size, location capacity, and character of the project that would be used as an emergency shelter as defined and regulated in the Watsonville Zoning Code.

The analysis here is that the low-barrier navigation center is not **regulated** under the Watsonville Zoning Code because it is not emergency shelter. This is the topic of many conversations. A lot of the analysis during that occurred during the period between October 2023 and July of 2024, the requirements of Government Code Section 65662 which regulate low-barrier navigation centers, do not allow consideration of the size, location or capacity of low-barrier navigation centers. However, the size, location, capacity and character of the project were clearly stated in the ARP application materials that were received and reviewed by the City Staff prior to project approval, and the City did provide guidance for the Applicant on the information that she submitted as part of administrative review process for review at that time.

Peter Radin 49:01

So as two ships passing through the night, where the Appellant takes exception to the distinction you're making between an emergency shelter and a low-barrier navigation center, is that what's going on there, they're saying that this is an emergency shelter?

Matt Orbach 49:18

That seems to be contention of this comment, and I would understand the confusion, given that this has sort of shifted in title over time. You know, the original application did say transitional housing, the City's guidance letter for emergency shelters, because that was the one section of the Watsonville Municipal Code we have that applies to housing of this --- housing for the unhoused. And then throughout the meetings that we had with them, you know, we explored lots of different housing types, transitional housing, supportive housing, low-barrier navigation centers. And then when we asked them

for clarification, they went with low-barrier navigation center. So that's how it was reviewed after we received the third submittal in August.

Peter Radin 50:06

To 11 please.

Matt Orbach 50:10

Staff improperly failed to require that the application specify the entity responsible for managing the emergency shelter and providing the qualifications of said operator.

So Staff analysis, Government Code Section 65662(a), only requires that the project have a services plan that identifies services staffing. The application materials identified, identify the Community Action Board as a provider of services staff. So this is one where the government code language is pretty vague. It just says that they have to submit the staffing plan and **identify the provider which they were identified in the grant application.**

Peter Radin 50:46

So this might be an entree to ask the question, if you could explain the relative responsibilities as you understand them - DignityMoves, County of Monterey, Community Action Board. Can you give some color on that?

Matt Orbach 51:10

I think that would be a fair question for the Applicant when they get up here. **I, I, I sort of remember what I read in the in the original grant application. But for an appropriate answer, you should ask the Applicant.**

Peter Radin 51:20

Because, again, I do think it's vague when you say responsible for managing, because I think that CAB was listed as providing staffing. But that kind of begs the question as to who is the ultimate where does the buck stop with respect to managing the facility and and then, are we the appropriate authority to decide whether or not the manager is appropriate or not? And I would ask, perhaps, when the Appellant's make their pitch, if they might address that. Okay.

Matt Orbach 51:58

I believe that the as I'm this, I don't know how you would title that, but the different groups involved have different responsibilities. So there's one group, I believe, the CSUMB group, that is does outreach to the folks on the levee, on the front end of identifying folks to get into the facility. Then you have the CAB group that does the management on people on site that does Medicare, medical, health side and things, another one that deals with employment. So there's multiple groups that are involved in this project. _____ GARBLED.

Lucy Rojas 52:30

Vice Chairman, I wanted to also point out to you that in the Grant Application that we have a copy of page 13 of 18, there's a complete staffing list for the project.

Peter Radin 52:42

Yes, you know, and I think that that's useful information in general for background, but I am wrestling with the role of the Planning Commission vis-a-vis the operation of the facility. Is that, and we're kind of in the land use business, and certainly there's some overlap with that. You see that in the context of the licenses and things like that, but in this one, I'm just a little bit shaky as to, you know, what role we have and how much influence we should have over that, and that's why I would suggest that Appellant address that with us.

Matt Orbach 53:25

Okay so number 12.

Staff improperly submitted a building permit submission to Caltrans in July 2024, prior to approving the Zoning Clearance Occupancy Permit Application.

As part of the application review s as far as the application previously, City Staff reached out via email to Caltrans staff to inform them of the proposed work along state route 129 and inquire about whether they had questions and concerns that could be addressed during the future building permit process, because the project frontage is in the Caltrans right away, and consultation with regional agencies is a normal part of the development review process. _____ - there was already a public works project slated to be done in _____. Just want to make sure how this potential of each project would fit within those plans. So we reached out, got that response, and they provide a little bit of feedback that can be taken into consideration when we receive that building permit applicaiton.

Peter Radin 54:21

How would the public interest be compromised or negatively or adversely affected if a building permit were submitted to Caltrans prior to approving of the application? I'm a little confused about the reason that this is included among 15 complaints. I mean, is, am I missing something?

Matt Orbach 54:45

I'm not sure.

Peter Radin 54:47

Another question for the Appellant.

Matt Orbach 54:49

The main comment was an encroachment permit would be required to do work, essentially, all that Caltrans said and like you, I don't know how even if we had a building from the application design at the time, how that would be _____

Peter Radin 55:03

I mean, the timing of it was a curious aspect. There must be something special about the timing. And again, they'll have a chance to address that.

Matt Orbach 55:15

I think there was some confusion at the time about whether or not this submittal in July of 2024 was a building permit application versus entitlement of Administrative Review Permit application from October 2023, just simply because of the length of time that had transpired between those two dates. So that might be another one that's just usually due to the extended timeline.

Peter Radin 55:39
Number 13

Matt Orbach 55:41
Staff improperly failed to evaluate the animal policy of the emergency shelter, including the density of domestic animals and/or farm animals that will reside on the Church property. (Chapter 1 of Title 6 of Watsonville Municipal Code)

Staff Analysis: The animal policy of the emergency shelter cannot be considered under the review requirements in Government Code § 65662. That's not one of the four criteria that the City can look at as part of its review.

Peter Radin 56:07
Questions about 13? 14 please.

Matt Orbach 56:11
Staff improperly failed to require an adequate good neighbor policy. The analysis is that a Good Neighbor Policy is not one of the review requirements in Government Code 65662, however, the project is required to comply with the County of Monterey Homeless Services Good Neighbor Protocol, which was submitted as part of ARP application documentation. So even though it wasn't required, they did submit the Good Neighbor Policy that they would abide by and require to abide by.

Peter Radin 56:40
But your position, the city's position is, is that there was no requirement for the city, right? The fact that it was done in a different point is extra _____,

Matt Orbach 56:53
Yes. Staff improperly failed to consider issues pertaining to Loaves & Fishes institutional operation at 150 Second Street. The analysis for Loaves & Fishes institutional operation on Second Street is not part of the project and cannot be considered under under the review requirements in Government Code § 65662.

Any questions? _____ Okay, all right. Well, thank you, Matt, for going through that. I know that you've been through it a lot. Thanks for helping bring us and the audience on the nature of some of the complaints. At this point for clarification for the City Attorney is the presentation necessarily limited to five minutes, if the if the Planning Commission decided to expand the presentation time of Appellant and Applicant more time would that be appropriate?

Mary Wagner 58:00

Yes, the Planning Commission has the discretion to do that.

