

AGENDA

CITY OF WATSONVILLE

CITY COUNCIL MEETING

Motto: "Opportunity Through Diversity; Unity Through Cooperation."



Mission Statement: "The City of Watsonville is dedicated to improving the economic vitality, safety & living environment for the culturally rich Watsonville community, by providing leadership for the achievement of community goals & high quality, responsive public services."

Mayor Karina Cervantez, District 2
Mayor Pro Tempore Felipe Hernandez, District 1

Lowell Hurst, Council Member, District 3
Eduardo Montesino, Council Member, District 4
Daniel Dodge, Council Member, District 5
Trina Coffman-Gomez, Council Member, District 6
Dr. Nancy A. Bilicich, Council Member, District 7

Carlos J. Palacios, City Manager
Alan J. Smith, City Attorney
Beatriz Vázquez Flores, City Clerk

CIVIC PLAZA COUNCIL CHAMBERS
275 MAIN STREET, 4th FLOOR, 6TH LEVEL PARKING
WATSONVILLE, CALIFORNIA

INTERPRETATION SERVICES
Spanish language interpretation is available

Americans with Disabilities Act



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**CITY OF WATSONVILLE
REGULAR CITY COUNCIL**

June 24, 2014

City Council Chambers
275 Main Street, 4th Floor

4:30 P.M.

1.0 ROLL CALL

3.0 PRESENTATIONS & ORAL COMMUNICATIONS

3.1 PRESENTATION OF UPDATE ON FREEDOM BLVD WATER MAIN REPLACEMENT PROJECT

4.0 CONSENT AGENDA

All items appearing on the Consent Agenda are recommended actions which are considered to be routine & will be acted upon as one consensus motion. Any items removed will be considered immediately after the consensus motion. The Mayor will allow public input prior to the approval of the Consent Agenda.

Public Input on any Consent Agenda Item

4.1 [MOTION APPROVING MINUTES OF MAY 27, 2014](#)

4.2 [RESOLUTION REJECTING CLAIM OF MARIA M. RAMIREZ FOR DAMAGES \(Date of Occurrence 5/8/14\)](#)

4.3 RESOLUTION APPROVING PLANS & SPECIFICATIONS & CALLING FOR BIDS FOR SIGNAL UPGRADES & PEDESTRIAN IMPROVEMENTS, PROJECT NO. ST-13-02 (ESTIMATED COST OF \$510,000: \$305,400 WILL INITIALLY BE FUNDED FROM STATE GAS TAX FUND & WILL BE REIMBURSED FROM FEDERAL HIGHWAY SAFETY IMPROVEMENT PROGRAM (HSIP) (Recommended by Public Works & Utilities Director Palmisano)
[--Staff Report](#)
[--Resolution](#)

4.4 A RESOLUTION AUTHORIZING SUBMITTAL OF GRANT APPLICATION(S) TO CALRECYCLE (FORMERLY CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD) FOR ALL CALRECYCLE GRANT PROGRAMS (USED OIL PAYMENT GRANT, LOCAL GOVERNMENT WASTE TIRE AMNESTY GRANT, CITY/COUNTY PAYMENT PROGRAM-CRV-BEVERAGE CONTAINER RECYCLING PROGRAM, & RUBERRIZED ASPHALT CONCRETE CHIP SEAL PROGRAM) (Recommended by Public Works & Utilities Director Palmisano)
[--Staff Report](#)
[--Resolution](#)

4.5 RESOLUTION AWARDDING CONTRACT TO TYLER TECHNOLOGIES, A DELAWARE CORPORATION, FOR THE PURCHASE & IMPLEMENTATION OF AN ELECTRONIC RESOURCE PLANNING SYSTEM (ERP) IN ACCORDANCE WITH THE REQUIRMENTS OF THE CITY'S REQUEST FOR PROPOSALS 2014-001 (RFP) IN AN AMOUNT NOT TO EXCEED \$665,984 & AUTHORIZING A \$602,061 BUDGET APPROPRIATION FOR FY 2014-2015 (\$289,416 FROM THE GENERAL FUND, \$39,457 FROM THE LIBRARY FUND, \$88,716 FROM THE WASTEWATER FUND, \$101,684 FROM THE WATER ENTERPRISE FUND, &

\$82,787 FROM THE SOLID WASTE ENTERPRISE FUND) (Recommended by Administrative Services Director Vega)

--Staff Report

--Resolution

- 4.6 RESOLUTION APPROVING AGREEMENT WITH BIG CREEK LUMBER COMPANY, A CORPORATION, FOR THE SELECTIVE HARVEST & MILLING OF TIMBER ON THE GRIZZLY FLATS PROPERTY (Recommended by Public Works & Utilities Director Palmisano)

