



## **MISCELLANEOUS DOCUMENTS REPORT**

### **APRIL 15, 2025**

#### **1.0 MINUTES**

--Planning Commission  
December 3, 2024  
January 7, 2025  
February 10, 2025  
March 4, 2025

#### **2.0 PROCLAMATIONS**

--Esperanza del Valle  
45<sup>th</sup> Anniversary  
April 5, 2025



## **MINUTES**

### **REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE**

**December 3, 2024**

**6:00 PM**

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

#### **1. ROLL CALL**

Vice-Chair Peter Radin, and Commissioners Lucy Rojas, Brando Sencion, Vanessa Meldahl, and Jennifer Veitch-Olson were present. Commissioner Daniel Dodge arrived late (6:03 PM) and Chair Ed Acosta was absent.

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

**MOTION:** It was moved by Commissioner Veitch-Olson, seconded by Commissioner Sencion, and carried by the following vote to excuse absent Chair Acosta:

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

(Commissioner Dodge arrived at 6:03pm, after roll call to excuse absent commissioners.)

Staff members present were Interim Community Development Director Justin Meek, Interim Assistant Community Development Director Matt Orbach, Assistant City Attorney Mary Wagner (arrived at 6:37 PM), Administrative Analyst Elena Ortiz, Executive Assistant Celia Castro, Permit Technician Rob Manansala, and City Interpreter Carlos Landaverry.

#### **2. PLEDGE OF ALLEGIANCE**

Commissioner Meldahl led the Pledge of Allegiance.

#### **3. PRESENTATIONS & ORAL COMMUNICATIONS**

##### **A. ORAL COMMUNICATIONS FROM THE PUBLIC**

None

##### **B. ORAL COMMUNICATIONS FROM THE COMMISSION**

None

#### **4. PUBLIC HEARINGS**

- A. RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, DENYING 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**

Commissioner Veitch-Olson shared a comment regarding the item and recused herself at 6:07 PM, prior to the Staff Report.

##### **1) Staff Report**

Interim Asst. Community Development Director Orbach gave the presentation.

##### **2) Planning Commission Clarifying & Technical Questions**

Commissioner Sencion requested clarification regarding the statement made in the appeal process that mentions staff's failure to request a Special Use Permit (SUP) for the church as a prerequisite for the project. In answering, Interim Asst. Community Development Director Orbach clarified that the church is not required to get a SUP before the City can approve a low-barrier navigation center on the site.

Commissioner Rojas asked staff to go through the Appeal Process statements with clarification.

In addition to Commissioner Rojas' request, Vice Chair Radin asked to have staff pause after each line and allow Commissioners to ask clarifying and technical questions.

Interim Asst. Community Development Director Orbach proceeded with clarifying each line in the Appeal Process.

Line 1 in the Appeal Process:

Vice Chair Radin asked what the working definition is for the 'entitlement review process.' In answering, Interim Asst. Community Development Director Orbach shared a step by step description of the entitlement review process. He also clarified the submittal of the allegations do not affect the timeline of the entitlement review process.

**ADOPTED MINUTES 4.A.**

Line 2 in the Appeal Process: No clarifying or technical questions made by the Planning Commission.

Line 3 in the Appeal Process: No clarifying or technical questions made by the Planning Commission.

Line 4 in the Appeal Process: No clarifying or technical questions made by the Planning Commission.

Line 5 in the Appeal Process: No clarifying or technical questions made by the Planning Commission.

Line 6 in the Appeal Process: No clarifying or technical questions made by the Planning Commission.

Line 7 in the Appeal Process:

Commissioner Rojas inquired if there is an existing Public Records Request. In answering, Interim Asst. Community Development Director Orbach clarified that the Public Records Requests are done through a different Department.

In further clarification, Interim Community Development Director Meek shared that the Public Records Requests are done through City Clerk's Office. He also shared what the process is for a Public Records Request.

Commissioner Rojas inquired if there is an appeal or grievance process regarding the California Public Records Act (CPRA) for this matter. Interim Community Development Director Meek answered he is not certain, however, the City is required to respond within a reasonable timeframe and strive to do so.

Commissioner Rojas further inquired if the Planning Commission could make a request for a process to be established regarding complaints about a Public Records Request. Interim Community Development Director Meek responded by holding the question for when the Assistant City Attorney Wagner arrives.

*Assistant City Attorney Wagner arrived to the meeting at 6:37 PM.*

Assistant City Attorney Wagner apologized for being late and moved forward to answering Commissioner Rojas question. She clarified that the Public Records Requests were provided and informed the Commission that CPRA has a an appeal process that can be followed.

Commissioner Rojas requested that the information related to the appeal process for CPRA be provided to the appellant.

Line 8 in the Appeal Process:

Vice Chair Radin shared a comment regarding the confusion between a change in church use and a change in church property.

**ADOPTED MINUTES 4.A.**

Line 9 in the Appeal Process: No clarifying or technical questions made by the Planning Commission.

Line 10 in the Appeal Process:

Vice Chair Radin inquired if the appellant is claiming the project is an emergency shelter. Interim Asst. Community Development Director Orbach clarified that is correct, and explained how the center is considered in the Watsonville Municipal Code section.

Line 11 in the Appeal Process: No clarifying or technical questions made by the Planning Commission.

Vice Chair Radin requested clarification regarding the management of the Low Barrier Navigation Center (LBNC). Interim Asst. Community Development Director Orbach deferred that question to the applicant.

