

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF WATSONVILLE



TELECONFERENCE/REMOTE

**April 6, 2021**

**6:07 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 and Commissioners Ed Acosta, Gina Cole, Daniel Dodge, Anna Kammer, and Lucy Rojas were present.

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

**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**

Commissioner Cole listed a few community events being held in honor of Earth Day during the months of April and May, and invited everyone to participate.

Commissioner Kammer invited the public to visit the City library to celebrate National Library week, and learn about the various programs they offer.

Commissioner Dodge voiced concerns over noticing of public works projects throughout the City, and requested that they provide ample time when noticing.

**4. CONSENT AGENDA**

**A. MOTION APPROVING MINUTES OF JANUARY 11, 2021 AND FEBRUARY 2, 2021 REGULAR MEETINGS**

**MOTION:** It was moved by Commissioner Cole, seconded by Vice-Chair Dorantes-Pulido, and carried by the following vote to approve the Consent Agenda:

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

**5. PRESENTATIONS AND REPORTS**

**A. PRESENTATION BY HOUSING MANAGER CARLOS LANDAVERRY ON THE 2020 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

Presentation was given by Housing Manager Carlos Landaverry.

In answering Commissioner Dodge, Manager Landaverry went over the City's RHNA numbers and how income limit categories are determined.

In answering Commissioner Cole, Manager Landaverry and Director Merriam answered questions in regards to accessory dwelling units (ADUs) and how they are included as part of the RHNA number, defined what "entitlement" means for the Eden Housing project, and went over the emergency rental assistance program.

Principal Planner Meek gave an update on 547 Airport Boulevard, Sunshine Gardens and Hillcrest Estates projects.

**B. PRESENTATION BY HEATHER ADAMSON OF AMBAG ON THE REGIONAL HOUSING NEEDS ALLOCATION PROCESS- WHAT TO EXPECT?**

Presentation was given by AMBAG Director of Planning, Heather Adamson.

Prior to giving her presentation, Director Adamson answered Chair Veitch-Olson's inquiry regarding potential repercussions for not meeting the RHNA number.

In answering Commissioner Dodge's inquiry regarding the City of Watsonville's RHNA number compared to the neighboring cities, Director Adamson went over the process and how the RHNA number is determined for each jurisdiction in the county.

Director Adamson and Manager Landaverry answered questions from Vice-Chair Pulido in regards to how the current RHNA number was divided between Santa Cruz and Monterey county, and the projected number for the next cycle commencing in year 2023.

**C. PRESENTATION BY PRINCIPAL PLANNER JUSTIN MEEK ON PROPOSED HOUSING LEGISLATION- WHAT TO LOOK FOR?**

Presentation was given by Principal Planner Justin Meek.

Principal Planner Meek answered questions from Commissioner Cole regarding Senate Bill 9, the ministerial approval process, and other Senate bills pertaining to land use and housing.

Commissioner Kammer suggested unbundling parking from the cost of housing to make it more affordable and reconsidering various land uses throughout the City.

**6. REPORT OF THE SECRETARY**

Director Merriam gave her report.

**7. ADJOURNMENT**

Chair Veitch-Olson adjourned the meeting at 7:36 PM. The next remote/teleconference Planning Commission meeting is scheduled for Tuesday, May 4, 2021, at 6:00 PM.

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Suzi Merriam, Secretary  
Planning Commission

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Jenni Veitch-Olson, Chair  
Planning Commission