

MINUTES REGULAR CITY COUNCIL MEETING



November 12, 2019

City of Watsonville
Council Chambers
275 Main Street, Top Floor

4:33 p.m.

1. ROLL CALL

Mayor Estrada, Mayor Pro Tempore Garcia and Council Members Coffman-Gomez, González, Hernandez (arrived at 4:40 p.m.), Hurst, and Parker were present.

2. INFORMATION ITEMS—Written Report(s) Only

2.A. REPORT OF DISBURSEMENTS

2.B. MISCELLANEOUS DOCUMENTS REPORT

2.C. WRITTEN REPORTS BY COUNCIL MEMBERS REGARDING ACTIONS TAKEN ON THEIR REGIONAL COMMISSIONS/BOARD MEETINGS THAT MAY AFFECT THE CITY OF WATSONVILLE—None

3. REPORTS TO COUNCIL

3.A. STUDY SESSION REGARDING MODIFICATION TO WATSONVILLE MUNICIPAL CODE CHAPTER 14-53 (CANNABIS FACILITIES) FOR THE CULTIVATION, PROCESSING, MANUFACTURING, DISTRIBUTION, TESTING, DELIVERY, & RETAIL SALES OF CANNABIS

1) Staff Report

The report was given by Community Development Director Merriam.

City Attorney Smith clarified staff recommendation and stated staff was seeking direction from Council on updating the cannabis ordinance. He added that the new policy would be reviewed by the Planning Commission and return to Council for final adoption.

2) City Council Clarifying & Technical Questions

At Member Hurst's request and Council consensus, Mayor Estrada moved City Council Clarifying & Technical Questions after Public Input.

3) Public Input

Laura Del Castillo, Eden Infusions, spoke in support of staff recommendation and asked that Council expand zones where cannabis retail would be allowed.

Johnathan Kolodinski, Creme de Canna, spoke in support of staff recommendation, but asked that cannabis square footage not be restricted to 11,000 square foot, two tier footprint. He asked Council to allow three (3) cannabis dispensaries to operate in the City and allow cannabis distribution to locations outside of City limits.

Jordan Levy asked Council to establish guidelines and reserve permits for participants of the Cannabis Equity Program.

Kelly Highland, BTW Industries, asked Council to modify zoning designations in the industrial zone to allow cannabis retail businesses to operate citywide.

Victor Gomez, Pinnacle Strategy, spoke in support of zoning designations and tax rates as proposed by staff. He asked Council to allow three (3) dispensaries to operate within City limits.

Allan Flores, District 3, asked Council to allow three (3) cannabis dispensaries to operate within City limits and designate one (1) permit for Cannabis Equity Program participants.

2) City Council Clarifying & Technical Questions (continued)

Community Development Director Merriam and City Manager Huffaker answered questions from Members Hernandez and Coffman-Gomez regarding processing of permits for cannabis dispensaries, proposed taxation of new cannabis services, proposed limitations to square footage of cannabis cultivation, the Cannabis Equity Program, potential for restrictions for hiring cannabis service staff, and proposed tax rate for cannabis dispensaries.

In answering Member Gonzalez, Community Development Director Merriam explained proposed cannabis tax on different stages of cannabis plant cultivation, proposed allowed cannabis retail locations, and exclusion of sites for cannabis due to proximity to schools.

Member Hurst asked staff for clarification on State law in regards to allowed permits for cannabis and questions regarding micro cannabis business permitting.

In answering Member Parker, Community Development Director Merriam explained uses allowed under cannabis cultivation permits.

Mayor Pro Tempore Garcia stated she would not take action on cannabis policy until the following questions were answered:

In Santa Cruz County, had there been an increase of driving under the influence (DUI) relating to cannabis?

In Santa Cruz County, had there been increase in youth usage of cannabis?

In Santa Cruz County, had there been an increase in hospital visits for usage of cannabis?

In Santa Cruz County, had there been an increase in babies being born with cannabis in their system?

Community Development Director Merriam answered questions from Mayor Estrada regarding enforcement of cannabis law and proposed policy to be recommended for approval.

Community Development Director Merriam, in answering Member Parker, explained updates to the policy to provide for more security at cannabis facilities.

