



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

March 25, 2025

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

Pursuant to Government Code Section 54953(b), Councilmember Montesino participated in the meeting via teleconferencing from: 2a Oriente Sur, Cintalapa de Figueroa, Chiapas, C.P. 30400.

4:30 p.m.

1. ROLL CALL

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

1.a. INTRODUCTION OF NEW EMPLOYEES & RECOGNITION OF RETIREES

2. CLOSED SESSION CORRESPONDENCE – (None)

3. CLOSED SESSION

The City Council recessed the meeting to discuss the items that follow at 4:33 p.m.

3.a. PERSONNEL MATTERS

(Government Code 54957)

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: City Manager

3.b. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

(Government Code Section 54956.8)

1. Property: 45 Aviation Way (APN: 015-22-01)

Agency negotiator: Tamara Vides & Rayvon Williams (City)

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

Under negotiation: Price and Terms of Payment

2. Property: 100 Aviation Way (APN: 015-221-01)

Agency Negotiator: Tamara Vides & Rayvon Williams (City)

Negotiating Parties: Chielo Apac

Under negotiation: Price & Terms of Payment

City Council Resumed at 6:12 p.m.

4. ROLL CALL

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

Staff members present were City Manager Vides, City Attorney Zutler, City Clerk Ortiz, Public Works & Utilities Director Lindberg, Police Chief Zamora, Fire Chief Lopez, Administrative Services Director Duran, Interim Community Development Director Meek, IT Director Gill, Parks & Community Services Director Calubaquib, Library Director Martinez, Airport Director Williams, Deputy City Manager Manning, Interim Assistant Community Development Director Orbach, Senior Utilities Engineer Berry, Parks Superintendent Medina, Senior Code Enforcement Officer Vargas, Housing Manager Landaverry, Assistant Police Chief Rodriguez, Police Captain Radich, Police Officer Travers, Deputy City Clerk Pacheco, and Interpreter Landaverry.

4.a. MOTION TO EXCUSE ABSENT COUNCIL MEMBER(S)

MOTION: It was moved by Mayor Pro Tempore Salcido, seconded by Member Clark and carried by the following vote to excuse Member Quiroz-Carter's absence.

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

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

Barry Scott thanked Members Montesino and Quiroz-Carter for their service on the Santa Cruz County Regional Transportation Commission (SCCRTC) and spoke about the passenger rail planning discussed during SCCRTC's most recent meeting. He expressed concerns with comments made by one of the commissioners and spoke positively about comments made by Member Quiroz-Carter.

7.b. ORAL COMMUNICATIONS FROM THE COUNCIL

Member Dutra spoke about his participation at the Special City Council Legislative Meeting held the previous Friday. He stated he and City Manager Vides met with Santa Cruz County Metropolitan Transit District (SCCMDT) staff, who agreed to purchase new garbage cans to be placed near shelters. He spoke about his attendance at Central Coast Community Energy's board meeting in San Luis Obispo and the importance of sustainable energy.

Member Parker expressed condolences for the death of student Noah Reyes and his father, victims in a traffic collision. She cautioned against driving under the influence.

Mayor Orozco provided highlights from various events she participated in over the past weeks.

7.c. REPORT OUT OF CLOSED SESSION

City Attorney Zutler stated no reportable action was taken during the Closed Session.

7.d. MAYOR'S PROCLAMATION RECOGNIZING MARCH AS AMERICAN RED CROSS MONTH

7.e. MAYOR'S PROCLAMATION RECOGNIZING WATSONVILLE TAEKWONDO ACADEMY

7.f. PRESENTATION BY JANUS REGARDING PROPOSED PROJECT IN WATSONVILLE

The presentation was given by Janus Chief Executive Officer (CEO) Amber Williams. Mayor Pro Tempore Salcido praised Janus for their work with the community, their positive results, and the security of their facilities in Santa Cruz. She spoke about the potential for Janus to partner with Police's CARE Team.

In answering Member Dutra, CEO Williams spoke about the counties that collaborated with Janus, the reasons they selected Watsonville for a new facility, and the process for discharging residents from facilities to stable locations.

Member Clark thanked Janus for providing information regarding their project in Watsonville.