Line 12 in the Appeal Process:

Vice Chair Radin inquired what the negative impacts are of submitting a building permit to Caltrans for review and comments prior to approving the application. Interim Asst. Community Development Director Orbach replied he is not sure, but clarified that at the time of the communication in question the City had not received a building permit application for the project and that the only feedback provided by Caltrans was to inform the applicant that they would be required to submit an encroachment permit to Caltrans for any work in the Caltrans right of way as part of the future building permit submittal.

Vice Chair shared a comment regarding the timing of submittals.

Line 13 in the Appeal Process: No clarifying or technical questions made by the Planning Commission.

Line 14 in the Appeal Process: No clarifying or technical questions made by the Planning Commission.

Line 15 in the Appeal Process: No clarifying or technical questions made by the Planning Commission.

Vice Chair requested for the time to be increased for presentations for the applicant and appellant.

**MAIN MOTION:** It was moved by Commissioner Rojas, seconded by Commissioner Sencion, and carried by the following vote to approve the increase of time for presentations from 5 minutes to 10 minutes:

**Deliberation**

None

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

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

**3) Appellant Presentation**

Appellant Catalina Torres, Marta Bulaich and Ilia Bulaich gave the presentation.

**4) Applicant Presentation**

The applicant Roxanne Wilson, on behalf of the County of Monterey, gave the presentation.

**5) Planning Commission Clarifying & Technical Questions**

Commissioner Dodge asked the applicant if the organization had been actively involved in the Pajaro area after the floods or before. In answering, applicant Wilson clarified their involvement with Monterey County and Santa Cruz County including services needed along the levee that touches both counties.

Commissioner Dodge inquired about the roles of responsibilities of each county. In answering, applicant Wilson shared the timeline of events that led to the coordinating efforts to this day, including shared resources such as grants.

Commissioner Dodge asked the applicant if they received information from the State of California Housing & Community Development. In answering, applicant Wilson confirmed they did, including information pertaining to state law regarding LBNCs. She further explained the use and purpose of the LBNC currently in Cities of Salinas, Seaside and Monterey and their transitional rates.

Vice Chair Radin requested an overview of the City's position on this item. In answering, Assistant City Attorney Wagner referenced Government Code section 65662 for an LBNC and clarified that the letter from the Attorney submitted by the appellant refers to an incorrect submittal of the project and code provisions.

Commissioner Dodge asked for confirmation that Staff is not erroneous in interpreting the LBNC application. Assistant City Attorney Wagner confirmed that Staff appropriately applied City regulations and statutory requirements for LBNCs.

**6) Public Hearing**

Vice Chair opened the public hearing.

**ADOPTED MINUTES 4.A.**

The following community members spoke in favor:

Paz Padilla  
Elaine Johnson  
Bobby Marchessault  
Gretchen Regenhardt  
Pastor Don Hoffman  
Elizabeth Rodriguez  
Mike Kittredge  
Member of California State Policy Advisory  
Parole Officer

The following community members spoke against:

Sandra Demala  
Ramon Pacheco  
Hank Wempe  
Gabriel David Jenara  
Ron Ince

**7) Appropriate Motion(s)**

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

**RESOLUTION NO. 09-24 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, DENYING 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**

**8) Deliberation**

Commissioner Dodge shared a comment in support of the project.

Vice Chair Radin shared a comment in support of the item and acknowledged the involvement of the community.

**9) Chair Calls for a Vote on Motion(s)**

**ADOPTED MINUTES 4.A.**

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

**B. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL REPEAL AND REPLACEMENT OF CHAPTER 11 (STREET TREES) WITHIN TITLE 7 AND ADDITION OF A NEW CHAPTER 55 (PRESERVATION OF TREES AND TREE CANOPY ON PRIVATE PROPERTY) WITHIN TITLE 14 OF THE WATSONVILLE MUNICIPAL CODE**

**1) Appropriate Motion(s)**

**MAIN MOTION:** It was moved by Commissioner Dodge, seconded by Commissioner Rojas, and carried by the following vote to move the item to the Planning Commission meeting on February 4, 2025.

**2) Public Hearing**

Vice Chair opened the public hearing.

Hearing no comments, Vice Chair closed the public hearing.

**3) Vice Chair calls for a Vote on Motion(s)**

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

**5. REPORT OF THE SECRETARY**


Interim Community Development Director Meek shared that the City is organizing a Homeless Taskforce and invited members of the public who would like to participate and help address the issue of homelessness to contact the City Manager's Office for further information. Interim Director Meek also reported on the meeting held earlier that day with federal, regional and local agencies along with nonprofit groups to discuss the challenges and opportunities to obtaining needed grant funding for implementing transportation projects, including those identified for downtown Watsonville. The meeting was funded by a grant obtained by the Santa Cruz County Regional Transportation Commission through the U.S. Department of Transportation's Thriving Communities Program, which is funded through the Infrastructure Investment and Jobs Act (IIJA) of 2021.

**6. ADJOURNMENT**

Chairperson Acosta adjourned the meeting at 8:23 PM. The next Planning Commission meeting is scheduled for January 7, 2025, at 6:00 PM.




**ADOPTED MINUTES 4.A.**

DocuSigned by:  
  
F0B2DA20342549A...

---

Justin Meek, Secretary  
Planning Commission

DocuSigned by:  
  
C32EA1963D2747B...

---

Peter Radin, Vice Chair  
Planning Commission



## MINUTES

### REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE

**January 7, 2025**

**6:03 PM**

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

#### **1. ROLL CALL**

Chair Ed Acosta, Vice-Chair Peter Radin, Commissioners Lucy Rojas, and Jennifer Veitch-Olson were present. Commissioner Daniel Dodge (arrived at 6:11pm) and Commissioner Brando Sencion, were absent.

