

**AGENDA
CITY OF WATSONVILLE
PLANNING COMMISSION MEETING**



Opportunity Through Diversity; Unity Through Cooperation.

Working with our community to create positive impact through service with heart.

**Chair, Jenni Veitch-Olson, District 3
Vice-Chair, Veronica Dorantes-Pulido, District 4**

**Daniel Dodge, District 1
Gina Cole, District 2
Anna Kammer, District 5
Lucy Rojas, District 6
Ed Acosta, District 7**

**Suzi Merriam, Secretary to Planning Commission
Alan J. Smith, City Attorney
Deborah Muniz, Recording Secretary**

Remote Teleconference Meeting

<https://cityofwatsonville-org.zoomgov.com/j/1613681404>
Or iPhone one-tap: US: +16692545252,1613681404# or +16692161590,1613681404#
Or Telephone: +1 669 254 5252 or +1 669 216 1590 or +1 646 828 7666
Webinar ID: 161 368 1404

This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, the Santa Cruz County Health Officer Extended and Modified Shelter in Place Orders, and the Governor's Executive Orders N-25-20 and N-29-20, that allows attendance by members of the Planning Commission, City staff, and the public to participate and the Commission to conduct the meeting by teleconference, videoconference, or both.

Meetings are streamed live via the City's website. Meeting are also televised live on Charter Cable Communications Channel 70 and AT&T Channel 99.

HOW TO VIEW THE MEETING: There is no physical location from which members of the public may observe the meeting. Please view the meeting which is being televised at Channel 70 (Charter) and Channel 99 (AT&T) and video streamed at <https://www.cityofwatsonville.org/195/Planning-Commission>.

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit written comments by emailing cdd@cityofwatsonville.org. All comments will be part of the meeting record. Emails received three hours before the meeting may not be uploaded to the Agenda and may not be seen by the Commission or staff. They will be added to the agenda the day after the meeting.

HOW TO PARTICIPATE DURING THE MEETING: Members of the public are encouraged to join the meeting through Zoom Webinar from their computer, tablet or smartphone at:
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or Telephone: +1 669 254 5252 or +1 669 216 1590 or +1 646 828 7666

For information regarding this agenda, please call the Community Development at (831) 768-3050.

SPANISH INTERPRETATION AVAILABLE VIA THE ZOOM WEBINAR

Americans with Disabilities Act



The Council Chambers is an accessible facility. If you wish to attend a meeting and you will require assistance in order to attend and/or participate, please call the Community Development at least three (3) business days in advance of the meeting to make arrangements. The City of Watsonville TDD number is (831) 763-4075.



**AGENDA
CITY OF WATSONVILLE
PLANNING COMMISSION MEETING**

Opportunity Through Diversity; Unity Through Cooperation.

Tuesday, April 6, 2021, 6:00 p.m.

Pages

1. ROLL CALL

Motion to excuse absent Planning Commissioners (If any)

Pursuant to Charter Section 900, Paragraph 2.

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS & ORAL COMMUNICATIONS

This time is set aside for members of the general public to address the Planning Commission on any item not on the Agenda, which is within the subject matter jurisdiction of the Planning Commission. No action or discussion shall be taken on any item presented except that any Commissioner 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 Planning Commission will be noted in the minutes and may be scheduled for discussion at a future meeting or referred to staff for clarification and report. Any Commissioner may place matters brought up under Oral Communications on a future agenda. ALL SPEAKERS ARE ASKED ANNOUNCE THEIR NAME IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES

3.a. ORAL COMMUNICATIONS FROM THE PUBLIC

3.b. ORAL COMMUNICATIONS FROM THE COMMISSION

4. CONSENT AGENDA

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

Public Input on any Consent Agenda Item

4.a. MOTION APPROVING MINUTES OF JANUARY 11, 2021 AND FEBRUARY 2, 2021 MEETING MINUTES

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5. PRESENTATIONS AND REPORTS

- 5.a. PRESENTATION BY HOUSING MANAGER CARLOS LANDAVERRY ON THE 2020 HOUSING ELEMENT ANNUAL PROGRESS REPORT
- 5.b. PRESENTATION BY HEATHER ADAMSON OF AMBAG ON THE REGIONAL HOUSING NEEDS ALLOCATION PROCESS - WHAT TO EXPECT?
- 5.c. PRESENTATION BY PRINCIPAL PLANNER JUSTIN MEEK ON PROPOSED HOUSING LEGISLATION - WHAT TO LOOK FOR?

