



# **MINUTES REGULAR JOINT CITY COUNCIL, SUCCESSOR HOUSING AGENCY, & SUCCESSOR AGENCY MEETING**

**March 11, 2025**

**City of Watsonville  
Council Chambers  
275 Main Street, Top Floor**

**4:31 p.m.**

**1. ROLL CALL**

Mayor Orozco, Mayor Pro Tempore Salcido, and Council Members Clark, Dutra (arrived at 4:35 p.m.), Montesino (arrived at 4:45 p.m.), Parker and Quiroz-Carter (arrived at 4:56 p.m.) were present.

**2. CLOSED SESSION CORRESPONDENCE – (None)**

**3. CLOSED SESSION**

The City Council recessed the meeting to discuss the items that follow at 4:32 p.m.

**3.a. CONFERENCE WITH LABOR NEGOTIATOR**

(Government Code 54957.6)

Agency negotiator: Nathalie Manning, Marissa Duran and Mark Wilson, Burke Williams and Sorensen

Employee organizations: Confidential, Executive Team, Fire Management, International Association of Firefighters (IAFF) Local 1272, Management, United Public Employees of California (LiUNA), Local 792, Operating Engineers Local Union No. 3 (OE3), Police Officers Association, Police Management, Public Safety Mid-Management, Service Employees International Union (SEIU), Local 521 Clerical Technical

**3.b. CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

(Government Code Section 54956.8)

1. Property: 45 Aviation Way (APN: 015-22-101)

Agency negotiator: Tamara Vides & Rayvon Williams (City)

Negotiating Parties: Kevin & Brian Dueck (EKB Partners, LLC)

Under negotiation: Price and Terms of Payment

**City Council Resumed at 6:02 p.m.**

**4. ROLL CALL**

Mayor Orozco, Mayor Pro Tempore Salcido, and Council Members Clark, Dutra, Montesino, Parker and Quiroz-Carter were present.

Staff members present were City Manager Vides, City Attorney Zutler, City Clerk Ortiz, Public Works & Utilities Director Lindberg, Fire Chief Lopez, Administrative Services Director Duran, Interim Community Development Director Meek, Parks & Community Services Director Calubaquib, Library Director Martinez, Airport Director Williams, Deputy City Manager Manning, Interim Assistant Community Development Director Orbach, Police Captain Radich, Police Captain Thul, Police Officer Bañuelos, Deputy City Clerk Pacheco, and Interpreter Landaverry.

**4.a. MOTION TO EXCUSE ABSENT COUNCIL MEMBER(S) (If any) – None**

**5. PLEDGE OF ALLEGIANCE**

**6. INFORMATION ITEMS**

**6.a. REPORT OF DISBURSEMENTS**

**6.b MISCELLANEOUS DOCUMENTS REPORT**

**7. PRESENTATIONS & ORAL COMMUNICATIONS**

**7.a. ORAL COMMUNICATIONS FROM THE PUBLIC (2 MINUTES)**

Steve Trujillo, District 7 resident and Cabrillo College Board of Trustees Area VII Trustee, stated Cabrillo College was on track to open its dormitories in the Summer of 2027. He stated the College was continuing to use equity, diversity, and inclusion in its policies. He spoke about an email he sent to City Manager Vides and Member Parker regarding increases in his utility bill and spoke about the possibility of giving senior residents discounts on their utility bills.

Dawn Buie, District 7, expressed concerns with Member Dutra's legal issues. She requested Member Dutra be censured and resign his position.

Kelly Siefke, District 7, spoke about leadership and ethics expected of Council members and expressed concerns with Member Dutra continuing in his position despite his legal issues.

**7.b. ORAL COMMUNICATIONS FROM THE COUNCIL**

Member Parker spoke about topics discussed at a recent District 7 meeting. She thanked City Manager Vides for organizing the meeting.

Member Dutra stated he had a restraining order against Ms. Siefke, who spoke earlier. He stated he was elected by the people of the community and won his Council seat by an 11% margin.