In answering Member Clark, CEO Williams stated Santa Cruz County residents would be prioritized for receiving services.

8. CONSENT AGENDA

Mayor Orozco spoke in support of Items 8.j. and 8.s.

PUBLIC INPUT

Marta Bulaich, District 1, expressed several concerns regarding the process that allowed Ceiba School to move to its current location, including safety issues and the lack of a complete traffic study. She requested Council not approve the zoning exemption agreement.

Ilia Bulaich, District 1, spoke in opposition to Item 8.b. He requested Council not approve the zoning exemption agreement.

Fabian Leonor, District 4, highlighted progress made by Ceiba School administration and parents in addressing traffic issues on Second and Locust Streets. He requested Council's support for keeping Ceiba at its current location.

MOTION: It was moved by Mayor Pro Tempore Salcido, seconded by Member Montesino and carried by the following vote to approve the Consent Agenda.

| | | |
|---------|----------|---|
| AYES: | MEMBERS: | Clark, Dutra, Montesino, Parker, Salcido, Orozco |
| NOES: | MEMBERS: | Clark (Items 8.b. and 8.s. only), Parker (Item 8.b. only) |
| ABSENT: | MEMBERS: | Quiroz-Carter |

8.a. MOTION APPROVING MINUTES OF MARCH 11, 2025

- 8.b. RESOLUTION NO. 70-25 (CM)**
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING AND AUTHORIZING THE CITY MANAGER TO SIGN AGREEMENT BETWEEN PAJARO VALLEY UNIFIED SCHOOL DISTRICT, CEIBA PUBLIC SCHOOLS AND THE CITY OF WATSONVILLE
- 8.c. RESOLUTION NO. 71-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AWARDED PROFESSIONAL SERVICES CONTRACT TO FARALLON STRATEGIES, LLC TO DELIVER THE MONTEREY BAY REGIONAL ADAPTATION AND RESILIENCE IMPLEMENTATION AND FUNDING ROADMAP, FOR AN AMOUNT NOT TO EXCEED \$400,000; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE ALL AGREEMENTS AND ANY AMENDMENTS THERETO AND ANY DOCUMENTS WHICH MAY BE NECESSARY FOR THE COMPLETION OF THE PROJECT
- 8.d. RESOLUTION NO. 72-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AWARDED CONSTRUCTION CONTRACT TO ACCO ENGINEERED SYSTEMS INC. FOR THE WATSONVILLE MUNICIPAL AIRPORT FUEL DISPENSER CONTAINMENT, PROJECT NO. AIRPORT 910-7855-14900, IN THE AMOUNT OF \$287,769.00; AUTHORIZING CITY MANAGER TO EXECUTE CONTRACT, AND AUTHORIZING BUDGET APPROPRIATION OF \$287,769.00 FROM ACCOUNT 910-7855-1400
- 8.e. RESOLUTION NO. 73-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING SIXTH AMENDMENT TO CONTRACT BETWEEN THE CITY OF WATSONVILLE AND HARRIS & ASSOCIATES, INC., A CORPORATION, FOR ENVIRONMENTAL CONSULTANT SERVICES FOR THE LEE ROAD TRAIL PROJECT, NO. CT-19-01; ADDING TO SCOPE OF WORK, INCREASING COMPENSATION IN THE AMOUNT OF \$36,960.17 FOR A TOTAL CONTRACT AMOUNT OF \$343,082.41; EXTENDING THE TERM OF THE CONTRACT; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME
- 8.f. RESOLUTION NO. 74-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A SECOND AMENDMENT TO CONTRACT FOR LANDSCAPE ARCHITECTURAL DESIGN SERVICES BETWEEN THE CITY OF WATSONVILLE AND VERDE DESIGN, INC. FOR THE RAMSAY PARK IMPROVEMENTS PROJECT, NO. PK-22-01, ADDING TO THE SCOPE OF SERVICES AND INCREASING THE CONTRACT COMPENSATION AMOUNT BY \$227,141.75 FOR A CONTRACT TOTAL IN AN AMOUNT NOT TO EXCEED \$2,243,927.75; AND AUTHORIZING CITY MANAGER TO EXECUTE SAME
- 8.g. RESOLUTION NO. 75-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING FIRST AMENDMENT TO CONTRACT #2921 WITH CLEAN EARTH ENVIRONMENTAL SOLUTIONS, INC., A CORPORATION, FOR LAB PACKING, COLLECTION, RECYCLING, AND DISPOSAL OF HOUSEHOLD HAZARDOUS WASTE MATERIALS, INCREASING THE PRICE BY THREE PERCENT (3%), IN AN AMOUNT NOT TO EXCEED \$7,500 FOR A REVISED TOTAL CONTRACT AMOUNT OF \$257,500; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME

- 8.h. **RESOLUTION NO. 76-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING CHANGE ORDER WITH DURAMAX HOLDINGS LLC DBA OTTO ENVIRONMENTAL SYSTEMS, FOR RESIDENTIAL REFUSE AND RECYCLING ROLL-OUT CARTS, ADDING \$4,000 FOR A TOTAL PURCHASE ORDER AMOUNT NOT TO EXCEED \$167,260; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME
- 8.i. **RESOLUTION NO. 77-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A CONTRACT WITH MOORE IACOFANO GOLTSMAN, INC., A CORPORATION, DBA MIG FOR CONSULTANT SERVICES TO ASSIST THE CITY WITH ENVIRONMENTAL REVIEW FOR A PROPOSED HOTEL PROJECT (#PP2024-8288) LOCATED AT 375 TECHNOLOGY DRIVE IN THE AMOUNT OF \$107,695.00 AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE SAME
- 8.j. **RESOLUTION NO. 78-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A CONTRACT WITH PACIFIC GAS AND ELECTRIC COMPANY FOR REMOVAL OF THE RAMSAY PARK GAS TRANSMISSION PIPELINES AND PARTIAL QUITCLAIM IN THE AMOUNT OF \$234,961; AND AUTHORIZING CITY MANAGER TO EXECUTE SAME
- 8.k. **RESOLUTION NO. 79-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AUTHORIZING THE PURCHASE OF TWO (2) COMPACT ELECTRIC SWEEPERS FROM GREEN MACHINES INC., IN AN AMOUNT NOT TO EXCEED \$274,695.30; AND AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE PURCHASE ORDER
- 8.l. **RESOLUTION NO. 80-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AUTHORIZING THE PURCHASE OF THREE (3) NEW 2025 FORD POLICE INTERCEPTOR SPORT UTILITY VEHICLES, IN AN AMOUNT NOT TO EXCEED \$175,500.00; AND AUTHORIZING THE CITY MANGER TO EXECUTE THE PURCHASE ORDER (FUNDED BY THE GENERAL FUND [0150])
- 8.m. **RESOLUTION NO. 81-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ACCEPTING THE CALIFORNIA AIR RESOURCES BOARD (CARB) CLEAN MOBILITY IN SCHOOLS (CMIS) & SUSTAINABLE TRANSPORTATION EQUITY PROGRAM (STEP) GRANT PROGRAM FUNDS, IN THE AMOUNT OF \$3,238,235 FOR IMPLEMENTATION OF THE WATSONVILLE ADELANTE PROGRAM WITH ECOLOGY ACTION; AUTHORIZING CITY MANAGER TO EXECUTE AN AGREEMENT WITH ECOLOGY ACTION OF SANTA CRUZ AND NEGOTIATE AND EXECUTE ALL NECESSARY AMENDMENTS, IN A FORM APPROVED BY THE CITY ATTORNEY; AND APPROPRIATE SUCH FUNDS TO THE SPECIAL GRANTS FUND [0260]
- 8.n. **RESOLUTION NO. 82-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AUTHORIZING AND DIRECTING THE CITY MANAGER ON BEHALF OF THE CITY OF WATSONVILLE TO ACCEPT GRANT FUNDING OF \$250,000 THROUGH THE GOVERNOR'S OFFICE OF BUSINESS AND ECONOMIC DEVELOPMENT OF THE STATE