4) The City Council took various voice votes directing staff to update the cannabis ordinance as follows:

PERMITS ALLOWED:

MOTION: It was moved by Member Hernandez, seconded by Member Coffman-Gomez and carried by the following vote to direct staff to draft policy limiting cannabis cultivation permits to six (6), manufacturing permits to fifteen (15), distribution-only service permits to two (2), unlimited permits for testing facilities, retail permits to three (3), allowing only licensed cultivators to obtain processing permits, and allowing delivery of cannabis products for retail licenses and cultivators/manufacturers for their products only:

AYES:	MEMBERS:	Coffman-Gomez, Gonzalez, Hernandez, Hurst, Parker, Estrada
NOES:	MEMBERS:	Garcia
ABSENT:	MEMBERS:	None

MAXIMUM AREA FOR CULTIVATION:

MOTION: It was moved by Member Gonzalez, seconded by Member Hurst and carried by the following vote to direct staff to draft policy limiting maximum cannabis cultivation area to 22,000 square feet and allow each licensee to have more than 1 premise so long as they don't exceed the cumulative max cultivation area:

AYES:	MEMBERS:	Coffman-Gomez, Gonzalez, Hernandez, Hurst, Parker, Estrada
NOES:	MEMBERS:	Garcia
ABSENT:	MEMBERS:	None

ALLOW MULTIPLE PREMISES FOR SINGLE CANNABIS CULTIVATION PERMIT:

MOTION: It was moved by Member Hurst, seconded by Member Parker and carried by the following vote to direct staff to draft policy allowing a single cannabis licensee to have multiple premises to operate under the same cultivation permit:

AYES:	MEMBERS:	Coffman-Gomez, Gonzalez, Hernandez, Hurst, Parker, Estrada
NOES:	MEMBERS:	Garcia
ABSENT:	MEMBERS:	None

CANNABIS TAXING:

MOTION: It was moved by Member Hernandez, seconded by Member Coffman-Gomez to direct staff to review tax rates to offer more competitive rates.

The City Council did not vote on the motion.

PROCESSING/NURSERY LICENSES:

MOTION: It was moved by Member Coffman-Gomez, seconded by Member Gonzalez and carried by the following vote to direct staff to draft policy allowing cannabis processing and nurseries only as part of an existing cultivation permit:

AYES: MEMBERS: Coffman-Gomez, Gonzalez, Hernandez, Hurst,
Parker, Estrada
NOES: MEMBERS: Garcia
ABSENT: MEMBERS: None

DELIVERY PERMITS:

MOTION: It was moved by Member Coffman-Gomez, seconded by Member Gonzalez to direct staff to draft policy allowing licensed cultivation/manufacturing/retail businesses within City limits to deliver products, non-storefront delivery limited to product cultivated/manufactured at locally licensed facility, and prohibit delivery of cannabis by any other sources.

Member Gonzalez asked that City Council be the final approving body for cannabis retail permits.

The above motion carried by the following vote:

AYES: MEMBERS: Coffman-Gomez, Gonzalez, Hernandez, Hurst,
Parker, Estrada
NOES: MEMBERS: Garcia
ABSENT: MEMBERS: None

DISTANCE REQUIREMENTS:

MOTION: It was moved by Member Hernandez, seconded by Member Parker to direct staff to draft policy setting distance requirements as follows:

Cultivation:

Straight line from property line to property line

- Increased setback requirements due to odors

All other cannabis uses:

Path of travel from property line to front door of business

- No odors, no direct impact to adjacent properties
- Except for distance requirement from schools

State Requirements: Radius distance from k-12 schools, youth centers measured horizontally from property line to property line as specified in Health and Safety Code 11362.768

Member Gonzalez asked that City Council review and approve retail permits for cannabis.

The above motion carried by the following vote:

AYES: MEMBERS: Coffman-Gomez, Gonzalez, Hernandez, Hurst,
Parker, Estrada
NOES: MEMBERS: Garcia
ABSENT: MEMBERS: None

MULTIPLE BUSINESSES PER PARCEL:

MOTION: It was moved by Member Hernandez, seconded by Member Hurst and carried by the following vote to direct staff to draft policy allowing multiple businesses per parcel, promote vertical integration, allow cannabis centers, not limited to shared kitchens:

AYES:	MEMBERS:	Coffman-Gomez, Gonzalez, Hernandez, Hurst, Parker, Estrada
NOES:	MEMBERS:	Garcia
ABSENT:	MEMBERS:	None

ALLOWABLE ZONING DISTRICT FOR RETAIL:

MOTION: It was moved by Member Hernandez, seconded by Member Hurst and carried by the following vote to direct staff to draft policy allowing cannabis retail businesses in the Thoroughfare Commercial (CT), Neighborhood Shopping Center (CNS), and Visitor Commercial (CT), Industrial (I), and Light Industrial zones:

AYES:	MEMBERS:	Coffman-Gomez, Gonzalez, Hernandez, Hurst, Parker, Estrada
NOES:	MEMBERS:	Garcia
ABSENT:	MEMBERS:	None

MANDATORY BACKGROUND CHECKS FOR EMPLOYEES:

MOTION: It was moved by Member Gonzalez, seconded by Member Hernandez and carried by the following vote to direct staff to draft policy requiring only owners and managers of cannabis facilities to receive background checks:

AYES:	MEMBERS:	Coffman-Gomez, Gonzalez, Hernandez, Hurst, Parker, Estrada
NOES:	MEMBERS:	Garcia
ABSENT:	MEMBERS:	None

5) City Council Deliberation on Motions (None)

4. CONSENT AGENDA

Public Input on any Consent Agenda Item (None)

Mayor Pro Tempore Garcia asked for a copy of the budget for Item 4.E.

MOTION: It was moved by Member Gonzalez, seconded by Member Hernandez and carried by the following vote to approve the Consent Agenda.

AYES:	MEMBERS:	Coffman-Gomez, García, González, Hurst, Hernandez, Parker, Estrada
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	None

4.A MOTION APPROVING MINUTES OF OCTOBER 22 & NOVEMBER 1, 2019

- 4.B. MOTION ACCEPTING WRITTEN REPORTS FROM MAYOR ESTRADA, MAYOR PRO TEMPORE GARCIA, & MEMBERS GONZALEZ & HERNANDEZ REGARDING CONFERENCE ATTENDANCE – AS REQUIRED BY AB 1234 – NO ACTION REQUIRED – 2019 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE & EXPO (OCTOBER 16-18, 2019, LONG BEACH)**
- 4.C. MOTION APPROVING ATTENDANCE REQUEST FOR MEMBER HERNANDEZ TO ATTEND THE NATIONAL LEAGUE OF CITIES CITY SUMMIT ON NOVEMBER 21-24, 2019, IN SAN ANTONIO, TEXAS (ESTIMATED COST OF \$1,629 WILL BE PAID FROM MEMBER HERNANDEZ' TRAVEL FUNDS)**
- 4.D. RESOLUTION NO. 168-19 (CM):
RESOLUTION ESTABLISHING A WASTEWATER RESTRICTED RESERVE FUND FOR THE MAÑANA LANE SEWER REPLACEMENT PROJECT, IN AN AMOUNT NOT TO EXCEED \$80,286, IN ACCORDANCE WITH THE STATE WATER RESOURCES CONTROL BOARD'S REQUIREMENTS OF THE CLEAN WATER STATE REVOLVING FUND LOAN PROGRAM (\$80,286 WILL BE FUNDED FROM THE SEWER ENTERPRISE FUND)**
- 4.E. RESOLUTION NO. 169-19 (CM):
RESOLUTION ACCEPTING \$37,500 FROM COMMUNITY FOUNDATION SANTA CRUZ COUNTY TO BE USED FOR CENSUS OUTREACH EFFORTS & ACTIVITIES FOR THE CITY; & APPROPRIATING SUCH FUNDS TO THE SPECIAL GRANTS FUND**
- 4.F. RESOLUTION NO. 170-19 (CM):
RESOLUTION AUTHORIZING PURCHASE OF \$50,000 OF AIRPORT FUND ASSETS BY THE GENERAL FUND AT FISCAL YEAR END JUNE 30, 2019**
- 4.G. RESOLUTION NO. 171-19 (CM):
RESOLUTION ACCEPTING \$500,625 GRANT FROM CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) FOR THE CITY TO FUND THE DOWNTOWN WATSONVILLE SPECIFIC PLAN THROUGH THE SUSTAINABLE COMMUNITIES PLANNING GRANT PROGRAM FOR FY2019/2020 & DIRECTING FUNDS BE APPROPRIATED TO THE SPECIAL GRANTS FUND**
- 4.H. APPROVAL OF REVISED SALARY LISTS FOR ALL BARGAINING UNITS, IN CONFORMANCE WITH SECTION 570.5 (REQUIREMENT FOR A PUBLICLY AVAILABLE PAY SCHEDULE) OF TITLE 2 (ADMINISTRATION) OF THE CALIFORNIA CODE OF REGULATIONS & LISTING ALL EMPLOYEE COMPENSATION LEVELS ON A PUBLICLY AVAILABLE PAY SCHEDULE**
- 1) RESOLUTION NO. 172-19 (CM):
RESOLUTION APPROVING REVISED SALARY LIST BY BARGAINING UNIT – CONFIDENTIAL**
- 2) RESOLUTION NO. 173-19 (CM):
RESOLUTION APPROVING REVISED SALARY LIST FOR EXECUTIVE TEAM**
- 3) RESOLUTION NO. 174-19 (CM):
RESOLUTION APPROVING REVISED SALARY LIST BY BARGAINING UNIT – INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LOCAL 1272 (IAFF)**