Mayor Orozco spoke about events she participated in over the past weeks including a community cleanup, a meeting with the Teen Action Council, a visit to a newly opened restaurant, and Mayor on the Move, among others. She congratulated City employees for their fundraising efforts on behalf of Second Harvest Food Bank.

**7.c. REPORT OUT OF CLOSED SESSION**

City Attorney Zutler stated Council held a Closed Session on the items on the agenda and no reportable action was taken.

- 7.d. **MAYOR'S PROCLAMATION RECOGNIZING WATSONVILLE FAMILY YMCA**
- 7.e. **MAYOR'S PROCLAMATION RECOGNIZING ACTIVITIES 4 ALL**
- 7.f. **MAYOR'S PROCLAMATION RECOGNIZING LIVE LIKE COCO FOUNDATION**
- 7.g. **MAYOR'S PROCLAMATION RECOGNIZING POLICE OFFICER MOISES LOPEZ**
- 7.h. **PRESENTATION BY WATSONVILLE IVY LEAGUE PROJECT (WILP) ON FUNDRAISING EFFORTS FOR THEIR UPCOMING TRIP**
- 8. **CONSENT AGENDA**

**PUBLIC INPUT – None**

**MOTION:** It was moved by Member Clark, seconded by Member Montesino and carried by the following vote to approve the Consent Agenda.

AYES:	MEMBERS:	Clark, Dutra, Montesino, Parker, Quiroz-Carter, Salcido, Orozco
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	None

- 8.a. **MOTION APPROVING MINUTES OF FEBRUARY 25, 2025**
- 8.b. **RESOLUTION NO. 61-25 (CM)**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING PLANS AND SPECIFICATIONS AND CALLING FOR BIDS FOR THE RECYCLED WATER FACILITY ELECTRICAL UPGRADES, PROJECT RW-25-01 (ESTIMATED COST OF \$1350,000 WILL BE FUNDED FROM THE SEWER ENTERPRISE FUND)**
- 8.c. **RESOLUTION NO. 62-25 (CM)**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING CHANGE ORDER NO. 2 TO CONTRACT BETWEEN THE CITY OF WATSONVILLE AND TOP TIER GRADING, LLC., FOR THE UPPER STRUVE SLOUGH ENHANCEMENT PROJECT, NO. SD-23-11092, ADDING TO THE SCOPE OF WORK AND INCREASING THE CONTRACT COMPENSATION IN THE AMOUNT OF \$78,688.91, FOR A REVISED TOTAL CONTRACT AMOUNT OF \$384,987.91 AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**
- 8.d. **RESOLUTION NO. 63-25 (CM)**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING FIRST AMENDMENT TO CONTRACT BETWEEN THE CITY OF WATSONVILLE AND MICHAEL K. NUNLEY & ASSOCIATES, INC., A CORPORATION, FOR ENGINEERING SUPPORT SERVICES FOR THE WASTEWATER DIVISION, INCREASING COMPENSATION IN AN AMOUNT NOT TO EXCEED \$250,000 FOR A CONTRACT TOTAL AMOUNT OF \$500,000; EXTENDING THE CONTRACT TERM; AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME; AND AUTHORIZING BUDGET TRANSFER FROM THE SEWER ENTERPRISE FUND FOR \$250,000**
- 8.e. **RESOLUTION NO. 64-25 (CM)**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING**

**SOLE SOURCE PURCHASE WITH TROJAN TECHNOLOGIES CORPORATION, FOR THE PURCHASE OF REPLACEMENT AND SPARE PARTS FOR THE RECYCLED WATER ULTRAVIOLET DISINFECTION SYSTEM, IN AN AMOUNT NOT TO EXCEED \$237,597.44; AUTHORIZING AND DIRECTING CITY MANAGER TO EXECUTE PURCHASE ORDER; AND AUTHORIZING A BUDGET APPROPRIATION FROM THE WASTEWATER ENTERPRISE FUND IN THE SAME AMOUNT**