6. REPORT OF THE SECRETARY

7. 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 and on the City of Watsonville website at <https://www.cityofwatsonville.org/195/Planning-Commission>

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department (250 Main Street) during normal business hours.

Such documents are also available on the City of Watsonville website at: <https://www.cityofwatsonville.org/195/Planning-Commission> subject to staff's ability to post the document before the meeting.

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF WATSONVILLE



TELECONFERENCE/REMOTE

January 11, 2021

6:02 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 brief summary of action taken.

1. ROLL CALL

Vice-Chair Anna Kammer, and Commissioners Ed Acosta, Gina Cole, Veronica Dorantes-Pulido, Jenny T. Sarmiento and Jenni Veitch-Olson were present. Chair Matthew Jones was absent.

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Principal Planner Justin Meek, Executive Assistant Deborah Muniz, Administrative Assistant II Maria Elena Ortiz and City Interpreter Carlos Landaverry.

2. PLEDGE OF ALLEGIANCE

Vice-Chair Anna Kammer led the Pledge of Allegiance.

3. PRESENTATIONS & ORAL COMMUNICATIONS

A. ORAL COMMUNICATIONS FROM THE PUBLIC

None

B. ORAL COMMUNICATIONS FROM THE COMMISSION

Commissioner Cole encouraged residents to participate in the upcoming Santa Cruz County Regional Transportation Commission meeting regarding the Transit Corridor. She announced the Coastal Rail Trail was in development and encouraged all to visit the project site.

Vice-Chair Kammer shared her excitement for the development of the new pump track project at Ramsay Park.

4. PUBLIC HEARINGS

A. PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL FOR ADOPTION OF A DESIGN REVIEW PERMIT WITH DENSITY BONUS AND

ENVIRONMENTAL REVIEW (PP2019-432/APP#18) TO ALLOW CONSTRUCTION OF 50 APARTMENTS ON A .745 +/- ACRE PARCEL AT 558 MAIN STREET (APN: 018-241-20)

1) Staff Report

The staff report was given by Principal Planner Justin Meek.

2) Planning Commission Clarifying & Technical Questions

In answering Commissioner Sarmiento, Principal Planner Meek spoke about the underutilization of the parking lots in the vicinity of the apartment complex, and potential use by tenants.

Principal Planner Meek and Community Development Director Merriam answered questions from Commissioner Cole regarding the seating capacity for the proposed restaurant, the requested density bonus, project specifics, ingress and egress of vehicles, project amenities, and the traffic study.

In answering Commissioner Dorantes-Pulido, Principal Planner Meek explained what the proposed water feature entailed and spoke about required affordable units for the project.

Principal Planner Meek, in answering Commissioner Veitch-Olson, explained allowed height for buildings in the downtown area.

3) Applicant Presentation

The presentation was given by William Hansen.

4) Planning Commission Clarifying & Technical Questions

In answering Commissioner Sarmiento, Mr. Hansen spoke about ADA compliance requirements and ability for the units to be converted to comply with ADA regulations.

Mr. Hansen, in answering Commissioner Dorantes-Pulido, stated the proposed restaurant being considered would serve sushi, spoke about efforts to reduce the building's carbon footprint, and addressed concerns regarding parking at nearby parking lots.

Mr. Hansen and Director Merriam answered questions from Commissioner Cole regarding yard storage guidelines, bicycle storage spaces, plan for rental of apartment units, compliance with General Plan Element Six (6), project amenities, and plans to mitigate traffic issues.

In answering Commissioner Veitch-Olson, Mr. Hansen spoke about the apartment complex's pet policy, onsite bicycle parking, and vehicular parking available at the project site.

Mr. Hansen and Director Merriam answered questions from Commissioner Acosta regarding rental rates for the apartment units.