Peter Radin 58:07

It just seems to me, and I don't know about my fellow Commissioners, but it seems to me that there's a lot of meat on the bones, and I just don't want to sacrifice, you know, the interest of, sort of false emphasis on five minutes. We take a lot of time ourselves and have the Appellant feel that they're under pressure, or have to, you know, set aside some of their points in order to address points that we've requested. So I'd be interested in allowing a little bit more time to both sides, if that's something acceptable to you all.

Dan Dodge 58:47

I thought that was an extremely long and necessary to be able to go through items specifically addressed. I'm glad that for the members of the public, thank you. Then we're able to do that, but I'm in favor of giving the Applicant 15-20 minutes. Is that what we're asking and we're asking for another hour?

Peter Radin 59:24

Well, I think, I think it's in our discretion, but I think that if we were to move to 15 minutes per side, I think that would make a big difference in terms of their ability to communicate where they stand and what some of their points are. Points, you know, really get to _____exchange information in five minutes _____.

Dan Dodge 59:48

I want to honor the respect time and members of the audience that have come here to speak tonight. This is a public hearing. I mean it's partially for the public too.

Peter Radin 59:59

But I think that you know their presence here indicates that they do regard this as an important matter, and so I wouldn't want to presume and speak to the audience, but my assumption is that they agree that both sides should be heard. I was thinking 15 minutes per side. What if we did that?

Lucy Rojas 1:00

Make a motion to provide 10 minutes to each Applicant and Appellant.

Brando Sencion 1:00

They need five, they take five.

Peter Radin

We're not asking them to fill the time, but we also, I just it's like a game show. I don't want to hear the buzzer go off in mid sentence. So I'll entertain a motion.

Peter Radin 1:00

Okay, so motion and seconded for expanding the timeline for both the appellant and Applicant of having up to 10 minutes, okay, so with that, I would ask.

Mary Wagner? 58:00 Vote?

Oh, I'm sorry I didn't see any objection, but I think we should, for purposes of our record, make your drive pattern worthwhile. Take a vote. So all those in favor, aye. Opposed. Motion passes. We have an abstention. Very good. So like to ask the Appellant to take the podium please.

Catalina Torres 1:01:32

Members of the Commission, my name is Catalina Torres

NO VOLUME WHATSOEVER

My name is Catalina Torres, and I am a resident of the city as well as the leader of a neighborhood coalition that opposes the establishment of a homeless shelter at the Westview Presbyterian Church site. After learning about the proposed shelter, many neighbors expressed their concerns, viewing it as poor planning and unjust unjust to our community - **District 1**.

Peter Radin 1:02:30

I'm having a little bit of difficulty hearing you, perhaps you can get a little bit closer to microphone.

We'll give you an extra 30 seconds,

Do you want me to start all over?

so I am a resident of the city as well as the leader of a neighborhood coalition that opposes the establishment of a homeless shelter at the Westview Presbyterian Church site. After learning about the proposed shelter, many neighbors expressed their concerns, viewing it as poor planning and unjust to our community - **District 1**.

I collected signatures for petitions and have formed a coalition of neighbors who have felt threatened by homeless individuals. We have spoken at City Council and community meetings to **express our concerns about this project**. The City Staff delayed our access to public documents and failed to provide several key documents altogether. We obtained legal advice from a reputable land use attorney who provided an analysis to the City Staff highlighting procedural issues with the proposal. City Staff did not respond to the legal analysis and also failed to include it in the Agenda Package provided to you.

Due to the city's handling of this matter, two distinct issues have become intertwined. These issues pertain to the conditional use status of the church and the regulations governing the navigation center. The primary and the most important issue for the Commission is **the Church**. It is a nonconforming conditional use that does NOT currently have a use permit. Due to the changes associated with establishing the shelter, the city's zoning code requires that a use permit be required for the Church to establish a legal area on the property for the shelter. The Zoning Administrator did not require the Church to take that action, which constituted a violation of the City's Zoning Code. As a result, the zoning approval was issued in error and should therefore be revoked.

Marta Bulaich 1:05:07

Members of the Commission.

My name is Marta Bulaich, and I'm a member of the neighborhood Coalition appealing the Zoning Administrator's permit approval. I want to provide information that has been withheld from you **by Staff** that is relevant.

Staff asserts numerous times in the Agenda Report that your decision-making is controlled by Government Code Section 65662 related to low-barrier shelters.

Staff then asserts that it preempts local authority and that none of the provisions of your City's zoning code apply to the project. The entire structure of your Agenda Report is written with that assumption. Please be aware that Staff's assumption is unreliable and should be challenged.

Staff's manipulation on this matter has created assertions that should be rejected. For example, on page 3 of the Agenda Report, Staff states the Commission can only consider issues identified in the Appeal. But then Staff states that this means that the Commission can only consider four criteria of low-barrier shelters that are in Government Code 65662. **That is nonsensical.**

Staff's claim that Government Section 65662 completely preempts your zoning code is simply false.

The Commission has properly received the Appeal and has every right to consider the issues in it.

The Appeal and related Rebuttal documents that I sent to you this afternoon should be the controlling guide for your decision-making.

There is another serious issue to resolve this matter. Staff says that a low-barrier navigation center is not shown as a use in the Watsonville zoning code, and that means that, then that Watsonville has no regulations for low-barrier shelters. Staff then claims that this means that the only regulations that apply are Government Code 65662. This analysis is wrong. The Downtown Watsonville Specific Plan, which you approved, states that any use not shown in the related table 6-3 is allowed by right and is regulated by that code. Also, regardless of the low-barrier navigation center issue, the parcels are governed by the rules for churches, since there is a church on the property. This afternoon, you also received another document from me. It demonstrated how the Zoning Administrator misled the Council and the public, not the City Manager alone, but the Zoning Administrator, Suzi Merriram. You can see all the documentation in that document. It is 402 pages. It is not a "she said he said." It is actual quotes from city managers as well as the Zoning Administrator. Even Matt Orbach was kept out of the

loop and in his conversations with Monterey County, he emphasized how he was siloed from this project. Thank you.

Ilia Bulaich 1:08:19

Members of the Commission. My name is Ilia Bulaich, also a member of the neighborhood coalition. There are several points that I wanted to follow up and respond to.

One of them is, is that, again, the properties are zoned in your Downtown Specific Plan, and in that area that it states that any use not shown in that table, then is in is allowed by right and is regulated by the Downtown Specific Plan rules and then all other allowable parts of your regular zoning code.

The basis on which Staff is claiming now that Government Code 65662, is only thing that governs there is already in dispute. There's another issue that needs to be resolved. Staff explained to you that well, when Staff withholds public documents from somebody who is an affected neighbor of a land use proposal, that Staff does not have to comply with the document request. So then think about it, Staff is telling you now that Staff doesn't have to let affected neighbors know what's happening, and then the affected neighbors then can't figure out what's happening, and they can't figure out how to do a functional, meaningful response, then there is no recourse, and there's nothing that can be done, and that that's because of this dubious, nebulous concept they presented to you, that there is a entitlement review process as to how they have tried to artificially define to you.