- 8.f. RESOLUTION NO. 65-25 (CM)  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ACCEPTING PUBLIC AND ONSITE IMPROVEMENTS AS AGREED UPON IN THE PUBLIC AND ONSITE IMPROVEMENT AGREEMENT BETWEEN THE CITY AND SHAWKI DEYN PROPERTIES, LLC., FOR KAMILAH DEYN TOWNHOMES, TRACT NO. 1592**
- 8.g. RESOLUTION NO. 66-25 (CM)  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPOINTING TONY CAMARGO TO THE CITY OF WATSONVILLE LIBRARY COMMISSION**
- 8.h. RESOLUTION NO. 67-25 (CM)  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPOINTING ABEL SANCHEZ AS THE CITY OF WATSONVILLE'S MEMBER FOR THE MEASURE Q CITIZENS OVERSIGHT ADVISORY BOARD**
- 8.i. RESOLUTION NO. 68-25 (CM)  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE NOMINATING MICAELA LOPEZ TO THE COUNTY OF SANTA CRUZ LATINO AFFAIRS COMMISSION**
- 9. ITEMS REMOVED FROM CONSENT AGENDA**
- 10. REPORTS TO COUNCIL – No Action Required**
- 10.d. CITY MANAGER'S UPDATE REPORT**
- 11. PUBLIC HEARINGS, ORDINANCES, & APPEALS**
- 11.a. APPEAL (#PP2024-8380) OF PLANNING COMMISSION'S DENIAL OF AN APPEAL (#PP2024-7954) OF ZONING ADMINISTRATOR APPROVAL OF AN ADMINISTRATIVE REVIEW PERMIT FOR A LOW-BARRIER NAVIGATION CENTER (#PP2023-6297) LOCATED AT 118 1ST STREET, 5 CHERRY COURT, AND 120 1ST**

**1) Staff Report by Interim Assistant Community Development Director Orbach**

The following individuals were also available for questions.

Burke, Williams & Sorensen Attorney Mary Wagner  
Santa Cruz County Administrative Officer (CAO) Carlos Palacios  
County of Santa Cruz Human Services Department Deputy Director Kimberly Petersen  
Community Action Board of Santa Cruz County (CAB) Executive Director MariaElena De La Garza  
CAB Immigration Project Program Director Kate Hinnenkamp  
CAB Director of Programs and Impact Paz Padilla  
CAB Chief Operating Officer (COO) Helen Ewan-Storey

## **2) City Council Clarifying & Technical Questions**

In answering Member Dutra, Interim Community Development Director Orbach stated that State law allowed the approval of the low barrier navigation center, spoke about potential action the State could take should the City not allow the project to move forward, and the California Department of Housing and Community Development's evaluation of the project.

City Attorney Zutler provided further comments regarding potential action that could be taken by the State or the applicants should the City not allow the project to move forward. She stated that the California Department of Housing and Community Development had already provided commentary on the project.

In answering Mayor Pro Tempore Salcido, City Attorney Zutler explained the parameters for the appeal.

Interim Community Development Director Orbach provided an additional explanation regarding guidelines for considering the appeal and considerations for issuing a building permit.

In answering Member Parker, Interim Assistant Community Development Director Orbach spoke about staff's initial analysis of the project and determining what regulations applied, requirements for low barrier navigation centers, communication with the California Department of Housing and Community Development, and the center's operational standards.

Interim Community Development Director Orbach, in answering Member Clark, stated the administrative review application did not provide a space to list a service provider and spoke about sections of Government Code Section 65662 as applicable to the proposed project.

In answering Mayor Pro Tempore Salcido, Interim Community Development Director Orbach spoke about the building permit submittal for the project and stated a second submittal was pending.

## **3) Presentation by Appellant**

Appellant Catalina Torres and Marta Bulaich gave the presentation.

