



MISCELLANEOUS DOCUMENTS REPORT
JUNE 28, 2022

1.0 MINUTES

--Planning Commission
May 3, 2022

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF WATSONVILLE**May 3, 2022****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

Chair Jenni Veitch-Olson, Vice-Chair Veronica Dorantes-Pulido, Commissioners Ed Acosta, Daniel Dodge, Brandon Senci3n, Anna Kammer, and Lucy Rojas were present.

Staff members present were Assistant City Attorney Denise Bazzano, Community Development Director Suzi Merriam, Associate Planner Ivan Carmona, Utility Revenue Group Sr. Financial Analyst Silvia Diaz, Public Works & Utilities Assistant Director Gabriel Gordo, Executive Assistant Deborah Muniz, Permit Technician Celia Castro, and City Interpreter Carlos Landaverry.

2. PLEDGE OF ALLEGIANCE

Chair Veitch-Olson led the Pledge of Allegiance.

3. PRESENTATIONS & ORAL COMMUNICATIONS**A. ORAL COMMUNICATIONS FROM THE PUBLIC**

None

B. ORAL COMMUNICATIONS FROM THE COMMISSION

Vice-Chair Dorantes-Pulido gave kudos to Friends of Watsonville Parks and Community Services and all the members that helped orchestrate the Nerdville event.

Commissioner Kammer informed Commission members the American Planning Association's spring edition magazine includes two interesting articles on housing.

4. CONSENT AGENDA**A. MOTION APPROVING MINUTES OF APRIL 5, 2022 REGULAR MEETING**

PUBLIC INPUT

None

MOTION: It was moved by Commissioner Dodge, seconded by Commissioner Rojas, and carried by the following vote to approve the Consent Agenda:

AYES: COMMISSIONERS: Dodge, Sención, Dorantes-Pulido, Kammer,
Rojas, Acosta, Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

5. NEW BUSINESS

A. NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIRPERSON

1) Nomination Period

Community Development Director Merriam opened the nomination period for the election of Planning Commission Chairperson.

Commissioner Dodge nominated Commissioner Veronica Dorantes-Pulido for Chair.

2) Public Input

None

3) Motion Electing New Chairperson

MOTION: It was moved by Commissioner Veitch-Olson, seconded by Commissioner Kammer.

A roll call vote was cast to elect Commissioner Veronica Dorantes-Pulido as Chairperson. The votes are as follows:

AYES: COMMISSIONERS: Dodge, Sención, Dorantes-Pulido, Kammer,
Rojas, Acosta, Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

B. NOMINATION AND ELECTION OF PLANNING COMMISSION VICE-CHAIR PERSON

1) Nomination Period

Community Development Director Merriam opened the nomination period for the election of Planning Commission Vice-Chairperson.

ADOPTED MINUTES 4.A.

Commissioner Kammer nominated Commissioner Rojas for Vice-Chair person.

2) Public Input

None

3) Motion Electing New Vice-Chairperson

MOTION: It was moved by Commissioner Dodge, seconded by Commissioner Veitch-Olson.

A roll call vote was cast to elect Commissioner Lucy Rojas, as Vice-Chairperson. The votes are as follows:

AYES: COMMISSIONERS: Dodge, Sención, Dorantes-Pulido, Kammer,
Rojas, Acosta, Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

6. PUBLIC HEARINGS

A. RECOMMENDATION TO CITY COUNCIL TO ADOPT THE CITY'S 2022-23 CAPITAL IMPROVEMENT PROGRAM

1) Staff Report

Staff report was given by Utility Revenue Group Sr. Financial Analyst Silvia Diaz and Public Works & Utilities Assistant Director Gabriel Gordo.

2) Planning Commission Questions

In answering Commissioner Kammer, Assistant Director Gordo replied the City's landfill is located on the West side of Buena Vista. Closure-phase requirements for landfill takes approximately ten (10) to twenty (20) years. A new cell is currently being proposed. Currently landfill materials are taken to the Monterey Regional Waste Management facility.

In answering Commissioner Dodge, Assistant Director Gordo replied the proposed Capital Improvement Plan consists of a combination of projects including coordinated time frames. Sewer and Water funds were used for master plans and project improvements.

In further answering Commissioner Dodge, Assistant Director Gordo explained projects will overlap and capacity issues exist. He confirmed the content of the projects fall under the Watsonville City Project Labor Agreement. He added that the Department will communicate to the residents involved of the area improvements and be diligent to get work done as quickly as possible.

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In answering Commissioner Rojas, Director Merriam clarified the correct amount for fiscal year 2022-2023 to be \$60,636,180.

In answering Commissioner Rojas, Sr. Financial Analyst Diaz replied there is a ceiling for Capital Improvement Projects. Assistant Director Gordo further clarified the type of loans they are applying for. He confirmed the cost listed in the report is the total project cost.