Be aware that there is no legal basis for Staff to be trying to shove and guide and channel you into complying with their artificial, constrained definition there, particularly when and it completely cripples any type of functional participation in the process to figure out what's going on and then meaningfully participate in providing input so that the project can't end up being conditioned and evaluated properly for controlling the impacts on that. And then there was a discussion about the nonconforming use issue. I'd like to point out something. Staff is also giving you a manipulation and falsification on how to evaluate a nonconforming use.

Keep in mind something. That when you have a property present that is going to be evaluated, your use permits specify where the use is on the property, which area it occupies, the nature of the use, and specific particulars. The conditional use or a non conforming use, is interpreted by its location, presence on a property. A given use is **not confined** to a specific building, the use it can be distributed across the property, the building, everywhere. That's where that should be interpreted. Thank you.

Peter Radin 1:09:35

Thank you. I'd like to ask the Applicant to the podium to address the Commission.

Roxanne Wilson 1:12:04

Good evening. My name is Roxanne Wilson, and I'm the County Homeless Services Director for the County of Monterey. Thank you so much for this opportunity to speak on behalf of Recurso de Fuerza, often referred to as RDF, or the Tiny Village. RDF was intentionally designed to meet the definition of a low-barrier navigation center in compliance with Assembly Bill 101, Senate Bill 2 and Senate Bill 1395. Participants of this program will have access to 24-hour staff, housing navigation, connections to public

benefits, medical care, jobs, ____, document, replacements, mental health and substance use disorder services. These wraparound services will be offered to support the ultimate goal of moving them into permanent housing. Clients can choose to be entered into the Coordinated Entry System in either County. Actually the Coalition, the continuum of care for Monterey County is two counties, so theoretically, they can be housed within one of three counties. Case managers and service coordinators will be trained on evidence-based practices for client engagement, including, but not limited to motivational interviewing and housing-first philosophies. Client information, their outcomes and demographics will be tracked in the Homeless Management Information System of both counties. For the clients in the surrounding neighborhood is of the utmost importance. Key features of the site are security, fencing, 24-hour surveillance, ADA ramps, private rooms, flood resistance and fire sprinklers in each unit. Clients can be offered most of what they need within the walls of the program, which includes a pet relief area, showers, food service and storage. This is unlike most of the programs that you currently have in the City of Watsonville, and because the amenities are limited to program participants, foot traffic by outsiders in and out of the property will be minimal, and yes, must be approved by program staff. I want to emphasize that RDF is not a traditional shelter, as it has been named several, several times throughout all of the documents that you have read. It is not a warming shelter. It is not a drop in center. It is a service enriched _____ low barrier navigation center. At its core, RDF offers much more than temporary shelter. It provides a supportive environment paired with critical services. It will offer a chance for individuals to move beyond mere survival. It will help them rediscover and rebuild the life skills that they had to adapt or abandon while living unsheltered, and will reacclimate clients to living indoors. During the month of August through December of 2022, the _____ outreach team mentioned one of the slides earlier, had identified 57 people between river miles two and five who said that they wanted assistance with resolving their homelessness. Since then, we've had a couple of storms, one major flood, and a few encampment cleanups, and we have yet to provide the help that they have asked for. This has been an ongoing issue for people who are living alone on the levee. Due to the complications created by jurisdictional boundaries, services are often inconsistent and ineffective, which is why both counties agreed to establish a partnership and properly serve this population. Through this partnership, the County of Monterey has identified nearly \$8 million dollars in state funding and is leading the development of the site, and Santa Cruz County plans to take over the project after the sunset of the _____. This is what partnership looks like. Two counties that are structurally and culturally set up quite differently, put everything aside to meet the common goal, which is to help the people who asked for it. Earlier, there was a question about the relationships of all of us. As you can see, we have quite a few people here, so DignityMoves is what is called the development management agency. They are responsible for coordinating all of the teams, the surveyors, the contractors, and they are kind of the central point of the entire group that's working on this project. Community Action Board is replacing HomeFirst. So inside of your packet, I believe you received the application that the County of Monterey has submitted to the state, and we had listed HomeFirst as this service provider, but since then, we have moved to a local service provider with extensive experience in working with Watsonville residents and also working with this population. We're here today because the City Staff had approved the county zoning, the county's Zoning Clearance Application, and that approval is being appealed. And while I do absolutely feel for the frustrations of the Appellant, I also don't want to dismiss the fact that 57 people asked for help two years ago, and this is a project that is intended to help them. I think it's really I want to emphasize that this project is not for people who want to remain homeless. This project is for people who want to resolve their homelessness. This is not the

people that this the folks that are so passionately disparaged by. This is a whole this group of folks wants help, and I feel like as two governments, three governments, including the City of Watsonville, this is an opportunity for us to report that to them. And further, the Appeal, in itself, does not disqualify this project by as a "by right" use. RDF has met the statutory requirements of low-barrier navigation centers, which is why I respectfully ask that this Appeal be denied. Inside of your packet you also should have received a letter from the State of California. We have engaged them. The Housing Community Development Housing Accountability Unit has reviewed all of our applications. They are very familiar with this project. They are ones who funded this project, and they also agree that this appears to be a low-barrier navigation center. So that is actually the end of my comments, because I was prepared for five minutes. But if you guys have any questions, I'm here to answer them. Thank you.

Peter Radin 1:18:30

Thank you. Any questions, any questions?

Roxanne Wilson 1:18:38

Thank you so much.

Peter Radin 1:18:41

Oh I see my colleague has raised his hand. Thank you.

Dan Dodge 1:18:43

Is the Microphone on still. Good evening. Thank you for taking the time to address this evening. We sat through a very long presentation that was to be able to inform members of community _____ of Appellant, trying to keep my terminology here correct. Our argument to do that. Can you said that? Well, for those people that haven't been sitting through this whole process and such like that, Monterey County became involved. There was sort of an impetus, and after the after the Pajaro floods hit the area, or just as a project in motion before the floods?

Roxanne Wilson 1:19:38

So historically, every year, the County of Monterey does an encampment cleanup along the Pajaro River. And a few years ago, there was a little bit of contention because we didn't clean up folks on the Watsonville side. This led to litigation, which I'm not familiar with, but you can direct that _____ I have reached out to both this County of Santa Cruz and the City of Watsonville when it when I first got to the County of Monterey, because I came from the nonprofit sector, and I let them know that we were planning on doing a cleanup, and I wanted to coordinate service, outreach, all of those things before we had done so. So that was in at the end, I don't want to see the month, but specifically the end of fall of December 2022 and during those conversations of coordinating the cleanup, we had discovered that there's probably a better way for us to do this, and that's when I deployed the ____ outreach team for them to go and figure out if there was even an interest for people on the levee for us for services, and find out why we weren't engaging with services and heavily on applications. For us the levee broke March, the year after.

Dan Dodge 1:20:54

On the Monterey County side of the river or both?