OF CALIFORNIA TO SUPPORT CANNABIS EQUITY BUSINESSES IN THE CITY OF WATSONVILLE, TO EXECUTE ALL DOCUMENTS INCLUDING AGREEMENTS AND PAYMENT REQUESTS, WHICH MAY BE NECESSARY TO ADMINISTER THE PROGRAM; AND APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND

- 8.o. RESOLUTION NO. 83-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ADOPTING AND CONFIRMING THE CITY OF WATSONVILLE INVESTMENT POLICY FOR CALENDAR YEAR 2025 AND DIRECTING THE ADMINISTRATIVE SERVICES DIRECTOR TO IMPLEMENT THE POLICY
- 8.p. DIRECT FILING OF 2025-26 ANNUAL ENGINEER'S REPORT FOR THE LANDSCAPE & LIGHTING MAINTENANCE ASSESSMENT DISTRICTS PK-03-02 BAY BREEZE, PK-03-03 VISTA MONTAÑA & PK-94-1 GONZALES STREET ALLEY**
- 1) RESOLUTION NO. 84-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE DIRECTING THE FILING OF THE 2025-2026 ANNUAL ENGINEER'S REPORT FOR THE BAY BREEZE SUBDIVISION LANDSCAPING AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT NO. PK-03-02 (LLMAD)
- 2) RESOLUTION NO. 85-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE DIRECTING THE FILING OF THE 2025-2026 ANNUAL ENGINEER'S REPORT FOR THE VISTA MONTAÑA SUBDIVISION LANDSCAPING AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT NO. PK-03-03 (LLMAD)
- 3) RESOLUTION NO. 86-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE DIRECTING THE FILING OF THE 2025-2026 ANNUAL ENGINEER'S REPORT FOR THE GONZALES STREET ALLEYWAY LANDSCAPING AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT NO. PK-94-1 (LLMAD)
- 8.q. ORDINANCE NO. 1472-25 (CM)**
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
- 8.r. ORDINANCE NO. 1473-25 (CM)**
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
- 8.s. APPROVE THE SOCIAL & COMMUNITY SERVICE GRANT FUNDING LEVELS & APPLICATION PROCESS FOR FUNDING CYCLE 2025-2027**
MOTION APPROVING THE SOCIAL & COMMUNITY SERVICE GRANT FUNDING LEVELS & APPLICATION PROCESS FOR FUNDING CYCLE 2025-2027

- 8.t. **RESOLUTION NO. 87-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPOINTING FRANCISCO ESTRADA TO THE CITY OF WATSONVILLE PARKS AND RECREATION COMMISSION
- 8.u. **RESOLUTION NO. 88-25 (CM)**
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPOINTING TONY CAMARGO TO THE CITY OF WATSONVILLE PERSONNEL COMMISSION

9. **ITEMS REMOVED FROM CONSENT AGENDA**

10. **REPORTS TO COUNCIL – No Action Required**

10.a. **CITY MANAGER’S UPDATE REPORT**

10.b. **OVERVIEW OF CODE ENFORCEMENT RESPONSIBILITIES & ACTIONS BY SENIOR CODE ENFORCEMENT OFFICER VARGAS**

In answering Member Clark, City Manager Vides spoke about exploring an ordinance regarding street vending and establishing Council priorities related to code enforcement.

Interim Assistant Community Development Director Orbach spoke about identifying Council priorities, necessary resources, and adopting ordinances to assist with code enforcement efforts.

Member Clark spoke about potentially scheduling code enforcement staff to work in the evening and during the weekend.

Member Dutra spoke about the need to have code enforcement staff available during the weekend.

In answering Member Dutra, Senior Code Enforcement Officer Vargas spoke about staff’s involvement with addressing items reported through the See-Click-Fix application.

Member Dutra listed several concerns on some business properties. He requested exploring solutions and having business owners address issues at their locations as required.

Member Parker spoke in support of increasing code enforcement staff and adopting ordinances to aid them in their efforts.

Mayor Pro Tempore Salcido spoke about the relationship between code enforcement and public safety. She spoke about working towards equity with code enforcement throughout the City.

In answering Mayor Pro Tempore Salcido, Senior Code Enforcement Officer Vargas stated there had been a recent increase in reported fires.