Vice Chair Kammer stated her concerns regarding traffic and pedestrian safety near the project site. Mr. Hansen spoke about mitigation efforts to address traffic safety concerns.

Mr. Hansen and Principal Planner Meek addressed traffic and pedestrian safety concerns raised by Commissioner Acosta.

5) Public Hearing

Vice-Chair Kammer opened the public hearing.

Raeid Farhat spoke in support of the proposed project.

Rafael Hernandez, housing program associate at Monterey Bay Economic Partnership, spoke in support of the proposed project.

Edward Newman, real estate attorney, questioned the proposed East Lake access easement and asked that it be limited for use for emergencies only.

Hearing no further comments, Vice-Chair Kammer closed the public hearing.

6) Appropriate Motion(s)

MAIN MOTION: It was moved by Commissioner Veitch-Olson, seconded by Commissioner Sarmiento, to approve the following resolution:

RESOLUTION NO. 1-21 (PC):

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION APPROVING A DESIGN REVIEW PERMIT WITH DENSITY BONUS AND ENVIRONMENTAL REVIEW (PP2019-432/APP#18) TO ALLOW THE CONSTRUCTION OF 50 APARTMENTS ON A +/- .745 ACRE SITE LOCATED AT 558 MAIN STREET, WATSONVILLE, CALIFORNIA (APN:018-241-20)

7) Deliberation

At Commissioner Cole's request, Mr. Hansen and Director Merriam addressed Mr. Newman's concerns regarding the project access easement.

Director Merriam, Principal Planner Meek, and Mr. Hansen answered questions from Commissioner Cole regarding access to the apartment complex.

Mr. Newman requested that the easement be limited to emergency use only.

Mr. Hansen clarified planned ingress and egress to the proposed apartment complex.

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

MAIN MOTION: The above motion carried by the following vote:

AYES:	COMMISSIONERS:	Cole, Dorantes-Pulido, Sarmiento, Veitch-Olson, Kammer
NOES:	COMMISSIONERS:	Acosta
ABSENT:	COMMISSIONERS:	Jones

5. REPORT OF THE SECRETARY

Director Merriam thanked Commissioner Sarmiento for her work in the Planning Commission.

6. ADJOURNMENT

Vice-Chair Kammer adjourned the meeting at 8:22 PM. The next remote/teleconference Planning Commission meeting is scheduled for Tuesday, February 2, 2021, at 6:00 PM.

Suzi Merriam, Secretary
Planning Commission

Anna Kammer, Vice-Chair
Planning Commission

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF WATSONVILLE



TELECONFERENCE/REMOTE

February 2, 2021

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 brief summary of action taken.

1. OATH OF OFFICE ADMINISTERED BY CITY CLERK VÁZQUEZ FLORES TO NEWLY APPOINTED COMMISSION MEMBERS- DANIEL DODGE, GINA COLE & LUCY ROJAS

City Clerk Vázquez-Flores administered the oath of office for the new Planning Commissioners.

2. ROLL CALL

Vice-Chair Anna Kammer, and Commissioners Gina Cole, Daniel Dodge, Veronica Dorantes-Pulido, Lucy Rojas, and Jenni Veitch-Olson were present. Commissioner Ed Acosta was absent.

Staff members present were City Attorney Alan Smith, City Clerk Beatriz Vázquez-Flores, Assistant Police Chief Thomas Sims, Community Development Director Suzi Merriam, Principal Planner Justin Meek, Assistant Planner Sarah Wikle, Executive Assistant Deborah Muniz, Administrative Assistant II Maria Elena Ortiz and City Interpreter Carlos Landaverry.

3. PLEDGE OF ALLEGIANCE

Vice-Chair Kammer led the Pledge of Allegiance.

4. PRESENTATIONS & ORAL COMMUNICATIONS

A. ORAL COMMUNICATIONS FROM THE PUBLIC

Mayor Jimmy Dutra welcomed the newly appointed Commissioners.

Richard Lewis, The Grupo Amistad Vision, invited everyone to attend the upcoming Latino Commission meeting.

