



Deborah Muniz <deborah.muniz@cityofwatsonville.org>

[CDD] Fw: Public Comment - PP2019-452

3 messages

'Cuccia, Paul' via CDD <cdd@cityofwatsonville.org>
Reply-To: "Cuccia, Paul" <Paul.Cuccia@cbnorcal.com>
To: "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>
Cc: Mike and Cathy Moon <mikencathy@yahoo.com>

Tue, Oct 6, 2020 at 9:41 AM

PP2019-452
407 Main Street
Special Use Permit Application

Good Morning and Thank you for consideration of my comments and observations reported herein.

I live directly across from the proposed project property; it is in full view from my residence. I've resided here in downtown Watsonville for the past decade and I am a life-long native Santa Cruz County Resident. I work as a Realtor for over 17 years and have invested a great deal of my resources in my downtown historic single-family property. The "Hansen Site" has proved to be a positive asset to the Downtown with the addition of the Terraces, with the exception of some serious safety concerns and in my opinion poor decision making and lack of care on behalf of the property owners/managers and the City of Watsonville.

My objections and reason for my opposition to approving this Special Permit at this time is based around my public safety concerns. The safety concerns include pedestrian activity, School children / staff safety and general public safety of visitors, residents and employees of Hansen Center and surrounding businesses and homes.

On a daily basis large delivery truck double park along W. Lake Avenue. Each time this occurs it creates a visual impediment for both pedestrians and vehicles in entering and leaving Hansen Center. Apart from one loading bay at CVS all truck serving Prime Time Nutrition, Auto Zone and CVS park where they want or can with little regard for traffic and safety in the area. Most with leaving their engines running for extended periods of time it becomes hard to hear signals and voices in the area. The Hansen parking lot is not well striped and causes traffic confusion in the area. I question the availability of adequate parking for issuing this special use Permit given the disrepair and overfilled lot. Lastly W. Lake is a one way and should be marked better to illustrate this. I see many turning from Rodriguez going the wrong way on W. Lake by accident.

I have attached a picture of police activity across from my house taken last week of Hansen Center. Crime unfortunately has become a weekly /daily event where people are routinely apprehended or found committing crime or public violation of laws. This includes drinking, drug actively and use, public urination, disturbing of the peace, we often see people shooting up drugs at CVS and Auto Zone in full view of Radcliff School. CVS trash receptacles, as you know, are a problem for this downtown location. I don't believe they are in compliance with their permit for drive through pharmacy as originally CVS trash receptacles were required to be in an encloser in the parking lot. Hansen has since demolished said encloser and moved

dumpsters out in the open, unsecured behind CVS causing much scavenging and litter in the vicinity and at the school.

My suggestions for successfully dealing with my concerns and in order to progress with the conditional issuance of this subject special use permit, might I suggest;

***the parking lot be detailed as to number of available spaces, parking lot to be well marked and striped.**

***CVS trash to be relocated to original location within required locking enclosure in parking lot.**

***I suggest creating well marked and designated delivery areas off of W. Lake and to include ordinance for quiet areas (much residential housing being affected in the area by running truck engine noise). I see a delivery area located behind the Resetar property not being utilized.**

***I suggest Hansen be required to enlist the services of a security company to routinely patrol the Hansen Center as is currently being done at the neighboring Transit center. It appears people are moved along from the Metro Station to Hansen Center where no supervision or control is being exercised and consequently causing loitering, drinking /drug, criminal activity and endangerment at Hansen center.** These conditions have been allowed to persist for a period of years, and in my eyes, brought down the safety and desirability of this downtown location. If left to persist property will continue to be an endangerment to the employees and residents surrounding this property currently lacking in order and supervision.

Sincerely,

Paul Cuccia, Realtor®

BRE# 01334276

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Hansen Center - Consistant Criminal Activety.jpg
1199K

Deborah Muniz <deborah.muniz@cityofwatsonville.org>

Tue, Oct 6, 2020 at 2:28 PM

To: Justin Meek <justin.meek@cityofwatsonville.org>, Suzi Merriam <suzi.merriam@cityofwatsonville.org>, Ivan Carmona <ivan.carmona@cityofwatsonville.org>

Cc: Elena Ortiz <elena.ortiz@cityofwatsonville.org>

Re: 407 Main St.

[Quoted text hidden]

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Deborah Muniz, Executive Assistant

City of Watsonville/Community Development Dept.

250 Main St., Watsonville, CA 95076

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E-mail: deborah.muniz@cityofwatsonville.org



Deborah Muniz <deborah.muniz@cityofwatsonville.org>

[CDD] Public Comment

7 messages

Maya Reed <mayakreed@gmail.com>

Tue, Oct 6, 2020 at 9:41 AM

To: cdd@cityofwatsonville.org

Cc: matt.huffaker@cityofwatsonville.org

Re: Special Use Permit PP2019-452, APN# 017-641-12

I am writing to express my concern re. the special use permit application for the above referenced parcel at Hansen Center.

My residence is within clear view of the center, and as I work from home, I have a very watchful eye on the neighborhood at all times. I have first hand experience with the parcel and I can say that in my opinion, this is one of the worst, most poorly managed neighborhoods in Watsonville.

There is continual drug activity, in plain sight, behind the CVS & AutoZone buildings on the parcel, as well as ongoing vagrancy and loitering of unsavory characters. We call the police frequently but it seems nothing is ever done. Mentally-ill and homeless people are literally living in the dumpster areas of CVS and AutoZone and they are not pleasant to encounter.

Personally, I often fear for my own safety when I walk through that parking lot, which is the parcel that is being proposed for a school. I would strongly oppose this application until the chronic problems of vagrancy, loitering, and drug use are remedied.