## **4) Presentation by Applicant**

County of Monterey Homeless Services Director Roxanne Wilson gave the presentation.

## **5) Clarifying Questions from the City Council**

Interim Assistant Community Development Director Orbach, at Member Clark's request, read Section 14-10.1103 of the Municipal Code regarding appeals and provided an explanation regarding the section's applicability to the project.

City Attorney Zutler provided clarification regarding the Municipal Code section that was read.

In answering Member Dutra, County of Monterey Homeless Services Director Wilson spoke about the length of time residents of the center would be allowed to stay, helping them meet their housing goals, working with Police to address safety concerns, vetting

potential residents of the center, funding for continuous operation of the center after initial grant funding expired, and a memorandum of understanding with the County of Santa Cruz for future operation of the site.

Member Montesino spoke about differences between services offered at a location in Santa Cruz County and the proposed low barrier navigation center.

Member Parker expressed concerns with the lack of opportunity for providing input on the project and CAB not having prior experience running a low barrier navigation center.

In answering Mayor Pro Tempore Salcido, County of Monterey Homeless Services Director Wilson spoke about efforts to secure additional funding to support the project after initial grant funding was spent, collaboration between Monterey and Santa Cruz Counties, and details regarding various policies and guidelines for residents of the center.

Attorney Wagner, at Mayor Pro Tempore Salcido's request, read part of a report regarding Government Code Section 65662 and low barrier navigation centers. She spoke about attachments in the agenda packet that the zoning administrator used to help his evaluation of the project.

CAB Executive Director De la Garza and CAB COO Ewan-Storey responded to questions from Member Parker regarding insurance policies that CAB would provide for the center and what CAB would be paid for managing it.

In answering Member Dutra, CAB COO Ewan-Storey spoke about plans for helping residents of the center transition to permanent housing.

Mayor Pro Tempore Salcido requested CAB address security and daily maintenance for the center when they presented additional information to Council at a future meeting.

In answering Member Clark, County of Monterey Homeless Services Director Wilson spoke about an emergency shelter located in the Chinatown area of Salinas and stated it was not designed as a low barrier navigation center.

County of Santa Cruz Human Services Department Deputy Director Petersen and CAO Palacios, in answering Mayor Pro Tempore Salcido, spoke about low barrier navigation centers planned for construction in Santa Cruz.

In answering Member Parker, CAO Palacios spoke about housing services in Santa Cruz available for youth.

County of Monterey Homeless Services Director Wilson answered Member Parker's question regarding a memorandum of understanding between Monterey and Santa Cruz Counties for continuing operation of the center and alternatives in the event additional funding was not identified.

In answering Member Parker, Interim Assistant Community Development Director Orbach spoke about the process to be followed should the Westview Presbyterian Church wish to purchase the 34 housing units after initial funding expired.

## 6) Public Comments

The following individuals spoke in favor of the low barrier navigation center and the importance of providing housing opportunities and services to homeless community members.

Sonia de la Rosa, Monterey County Administrative Officer  
Bob Culbertson, District 6 and First United Methodist Church member  
John Song, First United Methodist Church Pastor  
Yahaira Lopez, CAB Immigration Project Legal Fellow  
Claudia Magallon, CAB Immigration Project Directing Attorney

Ana Jimenez, Biwise Foods Incorporated owner, stated she was not against the proposed project but spoke about issues she faced with the homeless population. She spoke about the possibility of relocating the center.

The following individuals spoke in favor of the low barrier navigation center and the importance of providing housing opportunities and services to homeless community members.

