



# MINUTES SPECIAL CITY COUNCIL MEETING

March 29, 2022

City of Watsonville  
City Council Chambers

**5:30 p.m.**

**1. CLOSED SESSION CORRESPONDENCE**

**2. CLOSED SESSION**

**(City Council Conference Room, 275 Main Street, 4th Floor)**

(a) Public Comments regarding the Closed Session agenda were accepted by the City Council at that time.

(b) Closed Session Announcement:

The City Council recessed the regular Council Meeting to discuss the matters that follow:

**2.a. PERSONNEL MATTERS**

(Government Code Section 54957)

1. Public Employee Appointment/Public Employment  
Title: City Manager

**2.b. CONFERENCE WITH LABOR NEGOTIATOR**

(Government Code Section 54957.6)

1. Agency designated representative: Peckham & McKenney (Maria Hurtado)  
Employee organization: City Manager

2. Agency designated representative: Tamara Vides  
Employee organization: Executive Team

**6:37 p.m.**

**3. ROLL CALL**

Mayor Parker, Mayor Pro Tempore Montesino, and Council Members Dutra, Estrada, Hurst, García, and Quiroz-Carter were present.

Staff members present were City Manager Pro Tempore Vides, Assistant City Attorney Bazzano, City Clerk Ortiz, Public Works & Utilities Director Di Renzo, Administrative Services Director Czerwin, Community Development Director Merriam, Airport Director Williams, Assistant Police Chief Sims, Housing Manager Landaverry, Peckham & McKenney Consultant Hurtado, and Executive Assistant Pacheco.

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

**4. INFORMATION ITEMS**

**5. PRESENTATIONS & ORAL COMMUNICATIONS**

**5.a. REPORT OUT OF CLOSED SESSION**

Assistant City Attorney Bazzano stated Closed Session was in recess and no reportable action had been taken.

**5.b. ORAL COMMUNICATIONS FROM THE PUBLIC (2 MINUTES EACH) - None**

**5.c. ORAL COMMUNICATIONS FROM THE COUNCIL (2 MINUTES EACH)**

Member Quiroz-Carter invited the public to attend the grand opening for Luna y Sol Familia Center.

Member Hurst congratulated Community Bridges on the inauguration of the Elderday Program in Watsonville and spoke of its benefits for residents. He thanked Friends of Watsonville Parks & Community Services for organizing the César Chavez Community Awards and congratulated the recipients.

Member García spoke about her participation serving food during Meals on Wheels' Community Champions Week event hosted at the Senior Center and the concerns expressed by attendees. She stated she would begin volunteering at the Center in January, after completing her term on Council, to teach seniors how to write memoirs.

Member Estrada spoke about his attendance to Elderday and thanked Community Bridges for providing the program. He thanked Friends of Parks & Community Services for their work in organizing the César Chavez Community Awards and congratulated the awardees. He invited the public to attend Nerdville and asked for volunteers to help with the event.

Member Dutra spoke about his participation at University of Santa Cruz's Journey of Learning Tour and their outreach with local students. He invited the public to Staff of Life's one year anniversary event. He expressed condolences for the passing of Jess Tabasa.

Mayor Parker expressed condolences for the passing of Jess Tabasa and spoke about his dedication to his career as a teacher. She invited the public to attend Staff of Life's one year anniversary and Nerdville. She spoke about her participation in the César Chavez Community Awards and acknowledged the recipients.

**6. CONSENT AGENDA**

**PUBLIC INPUT – None**

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

AYES:	MEMBERS:	Dutra, Estrada, García, Hurst, Montesino, Quiroz-Carter, Parker
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	None

**6.a. MOTION APPROVING MINUTES OF MARCH 22, 2022**

**6.b. RESOLUTION NO. 55-22 (CM)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A REVISED MASTER AGREEMENT NO. 05-5031S21 WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) AND AUTHORIZING THE CITY MANAGER PRO**

**TEMPORE TO EXECUTE THE REVISED MASTER AGREEMENT IN ORDER TO SECURE GRANT FUNDING FOR CITY TRANSPORTATION PROJECTS**

**6.c. RESOLUTION NO. 56-22 (CM)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE AUTHORIZING THE PURCHASE OF ONE (1) NEW 2023 PETERBILT, 10-YARD CAPACITY DUMP TRUCK FOR THE WATER SERVICES DIVISION FROM RUSH TRUCK CENTERS, THROUGH THE PURCHASING AUTHORITY OF SOURCEWELL (FORMERLY NJPA), PURCHASE AGREEMENT NO. 060920-PMC, IN AN AMOUNT NOT TO EXCEED \$256,315.71; AND AUTHORIZING THE CITY MANAGER PRO TEMPORE TO EXECUTE THE PURCHASE AGREEMENT (FUNDED BY THE WATER ENTERPRISE FUND 0720)**

**7. ITEMS REMOVED FROM CONSENT AGENDA – None**

**8. PUBLIC HEARINGS, ORDINANCES, & APPEALS**

**8.a. INTERIM GUIDANCE RULES & REGULATIONS TO IMPLEMENT SB 9 - THE CALIFORNIA HOUSING OPPORTUNITY AND MORE EFFICIENCY (HOME) ACT**

**1) Staff Report by Community Development Director Merriam**

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

In answering Member García, Community Development Merriam spoke about floodplain designated areas mentioned in Senate Bill (SB) 9.