--Staff Report

--Resolution

- 4.7 RESOLUTION APPROVING PROPOSED FY 2014-2015 SANTA CRUZ COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT ZONE 7 BUDGET AS APPROVED BY THE ZONE 7 BOARD OF DIRECTORS

(Recommended by Public Works & Utilities Director Palmisano)

--Staff Report

--Resolution

- 4.8 MOTION DESIGNATING VOTING DELEGATES & ALTERNATES FOR LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE—SEPTEMBER 3-5, 2014, LOS ANGELES

5.0 ITEMS REMOVED FROM CONSENT AGENDA

8.0 NEW BUSINESS

- 8.1 CONSIDERATION OF POSSIBLE SALE OF BUENA VISTA FUTURE PARK SITE LOCATED AT 617 BUENA VISTA DRIVE WITH PROCEEDS TO BE DEPOSITED IN THE PARKS IMPACT FEE FUND FOR FUTURE RAMSAY PARK SOCCER FIELD IMPROVEMENTS (Recommended by Parks & Community Services Director Espinoza)

(a) Staff Report

(b) City Council Questions

(c) Public Input

(d) City Council Discussion

(e) Appropriate Motion

5:30 P.M.

10.0 CLOSED SESSION

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

(a) Public Comments regarding the Closed Session agenda will only be accepted by the City Council at this time.

(b) Closed Session Announcement

The City Council will now recess to discuss those items listed on the Closed Session Statement attached to the Agenda.

6:30 P.M.

1.0 ROLL CALL

2.0 PLEDGE OF ALLEGIANCE

3.0 PRESENTATIONS & ORAL COMMUNICATIONS (Continued)

3.2 ORAL COMMUNICATIONS FROM THE PUBLIC & CITY COUNCIL

(This time is set aside for members of the general public to address the Council on any item not on the Council Agenda, which is within the subject matter jurisdiction of the City Council. No action or discussion shall be taken on any item presented except that any Council Member may respond to statements made or questions asked, or may ask questions for clarification. All matters of an administrative nature will be referred to staff. All matters relating to Council will be noted in the minutes & may be scheduled for discussion at a future meeting or referred to staff for clarification & report. Any Council Member may place matters brought up under Oral Communications on a future agenda. ALL SPEAKERS ARE ASKED TO FILL OUT A BLUE CARD & LEAVE IT AT THE TABLE DESIGNATED NEAR THE PODIUM, GO TO THE PODIUM & ANNOUNCE THEIR NAME & ADDRESS IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES OF THE MEETING.)

3.3 REPORT OUT OF CLOSED SESSION

6.0 PUBLIC HEARINGS, ORDINANCES, & APPEALS

6.1 CONSIDERATION OF APPLICATION (PP2013-243) FOR A PLANNED DEVELOPMENT, SPECIAL USE PERMIT WITH DESIGN REVIEW & ENVIRONMENTAL REVIEW, TO CONSTRUCT 20 AFFORDABLE APARTMENT UNITS, AT 56 ATKINSON LANE (APN: 019-226-42), FILED BY MIDPENINSULA THE FARM, INC., APPLICANT/PROPERTY OWNER & FUNDING COMMITMENT IN THE AMOUNT OF \$1 MILLION TO MIDPENINSULA THE FARM, INC. TO ASSIST IN THE CONSTRUCTION OF PROJECT (Recommended by Community Development Director Tavantzis)—**Continued from June 10, 2014**

- (a) [Staff Reports](#)
- (b) [City Council Questions & Discussion](#)
- (c) [Public Hearing](#)
- (d) [Resolution Approving Notice of Determination Indicating that Environmental Impact Report Addendum Complies with California Environmental Quality Act \(CEQA\) for Environmental Review for Construction of Twenty Affordable Apartment Units Located at 56 Atkinson Lane, Watsonville \(APN: 019-226-42\)](#)
- (e) [Resolution Approving Application No. PP2013-243 for Special Use Permit with Design Review Application Filed by Mid-Peninsula the Farm, Inc., to Construct Twenty Affordable Apartment Units, Located At 56 Atkinson Lane \(APN: 019-226-42\)](#)
- (f) [Resolution Approving Memorandum of Understanding with County of Santa Cruz & Mid-Peninsula the Farm, Inc., to Address Services & Financing for Entire 46-Unit Mid-Peninsula Development Project, Located at 56 Atkinson Lane](#)
- (g) [Uncodified Ordinance Approving Rezoning to Establish Planned Development Overlay District on Assessor's Parcel Number 019-226-42 Now Classified R-1 \(Single Family Residential District\) with General Plan Designation of R-HD \(Specific Plan\) to R-1/PD for Application No. PP2013-243 Filed by Mid-Peninsula the Farm, Inc., to Construct 20 Affordable Apartment Units on a 1.3-Acre Vacant Parcel Located at 56 Atkinson Lane, Watsonville, & Directing Changes Be Made on Zoning Map of City of Watsonville](#)