Elaine Johnson Housing Santa Cruz County Executive Director  
Kate Hinnenkamp, CAB Immigration Project Program Director  
Mike Kitrich, CAB Homelessness Prevention and Intervention Services (HPIS) Director  
Amy Ramirez, Low Barrier Navigation Center Operations Manager  
Alyssa Sanchez, CAB HPIS Department Programs Coordinator  
Carla Valadez, CAB Rental Assistance Program Caseworker  
Monique Sanchez, CAB Transitional Age Youth Housing Navigation Program Case Manager  
Annisa Bañuelos, CAB Youth Housing Specialist Programs Coordinator  
Oscar Plascencia, CAB Youth Homeless Response Team Case Manager  
Elizabeth Rodriguez, CAB HPIS South County Coordinated Entry System Adult Connector  
Kimberly Ramos, CAB HPIS Coordinated Entry System Transitional Age Youth Connector  
Helen Ewan Storey, CAB COO  
Gretchen Regenhart

? male, stated he and his wife had witnessed homeless persons congregating near the Westview Presbyterian Church and spoke about the issues they were facing with homeless people. He expressed concerns over the potential effects of the low barrier navigation center on the surrounding neighborhood.

Maria Elena Alcantar stated she was not opposed to the project but requested it be moved to a different location. She spoke about issues she and her husband faced with homeless people in her neighborhood. She stated they had not experienced similar issues before.

The following individuals spoke in favor of the low barrier navigation center and the importance of providing housing opportunities and services to homeless community members.

Maria Perez, District 6  
Lieutenant Nayeli, Salvation Army Corps Officer  
Pastor Dan, Westview Presbyterian Church  
Katie Kennedy

David Demara stated he recognized the need for providing support for the homeless but stated safety concerns for the neighborhood and Police.

The following individuals spoke in favor of the low barrier navigation center and the importance of providing housing opportunities and services to homeless community members.

Reverend Julianne Porras

Paz Padilla, CAB Director of Programs and Impact

Maria Elena de la Garza, CAB Executive Director

Ilia Bulaich, District 1, requested Council uphold the appeal and rescind the approval of an administrative review permit for the low barrier navigation center.

- 7) MOTION:** It was moved by Member Montesino, seconded by Member Quiroz-Carter to approve the resolution listed under Item 11.a.9. below.

**8) City Council Deliberation on Motion**

In answering Member Clark, City Attorney Zutler stated Monterey County had not signed an indemnity agreement. She stated there was an indemnity provision included in the denial of the appeal and provided additional details regarding the City being indemnified for potential litigation costs associated with the project.

Mayor Pro Tempore Salcido stated she had considered all available information regarding the appeal and spoke about Council's role in determining whether to uphold the appeal. She stated addressing concerns about the center was a separate issue and would be an ongoing conversation. She thanked all members of the public who attended.

In answering Member Dutra, County of Monterey Homeless Services Director Wilson spoke about initial efforts to find a suitable location for the center in Monterey County and the reasons a property in Watsonville was chosen.

Member Dutra expressed concerns over the handling of the project and the lack of communication with the Council. He spoke about the various existing programs providing support for homeless residents in the City and spoke about the need to address workforce housing.

CAO Palacios, in answering Member Dutra's concerns, spoke about protocols followed for communication between different jurisdictions.

Mayor Orozco stated she would support the motion and spoke about her desire for enhanced communication with Council regarding the project. She spoke about the potential positive impacts of the project and in support of CAB's role. She acknowledged the concerns raised by members of the public and spoke about exploring solutions.

Member Parker expressed concerns with lack of communication about the project to the Council.

**MOTION:** The above motion was carried by the following vote.

AYES: MEMBERS: Dutra, Montesino, Quiroz-Carter, Salcido, Orozco

NOES: MEMBERS: Clark, Parker

ABSENT: MEMBERS: None

**9) RESOLUTION NO. 69-25 (CM)**



**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, DENYING AN APPEAL (#PP 2024-8380) OF PLANNING COMMISSION'S DENIAL OF AN APPEAL (#PP2024-7954) OF ZONING ADMINISTRATOR APPROVAL OF AN ADMINISTRATIVE REVIEW PERMIT FOR A LOW-BARRIER NAVIGATION CENTER (#PP2023-6297) LOCATED AT 118 1st STREET, 5 CHERRY COURT, AND 120 1ST STREET (APNs: 017-172-32, 31, & 35) AND UPHOLDING APPROVAL BY ZONING ADMINISTRATOR OF ADMINISTRATIVE REVIEW PERMIT AND FINDING PROJECT EXEMPT FROM REVIEW UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15268**