- 4) **RESOLUTION NO. 175-19 (CM):
RESOLUTION APPROVING REVISED SALARY LIST BY BARGAINING UNIT –
MANAGEMENT**
 - 5) **RESOLUTION NO. 176-19 (CM):
RESOLUTION APPROVING REVISED SALARY LIST BY BARGAINING UNIT – MID-
MANAGEMENT**
 - 6) **RESOLUTION NO. 177-19 (CM):
RESOLUTION APPROVING REVISED SALARY LIST BY BARGAINING UNIT –
OPERATING ENGINEERS LOCAL UNION NO. 3**
 - 7) **RESOLUTION NO. 178-19 (CM):
RESOLUTION APPROVING REVISED SALARY LIST BY BARGAINING UNIT –
POLICE OFFICERS ASSOCIATION (POA)**
 - 8) **RESOLUTION NO. 179-19 (CM):
RESOLUTION APPROVING REVISED SALARY LIST BY BARGAINING UNIT –
PUBLIC SAFETY MID-MANAGEMENT**
 - 9) **RESOLUTION NO. 180-19 (CM):
RESOLUTION APPROVING REVISED SALARY LIST BY BARGAINING UNIT –
SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL 521 (SEIU)**
5. **ITEMS REMOVED FROM CONSENT AGENDA (None)**

6:05 p.m.

6. **CLOSED SESSION**
(City Council Conference Room, 275 Main Street, 4th Floor)
- (9) 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 those items listed on the Closed Session Statement attached to the Agenda.
- 6.A. **CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION**
(Government Code Section 54956.9)
1. Pending litigation pursuant to subdivision (d)(1):
- | | |
|---------------|--|
| Name of case: | Martin Martinez v City of Watsonville et al. – Santa Cruz County Superior Court (Case No. 19CV01166) |
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6:36 p.m.

7. ROLL CALL

Mayor Estrada, Mayor Pro Tempore Garcia and Council Members Coffman-Gomez, González, Hernandez, Hurst, and Parker were present.

Staff members present were City Manager Huffaker, City Attorney Smith, City Clerk Vázquez Flores, Deputy City Managers Manning & Vides, Public Works & Utilities Director Palmisano, Police Chief Honda, Fire Chief Lopez, Administrative Services Director Czerwin, Airport Director Williams, Community Development Director Merriam, Library Director Heitzig, Information Technology Director Boyes, Parks & Community Services Director Calubaquib, Assistant Community Development Director Allen, Assistant Police Chief Sims, Division Fire Chief Vojvoda, Principal Engineer Fontes, Principal Planner Meek, Assistant City Clerk Ortiz, and Interpreter Landaverry.

8. PLEDGE OF ALLEGIANCE

9. PRESENTATIONS & ORAL COMMUNICATIONS

9.A. REPORT OUT OF CLOSED SESSION

City Attorney Smith reported that Council received a report on the item listed on the Closed Session Agenda, gave direction to staff, but took no final action.

9.B. PRESENTATION OF BEAUTIFICATION HOUSE & GARDEN AWARDS

AUGUST 2019
GARY & LORRIE TIMMONS
800 CYNTHIA DRIVE - DISTRICT 7

OCTOBER 2019
HECTOR CANALES
13 PELICAN DRIVE - DISTRICT 4

SEPTEMBER 2019
ABEL MEDRANO & ELIZABETH
CARRASCO
505 EAST BEACH STREET -
DISTRICT 7

NOVEMBER 2019
RICK & KELLY ANDERSON
751 CALIFORNIA STREET -
DISTRICT 7

9.C. MAYOR'S CERTIFICATES OF RECOGNITION TO EDWIN RODRIGUEZ & ADRIAN MALDONADO FOR THEIR BRAVERY IN RESCUING A MAN FROM A BURNING TENT

9.D. ORAL COMMUNICATIONS FROM THE PUBLIC

Patty Muldown stated her concerns regarding the impact a new hotel at 1 Western Drive would have on her neighborhood. She asked for more garbage cans to be placed along Main Street. She also asked for the City to deed her an empty lot located on Quinn Alley.