Roxanne Wilson 1:20:58

So we were doing it on the Monterey County side, but we wanted from our neighbor jurisdictions that we were doing it and coordinate services, because we know what happens. They just hop back and forth between the on both sides of the river.

Dan Dodge 1:21:12

I'm very familiar, but in interest in this hearing. The Applicant is the County of Monterey, which is a little different.

Roxanne Wilson

Yes.

Dan Dodge

So I'm acting contextually that this effort started on the County of Monterey and then transitioned it?

Roxanne Wilson 1:21:30

No, actually, the reason why the County of Monterey has decided to pursue the funding was really because we didn't want it to feel like we were just assuming that the County of Santa Cruz would go after the money and build it on their side of the river, and we serve our population. This was a partnership, so we wanted to split up all of the roles and responsibilities. The heavy lift is what we're going through right now, but the sustainability of that program, the County of Santa Cruz is picking up after we're done then with our portion.

Dan Dodge 1:21:59

What's that timeline on that?

Roxanne Wilson 1:22:01

The end of the grant ends on June 30, 2026.

Dan Dodge 1:22:07

We've seen some documentation familiar with the Department of Housing the Community Development.

Roxanne Wilson 1:22:14

From the state of California, yes, correct, yes.

Dan Dodge 1:22:18

You receive some information to them, from them, pertaining to the state law regarding low-barrier navigation centers. Can you comment on that, on the on that application of the low-barrier navigation center, and how this state law applies for this?

Roxanne Wilson 1:22:39

Yes. So as I mentioned earlier, this project was specifically designed to fit that definition. Inside of the application to the state, we did call it a housing navigation center. It's a cultural difference, but the technical term is a low-barrier navigation center. The State of California did pass a law, as mentioned by Matt earlier, that allowed these projects to be "by right", and it's a little different from traditional emergency shelter, which is why they I believe that the state had made it "by right" is because it's not just to give somebody a safe place to sleep for the evening. The intention is to wrap them with services and get them housed so they are no longer homeless, and that is our goal. We want to get people off the levee, into homes and into, you know, the rest on onto of the rest of their lives.

Dan Dodge 1:23:24

Does Monterey County, got several of these low-barriers and navigation centers on Monterey County,

Roxanne Wilson 1:23:30

We have three, we have three.

Dan Dodge 1:23:32

Located in the county area or in the jurisdictions?

1:23:36

Roxanne Wilson 1:23:37

They're in the City of Salinas, the City of Seaside. Oh, actually, we have four. We have two in the City of Salinas, and one in Seaside, one in Monterey.

Dan Dodge 1:23:52

What is the longest standing low-barrier center that you got

Roxanne Wilson 1:23:52

The Share Center iis the original one, and that opened not too long after the law had passed, so I believe it's 2019, 2020, ish, it was 2020, beginning of the pandemic when it opened.

Dan Dodge 1:24:01

Can you talk about the transitional rate on that project?

Roxanne Wilson 1:24:04

Absolutely. The Share Center performs higher than any other traditional emergency shelter in the community. At average, it houses permanently about 78 to 80% of the occupants that go through that program. It is our flagship.

Dan Dodge 1:24:21

How many people have circulated through that program?

Roxanne Wilson 1:24:24

Well over 1000 at this point.

Dan Dodge 1:24:28

Thank you very much for taking the time to address this.

Roxanne Wilson 1:24:30

Of course,

Peter Radin 1:24:33

Thank you. Okay, and now we move to clarifying questions from the Planning Commission review and who would like to begin? All right, so if no one else has got a question, I would like to, you know, to say that, you know, there's this whole thing about, if you're not confused, you're not paying attention. Okay, I don't think I'm quite there yet. I'm paying attention. But I do have some areas that I would like to clarify in the context of the presentation made by the Appellant. Because the Appellant seems to have taken great exception to the way that the City is reading and interpreting the law, and in particular, the extent to which the State of California has preempted local government with respect to low-barrier entry, and that is really central to what the function, as I see it, of the Planning Commission is. I mean, I love hearing about the success stories and things like that, but honestly, those are things that I don't think really fall on our side of the _____, but evaluating the appeal, and particularly those parts of the appeal that essentially take us to task for misapplying the law and misinterpreting the law, that's, I think, where the tire meets the road for us. **And so if I may, turn to our City Attorney and just ask her for an overview of the City's position. And in particular, you can address the points made by Mr. Seligmann on behalf of the Appellant. I would think that would be very useful.**

Mary Wagner 1:26:41

Thank you for the question. First, I think it's important to go back to the statutory language in Government Code Section 65662, and it very clearly states that a low-barrier navigation center is a use by right in areas that are zoned for mixed use and non-residential uses, permitting multi-family uses.

So it's very clearly stated. Use "by right" is a defined term. It means we cannot require any type of discretionary review. So if the project meets the definition of a low-barrier navigation center and it complies with the statutory requirements of that the statute, then the City is required to permit that use, to put it very succinctly. With respect to the questions or the issues that were raised in the letter from the attorney, I can't find it. I know that SB 4 was referred to, and that it's not what this project was submitted as. It's not submitted, submitting under that those provisions. There's, I think, a difference of opinion about what, what a legal, nonconforming use means, and whether or not this project triggers a need for the Church itself to come in for a conditional use permit. And I agree with Staff's presentation on that, that that is not triggered by the use of the low-barrier navigation center. And I apologize, I know there's a third point in that line.

Peter Radin 1:28:21

Actually we have the letter, okay, thanks.

Mary Wagner 1:28:27

I have it _____. Thank you very much.

Mary Wagner 1:28:27

So we talked about Senate Bill 4, we talked about the special use permit. And then I think there was a question about how this property is identified in the Downtown Watsonville Specific Plan. And I think again, your Staff did an excellent job of explaining that if uses are not listed, they're permitted, unless they're not permitted elsewhere, and this use is not prohibited elsewhere in the code, so it is a use that is allowed. I think there's also a little bit of a _____ misunderstanding perhaps. We don't have, we don't have adopted development criteria that apply to this type of use. So there were no standards in the City zoning ordinance to apply to this project.

Peter Radin 1:29:20

So if there were, would that state preemption affect us, the enforceability of that?

Mary Wagner 1:29:27

Potentially. I mean, I think yes. I think those are the points of the letter. If there's something that I'm missing that you'd like me to address, I'm happy to do it. And just to be abundantly clear, this was not included with the Appeal packet and, again it wasn't submitted as a Public Comment to this hearing, so I don't think it was intentionally withheld from anyone. I appreciate and am glad that you have it tonight. But it, you know, it was not submitted as part of the Appeal.

Peter Radin 1:29:27

Well, I think technically it was part of the public comments that came along very recently. But it was not back in July, where, more appropriately to the date of the Appeal was filed when it was October.

Mary Wagner 1:30:16

Correct. And not to say we shouldn't address it now, I think it's good you raised that.