*The Mayor recessed the Council meeting at 9:34 p.m. The meeting was reconvened at 9:40 p.m.*

**11.b. ZONING CODE TEXT AMENDMENT TO CHAPTER 14-41 (DRIVE-THROUGH FACILITY RESTRICTIONS) OF THE MUNICIPAL CODE REMOVING THE 150-FT. RESIDENTIAL SETBACK REQUIREMENT FROM THOROUGHFARE COMMERCIAL, NEIGHBORHOOD SHOPPING CENTER, & VISITOR COMMERCIAL ZONING DISTRICTS**

**1) Staff Report by Interim Assistant Community Development Director Orbach**

**2) City Council Clarifying & Technical Questions**

In answering Member Dutra, Interim Assistant Community Development Director Orbach provided clarification regarding the recommended changes to zoning districts.

**3) Public Comments**

Lowell Hurst, District 3, requested Council exercise caution with the proposed changes to the drive-through ordinance. He spoke about the varying noise levels among different types of drive-through facilities. He stated many neighbors did not appreciate loud noises near their homes and provided a suggestion regarding the location of the exit for a proposed drive-through business.

**4) MOTION:** It was moved by Member Clark, seconded by Member Montesino and carried by the following vote to approve Item 11.b.6. listed below.

AYES: MEMBERS: Clark, Dutra, Montesino, Parker, Salcido, Orozco

NOES: MEMBERS: Quiroz-Carter

ABSENT: MEMBERS: None

**5) City Council Deliberation on Motion – None**

**6) By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Ordinance of the City Council of the City of Watsonville Amending Chapter 14-41 (Drive-Through Facility Restrictions) of the Watsonville Municipal Code to Remove the 150-Foot Residential Setback Requirement From the Thoroughfare Commercial (CT), Neighborhood Shopping Center (CNS), and Visitor Commercial (CV) Zoning Districts**

**11.b. ZONING MAP AMENDMENT CHANGING THE ZONING MAP DESIGNATION FROM NEIGHBORHOOD COMMERCIAL SHOPPING CENTER TO THOROUGHFARE COMMERCIAL FOR A 1.18-ACRE SITE LOCATED AT 632 EAST LAKE AVENUE**

**1) Staff Report by Interim Assistant Community Development Director Orbach**

**2) City Council Clarifying & Technical Questions – None**

**3) Public Comments**

Lowell Hurst spoke in support of the proposed project.

**4) MOTION:** It was moved by Member Montesino, seconded by Member Parker to approve Item 11.c.6. listed below.

**5) City Council Deliberation on Motion**

Member Dutra stated there was a similar project located near a residential area in a nearby city.

**MOTION:** The above motion was carried by the following vote.

AYES: MEMBERS: Clark, Dutra, Montesino, Parker, Salcido, Orozco

NOES: MEMBERS: Quiroz-Carter

ABSENT: MEMBERS: None

**6) By Motion, Introduce for First Reading, by Title Only, Waiving the Full Reading of the Text, an Uncodified Ordinance of the City Council of the City of Watsonville Amending the Zoning Map to Designate the Parcel Located at 632 East Lake Avenue (APN: 017-321-02) Thoroughfare Commercial (CT) and Directing Changes on the Zoning Map of the City of Watsonville**

**12. EMERGENCY ITEMS ADDED TO AGENDA – None**

**13. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS**

Member Clark requested an update on the Downtown Watsonville Specific Plan.

Member Parker requested an update on streetlight improvements.

**14. ADJOURNMENT**

The meeting was adjourned at 10:00 p.m.

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Maria Orozco, Mayor

ATTEST:

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Irwin I. Ortiz, City Clerk