Gary Richard Arnold spoke about Hugh Delacey's and Leon Panetta's support of Nazis and Communism. He accused the Association of Monterey Bay Area Governments of being a parallel soviet government. He also asked Council to retain local government control and not be swayed by staff or League of California Cities.

Steve Trujillo spoke about impeachment hearings for President Trump. He commended the Register Pajaronian for their work. He spoke about the planned hotel at 1 Western Drive and

stated his concerns about the displacement of current tenants in the existing hotel. He spoke about the need for affordable housing in Watsonville.

Daniel Dodge Jr., District 5, thanked Police Chief Honda and Fire Chief Barreto for holding community meetings to inform the public about renewal of the public safety tax measure. He invited the public to the upcoming Pájaro Valley Unified School District (PVUSD) meeting and spoke about several improvements PVUSD was working on.

Matthew E. Wetstein, president at Cabrillo College, spoke in support of renewal of the public safety tax measure.

Parks & Community Services Director Calubaquib invited the public to the Holiday in the Plaza event.

Gina Cole, District 7, thanked Mayor Estrada for his Mayor's Ride for Health event and invited the public to upcoming bicycling events.

Susan Holford, District 7, spoke about parking challenges near 1 Western Drive, location where the new hotel would be constructed, and asked Council to mitigate traffic and parking issues as a result of the new hotel. She asked for handicapped parking spaces to be installed at Callaghan Park.

9.E. REPORT FROM KATHLEEN CROCETTI ON THE PROGRESS MADE OF WATSONVILLE BRILLANTE PROJECT

10. NEW BUSINESS

10.A. CONSIDERATION OF ORDERING A SPECIAL MUNICIPAL ELECTION TO BE CALLED ON WHETHER TO RENEW EXISTING ONE-HALF OF ONE PERCENT (0.50%) TRANSACTIONS & USE TAX FOR PUBLIC SAFETY; REQUESTING SANTA CRUZ COUNTY ELECTIONS TO CONDUCT THE ELECTION; REQUESTING CONSOLIDATION OF THE ELECTION TO BE HELD ON MARCH 3, 2020

1) Staff Report

The report was given by Deputy City Manager Vides and Jared Boigon of TBWB Strategies.

2) City Council Clarifying & Technical Questions

Deputy City Manager Vides, Mr. Boigon, and Police Officer Radich answered questions from Mayor Pro Tempore Garcia regarding sending mailers to residents with details about Measure G's success, period for campaigning for renewal of the public safety sales tax, efforts by Police and Fire staff to form a committee to advocate for renewal of the public safety sales tax, funding efforts by the committee, endorsements being pursued by the committee, and planned website for the committee campaign.

Member Coffman-Gomez spoke about low voter turnout in the 2014 elections and the effect it had on Measure G. Mr. Boigon answered questions from Member Coffman-Gomez regarding data presented by TBWB Strategies and predictions for Measure G's renewal in 2020.

Deputy City Manager Vides, Mr. Boigon, and City Clerk Flores answered questions from Member Parker regarding costs associated with elections, probability of Measure G renewal success, and reasons staff was recommending March 2020 for placing the measure on the ballot.

3) Public Input

Steve Trujillo, District 7, spoke about the benefits of placing the renewal of the public safety sales tax measure on the March 2020 ballot.

Daniel Dodge Jr., District 5, stated more public outreach was necessary prior to placing Measure G renewal on the ballot and asked that it be placed on the November 2020 ballot.

Pastor Mathews-Johnson asked Council to place renewal of the public safety sales tax measure on the March 2020 ballot. She spoke about information distributed and meetings held to inform the public about the measure renewal.

Susan Holford, District 7, spoke about the challenges in passing a sales tax measure and stated it affected the poorest most. She asked that the renewal of the public safety sales tax measure be placed on the March 2020 ballot.

Vick Marani spoke about the benefits of placing renewal of the public safety sales tax measure on the November 2020 ballot.

4) MOTION: It was moved by Member Gonzalez, seconded by Member Hernandez to approve the following resolution:

- a) RESOLUTION NO. 181-19 (CM):
RESOLUTION ORDERING A SPECIAL MUNICIPAL ELECTION TO BE CALLED ON WHETHER TO RENEW EXISTING ONE-HALF OF ONE PERCENT SALES TAX FOR PUBLIC SAFETY BY AMENDING ARTICLE 11 (TRANSACTIONS AND USE TAX: PUBLIC SAFETY SALES TAX MEASURE) OF CHAPTER 6 (TAXATION) OF TITLE 3 (FINANCE) OF THE WATSONVILLE MUNICIPAL CODE; REQUESTING SANTA CRUZ COUNTY ELECTIONS TO CONDUCT THE ELECTION; REQUESTING CONSOLIDATION OF THE ELECTION TO BE HELD ON MARCH 3, 2020; AND DIRECTING THE CITY CLERK TO TAKE STEPS TO PLACE SAID MEASURE**

5) City Council Deliberation on the Motion

Member Gonzalez stated placing the measure on the ballot in November and failing would lead to a more expensive special election. He listed the benefits of placing the measure on the March 2020 ballot.