Thank you for your consideration. I am open to conversation if that would be helpful.

Regards,
Maya Reed
831-287-4504

Matt Huffaker <matt.huffaker@cityofwatsonville.org>

Tue, Oct 6, 2020 at 9:50 AM

To: Maya Reed <mayakreed@gmail.com>

Cc: cdd@cityofwatsonville.org, Tamara Vides <tamara.vides@cityofwatsonville.org>, David Honda <david.honda@cityofwatsonville.org>, Thomas Sims <thomas.sims@cityofwatsonville.org>

Maya-

Thanks for sharing your concerns regarding the proposed project in the former Gottschalks building. Staff will ensure it's included in the public record for tonight's meeting.

We appreciate the offer to have a conversation about the activity you're observing in your neighborhood. I'm cc'ing Chief Honda and Assistant Chief Sims.

I'm also including Tamara Vides on my team, who has been in conversations with the County regarding the homeless population and services.

Matt

[Quoted text hidden]

--



Matt Huffaker

City Manager

831.768.3010

275 Main St., Suite 400
Watsonville CA, 95076

Maya Reed <mayakreed@gmail.com>

Tue, Oct 6, 2020 at 10:30 AM

To: Matt Huffaker <matt.huffaker@cityofwatsonville.org>

Cc: cdd@cityofwatsonville.org, Tamara Vides <tamara.vides@cityofwatsonville.org>, David Honda <david.honda@cityofwatsonville.org>, Thomas Sims <thomas.sims@cityofwatsonville.org>

Thanks so much, Matt! My comments come from the heart - it is truly a concern of well-being and safety.

Best,
Maya



Deborah Muniz <deborah.muniz@cityofwatsonville.org>

[CDD] Public Comment

3 messages

'Michael and Catherine Moon' via CDD <cdd@cityofwatsonville.org>

Thu, Oct 1, 2020 at 9:54 AM

Reply-To: Michael and Catherine Moon <mikencathy@yahoo.com>

To: "cdd@cityofwatsonville.org" <cdd@cityofwatsonville.org>

Project: PP2019-452

Location: 407 Main Street

To Whom It May Concern,

As a representative of the Resetar Lane Homeowners Association located at 30-34 West Lake Avenue, I am submitting comments regarding the proposed development of the former Fords/Gottchalks building at 407 Main Street.

Overall, we are pleased that the building will finally be put to good use. It has sit idle for far too long. Perhaps now that even more school children will be present in this location, the City of Watsonville and Mr. Hansen will finally take responsibility for fixing the deplorable conditions that are permitted in the CVS and Auto Zone loading docks. As predicted by our Association, once Auto Zone was built this area became a safe haven for the homeless, drug deals and prostitution. This location is literally across the street from Radcliff Elementary where students (when present) come face to face with these conditions. When the Metro Station has higher safety standards then a shopping center, there should be great cause for concern.

Residents on our street have contacted the Police, CVS and Auto Zone managers, and the City of Watsonville on countless occasions to absolutely no avail. Doing nothing on your part and passing the responsibility to other parties contributes to you aiding and abetting this criminal activity.

Now that even more children will be present in this location, we insist that you take immediate action and clean this area up.

Here is a copy of our complaint from 2017.

Our street consists of eight individually owned homes, each with owners who love our little neighborhood. Even though we are downtown, it is a surprisingly quiet area to live in, that is until Auto Zone was built. The building has created a funnel that leads transients straight to our street along with a new back alley that is now our front yard. Many of the owners on our street have contacted the City of Watsonville and the police with numerous complaints with some results, but not lasting ones.

Here is a copy of the last complaint I sent to the City to which I never received a response: (dated 04/25/17)

Vagrancy in downtown Watsonville has become a nightmare. But I believe there are simple measures that can be implemented which will go a long way to deter vagrancy and make Downtown safer and more desirable.

1) CVS on Rodriguez must be required to guarantee that their trash and recycling are locked at all times or face a stiff fine. Several times we have contacted CVS both by phone and in person to ask them to lock their trash. It is a daily occurrence that the trash and recycling are open with numerous homeless people making a mess out of it. Leaving it open is a magnet for homeless people to dumpster dive.

The trash/loading dock area has become a hang-out where several homeless people congregate at a time. It is no longer safe for us to walk to CVS. The week before last, there were 4-6 people hanging out there at night. The next morning, the area was littered with a dozen large beer bottles.

2) Hansen Towne Center needs to provide security patrol for the shopping center. When CVS was Longs they had security and it made a tremendous difference. We've witnessed several drug deals including some involving men on bikes hanging outside the line-of-site from the Pharmacy drive-thru and purchasing drugs from the cars leaving the drive-thru.

3) Homeless people with shopping carts are in possession of stolen property. Confiscate the carts. Letting them keep the carts perpetuates the problem. Why does our City turn a blind eye to stolen property? And how many things

in their carts are also stolen property?

We've lived behind CVS since 2004 and have never seen such a rapid growth in vagrancy as we have in these past two years. This has always been a safe neighborhood in which to raise our kids. This rise in vagrancy as well as in items stolen from our porches and garages needs to end. We need to intervene now to stop Watsonville from becoming another Santa Cruz. These are simple steps to take which I believe will make a tremendous difference.

Since that email, Auto Zone has also lost control of their dumpster. It wasn't until recently when our neighbor complained about both businesses on Facebook did the area get cleaned up...if only for a few days.

We are a great street with great neighbors who love all that is Watsonville and we are doing our part to keep it safe and beautiful. But we cannot succeed when our business neighbors don't hold the neighborhood in the same regard.

We truly appreciate all that you can do to help. Our solutions are simple. Let's fix this!

Sincerely,
Catherine Moon
Resetar Lane HOA