Peter Radin 1:29:27

I think it's important because again I'm trying to basically sift through what really is at issue for the Planning Commission versus what is societal commentary on where the State of California is and what its approach is to these projects to be low-barrier navigation centers and I think that it's being conflated. You know, our job is quite defined and limited, and so that's why I want to focus on things like this because this is what we do need to focus our attention on.

Mary Wagner 1:30:45

Thank you.

Peter Radin 1:31:01

Other questions.

Dan Dodge

So, I may ask the City Attorney what I'm hearing, what I'm hearing is that you say that Staff is not erroneous in determining a low-barrier navigation center. Is that correct?

Mary Wagner 1:31:26

I believe that your staff, appropriately, applied provisions of the City's regulations and the statutory requirements for a low-barrier navigation center, yes.

Dan Dodge

Statutory requirements imposed by the state?

Mary Wagner 1:31:36

Correct.

Dan Dodge

Thank you.

Peter Radin 1:31:50

So with we can move forward and go to the public for comments, and I'm unclear as it's not stated in the Agenda what is the time allotted per speaker?

Justin Meek

3 minutes, but that's at the discretion of the Planning Commission how much time you want to provide. And also has the discretion if you so want to _____. GARBLED. For the efficiency of the _____.

Peter Radin 1:32:14

So with that I hesitate to actually to pare back the three minutes because it feels like I'm taking something away, and I don't necessarily think we need to build more time into this. Shall we just proceed and allow each speaker three minutes? OK. So I invite members of the public to comment.

Paz Padilla and Mike Kitridge

Good evening. My name is Paz Padilla and I am the Director of Programs and Impact for Community Action Board. I am here tonight with our Homeless Prevention and Intervention Director Mike Kitridge. CAB is a _____ and cover the community action agency for Santa Cruz County, headquartered, here in Watsonville. We have four major services components, including homelessness, prevention and intervention services, which have provided rent assistance to avoid eviction for almost four decades, as well as programs to address homelessness and housing navigation solutions and work experiencesupport for primarily Watsonville adults unhoused adults. As you know, CAB has been selected and signed on as the contracted non profit operator of the Recurso de Fuerza low-barrier navigation center project to provide intense wrap around case management and interim housing solution for those who have been _____ encampment by the Pajaro levee. We know that the efforts to provide solutions for that encampment are urgent as repairs to the levee are needed for the planned

safety of our community. We look forward to this project starting as one solution to homelessness in our community.

Mike Kitridge: With our long standing involvement in connection with our unhoused community through our current homelessness programs and services these past years, we are here tonight to express our support and commitment to the Recurso de Fuerza, also known as the Tiny Homes project. Our dedication, experience, services, and referral model will continue as we bring our RDF low barrier navigation center online. Additionally, we look forward to participating with the City's new task force on homelessness group, as well as our continued desire to collaborate with community partners to help create support and increase solutions that are needed to move the dial on housing and homelessness in our city and community. Thank you.

Peter Radin

Thank you.

UNKNOWN PERSON 1:32:50

I would like to ask everyone who is commenting that in you can fill out the yellow form and place it in the basket in the podium. And if you are speaking, please state your name.

Elaine Johnson 1:35:31.

Good evening. My name is Elaine Johnson, I'm Executive Director of Housing Santa Cruz County, and I'm here to express our strong support for the proposed Tiny Homes project. This project represents a crucial step in addressing our community's pressing needs for safe, stable, and affordable housing. Housing is more than just a roof over someone's head. It is a foundation for stability, _____ and opportunity. The Tiny Homes project offers an innovative solution to provide individuals with a place to call home, fostering dignity, independence, and a stronger sense of community. We are particularly confident in the success of this project, because it will be managed by the Community Action Board. With decades of experience serving Santa Cruz County, CAB has demonstrated a deep understanding of the local needs and a proven track record of delivering compatible, community centered programs. Their leadership makes them an ideal fit to oversee this project and ensure that it thrives. This project isn't just about building homes, it's about building hope and creating a pathway to a brighter future for those where it is most needed.

By moving this project forward, you will ensure that more members of our community can access the stability they need to thrive. Thank you for your thoughtful consideration.

Bobby Marchersalt 1:37:10

Good evening. Commission. My name is Bobby Marchersalt. I'm a Watsonville resident in District two. I believe the city made the right call, and um I'm in support of denying the appeal and moving forward. I'm grateful for the work being done. I would welcome one in my neighborhood, District Two, and would actually love to see if we can afford one in every district so we could help more individuals. This is a proven model with a high rate of success in rehousing. I myself been a housing navigator with 188180 and later Housing First, and have seen how these programs work and do get people on their feet. While I recognize the concerns that neighbors have, this project is, I believe, likely to address the

concerns rather than exacerbate them. We don't have many solutions here in Watsonville at this point to fill this moment, and this is one that is finally happening and is important to move forward, regardless of any of this. It seems to me that the **reality is, there's just isn't good grounds for reversal**. And I'm kind of to some of your points. I'm sorry that you have to deal with it. I'm not sure that it's necessarily in your purview, and I don't know where it will go. I do know we hear that, you know, California state is involved as what's happening actually address the right "by use" issue. And one of the questions I would be interested to hear is, if we didn't move forward with it, what do we open ourselves up to as the City? Are there any concerns there as far as future litigation, or any issues in that respect? So I'm just asking that you would please consider denying this appeal and allowing this to move forward and we can see, you know, address issues as they arise. I know that we have a law enforcement in our city that I trust has done a good job in some aspects with our community and our unhoused community, and we'll continue to do that, and perhaps at the end of the grant, they provide an opportune time to assess how the success rates have been and consider continuation, if we even have the ability to be considered at that point. It's only getting colder as we all feel outside. Let's get this moving and get folks off our streets. Thanks.

Peter Rdain
Thank you.

Name Indiscernible 1:39:35

Hello. My name is GretchenReganheart? . I'm a Watsonville resident, and I'm here also on behalf of Affordable Housing Now to support this project. As a former attorney I dealt with some housing issues. I don't see any reason to set aside the determination of the Zoning Administrator. But beyond that, I just the project addresses the needs that we all know is there. We know that the unhealthy population has increased in Watsonville, and it's time for us to address it. Many of the issues that concern neighbors of these kinds of products **will actually be alleviated when these projects are built**, people actually have access to housing, it improves the quality of life for everyone around them. So, I urge you to uphold the Zoning Administrator and deny the appeal.

Dan Hoffman 1:40:59

Hello, I am Pastor Westview Presbyterian Church Dan Hoffman. _____ I just want to say when I heard of this project and they asked to put it on the property, I thought, that's just _____ idea. And then I learned about the project and what it's supposed to do and visited projects like one and the one specifically that is supposed to be modeled back here in Santa, Barbara. When I went visited, it wasn't like tents, trash, people that came outside. None of that. It was next to Morgan Stanley Chase Financial. It was beautiful. I walked inside. I didn't see unhoused people. I saw people that had a house and were clean and kind, and take care each other. No tents, no trash. I feel really bad for our neighbors who are concerned about this being in **our backyard, and it will be an answer**. It will get people off the streets, and it will be a solution, and know that they're having issues with house in the neighborhoods, and this will get them housed into _____ onto the other thing. _____

I just want to address is this is a working-class community. We've been serving breakfast to the unhoused as a Church for eight years. I've go to know them and their stories, and 86% of the people that are unhoused in Santa Cruz County are from Santa Cruz County. These are our neighbors. We're

in distress. This is a working-class community of Watsonville. There are a lot of people very close to the edge _____. They are one job loss, one accident, one major illness, one divorce, one eviction, away a house themselves. So this is a way to help address and help our neighbors who are currently panicked as well. It's a solution. Thank you for your consideration.