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

**MOTION:** It was moved by Commissioner Rojas, seconded by Vice Chair Radin, and carried by the following vote to excuse absent Commissioners Daniel Dodge and Brando Sencion:

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

(Commissioner Dodge arrived at 6:11pm, after roll call to excuse absent commissioners.)

Staff members present were Interim Community Development Director Justin Meek, Interim Assistant Community Development Director Matt Orbach, Assistant City Attorney Denise Bazzano, Administrative Analyst Elena Ortiz, Executive Assistant Celia Castro, Permit Technician Rob Manansala, and City Interpreter Carlos Landaverry.

#### **2. PLEDGE OF ALLEGIANCE**

Vice Chair Radin led the Pledge of Allegiance.

#### **3. PRESENTATIONS & ORAL COMMUNICATIONS**

##### **A. ORAL COMMUNICATIONS FROM THE PUBLIC**

None

##### **B. ORAL COMMUNICATIONS FROM THE COMMISSION**

None

**4. CONSENT AGENDA**

- A. MOTION APPROVING MINUTES OF OCTOBER 1, 2024, AND NOVEMBER 19, 2024**
- B. MOTION APPROVING A REGULAR PLANNING COMMISSION MEETING ON MONDAY, DECEMBER 8, 2025**

**PUBLIC INPUT**

None

**MOTION:** It was moved by Vice-Chair Radin, seconded by Commissioner Rojas, and carried by the following vote to approve the Consent Agenda:

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

**5. PUBLIC HEARINGS**

- A. DENIAL OF SPECIAL USE PERMIT AND DESIGN REVIEW PERMIT WITH ENVIRONMENTAL REVIEW (PP2023-6377) AND RECOMMENDING TO CITY COUNCIL DENIAL OF A ZONING MAP AMENDMENT FOR A NEW 7,670 SQUARE-FOOT DRIVE-THROUGH CAR WASH FACILITY ON A 1.18± ACRE SITE LOCATED AT 632 EAST LAKE AVENUE (APN:017-321-02), FILED BY VANCE SHANNON WITH QUICK QUACK CAR WASH, APPLICANT, ON BEHALF OF BILL HANSEN, PROPERTY OWNER (CONTINUED HEARING FROM NOVEMBER 19, 2024)**

Item 5.a. was pulled from the Agenda and continued to a date uncertain.

Commissioner Veitch-Olson made a comment regarding the item and thanked all for the public comments.

- B. APPEAL (#PP2024-8160) OF ZONING ADMINISTRATOR DENIAL OF AN ADMINISTRATIVE USE PERMIT FOR DEMOLITION OF A NONCONFORMING DETACHED GARAGE AND CONSTRUCTION OF A NEW EXPANDED GARAGE WITH A SECOND-STORY ACCESSORY DWELLING UNIT (#PP2024-7815) LOCATED AT 79 MONTE VISTA AVENUE (APN:018-521-01)**

**1) Staff Report**

Interim Assistant Community Development Director Orbach gave the presentation.

**ADOPTED MINUTES 4.A.**

Assistant City Attorney Bazzano addressed and helped facilitate discussion regarding the Ex Parte Communications with Planning Commissioners.

**2) Planning Commission Clarifying & Technical Questions**

In answering Vice Chair Radin, Interim Assistant Community Development Director Orbach confirmed the Government Code Sections regarding Accessory Dwelling Units (ADUs) was moved to a new Government Code section but the content did not change.

Vice Chair Radin inquired if the result would be different if the City's ADU ordinance was still in effect. In answering, Interim Assistant Community Development Director Orbach clarified the 2022 Watsonville Municipal Code (WMC) reflects the same relevant sections of the state ADU law even though some other sections are out of compliance.

Vice Chair Radin referenced the Staff Report addressing the set-back requirements and asked if the height of the building was in compliance. In answering, Interim Assistant Community Development Director Orbach clarified height is not the issue and further clarified the set-back requirements.

Commissioner Rojas asked for examples that reflect standard practice with three dimensions. Interim Assistant Community Development Director Orbach provided structure examples that identified three dimensions.

Vice Chair Radin shared a comment regarding the three dimensions that define a living space.

**3) Appellant Presentation**

Property owner Trina Coffman-Gomez and Designer and Architect Peter Odryna gave the presentation.

**4) Planning Commission Clarifying & Technical Questions**

Vice Chair Radin asked if the applicant's position is that the height requirements are not subject to setbacks. In answering, property owner Coffman-Gomez referenced the Government Code 66321 and explained the section does not indicate the height.

Vice Chair Radin referenced the letter of the Office of State Senator Dr. Aisha Wahab and height requirements. He further asked if the applicant received a response from the Community Development Department regarding questions to this application, in answering, property owner Coffman-Gomez said she did not.

Property owner Coffman-Gomez shared a comment regarding the height requirements mentioned in the letter from Office of State Senator Dr. Aisha Wahab.

**ADOPTED MINUTES 4.A.**

Vice Chair Radin shared a comment clarifying the role of the Planning Commission regarding this item and the issue of height versus the issue of setbacks.

Property owner Coffman-Gomez shared a comment referencing the legislative changes for ADU's.

Commissioner Dodge asked Designer and Architect Odryna to share standard projects he has worked on in other Cities. In addressing Commissioner Dodge's question, Designer and Architect Odryna shared he has worked with projects that involve ADU's and has also worked with non-conforming structures in different cities. He further shared his experience working with similar projects in different cities.

Commissioner Dodge asked what the major factors regarding this project are. In answering, property owner Coffman-Gomez explained the issues are around the structure location and vehicle access and limited footprint. She shared a comment stating that the project is in compliance with State Law.