Deputy City Manager Vides answered questions from Member Coffman-Gomez regarding effective date for the new public safety tax measure if approved by the voters and when Parks & Community Services would receive funding from the measure. Member Coffman-Gomez spoke about the history of Measure G.

Mr. Boigon answered questions from Mayor Estrada regarding potential for organized opposition to the sales tax renewal and the effect it would have on the polls.

Member Hurst spoke about the importance of supporting the public safety tax measure and placing it on the March 2020 ballot.

Member Parker stated her support for the renewal of the public safety tax measure and insisted it should be placed on the November 2020 ballot because it was more likely to succeed.

Mayor Pro Tempore Garcia listed the reasons she would oppose placing the public safety tax renewal in March 2020.

MOTION: The above motion carried by the following vote:

AYES:	MEMBERS:	Gonzalez, Hernandez, Hurst, Estrada
NOES:	MEMBERS:	Coffman-Gomez, Garcia, Parker
ABSENT:	MEMBERS:	None

10.B. COMPLETE STREETS TO SCHOOL PLAN UPDATE (Item moved after Item 11.A.)

11. PUBLIC HEARINGS, ORDINANCES, & APPEALS

11.A. CONSIDERATION OF FINAL ADOPTION OF URGENCY ORDINANCE REQUIRING CAUSE TO TERMINATE A RESIDENTIAL TENANCY THROUGH DECEMBER 31, 2019 (5 AFFIRMATIVE VOTES REQUIRED)

1) Staff Report

The report was given by City Attorney Smith.

2) City Council Clarifying & Technical Questions

City Attorney Smith, in answering Mayor Pro Tempore Garcia, defined “no-fault evictions.” He added that Council could choose to create a new ordinance to further strengthen policy that would be set by Assembly Bill 1482.

City Attorney Smith, Housing Manager Landaverry, and City Manager Huffaker, in answering Member Gonzalez, spoke about who the proposed ordinance protected and how it would benefit those in the process of being evicted.

In answering Member Hernandez, City Attorney Smith and Housing Manager Landaverry explained the eviction process and ability to litigate the reasons for eviction.

City Attorney Smith, in answering Member Parker, stated the eviction process, including court hearings took approximately 45 days.

In answering Mayor Estrada, Housing Manager Landaverry stated workshops would be available to inform the public about the new ordinance.

3) Public Hearing

Mayor Estrada opened the Public Hearing.

Brenda Barnett, Capitola resident, stated her apartment complex had been sold and tenants received significant rent increases. She urged Council to adopt the proposed ordinance.

Rachel Ellis, Community Action Board Member, asked Council to approve the proposed ordinance and make the effective date retroactive.

Steve Trujillo asked Council to appoint a rent control board. He urged Council to pursue more affordable housing and attempt to retain those being displaced by offering other rentals within the City.

Karen Silva stated she received a no-cause eviction notice from Miles Lane Properties and asked Council to adopt the ordinance in order to protect the tenants.

Claudia, Miles Lane Properties tenant, stated she also received a no-cause eviction notice and asked Council to adopt the proposed ordinance in order to protect her from being displaced.

Jessica Vásquez, Santa Cruz County resident, asked Council to approve the proposed ordinance.

Gretchen Regan Heart, regional director at California Rural Legal Assistance, offered to meet with the Council and public to discuss the eviction process and assistance that can be obtained. In answering Member Gonzalez, Ms. Heart spoke about the protections offered by the proposed ordinance and those who would be protected by it.

Daniel Dodge Jr. stated there were several properties within City limits that were evicting their tenants and asked Council to approve the proposed ordinance to protect them.

Seeing no one else approach the podium, Mayor Estrada closed the Public Hearing.