Peter Radin 1:43:13

Thank you Pastor

Sandra De Amara 1:43:55

Spanish version omitted from transcription.

I am Sandra De Amara. I live on Rodriguez Street close to where you want to develop or want to have a development for our homeless. I see a lot of people here, but I don't know them. I know they don't live in my neighborhood where YOU want to develop this project. I think that a lot of the people here that they want to be in a safe place. They want to be in their home and feel safe and feel happy, but we won't be happy and safe. If you develop, if you build this project where we live, we won't be safe. We want to be living in a safe place. The reason why I am against this project, I get home late at night from work, and who's going to make sure that I feel safe as I get home?

My children also get home very late, and who's going to make sure that my children will arrive to my house safe> And that's one of the reasons why I don't agree with this project, and I want to ask you for your help. I don't have anything against our homeless. I think that they also need a safe place where to live, but they want to they need to be somewhere else. We want them to be safe. We want to be safe. We want to be safe in our home, and that's what I have. Thank you.

Elizabeth Rodriguez 1:48:40

Hi. My name is Elizabeth Rodriguez, and I work for Community Action Board Santa Cruz County and I am the South County Coordinated Entry Service Connector. I work directly with homeless individuals, and not all homeless individuals are drug addicts. A lot of the individuals that I work with are agricultural workers, and they try to save their money from _____, and it's over, but they do run out of their savings and they end up homeless. Also I work with individuals that come from broken relationships. One individual that I worked with, she came from a broken relationship, and she started drinking in her homelessness, and she just needed somebody to help her out. And working with me, she was able to get sober, she got housed, and she's working at _____ with other people. So it works. It works. I just there's just so many people out there that need help, and I can't even say it's just really sad that we there's people here. Yes, thanks. You.

Tim 1:49:02

Good evening. My name is Tim. I'm on the COC Leadership Council for Monterey County _____. Also I'm on the California State Policy Advisory _____. Also was unhoused I met Roxanne. when was in Monterey County. Very clean, well kept encampment. At the end of COVID. Just decided one scattered at that point. I decided to turn my life around, get involved and try to have a voice for those that are less fortunate. One of the biggest issues I see out here is stigma and stereotypes, and to put any one, every person, that unique individual. And I think there's a lot of fear, and I feel the fear fear, but I think it's a false, a false evidence appearing through and it's not, you know it's not real. You know it's

not it's not real valid concern. These are people, are a unique person who can't put in a box, well, all homeless or, you know, we think should be scared. You know, we have to respect individual uniqueness of each person, to work out their story. And I try to tell people someone was less fortunate than others, one contract that says that you should uplift both of us fortunately and help us help _____ in conflict. I mean, I think we saw this as a humanity, as a people who are part of living with people. Welcoming people. I did work with Roxanne on the good neighborhood policy on this project, because we did take into consideration that the neighbors might be concerned, you know. So it's not like we barely thought this could help. You know, the whole thought behind this project. I was really happy that this project was breaking ground. I'm really sad that it hasn't even built yet. It's like two years later. I was really surprised that it hasn't nothing's happened yet, you know, apparently. So hopefully we can get this opened up two years ago. Thank you guys.

Peter Radin.

Thank you.

Unnamed Speaker Salvataion Army 1:51:33

Good evening. My name is _____ Carracas Salvation Army. Um, yesterday, I stayed at work until 10pm when I had said, and _____ then from the place, there's a one man on the floor shaking. He just said, Help me and I give him two _____. There are people who are suffering homeless, like, you know, just like homeless. I treat like it with my son. I really want somebody help. There's homeless. We have small resources. We try different non profit organization. We try to help the best when we can. But if we stopping the project like this, which is to make them more difficult, just thinking, if it's your son, if it's your daughter, believe or we can have someone. It's not really the moment it's my son. Come on, somebody. Help me. I think that we should be more open and more flexible _____. Thank you.

Ramon Pacheco 1:52:50

Good evening. My name is Ramon Pacheco. Resident of district 1 on Rodriguez Street. What worries me, it's the same worries as Sandra and other people here.

We're parents, we're grandparents, we're children, and I know that you as parents, children, as grandchildren, grandparents, you want, you want the best for them. Who's going to guarantee me that among all the homeless people here, we don't have sexual predators? I worry about our children, our grandchildren. You have it here. You have children. You have grandchildren.

The pastor, the leader of the church, he's been trying to get a financial benefit from us. In the past he wanted to build a garage, and he invited us to a meeting, and he wanted our support because he wanted to sell it at higher price. But at the end, we were going to pay more taxes and pay more and have higher costs. And so I asked him, I'm going to help us pay for all that? And he said no. So I asked him why do you want us to work with you so that you can make money? And that's exactly what they're doing today. The are making money. I don't think he is really willing to help the homeless. What he wants is to make more money at our cost at the cost of our neighbors in this district. Thank you.

Hank Wempe 1:56:42

My name is Hank Wempe from third-generation Watsonville. I own a business less than 200 yards from this spot. I'm hearing these people talk about surveillance, cleanup. They're going to take care of these people, but they're not taking care of is the filth around my business that gets left there by the homeless, which I've seen it happen. They're not videotaping and surveilling my neighborhood. They're going to surveil that section there, so nobody cares about people around this encampment. They care about the people in the government. So I'm very against this. I'm sick of it. I've been vandalized. I've been we've had stuff broke into in my business. Nothing gets done. We can call the police. They can't have surveillance cameras my own. They don't, they can't tell who it is. I got guys come in with a hoodie and a mask on. Nobody knows who it is. So I'm very against this, and I hope this doesn't happen here, and Monterey, I assume they're the ones that got this grant. And now it's getting it's getting put in our backyard. Put it back to Monterey. This is not right. Thank you.

Peter Radin 1:58:07

Thank you.

Gabriel David Zemara

Good afternoon. My name is Gabriel David Demara. I just want to make a comment that the Church wants to build this development for the homeless at that church we do, they aren't building anything yet, and they have already seen one attempted murder inside the Church, and the pastor knows it. There was a police report. In the time being I've been here, since long ago, we have seen more of fights from people that come from other places. They're not from this county, that they come from other counties. Every now and then someone shows up, or they get dropped off. They stay here for a while, and then they disappear. And we see it over and over again. We don't know where they're coming from, but you need to know that what is happening, what they're trying to do, that they're damaging our community. We're having a lot of problems already. Our police department is facing a lot of problems already, and now they have to deal with problems from the outside. Even though police officers have been attacked by this type of people, it is not just that our county has to handle these with problems from from, from people who are coming. Pastor says that they will help. But what type of help is this. We see the house prices everything goes on in San Francisco. We see more people on the street. And more crime, and hose problems are not being caused by people in San Francisco. These are people from the outside, the same has happened in Santa Cruz, Monterey and Salinas, in San Jose, and now here in Watsonville.