**5) Public Hearing**

Chair Acosta opened the public hearing.

Watsonville resident Martha Vega spoke in support of the project.

Watsonville resident Steven McGee spoke in support of the project.

Property owner's daughter, spoke in support of the project.

Hearing no further comments, Chair Acosta closed the public hearing.

**6) Appropriate Motion(s)**

**MAIN MOTION:** It was moved by Commissioner Rojas, seconded by Commissioner Veitch-Olson, and carried by the following vote to approve the following recommendation:

**RESOLUTION NO. 01-25 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, DENYING AN APPEAL (PP2024-8160) AND UPHOLDING ZONING ADMINISTRATOR'S DENIAL OF AN ADMINISTRATIVE REVIEW PERMIT FOR THE DEMOLITION OF AN EXISTING, NONCONFORMING, TWO-CAR, DETACHED GARAGE AND CONSTRUCTION OF A NEW, THREE-CAR, DETACHED GARAGE WITH A NEW, DETACHED, 754-SQUARE-FOOT, SECOND-STORY ACCESSORY**

**DWELLING UNIT (#PP2024-7815) LOCATED AT 79 MONTE VISTA AVENUE  
(APN: 018-521-01)**

**7) Deliberation**

Interim Assistant Community Development Director Orbach addressed concerns raised during the appellant's presentation, as requested by Planning Commission. Including addressing the different properties that were presented with non-conforming structures.

Vice Chair Radin inquired if Santa Cruz City adopted an ADU ordinance after the March 24 implementation of State Law. In answering, Interim Assistant Community Development Director Orbach clarified the date is uncertain, however Santa Cruz has to follow state ADU standards and cities are allowed to be more progressive.

Vice Chair Radin referenced that the adoption of the Housing Element would help adopt ordinances that are compliant with current state law which are aspirational goals for the community.

Interim Assistant Community Development Director Orbach shared a comment regarding the City's support for ADUs.

Commissioner Dodge asked for clarification regarding the state law and height requirements trumping City laws and properties close to transit corridors. In answering, Interim Community Development Director Meek clarified the regulations that would apply when City ordinances are not in compliance with state law, including when an existing structure is converted into an ADU what requirements apply to such projects.

Commissioner Dodge asked for clarification regarding the location and dimensions of the project. In answering, Interim Community Development Director Meek clarified the appellant is asking that instead of looking at the three-dimensional object to look only at the foot print and not apply the height requirement.

Commissioner Dodge asked if the City ordinance is not in compliance with state law. In answering, Interim Community Development Director Meek confirmed the City ordinance has not been amended and is not in compliance with state law. He further clarified how many other jurisdictions find themselves facing similar challenges.

Vice Chair Radin shared a comment regarding the City ordinance being out of compliance with state law and the outcome regarding the appeal.

Assistant City Attorney Bazzano added that state laws relating to ADUs change frequently and described how this affects the City's ordinance and processing applications. She added the City has reviewed the application consistent with state law that speaks to the issue upon setbacks.

**ADOPTED MINUTES 4.A.**

Commissioner Rojas and Commissioner Dodge shared similar concerns regarding the appeal process and challenges facing the subject of ADUs.

Vice Chair Radin shared a comment regarding the challenges the project faces and shared he will support the motion.

**8) Chair Calls for a Vote on Motion(s)**

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

Assistant City Attorney Bazzano recited the appeal language.

**5. REPORT OF THE SECRETARY**

Interim Community Development Director Meek shared an update regarding the implementation of the Housing Element that includes updating the ADU Ordinance and other code sections.

**6. ADJOURNMENT**

Chairperson Acosta adjourned the meeting at 8:19 PM. The next Planning Commission meeting is scheduled for February 4, 2025, at 6:00 PM.

DocuSigned by:  
  
F0B2DA20342549A...  
 Justin Meek, Secretary  
 Planning Commission

Signed by:  
  
472BDDCC39FEC4E0...  
 Ed Acosta, Chair  
 Planning Commission



## MINUTES

### SPECIAL MEETING OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE

**February 10, 2025**

**6:09 PM**

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

#### **1. ROLL CALL**

Chair Ed Acosta, Vice-Chair Peter Radin, and Commissioners Daniel Dodge (arrived at 6:11PM), Lowell Hurst, Lucy Rojas, and Jennifer Veitch-Olson were present. Commissioner Brando Sencion was absent.

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

**MOTION:** It was moved by Commissioner Hurst, seconded by Commissioner Veitch-Olson, and carried by the following vote to excuse Commissioner Sencion:

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

Staff members present were Interim Community Development Director Justin Meek, Interim Assistant Community Development Director Matt Orbach, Assistant City Attorney Denise Bazzano, Administrative Analyst Elena Ortiz, Permit Technician Rob Manansala, and City Interpreter Carlos Landaverry.

#### **2. PLEDGE OF ALLEGIANCE**

Commissioner Dodge led the Pledge of Allegiance.

#### **3. PRESENTATIONS & ORAL COMMUNICATIONS**

##### **A. ORAL COMMUNICATIONS FROM THE PUBLIC**

City Clerk Irwin Ortiz shared that an ethics training will be taking place at the next City Council meeting on February 25, 2025. City Clerk added the City Charter has been revised and is accepting applications for different boards and commissions.

##### **B. ORAL COMMUNICATIONS FROM THE COMMISSION**

Commissioner Hurst introduced himself to the Commissioners and public.



**ADOPTED MINUTES 4.A.**

Commissioner Dodge welcomed Commissioner Hurst and shared a supporting comment regarding Watsonville being a Sanctuary City.