- (h) [Resolution \(1\) Approving Funding Commitment in the Amount of \\$1,000,000 to Mid-Peninsula the Farm, Inc. \(Mid-Pen\) for Construction of 46 Units of Affordable Housing, Located at 56 Atkinson Lane \(APNs: 019-226-42 & 048-211-25\), Contingent Upon Approval of their Low Income Housing Tax Credits \("LIHTC"\) Application & Compliance with all Requirements from the City's Community Development Department; \(2\) Authorizing & Directing City Manager to Negotiate & Execute a Loan Agreement which will Contain Terms of Use of Loan for Project, in Form Developed & Approved by City Attorney; & \(3\) Authorizing Budget Appropriation of \\$1,000,000 from the City's Inclusionary Housing Fund](#)

6.2 DETERMINATION OF APPEAL OF PLANNING COMMISSION'S DECISION TO APPROVE SPECIAL USE PERMIT APPLICATION (PP2014-5) FOR THE CONVERSION OF AN EXISTING RETAIL COMMERCIAL SPACE TO A 94 BED WOMEN & CHILDREN'S SHELTER & REHABILITATION FACILITY WITH RETAIL SPACE AT 55 BRENNAN STREET (APN: 018-151-20), FILED BY APPELLANT TIMOTHY WALSH (Recommended by Community Development Director Tavantzis)

- (a) [Staff Report](#)
- (b) Appellant Presentation
- (c) Applicant Presentation
- (d) Appellant Reply
- (e) Applicant Reply
- (f) Public Hearing
- (g) City Council Questions & Deliberation
- (h) [\[Proposed\] Resolution Denying an Appeal filed by Timothy J. Walsh & Upholding the Planning Commission's Decision to Approve Special Use Permit \(PP2014-5\) for the Conversion of an Existing Retail Commercial Space to a 94 Bed Women & Children's Shelter & Rehabilitation Facility with Retail Space Located at 55 Brennan Street \(APN: 018-151-20\)](#)

6.3 CONSIDERATION OF (1) RESOLUTION APPROVING AMENDMENT TO FEES, RATES, & CHARGES FOR CITY SERVICES FOR THE COMMUNITY DEVELOPMENT DEPARTMENT (2) ORDINANCE INTRODUCTION AMENDING ORDINANCE NO. 986-95 TO DELETE SECTION 11 REGARDING EXEMPTION OF INDUSTRIAL USES FROM CITYWIDE TRAFFIC IMPACT FEES; (3) ORDINANCE INTRODUCTION ESTABLISHING A DENSITY BONUS FEE IN THE AMOUNT OF \$14,500 AS REQUIRED BY SECTION 14-47.140 OF WATSONVILLE MUNICIPAL CODE (Recommended by Community Development Director Tavantzis)

- (a) [Staff Report](#)
- (b) City Council Questions
- (c) Public Hearing
- (d) City Council Discussion
- (e) [Resolution Establishing & Setting Fees, Rates, & Charges for City Services for Building & Safety](#)
- (f) [Resolution Establishing & Setting a Density Bonus Fee in the Amount of \\$14,500 Pursuant to Watsonville Municipal Code Section 14-47.100\(e\)](#)
- (g) [Introduction of Uncodified Ordinance Amending Ordinance No. 986-95 \(CM\) Repealing Section 11 which Currently Exempts Collection of Citywide Traffic Impact Fees from all Development, Reconstruction & Remodeling Projects Designated Industrial or Marketing within the Entire City for Use of Mitigating Traffic Impactions](#)

10.1 EMERGENCY ITEMS ADDED TO AGENDA

10.2 INFORMATION ITEMS—Written Report(s) Only

- (a) [Report of Disbursements](#)
- (b) [Miscellaneous Documents](#)

11.0 ADJOURNMENT

Pursuant to Section 54954.2(a)(1) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day & on the City of Watsonville website at www.cityofwatsonville.org.

Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office (275 Main Street, 4th Floor) during normal business hours. Such documents are also available on the City of Watsonville website at www.cityofwatsonville.org subject to staff's ability to post the document before the meeting.