We've seen a lot of problems. We will all lose the entire community, the entire community will lose, if you build this we will be damage the entire community. if they have gotten the information, they will be here, but the city has been evasive. They don't let the entire community know when they're are doing. So please take into account presented by others. Thank you.

Ron Ence 2:04:32

Good evening, commissioners. My name is Ron Ence. I'm the owner of the gas station, corner of Riverside. Main at the Exxon. It's been a long time since I addressed the Commision. 30 some years ago when I came. I'm here because I'm in support of this type of program, but I'm not sure this is the right time or the right place. The Watsonville downtown business community has struggled greatly in the years, and I've heard numerous meetings talk about how Watsonville gets everything pushed to

South County. We get all problems. It seems like we got a lot of money coming from the government, and we're going to put it all here in Watsonville. What's going to happen? Who's going to take it over when the money runs out? The City of Santa Cruz? The county? I'm not sure about that. I'm here. Excuse me in support of this gentleman back here in the back the police department has the toughest job in our community. People need help, but we've got to support the police department, and their hands are tied every day of the week we have to call the police from, I'm not going to say a homeless person, but someone that is mentally unstable, walking into the street, throwing something on a customer when they won't give them money. The problem is HUGE. I'm not sure this is going to help our community as a total in Watsonville. We can have a video surveillance, a picture, the police department can recognize the person, **but their hands are tied**, not because of our fault, not because our community, because the state of California, that's the way it is right now. What are we going to do? I think we're going to exacerbate the problem if we have these people in a community to open the door at 6am or whatever, and they come out, they gotta come in by a certain time. But where are they at the rest of the day? I didn't hear any anything, and I heard a lot of nonprofits are going to come and provide support, I think you need 24-hours armed security guard on the property if you're going to do something like this, because there is violence. Not of all the people. There's a lot of people that need help. That's why I support this type of program. But is this the right time and place? I don't think it is. I hope you consider the history, what's happened in the past, and what has happened now, and how we can support the people with a badge on. Thank you for listening to me tonight.

Peter Radin 2:07:21

Other members of the public who wish to speak? OK. With that then shall we close the public hearing? Public hearing is closed. Now we turn to the Planning Commission for, discussion on the resolutions proposed but not yet approved.

Dan Dodge 2:08:07

Chair. Mr. Chair, I'd like to make a motion denying an appeal of a zoning administrator approval of the administrative review permit for a low barrier navigation Center located at 118 First Street, 5 Cherry Court and 120 First Street. **Am I reading this correctly?** This resolution and upholding approval by the zoning administrator of administrative review permit and finding project, example review in the California Environmental Quality Act, pursuant to guidelines 15268

Peter Radin 2:08:41

Thank you. Is there a second?

Brandn Sencion 2:08/35

I'll go ahead and second that motion.

Peter Radin 2:08:52

Okay, the motion has been moved and seconded, and then that opens us up to a deliberation and discussion.

Dan Dodge 39:40

I'll go first. Um, what I heard, under advice and guidance of our City Attorney that the City staff was not did not err in the issues in that were presented in front of us this evening. State laws applicable and a lot of the case here, I understand what it's like to be terrorized; people that are mentally ill and homeless are almost challenged in a neighborhood, I could not get response due to when the individual would tell me, this is right to be able to smoke meth. The police department would come and nothing would happen. Over and over and over, I believe that just what we're seeing here in front of us, the testimony received tonight, is the opposite approach to that, with the somebody who had those kind of issues and seeking would seek help and have the opportunity to be able to do that. I find that I'm supporting the denial of appeal to be able to on this matter, going with staff's recommendation, the recommendation of our City Attorney, that zoning administrator did not err in approval.

Peter Radin 2:10:23

Any one else?

Well I would like to say I appreciate the interest that's been expressed on both sides of the issue, and I do feel a bond with people on both sides, because I know that those people who come from the community, the neighborhood, who are concerned about the effects of this project have valid concerns, and you always want to address movements and the people who populate the neighborhood to make the neighborhoods what they are. I appreciate the intentions of those people who support it. I want to emphasize again that the function of our commission is really to evaluate the record before us and to determine whether there are grounds to overturn the Zoning Administrator's decision under the law. And my conclusion is that the City has complied with the law, and therefore I'm going to support the resolution which has the effect course of denying the appeal. So shall we have a roll call vote that opinion that solution is denying the appeal?

Dan Dodge 2:12:08

Yes. Motion denying the appeal? Correct. Yes

2:12:24

Radin. Yes. Rojas Yes. Sencion, Yes, Meldahl, Yes motion passes.

Peter Radin 2:12:42

So we turn now to report to the report of secretary, Justin.

Justin Meek

I just wanted to let just wanted to secure as well pursuing to Watsonville Municipal Code 14-10.1106 the decision of the Planning Commission shall be final unless a ____ filed 14 calendar days. ____

GARBLED FROM THE SECRETARY

I want to point out tonight, and city has been undertake a homeless Task Force and and undertake the Task Force benefit for those here tonight, if they're interested. And this is an opportunity. For engaging on that topic program. So I just wanted on such a task force. Okay? To learn more, please reach out to the City's Manager's Office. Our members of the public encourage reaction, apply involvement. To participate, to be informed, to share their views. All that Secretary report that I wanted to show tonight is

that earlier today I, along with other members of city staff department, some of our local partners, and transportation, nonprofits met with Representatives of federal government highways and talk about ways in which to unlock needed funding and coordination for transforming transportation. This is through a US DoD funded initiative called _____ initiative representatives, bridges, Metro, RTC, Caltrans, as mentioned to federal agencies as well. We had a coordination meeting talking briefly about the challenges about going after grant funding, and how to do so to be successful, considering needed funding and moving forward in these projects, a wide range of things that are that touch downtown and other parts. I just want to let you know that that is the attempt is to try to help author growth, relationship and better coordination on some things more challenging projects given how difficult it is to find reasonable funding, that concludes, oh, right, We did also want to also take action on more items and so that can be properly Notice you notice that either involves consideration, though going continue it to a date. Certain Matt correct, if I'm wrong, but recommended that they want to bring it to February. And so let me just look at that wrong February 1.

Peter Radin 2:17:12

I'm sorry I missed it, actually.

Justin Meek (GARBLED)

Otherwise, it does say that, except for January. Visually, we were earlier today, working on this request, February, not January. So we'd like to honor that request. So that would put it on Tuesday, February, 4. And just since this was an agenda item. Chair, would you please open this public comment? Wishes to comment on that? Yes. Okay, so members of the public, I will be was agendized, and so anyone would like to comment on 4b I invite you to to the podium.