**4. CONSENT AGENDA**

**A. MOTION APPROVING MINUTES OF DECEMBER 3, 2024, REGULAR MEETING**

**PUBLIC INPUT**

None

**MOTION:** It was moved by Vice-Chair Radin, seconded by Commissioner Rojas, and carried by the following vote to approve the Consent Agenda:

AYES: COMMISSIONERS: Acosta, Dodge, Hurst, Radin, Rojas,  
Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Sencion

**5. PUBLIC HEARINGS**

**A. CONSIDERATION OF A ZONING CODE TEXT AMENDMENT TO 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**

**1) Staff Report**

Interim Assistant Community Development Director Orbach gave the presentation.

**2) Planning Commission Clarifying & Technical Questions**

Commissioner Hurst asked for an example of what a 150-foot-distance looks like. In answering, the Interim Community Development Director Meek explained it's the depth of a standard residential lot and simplified it to fifty yards.

Commissioner Dodge inquired about where the 150-foot setback mark starts. In answering, Interim Assistant Community Development Director Orbach clarified it starts at the boundary of the adjacent residentially zoned parcel.

Commissioner Dodge inquired about how the recommendation fit into the City's General Plan Update. In answering, Interim Community Development Director Meek shared the different zoning districts and explained which corridors this recommendation would apply to encourage further infill and growth.

**ADOPTED MINUTES 4.A.**

Commissioner Dodge further inquired if the recommendation has any effect on the Caltrans projects. In answering, Interim Assistant Community Development Director explained that the Caltrans projects related to auto-oriented uses, arterials and commercial thoroughfares, and other uses have been taken into consideration.

Commissioner Rojas asked if there is another Municipal Code section that includes an existing minimum range of setback around residential areas. In answering, Interim Assistant Community Development Director Orbach explained that there are setback requirements for development of structures on property. The difference is the current setback holds restrictions on drive-through lanes, menu boards, and pick-up windows.

Commissioner Rojas asked for clarification on the outcome of the Commission's decision. In answering, Interim Assistant Community Development Director Orbach explained the Planning Commission is making a recommendation to Council, who will then consider approving an ordinance with the proposed change at a first and second reading.

Interim Community Development Director Meek added further information regarding setback requirements.

Commissioner Dodge shared an example of streets with no setbacks and inquired if the zoning regulations would allow structures to be developed in the same way. In answer to Commissioner Dodge's inquiry, Interim Community Development Director Meek shared the setback requirements for new development, which include a minimum setback of 15 feet.

Commissioner Hurst shared a comment regarding the 150-foot setback and asked staff to reference what the findings were that established the length of setback in this section of Chapter 14-41. Interim Assistant Community Development Director Orbach explained the analysis in the staff report identified the desire to reduce negative impacts of automobile use around residential areas that create nuisance complaints.

Commissioner Veitch-Olson shared a comment referencing a project that requested an exemption for a drive-through setback and was considered by the Planning Commission. She reminded Commissioners that there has been existing public input that does not support more drive-throughs.

Interim Assistant Community Development Director Orbach shared that all Interested Parties were informed via Public Hearing Notice of the Zoning Code Text Amendment.

Vice Chair Radin shared a comment regarding the order of events that involved Planning Commission and City Council decisions pertaining to this item and asked if he was correct. Interim Assistant Community Development Director Orbach clarified there are two tracks and further explained the timeline of events.

**ADOPTED MINUTES 4.A.**

Vice Chair Radin inquired if the current Ordinance had been adopted in 2001, and Interim Assistant Community Development Director Orbach clarified it was adopted in the year 2000. Vice Chair Radin further shared a comment regarding the nature of the town changing.

Commissioner Rojas asked for clarification regarding a related project to this item that was pulled from the meeting. Interim Assistant Community Development Director Orbach answered this is the first time the Drive-through Ordinance is being presented to the Planning Commission. A portion of the project being inquired about, the rezoning of 632 East Lake Avenue, will be the following item in the Agenda, item 5.B.

Commissioner Dodge further explained that the current item is deciding on the 150-foot setback.

Commissioner Rojas shared a comment explaining the current Drive-Through Ordinance is relative to the project that had been presented. In clarifying, Assistant City Attorney Bazzano confirmed this is a legislative action and it is a separate track distinct from the project that Planning Commission previously considered.

In further answering Commissioner Rojas, Interim Assistant Community Development Director Orbach shared the Zoning Map that described the zones related to the removal of the setback requirements.

Commissioner Hurst inquired if pharmacies with drive-through lanes are considered drive-throughs, and Interim Assistant Community Development Director Orbach confirmed that is correct.

### **3) Public Hearing**

Chair Acosta opened the public hearing.

William Hansen shared a comment regarding the Neighborhood Commercial (CN), Zoning recommendation and Drive-Through Ordinance recommendations.

Hearing no further comments, Chair Acosta closed the public hearing.

### **4) Appropriate Motion(s)**

**MAIN MOTION:** It was moved by Vice Chair Radin, seconded by Commissioner Dodge, and carried by the following vote to approve the following recommendation:

#### **RESOLUTION NO. 02-25 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN ORDINANCE AMENDING CHAPTER 14-41 (DRIVE-**

**ADOPTED MINUTES 4.A.**

**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**

**5) Deliberation**

Commissioner Dodge shared a comment in support of the project.

Commissioner Hurst shared a comment regarding the drive-throughs and expressed his concern regarding the removal of 150-foot setback buffer.

Vice Chair Radin shared a comment in support of the item and acknowledged the involvement of the community.