In answering Commissioner Dorantes-Pulido, Assistant Director Gordo replied water distribution pipe lines are replaced each year, at a rate of two (2) miles per year. There are 120 miles of water lines.

3) Public Hearing

Chairperson Dorantes-Pulido opened the Public Hearing. Hearing no further comments, chairperson Dorantes-Pulido closed the public hearing.

4) Appropriate Motion (s)

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

RESOLUTION NO. 07-22 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE CITY'S 2022-2023 CAPITAL IMPROVEMENT PROGRAM (CIP) WITH THE PROPOSED PUBLIC IMPROVEMENTS AND FIND THAT THE CIP SUPPORTS THE GENERAL PLAN.

5) Deliberation

Commissioner Kammer commended staff for incorporating bicycle and pedestrian infrastructure improvements.

6) Chair calls for a Vote in Motion(s)

The above motion carried by the following vote:

AYES:	COMMISSIONERS:	Dodge, Senci3n, Dorantes-Pulido, Kammer, Rojas, Acosta, Veitch-Olson
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None

B. SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2022-2906) TO ALLOW CONSTRUCTION OF A TWO-STORY 1,734± SQUARE FOOT BUILDING CONSISTING OF A 744± SQUARE FOOT ADU WITH TWO BEDROOMS AND AN ATTACHED 990± SQUARE FOOT FOUR-CAR GARAGE AT 755 PALM AVENUE

1) Staff Report

Staff report was given by Community Development Associate Planner Ivan Carmona.

2) Planning Commission Clarifying & Technical Questions

None

3) Applicant Presentation

Applicant presentation was given by Tony Campos.

4) Planning Commission Clarifying & Technical Questions

None

5) Public Hearing

Chairperson Dorantes-Pulido opened the Public Hearing. Hearing no further comments, chairperson Dorantes-Pulido closed the Public Hearing.

6) Appropriate Motion

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

RESOLUTION NO. 08-22 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2022-2906) TO ALLOW CONSTRUCTION OF A TWO-STORY 1,734± SQUARE FOOT BUILDING CONSISTING OF A 744± SQUARE FOOT ADU WITH TWO BEDROOM AND AN ATTACHED 990± SQUARE FOOT FOUR-CAR GARAGE LOCATED AT 755 PALM AVENUE, WATSONVILLE, CALIFORNIA (APN 018-203-24).

7) Deliberation

Commissioner Dodge thanked Mr. Campos for helping increase housing stock in the community.

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

AYES: COMMISSIONERS: Dodge, Senci3n, Dorantes-Pulido, Kammer, Rojas, Acosta, Veitch-Olson
NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

C. RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF A MODIFICATION TO TITLE 14 (ZONING) CHAPTER 10 (ADMINISTRATION AND PROCEDURE) PART 14 (FEES) TO ESTABLISH A PROCESS TO RECOVER COSTS THROUGH REIMBURSEMENT AGREEMENTS FOR DEVELOPMENT PROJECTS

1) Staff Report

Staff report was given by Community Development Director Suzi Merriam.

2) Planning Commission Clarifying & Technical Questions

In answering Commissioner Dodge, Director Merriam clarified the proposed modification will establish a process to recover costs incurred in processing development applications and language clarity. Currently the existing fee schedule is not up to market rate. The amendment will allow the City to enter into reimbursement agreements with developers.

In answering Commissioner Senci3n, Director Merriam replied the fee is current standard practice that needs a memorialized process in the ordinance.

In answering Commissioner Rojas, Director Merriam replied attorney fees will be an addition to the amendment reflecting significant cost recovery.

3) Public Hearing

Chairperson Dorantes-Pulido opened the Public Hearing. Hearing no further comments, chairperson Dorantes-Pulido closed the Public Hearing.

4) Appropriate Motion

MAIN MOTION: It was moved by Commissioner Senci3n, seconded by Commissioner Dodge, to approve the following resolution:

RESOLUTION NO. 09-22 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING SECTION 14.10-1401 OF PART 14, "FEES" OF CHAPTER 14-10 "ADMINISTRATION AND PROCEDURE" OF TITLE 14, "ZONING" OF THE WATSONVILLE MUNICIPAL CODE, RELATING TO DEVELOPMENT PERMIT FEES.

5) Deliberation

None

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6) Chair calls for a Vote on Motion (s)

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

7. REPORT OF THE SECRETARY

None

8. ADJOURNMENT

Chair Dorantes-Pulido adjourned the meeting at 7:06 PM. The next Planning Commission meeting is scheduled for Tuesday, June 7, 2022, at 6:00 PM.

DocuSigned by:

Justin Meek

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Justin Meek, Principal Planner, AICP
For Suzi Merriam, Community Development
Director, Planning Commission

DocuSigned by:

Veronica Dorantes-Pulido

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Veronica Dorantes-Pulido
Chairperson, Planning Commission