Mayor Pro Tempore Salcido spoke about providing code enforcement with effective tools and necessary support.

In answering Member Montesino, City Manager Vides spoke about staff efforts to address unpermitted garage sales.

Senior Code Enforcement Officer Vargas, in answering Member Montesino, stated that staff did conduct code enforcement along the business corridors to address sign issues. He spoke about how the number of available staff created challenges with enforcement efforts.

Mayor Orozco spoke about approaching code enforcement in a balanced way considering current limitations.

Interim Assistant Community Development Director Orbach listed the following priorities mentioned by Council.

- Shopping centers and commercial areas
- Signage
- Landscaping
- Sidewalk vending
- RV parking
- Noise
- Yard sales
- Blight

10.c. REPORT REGARDING DEVELOPMENT OF A HOTEL INCENTIVE POLICY BY CITY MANAGER VIDES

Mayor Pro Tempore Salcido recommended meeting with current hotel owners regarding improvement opportunities and spoke in support of exploring all options presented.

In answering Member Dutra, City Manager Vides explained the Transient Occupancy Tax (TOT) sharing suggestion presented.

Member Dutra spoke in support of offering support to hotel developers wishing to build in the City.

In answering Member Parker, City Manager Vides spoke about potential locations throughout the City where hotels could be built.

Member Parker stated her support for the proposed incentives. She spoke about exploring ways to attract other types of businesses.

Member Montesino expressed support for the proposed incentives and spoke about the potential for having a bowling alley in the City.

In answering Member Clark, City Manager Vides spoke about the number of hotels the City collected TOT revenue from.

Mayor Orozco stated that she was interested in exploring TOT revenue sharing, hotel renovation incentives, use of the City's revolving loan fund and grant support for developers. She expressed concerns with the public improvement support suggestion.

In answering Mayor Orozco, City Manager Vides stated TOT revenue was collected quarterly, and staff was exploring potential improvements in that area.

City Manager Vides, in answering Member Montesino, stated staff could explore the possibility of increasing the TOT tax, which would require voter approval.

11. PUBLIC HEARINGS, ORDINANCES, & APPEALS

11.a. APPEAL OF PLANNING COMMISSION DENIAL OF APPEAL OF ZONING ADMINISTRATOR DENIAL OF ADMINISTRATIVE USE PERMIT FOR DEMOLITION OF NONCONFORMING, ONE-STORY, DETACHED GARAGE & CONSTRUCTION OF NEW EXPANDED DETACHED GARAGE WITH 2ND STORY ACCESSORY DWELLING UNIT

1) Staff Report by Interim Assistant Community Development Director Orbach

2) City Council Clarifying & Technical Questions

In answering Member Clark, Interim Assistant Community Development Director Orbach spoke about other properties where renovations were being made.

3) Presentation by Appellant

Appellant Trina Coffman-Gomez gave a presentation.

4) Clarifying Questions from the City Council

In answering Member Parker, Ms. Coffman-Gomez stated she had requested input from the office of the Senator that drafted the legislation she referred to in her presentation. She explained why she believed the project should not have been denied and spoke about the City's Accessory Dwelling Unit (ADU) Ordinance.

Interim Assistant Community Development Director Orbach, in answering Member Parker, stated that the City's ADU Ordinance was out of compliance with State law and spoke about efforts to correct the issue. He spoke about the response he received from the California Department of Housing and Community Development's ADU portal regarding the project.

In answering Member Dutra, Ms. Coffman-Gomez spoke about the property's status as a historic home and efforts to keep its aesthetic integrity.

Interim Assistant Community Development Director Orbach, in answering Member Dutra, spoke about various types of ADUs he had seen built and applying the relevant government code as necessary.

In answering Member Dutra, Ms. Coffman-Gomez spoke about the reasons they did not include a four-foot setback in the project plans. She expressed concerns with lack of information given to her by staff and the application process.

City Attorney Zutler, in answering Mayor Pro Tempore Salcido, spoke about the standard of review and Council's role in reviewing the appeal.

In answering Member Montesino, City Attorney Zutler stated the City's Municipal Code was out of State compliance regarding ADUs.