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

AYES:	COMMISSIONERS:	Dodge, Radin, Rojas, Acosta
NOES:	COMMISSIONERS:	Hurst, Veitch-Olson
ABSENT:	COMMISSIONERS:	Sencion

**B. RECOMMENDATION TO CITY COUNCIL APPROVAL OF A ZONING MAP AMENDMENT (PP2025-8346) CHANGING THE ZONING MAP DESIGNATION FROM NEIGHBORHOOD SHOPPING CENTER TO THOROUGHFARE COMMERCIAL FOR A 1.18± ACRE SITE LOCATED AT 632 EAST LAKE AVENUE (APN: 017-321-02), FILED BY VANCE SHANNON, APPLICANT, ON BEHALF OF BILL HANSEN, PROPERTY OWNER**

**1) Staff Report**

Interim Assistant Community Development Director Orbach gave the presentation.

**2) Planning Commission Clarifying & Technical Questions**

Commissioner Dodge inquired if the project is consistent with the existing land use. Interim Assistant Community Development Director Orbach confirmed that is correct.

Commissioner Hurst asked if Caltrans has been consulted regarding the state highway network. In answering, Interim Community Development Director Meek clarified Caltrans will be consulted for development projects concerning the state highway system, but not for Zoning changes.

**3) Applicant Presentation**

William Hansen with Pacific Coast Development gave the presentation.

**4) Planning Commission Clarifying & Technical Questions**

None

**5) Public Hearing**

Chair Acosta opened the public hearing.

Hearing no comments, Chair Acosta closed the public hearing.

**6) Appropriate Motion(s)**

**MAIN MOTION:** It was moved by Commissioner Hurst, seconded by Commissioner Radin, and carried by the following vote to approve the following recommendation:

**RESOLUTION NO. 03-25 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO CITY COUNCIL APPROVAL OF A ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION OF THE SUBJECT PARCEL LOCATED AT 632 EAST LAKE AVENUE (APN: 017-321-02) FROM NEIGHBORHOOD SHOPPING CENTER (CNS) TO THOROUGHFARE COMMERCIAL (CT), FILED BY VANCE SHANNON, APPLICANT, ON BEHALF OF BILL HANSEN, PROPERTY OWNER; AND FINDING THE ZONING MAP AMENDMENT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES § 15061(B)(3)**

**7) Deliberation**

None

**8) Chair Calls for a Vote on Motion(s)**

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

Assistant City Attorney Bazzano read the appeal language.

**6. REPORT OF THE SECRETARY**

Interim Community Development Director Meek shared that the City will provide a joint ethics training on February 25, 2025. Interim Director Meek also reported that the Notice of Preparation for the General Plan EIR went out for a second time to Commissioners and Interested Parties and a second Scoping Meeting will happen on February 18, at 1:00 PM, via zoom meeting.

**ADOPTED MINUTES 4.A.**

**7. ADJOURNMENT**

Chairperson Acosta adjourned the meeting at 7:21 PM. The next Planning Commission meeting is scheduled for March 4, 2025, at 6:00 PM.

DocuSigned by:

*Justin Meek*

F082DA20342549A...

---

Justin Meek, Secretary  
Planning Commission

Signed by:



4728DCC39FEC4E6...

---

Ed Acosta, Chair  
Planning Commission



## **MINUTES**

### **REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE**

**March 4, 2025**

**6:01 PM**

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

#### **1. ROLL CALL**

Chair Ed Acosta, Vice-Chair Peter Radin, and Commissioners Lowel Hurst, Lucy Rojas, Brando Sencion, and Jennifer Veitch-Olson were present.

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

**MOTION:** None

Staff members present were Interim Community Development Director Justin Meek, Interim Assistant Community Development Director Matt Orbach, Housing Manager Carlos Landaverry (City Interpreter), Executive Assistant Celia Castro, and Permit Technician Rob Manansala.

#### **2. PLEDGE OF ALLEGIANCE**

Vice Chair Radin led the Pledge of Allegiance.

#### **3. PRESENTATIONS & ORAL COMMUNICATIONS**

##### **A. ORAL COMMUNICATIONS FROM THE PUBLIC**

Council Member Ari Parker thanked Chair Ed Acosta for representing District 7, Vice Chair Radin, and all Commissioners for their service.

##### **B. ORAL COMMUNICATIONS FROM THE COMMISSION**

None

#### **4. CONSENT AGENDA**

No items in the consent agenda.

#### **5. NEW BUSINESS**

##### **A. NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIRPERSON**

## **1) Nomination Period**

Chair Acosta nominated Vice-Chair Radin for Chair. Commissioner Hurst seconded the nomination.

Commissioner Sencion nominated himself for Chair. Commissioner Veitch-Olson seconded the nomination.

Chair Acosta shared a comment supporting the nomination for Vice-Chair Radin.

Commissioner Sencion shared a comment of his interest to be Chair.

Commissioner Hurst thanked Chair Acosta for his service and shared a comment in support of the nominations.

Chair Acosta shared a comment regarding the nominations.