B. ORAL COMMUNICATIONS FROM THE COMMISSION

Commissioner Rojas introduced herself to the Planning Commission.

Commissioner Cole invited the public to participate in the community-wide survey that is on the City's website.

Commissioner Dodge introduced himself to the Planning Commission.

5. CONSENT AGENDA

A. MOTION APPROVING MINUTES OF OCTOBER 6, 2020, NOVEMBER 17, 2020 AND DECEMBER 1, 2020 REGULAR MEETINGS

MOTION: It was moved by Commissioner Veitch-Olson, seconded by Commissioner Cole, and carried by the following vote to approve the Consent Agenda:

AYES:	COMMISSIONERS:	Cole, Dodge, Dorantes-Pulido, Veitch-Olson, Rojas, Kammer
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Acosta

6. PUBLIC HEARINGS

A. PUBLIC HEARING TO CONSIDER A SPECIAL USE PERMIT (APP# 613) FOR THE ESTABLISHMENT OF AN OFF-SALE GENERAL (TYPE 21) ABC LICENSE UNDER NEW OWNERSHIP AT AN EXISTING 1,800 SQUARE-FOOT LIQUOR STORE AT 954 EAST LAKE AVENUE (APN: 017-321-76)

1) Staff Report

The staff report was given by Assistant Planner Sarah Wikle.

2) Planning Commission Clarifying & Technical Questions

Assistant Planner Wikle, Director Merriam and Assistant Police Chief Sims, answered questions from Commissioner Dodge in regards to tobacco permitting requirements.

In addressing Commissioner Rojas' inquiry, Assistant Planner Wikle went over the alcohol license transfer and application process.

In answering Commissioner Dodge's question regarding the sale of certain liquors, Assistant Planner Wikle explained that these conditions are codified in the City's alcohol related uses ordinance, and therefore, must be met as an operational condition of approval.

3) Applicant Presentation

Andrew Maida, son of business owner/ applicant Nadim Maida, introduced himself to the Planning Commission and gave a brief background on their business.

4) Planning Commission Clarifying & Technical Questions

Commissioner Cole commended Mr. Maida for voluntarily removing the one ounce single serving “airplane bottles” from the shelves.

Assistant Planner Wikle added that the sale of the one ounce bottles is prohibited as it is listed as a condition of approval.

In answering Vice-Chair Kammer’s inquiry, Assistant Wikle clarified that the sale prohibition of the one ounce alcohol bottle is not in the alcohol ordinance, but it was established as a condition of approval for this particular business as it was already established between the business owner and landlord.

5) Public Hearing

Vice-Chair Kammer opened the public hearing.

Hearing no comment, Vice-Chair Kammer closed the public hearing.

6) Appropriate Motion(s)

MAIN MOTION: It was moved by Commissioner Dodge, seconded by Commissioner Cole, to approve the following resolution:

RESOLUTION NO. 2-21 (PC):

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (APPLICATION NO. 613) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE GENERAL (TYPE 21) ABC LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING ± 1,800 SQUARE FOOT LIQUOR STORE WITHIN THE EAST LAKE VILLAGE SHOPPING CENTER (EAST LAKE FOOD & LIQUOR) LOCATED AT 954 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA (APN 017-321-76)

7) Deliberation

Commissioner Dodge expressed support for the special use permit and listed his reasons for doing so.

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

MAIN MOTION: The above motion carried by the following vote:

AYES: COMMISSIONERS: Cole, Dodge, Dorantes-Pulido, Rojas,
Veitch-Olson, Kammer
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Acosta

7. REPORT OF THE SECRETARY

Director Merriam welcomed the new Planning Commissioners and gave her report. Principal Planner Meek invited the public to visit the City’s website and learn more about the Environmental Justice Element and the survey being offered.

8. ADJOURNMENT

Vice-Chair Kammer adjourned the meeting at 6:58 PM. The next remote/teleconference Planning Commission meeting is scheduled for Tuesday, March 2, 2021, at 6:00 PM.

Suzi Merriam, Secretary
Planning Commission

Anna Kammer, Vice-Chair
Planning Commission