Community Development Merriam, in answering Member García, stated the majority of areas in the City were located within half a mile of transportation services, per SB 9 guidelines for creating additional housing options.

In answering Member Dutra, Community Development Merriam spoke about the location of single family residential zones and stated there were no historic districts within the City. She added that historic homes were located in various areas of the City.

Assistant City Attorney Bazzano added there were several requirements related to special flood hazard area restrictions in SB 9.

Community Development Director Merriam, in answering Member Dutra, spoke about regulations for accessory dwelling units (ADUs).

In answering Mayor Parker, Community Development Director Merriam explained how residents could bring existing ADUs into compliance with City regulations. She stated ADUs could be built in flood zones and spoke about the additional requirements to do so.

Community Development Director Merriam, in answering Member Estrada, stated there could be two owners if lots were split into separate properties.

In answering Member Hurst, Community Development Director Merriam stated any constructions under SB 9 would still be subject to building regulations and design criteria. She spoke about the state of public transport in the City and how changes could affect SB 9 requirement compliance.

Assistant City Attorney Bazzano added that SB 9 mentioned the location of car share services in relation to the requirement of off-street parking.

**3) Public Input – None**

**4) Motion Whether to Approve Staff Recommendation**

**MOTION:** It was moved by Mayor Pro Tempore Montesino seconded by Member García and carried by the following vote to approve the resolution listed below.

AYES: MEMBERS: Dutra, Estrada, García, Hurst, Montesino, Quiroz-Carter, Parker  
NOES: MEMBERS: None  
ABSENT: MEMBERS: None

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

**6) RESOLUTION NO. 57-22 (CM)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE ADOPTING INTERIM GUIDANCE RULES AND REGULATIONS TO IMPLEMENT SB 9 – THE CALIFORNIA HOUSING OPPORTUNITY AND MORE EFFICIENCY (HOME) ACT; AND AUTHORIZING AND DIRECTING THE PREPARATION OF AN SB 9 IMPLEMENTING ORDINANCE**

**9. NEW BUSINESS**

**9.a. UPDATE REGARDING STATEWIDE EVICTION PROTECTIONS, MULTI-JURISDICTIONAL EFFORTS TO PROVIDE ASSISTANCE, & APPROPRIATION OF \$20,000 FROM THE AFFORDABLE HOUSING FUND TO SUPPORT THOSE REGIONAL EFFORTS**

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

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

In answering Member García, Housing Manager Landaverry stated the proposed funding appropriation would be used regionally whereas the City's emergency rental assistance program was only for local residents.

Housing Manager Landaverry, in answering Member García spoke about the limitations of the affordable housing fund and stated it was replenished through payment of loans and in-lieu fees from new developments.

City Manager Pro Tempore Vides added that the funds allocated by Santa Cruz County's Board of Supervisors for this purpose could also benefit Watsonville residents.

In answering Member Hurst, Housing Manager Landaverry spoke about the various uses of the affordable housing fund.

Housing Manager Landaverry, in answering Member Estrada, explained the requested appropriation of funds would go towards regional efforts. He spoke about guidelines used to determine eligibility and duration of rental assistance through the City's programs.

In answering Member Estrada, Housing Manager Landaverry spoke about efforts to obtain information regarding unprocessed applications of residents who requested assistance through the State's Covid-19 Rent Relief Program.

Housing Manager Landaverry, in answering Mayor Parker, explained the City had not received information from the State regarding the Watsonville residents who applied for rental assistance.

In answering Member Dutra, Housing Manager Landaverry spoke about local efforts to provide rental assistance in comparison with other areas in the County.

Housing Manager Landaverry, in answering Member García, spoke about the potential extension on portions of Assembly Bill 832 to allow sufficient time for the state to process applications received by the deadline.

**3) Public Input – None**

**4) Motion Whether to Approve Staff Recommendation**

**MOTION:** It was moved by Member García seconded by Mayor Pro Tempore Montesino and carried by the following vote to approve the resolution listed below.

AYES: MEMBERS: Dutra, Estrada, García, Hurst, Montesino, Quiroz-Carter, Parker  
NOES: MEMBERS: None  
ABSENT: MEMBERS: None

**5) City Council Deliberation on Motion**

**6) RESOLUTION NO. 58-22 (CM)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE  
APPROPRIATING \$20,000 FROM THE AFFORDABLE HOUSING FUND TO PROVIDE  
ADDITIONAL COVID-19 RELATED TENANT ASSISTANCE AND DIRECTING  
COMMUNITY DEVELOPMENT STAFF TO CONTINUE TO WORK WITH REGIONAL  
PARTNERS REGARDING RENTAL AND LEGAL ASSISTANCE PROGRAMS AND  
SERVICES**

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

**11. REQUESTS FOR FUTURE AGENDA ITEMS**

Member Estrada requested a presentation regarding Public Works' efforts in cleaning homeless encampments.

**12. ADJOURNMENT**

The meeting was adjourned at 7:58 p.m.

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Ari Parker, Mayor

ATTEST:

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Irwin I. Ortiz, City Clerk

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