## **2) Public Input**

None

## **3) Motion Electing Chairperson (roll call vote)**

**MAIN MOTION:** It was moved by Commissioner Hurst, seconded by Commissioner Dodge, and carried by the following vote close nominations:

AYES: COMMISSIONERS: Acosta, Dodge, Hurst, Radin, Rojas, Sencion, Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

### **Roll Call Vote Electing Chairperson**

**MAIN MOTION:** It was moved by Chair Acosta, second by Commissioner Hurst, to appoint Vice-Chair Radin for Chairperson:

**MAIN MOTION:** It was moved by Commissioner Sencion, second by Commissioner Veitch-Olson, to appoint Commissioner Sencion for Chairperson:

COMMISSIONER ACOSTA: Peter Radin

COMMISSIONER DODGE: Peter Radin

COMMISSIONER HURST: Peter Radin

COMMISSIONER RADIN: Peter Radin

COMMISSIONER ROJAS: Brando Sencion

COMMISSIONER SENCION: Brando Sencion

COMMISSIONER VEITCH-OLSON: Brando Sencion

By majority decision, Vice-Chair Peter Radin was elected Chairperson of the Planning Commission.



**B. NOMINATION AND ELECTION OF PLANNING COMMISSION VICE CHAIRPERSON**

**1) Nomination Period**

Commissioner Dodge nominated Commissioner Hurst for Vice-Chair. Chair Radin seconded the nomination.

Commissioner Lowell Hurst declined the nomination and shared a thankful comment.

Commissioner Acosta nominated Commissioner Sencion for Vice-Chair. Commissioner Dodge seconded the nomination.

**2) Public Hearing**

None

**3) Motion Election Vice Chairperson (roll call vote)**

**MAIN MOTION:** It was moved by Commissioner Hurst, seconded by Commissioner Dodge, and carried by the following vote close nominations:

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

**Roll Call Vote Electing Vice Chairperson**

**MAIN MOTION:** It was moved by Commissioner Acosta, seconded by Commissioner Dodge, to appoint Commissioner Sencion for Vice Chairperson:

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

By unanimous decision, Commissioner Brando Sencion was elected Vice Chairperson of the Planning Commission.

**C. PRESENTATION OF THE 2024 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

Staff recommend that the Planning Commission, by motion, recommend to the Watsonville City Council the acceptance of the Housing Element Annual Progress Report (APR) for the 2024 calendar year for the adopted 6<sup>th</sup> Cycle 2024-2031 Housing Element and submittal of the report to the California Department of Housing

**ADOPTED MINUTES 4.A.**

and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

**1) Staff Report**

Housing Manager Carlos Landaverry gave the presentation.

**2) Planning Commission Clarifying and Technical Questions**

Commissioner Dodge inquired about the status of the Miles Lane project. In answering, Housing Manager Landaverry updated the Commissioners on his knowledge of the project that supported the acquisition of buying the property and buying an additional parcel to have more units. In addition, Interim Community Development Director Meek shared the approximate date of the entitlement process.

Commissioner Dodge further inquired if the number of units have remained the same as of the approval of the project in 2019. In answer, Housing Manager Landaverry confirmed that is correct. He further clarified how and when projects utilizing Community Development Block Grant (CDBG) funds are counted towards the Regional Housing Needs Allocation (RHNA) unit numbers.

Interim Community Development Director Meek also clarified how HCD recognizes housing units as livable units.

Commissioner Dodge asked when the units stop being counted as RHNA unit numbers. In answering, Housing Manager Landaverry stated that there are different Housing Element cycles and further clarified how the units are counted in the fifth and sixth cycle of the Housing Element.

Commissioner Dodge asked if the City is currently short of housing units in the required total units from the State. Housing Manager Landaverry confirmed that is correct.

Interim Community Development Director Meek further shared information regarding RHNA numbers and projecting factors.

Interim Assistant Community Development Director Orbach shared information provided in the Staff Report that includes a running percentage of progress towards the City's 6<sup>th</sup> Cycle RHNA goals (6%).

Commissioner Dodge asked what the definition of 'very low-income level' is. In answering, Housing Manager Landaverry answered that 'very low-income' is identified as fifty percent of the median income. The median income is \$130,000.00 for a household of four.

Commissioner Veitch-Olson asked how affordability is determined for an Additional Dwelling Units (ADU). In answering, Housing Manager Landaverry

**ADOPTED MINUTES 4.A.**

clarified that all ADUs must be completed to be counted. The ADU's are shown in the Staff Report - Table A and Table A (2).

Commissioner Hurst asked to confirm the number of mobile homes and if all the mobile homes are under a rent stabilization program. In answering, Housing Manager Landaverry identified the mobile home parks that are not subject to rent control. He further explained an additional mechanism that keeps a mobile home out of rent control.

Commissioner Hurst asked if the City currently has vacant spaces for new mobile homes. Housing Manager Landaverry, answered there is not and identified the potential mobile home spaces that could become available.

Commissioner Hurst asked if there is any vacant land that may be buildable or possible sites that may be used for housing. In answering, Interim Assistant Community Development Director Orbach confirmed there is a limited amount and referred the Planning Commission to the 6<sup>th</sup> Cycle Housing Element on the City of Watsonville website.

Vice Chair Sencion inquired about the process to streamline ADU applications in the City and the ADU building process. In answering, Interim Assistant Community Development Director Orbach shared that part of the Housing Element program will be to update the ADU Ordinance and include an easy streamlined process by the State. He further shared information regarding splitting lots.

Commissioner Rojas asked how many projects are anticipated to be added in 2025. In answering, Interim Assistant Development Director Orbach referenced the Housing Element that identifies pipeline projects such as the Metro project as well as several Builder's Remedy applications.

Commissioner Rojas asked for the number of units for the 547 Airport Boulevard project and why the project will not proceed. In answering, Interim Community Development Director Meek clarified there were 21 units however the project was challenged in court and entitlements expired. The units were meant to be townhomes.

Commissioner Rojas inquired about the number of units in the Metro redevelopment project. In answering, Interim Development Director Meek clarified the number of units are currently uncertain however units are anticipated as a result of the Downtown Watsonville Specific Plan.