I don't see anyone who's looking to and just for the sake of procedures, because this was a J_____, continue it. Does require to take action, so motion to postpone until the February 2, please. Seconded by Commissioner Rojas.

To, all right, all those in favor, Aye? All opposed. Motion passes.

Peter Radin

So if there's not another appeal on the item we discussed, are any other aspects of the project come to the planning commission, the permitting the building, any of that?

Justin Meek (garbled)

No your decision is final, about it until the and at this stage, and as soon as there's no apparel, it will move forward as as a ministerial process,

All right, then.

Peter Radin

So would that would seem to be Adjournment.

Dan Dodge 50:39

I welcome Justin. First meeting, I've been able to sit here with you as community director, I am a little concerned about the transition and communication to notify not just the Planning Commission and the public on agenda items and however we can assist you to be able to communicate in a more rapid manner whether we should. I know that you asked us to be able to meet with you today. That was short notice for me, my schedule, booked out long period of time. But maybe that's something we can follow up to be able to introduce ourselves to some of the newer staff members. There's been stuff only me and Ron here from the audience were good friends like Bulaiches that have, like an institutional memory here, I would say, and so maybe we can continue our dialog so that I can't do things on turn around. I know that's just the way it is for a lot of people these days. I too live in that traffic that our city attorney, which is by 14 years ago, I wanted to approve the widening of the streetway. Want to come back and checking those kind of things. **Watsonville is landlocked itself in by a vote in the public.** We're going to have more issues like this, because Watsonville is changing. We're talking about going up instead of out, and I really think that we need to be able to communicate with the Commission and the public on the changes that are coming.

Justin Mkee

That's all things that I said General Plan

Daniel Dodge

How did you know.

52:21

that conversation.

Justin Meek

But your question about Communication Coordination, you can expect that I will be sending invitations via email ahead of the meetings, and welcome to you or any other commissioners plan to have time frames in which to your schedule so we have any questions that you had before the meeting. So I do think that they're just coming back on tonight's meeting. You know, part of course, was disagree with the application of the law. Reads, how should we apply? But I think much of the frustration not assigning blame to anyone comes from the feeling that process was sort of fast tracked, that, you know, people weren't necessarily given deference and that kind of thing. And so I think the more we can do to make them feel included in the process, even if sometimes we develop a certain, you know, it's going to be a benefit. It's going to look this up. And I think I said, you know, one of the communications _____
Make people feel they're a part of it.

Okay? Any further Business for the commission, we're adjourned.

EMAIL EXCHANGES DATED JUNE 26, 2024 WITH SARAH FEDERICO AND DAN HOFFMAN RE LAST CITY COUNCIL MEETING

In these emails, Monterey County stated that the Building Permit Application would be filed in July 2024. This coincides with the letter Orbach sent to Caltrans on July 24, 2024. Ergo, Orbach misled the Planning Commission about the nature of the Caltrans' July 24, 2024 letter to Orbach is also included.

RE_Last city council meeting.msg Download Show email X

RE: Last city council meeting

FS Federico, Sarah </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=48C93D00569047EEBC8061D90C185CBF-5FDF2E93-1D>
To: Dan Hoffman <dhoff1610@hotmail.com> Wed 6/26/2024 1:29 PM

Hi Pastor Dan,

Nice to hear from you! We are still working on the building permit with the updated schematic for the site as we JUST selected a Modular Unit Provider to build the Village. Right now, we are all working together and the only hold up is that we just finalized which type of modular unit we would use for our project and the Modular Provider has to update the construction plans with the product type for submission to the City. If we have any issues though after we submit for the permit, we will let you know. Thank you so much for being so thoughtful. 🙏

Dates to Remember

Building Permit Application: July 2024
Site Development: September 2024-December 2024
Site Opening: January 2025

So, once we get the building permit from the City, then we will know exactly when the site will need to be prepared for the Village to be constructed. Then we will work with you to obtain the "Right of Entry" agreement to develop the Village. We estimate the site will be unavailable to the church for use starting in September 2024. I don't think it will be any sooner but that could change. We will let you know if it does.

As always, please feel free to reach out anytime.
Hope you are well and please call anytime!
Best,
Sarah
925-330-8242

-----Original Message-----
From: Dan Hoffman <dhoff1610@hotmail.com>
Sent: Wednesday, June 26, 2024 12:39 PM
To: Federico, Sarah <FedericoS@countyofmonterey.gov>
Subject: Last city council meeting

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Sarah, I pray you are well! Is there any update on our timeline for the tiny houses? Is there an update from the last city Council meeting? One of my leadership members was asking if there were certain individuals that were holding it up from the city? Because he is well-connected here in town. Thank you and bless you,
Pastor Dan
Sent from my iPhone

Reply Forward

California Department of Transportation

CALTRANS DISTRICT 5
50 HIGUERA STREET | SAN LUIS OBISPO, CA 93401-5415
(805) 549-3101 | FAX (805) 549-3329 TTY 711
www.dot.ca.gov



July 24, 2024

SCR/129/L1.3

Matt Orbach, Principal Planner
City of Watsonville
250 Main Street
Watsonville, CA

RE: Westview Presbyterian Church Building Permit Submission

Dear Mr. Orbach:

The California Department of Transportation (Caltrans) appreciates the opportunity to review the Building Permit Submission for the Westview Presbyterian Church, which provides 34 non-congregate modular units used as a low-barrier housing navigation center. Caltrans supports local development that is consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel and development. Caltrans offers the following comments in response to the Building Permit Submission:

1. Please be aware that any future work that is completed in, on, under, over, or affecting the State highway right-of-way is subject to a Caltrans encroachment permit and must be done to our engineering and environmental standards and at no cost to the State. The conditions of approval and the requirements for the encroachment permit are issued at the sole discretion of the Permits Office, and nothing in this letter shall be implied as limiting those future conditions and requirements. For more information regarding the encroachment permit process, please visit our Encroachment Permit Website at:
<https://dot.ca.gov/programs/traffic-operations/ep>.
2. All future work will need to conform to the Caltrans Encroachment Permits Manual, Chapter 600. Additional utility installation requirements, which may apply, are found in Chapter 17 of the Project Development Procedures Manual. Deviations to Caltrans Encroachment Permit Policies may require an exception. This requirement and process will be outlined by the District Permit Engineer in the pre-submittal conference.

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Matt Orbach, Principal Planner
July 24, 2024
Page 2

3. All future documents will be subject to additional evaluation and approval at the time of their review. As part of future evaluation, issues involving or impacting the State right-of-way may require additional mitigation due to pertinent issues such as cultural resources, hydrology, water quality, etc.

Thank you for the opportunity to review and comment on the proposed project. If you have any questions or need further clarification on the items discussed above, please contact me at (805) 835-6543 or email Jacob.m.Hernandez@dot.ca.gov.

Sincerely,



Jacob Hernandez
Transportation Planner
District 5 Local Development Review Coordinator

"Provide a safe and reliable transportation network that serves all people and respects the environment"