- 4) **MOTION:** It was moved by Mayor Pro Tempore Garcia, seconded by Member Gonzalez to adopt the following ordinance:

**ORDINANCE NO. 1396-19 (CM):
ADOPTION OF URGENCY ORDINANCE REQUIRING CAUSE TO TERMINATE A
RESIDENTIAL TENANCY THROUGH DECEMBER 31, 2019**

- 5) **City Council Deliberation on the Motion**
Member Coffman-Gomez cautioned the public on changes AB 1482 would have on property owners and tenants. She stated she would abstain from voting due to being a lessor.

City Attorney Smith encouraged Member Coffman-Gomez to vote on the item as she did not have a conflict of interest.

MOTION: The above motion carried by the following vote:

AYES:	MEMBERS:	Coffman-Gomez, Garcia, Gonzalez, Hernandez, Hurst, Parker, Estrada
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	None

10.B. COMPLETE STREETS TO SCHOOL PLAN UPDATE

1) Staff Report

The report was given by Principal Engineer Fontes and Emilia Conlin, planner at Ecology Action.

2) City Council Clarifying & Technical Questions

In answering Mayor Pro Tempore Garcia, Ms. Conlin spoke about efforts to educate parents about benefits of walking or biking to school as opposed to driving.

Member Coffman-Gomez spoke about pedestrian challenges at the Alta Vista Avenue and Arthur Road intersection and asked that it be included in the Complete Streets to School Plan. Ms. Conlin answered questions from Member Coffman-Gomez regarding use of short term demonstrations of potential improvements to streets. Member Coffman-Gomez asked staff to explore improvements to the Freedom School area and Linscott Charter School area.

Member Hurst spoke about traffic congestion near Pájaro Valley High School (PVHS) and gave recommendations on alternate ingress/egress routes that could be explored. He spoke about traffic concerns near Starlight Elementary and Diamond Tech School. He stated Green Valley Road between Kralj Drive and Magnolia Drive had seepage issues and the mud on the sidewalk prevented children from walking to school.

Member Hernandez asked staff to pursue beacon crosswalks for the Complete Streets to School Plan. He asked staff to continue working with schools with high percentages of student active transportation because they were areas with high density populations.

In answering Member Gonzalez, Ms. Conlin stated it was possible to add green bike lanes near schools and in result more bike racks. He asked that Santa Clara Street not be modified as travelling through it was already very restrictive.

In answering Member Coffman-Gomez, Ms. Conlin listed schools that didn't have bus service.

In answering Mayor Estrada, Ms. Conlin explained how projects would be prioritized in the final plan.

3) Public Input

Anna Kammer asked staff to explore safety improvements on Hammer Drive near H.A. Hyde Elementary School and at Palm Avenue near Mintie White Elementary school.

Ruth Gonzalez, risk and safety manager at Pájaro Valley Unified School District (PVUSD), spoke in support of the Complete Streets to School Plan and stated PVUSD's commitment toward assisting in completion of the plan

Gina Cole spoke about the need for the completion of the Complete Streets Plan. She asked Council to pursue short term demonstrations of potential improvements to streets.

Daniel Dodge Jr. spoke about safety concerns near many schools and spoke in support of staff recommendation.

- 4) **MOTION:** It was moved by Member Parker, seconded by Mayor Pro Tempore Garcia to direct staff to prepare a final plan.

5) **City Council Deliberation on the Motion**

Member Parker spoke about the success of the improvements made to MacQuiddy Elementary School and in support of making improvements to other schools.

Mayor Pro Tempore Garcia asked staff to prioritize safety improvements to the schools within District 5 because addressing issues on a single street benefited multiple schools within close proximity.

Member Hurst spoke about the importance of collaboration between agencies in order to better serve residents of the City.

Member Coffman-Gomez asked staff to explore safety improvements to the intersection at Hammer Drive and Pennsylvania Drive.

Member Hernandez stressed the importance of promoting walking and bicycling to schools.

Member Gonzalez asked for more outreach to the community about walking school buses.

Mayor Estrada spoke about THE importance of walking to school and challenges children face as part of travelling to school. He asked staff to ensure pathways to and from schools were well lit. He asked staff to concentrate safety efforts on routes near highways.

The above motion carried by the following vote:

AYES:	MEMBERS:	Coffman-Gomez, Garcia, Gonzalez, Hernandez, Hurst, Parker, Estrada
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	None

11. **PUBLIC HEARINGS, ORDINANCES, & APPEALS** (Continued)

11.B. **CONSIDERATION OF FINAL ADOPTION OF BUILDING & FIRE CODES PER THE CALIFORNIA CODE OF REGULATIONS INCLUDING CITY OF WATSONVILLE LOCAL AMENDMENTS**

1) **Staff Report**

The report was given by Assistant Community Development Director Allen.