Commissioner Hurst inquired about density in the City of Watsonville compared to other Cities. In answering, Interim Community Development Director Meek answered the City of Watsonville has pockets that are higher density than other jurisdictions.

**ADOPTED MINUTES 4.A.**

Interim Assistant Community Development Director Orbach also provided a density comparison between City of Santa Cruz, County of Santa Cruz, and City of Watsonville.

Commissioner Veitch-Olson asked how is Watsonville doing in completing projects compared to neighboring communities and jurisdictions. In answering, Interim Community Development Director Meek did not have the exact information but would look into it and provide the information at a future time. He provided context regarding advance planning.

Chair Radin shared a comment regarding the current environment and costs to build housing. He further inquired about whether the economic increase in cost considered. In answering, Interim Community Development Director Meek clarified that the cost is out of our control, however housing development is cyclical and will be reviewed in time.

In answering Chair Radin regarding the Sunshine Gardens project being built in 2024, stopping in 2025, and resuming again in 2026, Housing Manager Landaverry clarified the project will not stop during year 2025, the project is active all consecutive years and that he would correct that information in the presentation. In further clarification, Interim Community Development Director Meek shared that the project has experienced abatement efforts over time due to exposure to the elements. Units in the first phase of the project are going through the final inspection process to be ready for occupancy and sale.

Housing Manager Landaverry shared a comment clarifying the remaining process of submitting the Housing Element report.

**3) Public Input**

Chair Radin opened the public hearing.

Hearing none, Chair Radin closed the public hearing.

**4) Appropriate Motion(s)**

**MAIN MOTION:** It was moved by Commissioner Rojas, seconded by Commissioner Veitch-Olson, and carried by the following vote to approve the following recommendation:

**STAFF RECOMMENDS THAT THE PLLANING COMMISSION, BY MOTION, RECOMMEND TO THE WATSONVILLE CITY COUNCIL THE ACCEPTANCE OF THE HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR) FOR THE 2024 CALENDAR YEAR FOR THE ADOPTED 2024-2031 HOUSING ELEMENT AND SUBMITTAL OF THE REPORTS TO THE STATE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT (HCD) AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (OPR).**

**5) Deliberation**

**ADOPTED MINUTES 4.A.**

Commissioner Dodge shared a comment regarding the challenges of homeownership and affordability.

Commissioner Rojas shared a comment regarding the cost of construction in years to come and concerns related to meet the housing goals, including development at the seven-year mark.

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

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

**5. REPORT OF THE SECRETARY**

Interim Community Development Director Meek provided an update on the Watsonville Transit Center Redevelopment Project and shared that Santa Cruz METRO has teamed up with MidPen Housing to redevelop the Watsonville Transit Center.

In addition, an update was provided regarding the AHSC Grant Funding / co-application opportunity. MidPen Housing has approached the City about partnering on a grant funding opportunity that could help fund the Watsonville Transit Center project and implement recommended roadway improvements for downtown through the AHSC program.

Finally, Interim Community Development Director Meek provided an update on the General Plan 2050 Update. During the public comment period on the Notice of Preparation for the General Plan 2050 Environmental Impact Report (EIR), multiple concerns were raised regarding the potential impacts of population growth and housing development both within and beyond the City limits.

**6. ADJOURNMENT**

Chairperson Radin adjourned the meeting at 7:25 PM. The next Planning Commission meeting is scheduled for April 1, 2025, at 6:00 PM.

DocuSigned by:  
  
 F0B2DA20342549A...  
 Justin Meek, Secretary  
 Planning Commission

DocuSigned by:  
  
 C32EA1963D2747B...  
 Peter Radin, Chair  
 Planning Commission



# *Proclamation*

## *Esperanza del Valle*

### *45<sup>th</sup> Anniversary*

### *April 5, 2025*

- WHEREAS,** Esperanza del Valle, a Mexican Folkloric dance company, has been an integral part of our community for 45 years, showcasing the traditional dances and music of Mexico; and
- WHEREAS,** Esperanza del Valle's dancers are a talented and creative group who demonstrate the utmost dedication to their craft; and
- WHEREAS,** Esperanza del Valle wishes to foster pride and understanding of Mexican culture through its folkloric dances rooted in the merging of various heritages; and
- WHEREAS,** founder Janet Johns has served as a mentor to countless artists and is dedicated to ensuring this art form and those who practice it continue to thrive; and
- WHEREAS,** in recognition of her lasting impact in our community, Janet was named 2025 Santa Cruz County Artist of the Year by the Santa Cruz County Arts Commission; and
- WHEREAS,** Esperanza del Valle's values of tradition, community and leadership are exemplified by their pioneering and celebration of folklore dance in Pajaro Valley, their sharing of these dances with schools, public agencies and local performing art groups and their active role in engaging local youth; and
- WHEREAS,** Esperanza del Valle performs at a variety of events, such as Cinco de Mayo, Fiestas Patrias and Music in the Park, in addition to their Gala events, held at local theaters; and
- WHEREAS,** we are delighted to gather in celebration of this occasion and enjoy this special performance, "Espíritu de México."

**NOW, THEREFORE,** I, Maria Orozco, Mayor of the City of Watsonville, in the State of California, on behalf of the City Council hereby congratulate Esperanza del Valle on their 45<sup>th</sup> Anniversary, recognize Janet Johns for being its driving force, and wish all its members continued success in enriching our community through their dances.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Watsonville to be affixed this 5<sup>th</sup> day of April, Two thousand and twenty-five.

**Maria Orozco, Mayor**

**WATSONVILLE, CALIFORNIA**