Interim Assistant Community Development Director Orbach, in answering Member Montesino, stated the applicant could request a variance if they wished to do so.

5) Public Comments

? female, stated the lack of housing in the community was concerning and ADUs were becoming more common. She urged Council to consider the need for housing.

- 6) **MOTION:** It was moved by Mayor Pro Tempore Salcido, seconded by Member Dutra to approve the resolution listed under Item 11.a.8. below.

7) **City Council Deliberation on Motion**

Mayor Pro Tempore Salcido stated the reasons she had made the motion considering the information that was presented.

In answering Member Dutra, Interim Assistant Community Development Director Orbach stated not denying the appeal would set a precedent of allowing multi-story buildings in locations of existing one-story buildings with zero lot line setbacks.

Interim Assistant Community Development Director Orbach, in answering Member Dutra, stated that staff had provided the applicant with alternatives to move the project forward.

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

AYES: MEMBERS: Dutra, Montesino, Salcido, Orozco
NOES: MEMBERS: Clark, Parker
ABSENT: MEMBERS: Quiroz-Carter

8) **RESOLUTION NO. 89-25 (CM)**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE DENYING AN APPEAL (#PP2025-8623) OF PLANNING COMMISSION'S DENIAL OF AN APPEAL (PP2024-8160) AND UPHOLDING ZONING ADMINISTRATOR'S DENIAL OF AN ADMINISTRATIVE REVIEW PERMIT FOR THE DEMOLITION OF NONCONFORMING, ONE-STORY, DETACHED GARAGE AND CONSTRUCTION OF A NEW EXPANDED DETACHED GARAGE WITH A NEW SECOND-STORY ACCESSORY DWELLING UNIT (#PP2024-7815) LOCATED AT 79 MONTE VISTA AVENUE (APN: 018-521-01)

12. **NEW BUSINESS**

12.a. **2024 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

1) **Staff Report by Housing Manager Landaverry**

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

In answering Member Dutra, Housing Manager Landaverry stated ADUs did count toward the City's Regional Housing Needs Allocation (RHNA) requirement.

Interim Assistant Community Development Director Orbach, in answering Member Dutra, spoke about the number of ADUs that had been built recently, utilizing the Watsonville Downtown Specific Plan to explore housing construction opportunities, potential impacts of not meeting the RHNA requirement, and challenges with housing development.

In answering Member Parker, Interim Assistant Community Development Director Orbach spoke about the capacity for housing units in the downtown area.

Member Parker spoke about challenges for housing developers to build projects.

Mayor Orozco inquired about exploring ways to streamline approvals, incentivize developers to build affordable housing, remove policy barriers preventing faster progress

and ensure new developments benefited Watsonville's working families.

In answering Mayor Orozco, Housing Manager Landaverry spoke about potential cuts to Community Development Block Grant (CDBG) funding and stated the amount the City was projected to receive would likely be similar to previous years. He provided examples of CDBG fund uses.

Interim Assistant Community Development Director Orbach provided examples of developments that were benefiting from State laws that allowed for a streamlined process.

Interim Community Development Director Meek gave additional information regarding the Downtown Watsonville Specific Plan as a housing development tool and streamlining processes. He spoke about planned and potential developments and meetings with developers to explore options.

In answering Member Montesino, Interim Assistant Community Development Director Orbach spoke about the reasons the City had decided not to move forward with developing pre-approved ADU plans.

3) Public Input – None

- 4) MOTION:** It was moved by Member Dutra, seconded by Member Parker and carried by the following vote to accepting the Housing Element Annual Progress Report (APR) for 2024 calendar year for the adopted 2024-2031 housing element & submittal of the Reports to the California Department of Housing and Community Development (HCD) & the Governor's Office of Land Use & Climate Innovation (LCI), formerly the Governor's Office of Planning & Research (OPR).

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

5) City Council Deliberation on Motion – None

- 13. EMERGENCY ITEMS ADDED TO AGENDA – None**
- 14. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS – None**
- 15. ADJOURNMENT**
The meeting was adjourned at 9:37 p.m.

Maria Orozco, Mayor

ATTEST:

Irwin I. Ortiz, City Clerk

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