2) City Council Clarifying & Technical Questions

In answering Mayor Pro Tempore Garcia, Assistant Community Development Director Allen explained how the new regulations would prevent unsafe housing from being built.

Member Hurst spoke about the importance of reporting unsafe living conditions.

Assistant Community Development Director Allen stated staff was exploring adoption of the updated International Property Maintenance Code.

3) Public Hearing (none)

Mayor Estrada opened the Public Hearing and seeing no one approach the podium, Mayor Estrada closed the Public Hearing.

4) MOTION: It was moved by Member Coffman-Gomez, seconded by Member Parker to adopt the following ordinances:

a) ORDINANCE NO. 1397-19 (CM):

FINAL ADOPTION OF ORDINANCE AMENDING CHAPTER 1 (BUILDING AND HOUSING ADMINISTRATIVE CODE) OF TITLE 8 (BUILDING REGULATIONS) OF THE WATSONVILLE MUNICIPAL CODE BY AMENDING SECTION 8-1.101 TO THE ADMINISTRATIVE PROVISIONS FOR THE ADOPTED CONSTRUCTION REGULATIONS

b) ORDINANCE NO. 1398-19 (CM):

FINAL ADOPTION OF ORDINANCE AMENDING TITLE 8 (BUILDING REGULATIONS) BY ADOPTING CERTAIN CHAPTERS PERTAINING TO THE ADOPTION BY REFERENCE OF THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE VOLUMES 1 AND 2 AND AMENDING THIS CODE AS IDENTIFIED HEREIN, THROUGH EXPRESS FINDINGS OF LOCAL NECESSITY IN CHAPTER 2 (BUILDING CODE), CHAPTER 2.5 (RESIDENTIAL CODE), CHAPTER 3 (ELECTRICAL CODE), CHAPTER 4 (MECHANICAL CODE), CHAPTER 5 (PLUMBING CODE), CHAPTER 15 (GREEN BUILDING STANDARDS CODE), CHAPTER 17 (CALIFORNIA ENERGY CODE), CHAPTER 18 (CALIFORNIA HISTORICAL BUILDING CODE) CHAPTER 19 (CALIFORNIA REFERENCED STANDARDS CODE) OF THE WATSONVILLE MUNICIPAL CODE

c) ORDINANCE NO. 1399-19 (CM):

FINAL ADOPTION OF ORDINANCE AMENDING SECTION 8-9.101 OF CHAPTER 9 (FIRE CODE) OF TITLE 8 (BUILDING REGULATIONS) OF THE WATSONVILLE MUNICIPAL CODE PERTAINING TO THE ADOPTION OF THE 2019 EDITION OF THE CALIFORNIA FIRE CODE

5) City Council Deliberation on the Motion (None)

MOTION: The above motion carried by the following vote:

AYES:	MEMBERS:	Coffman-Gomez, Garcia, Gonzalez, Hernandez, Hurst, Parker, Estrada
NOES:	MEMBERS:	None
ABSENT:	MEMBERS:	None

12. PRESENTATIONS & ORAL COMMUNICATIONS (Continued)

12.F. ORAL COMMUNICATIONS FROM THE COUNCIL

Member Parker wished the public a Happy Thanksgiving.

Member Hurst thanked veterans for their service and thanked those who support them.

Member Hernandez wished everyone a happy Veterans Day and a happy Thanksgiving.

Member Gonzalez wished everyone a happy Thanksgiving and invited the public to volunteer for Salvation Army's Kettle Cook-off.

Member Coffman-Gomez stated she met with neighbors near Lutheran Community Church to discuss vandalism and lack of cleanliness in the area. She stated she submitted a series of questions to staff regarding the Complete Streets Plan and asked that they be answered promptly.

Mayor Pro Tempore Garcia congratulated Cabrillo College on their 60th Anniversary and spoke about the impact Cabrillo College had on her career.

Mayor Estrada asked staff to respond to Member Coffman-Gomez' questions regarding the Complete Streets Plan. He spoke about several events he attended over the previous weeks and invited the public to future events. He thanked Council and staff for their support throughout his term as mayor.

13. EMERGENCY ITEMS ADDED TO AGENDA

14. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS

In answering Member Parker, City Manager Huffaker and City Attorney Smith spoke about staff efforts to address concerns raised by residents residing near the proposed site for a new hotel at 1 Western Drive.

15. ADJOURNMENT

The meeting adjourned at 11:09 p.m.

/s/Francisco Estrada
Mayor

ATTEST:

/s/Beatriz Vazquez Flores
City Clerk