



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE

March 12, 2024

6:03 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 summary of the action taken.

1. ROLL CALL

Chair Daniel Dodge, Vice-Chair Ed Acosta, and Commissioners Brando Sención, Martha Vega, and Peter Radin were present. Commissioners Lucy Rojas and Jenni Veitch-Olson were absent.

A. MOTION TO EXCUSE ABSENT PLANNING COMMISSIONERS (IF ANY)

MOTION: It was moved by Commissioner Vega, seconded by Commissioner Sencion, and carried by the following vote to excuse Commissioners Rojas and Veitch-Olson:

AYES: COMMISSIONERS: Acosta, Dodge, Radin, Vega, Sención,
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Rojas, Veitch-Olson

Staff members present were Community Development Director Suzi Merriam, Assistant City Attorney Denise Bazzano, Assistant Community Development Director Justin Meek, Principal Planner Matt Orbach, Housing Manager Carlos Landaverry, Administrative Analyst Elena Ortiz, Executive Assistant Celia Castro, and City Interpreter Angelica Jauregui.

2. PLEDGE OF ALLEGIANCE

Commissioner Radin led the Pledge of Allegiance.

3. PRESENTATIONS & ORAL COMMUNICATIONS

None

A. ORAL COMMUNICATIONS FROM THE PUBLIC

Watsonville resident, Martha Buliach shared a comment regarding Ceiba College Preparatory Academy.

Commissioner Vega inquired if there could be a direct email created for Planning Commissioners. In response, Community Development Director Merriam confirmed that will be done.

B. ORAL COMMUNICATIONS FROM THE COMMISSION

4. CONSENT AGENDA

A. MOTION APPROVING MINUTES OF JANUARY 9, 2024, REGULAR MEETING

PUBLIC INPUT

None

MOTION: It was moved by Commissioner Vega, seconded by Commissioner Sencion, and carried by the following vote to approve the Consent Agenda minutes of January 9, 2024:

AYES: COMMISSIONERS: Acosta, Dodge, Radin, Sención, Vega

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Rojas, Veitch-Olson

5. NEW BUSINESS

A. NOMINATION AND ELECTION OF PLANNING COMMISSION CHAIRPERSON

1) Nomination Period

Commissioner Vega nominated Vice-Chair Acosta and thanked Daniel Dodge for his work.

2) Public Input

Council member Ari Parker spoke in support of the nomination.

3) Motion Electing Chairperson (roll call vote)

Commissioner Vega expressed her support for Vice-Chair Acosta becoming Chair.

MAIN MOTION: It was moved by Commission Vega to appoint Vice-Chair Acosta as Chairperson:

AYES: COMMISSIONERS: Acosta, Dodge, Radin, Sencion, Vega

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Rojas, Veitch-Olson

By unanimous decision, Vice-Chair Ed Acosta was elected Chairperson of the Planning Commission.

B. NOMINATION AND ELECTION OF PLANNING COMMISSION VICE-CHAIRPERSON

1) Nomination Period

Chair Acosta nominated Commissioner Radin.

2) Public Input

Community member Victor Marani thanked Chair Dodge for his year serving as Chair. He acknowledged Commissioner Acosta on his appointment to Chair and spoke in support of Commissioner Radin's Vice-Chair nomination.

3) Motion Electing Chairperson (roll call vote)

Chair Acosta expressed his support for Commissioner Radin becoming Vice-Chair.

MAIN MOTION: It was moved by Chair Acosta to appoint Commissioner Radin as Vice-Chairperson:

AYES:	COMMISSIONERS: Acosta, Dodge, Radin, Sencion, Vega
NOES:	COMMISSIONERS: None
ABSENT:	COMMISSIONERS: Rojas, Veitch-Olson

By unanimous decision, Commissioner Radin was elected Vice-Chairperson of the Planning Commission.

C. PRESENTATION OF THE 2023 HOUSING ELEMENT ANNUAL PROGRESS REPORT

1) Staff Report

Housing Manager Carlos Landaverri gave the presentation.

2) Planning Commission Clarifying & Technical Questions

In answering Commissioner Sencion regarding completed housing units for year 2023, Housing Manager Landaverri clarified the number of units under construction and recently completed.

Manager Landaverri answered questions from Commissioner Dodge regarding rent limits and housing income categories.

Principal Planner Orbach added information regarding Program E6 from the Draft Sixth Cycle Housing Element, which is also available on the City's website.

Housing Manager Landaverry and Community Development Director Merriam addressed questions from Commissioner Vega and elaborated on the efforts the City is taking on addressing the Housing Element Program goal regarding homelessness.

3) Public Input

Chair Acosta opened the public input.

Bill Kelly, Monterey County resident, inquired about building ADUs in the Coastal Zone on his property in unincorporated Monterey County. Since Mr. Kelly's place of residence is outside city limits, Community Development Director Merriam referred him to speak with staff in Monterey County.

4) Appropriate Motion(s)

MAIN MOTION: It was moved by Commissioner Vega, seconded by Vice-Chair Radin, and carried by the following vote approve the following recommendation:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION, BY MOTION, RECOMMEND TO THE WATSONVILLE CITY COUNCIL THE ACCEPTANCE OF THE HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR) FOR THE 2023 CALENDAR YEAR FOR THE ADOPTED 2015-2023 HOUSING ELEMENT SUBMITTAL OF THE REPORTS TO THE STATE HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT (HCD) AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH (OPR)

5) Deliberation

Vice-Chair Radin shared this recommendation is a retrospective of the 2023 calendar year and an appeal to this recommendation may not be likely.

6) Vice-Chair Calls for a Vote on Motion(s)

AYES:	COMMISSIONERS: Acosta, Dodge, Radin, Sencion, Vega
NOES:	COMMISSIONERS: None
ABSENT:	COMMISSIONERS: Rojas, Veitch-Olson

6. REPORT OF THE SECRETARY

Secretary Merriam invited the Planning Commission to attend the next Special Council Meeting on Saturday, March 23, 2024, to discuss the unhoused population.

Commissioner Vega and Vice-Chair Acosta requested to have the Planning Commission 2024 schedule.

7. ADJOURNMENT

Chairperson Acosta adjourned the meeting at 7:06 PM. The next Planning Commission meeting is scheduled for April 2, 2024, at 6:00 PM.

Suzi Merriam, Secretary
Planning Commission

Ed Acosta, Chair
Planning Commission