

MINUTES

**REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF WATSONVILLE**



TELECONFERENCE/REMOTE

December 1, 2020

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

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Principal Planner Justin Meek, Associate Planner Ivan Carmona, Sr. Utilities Engineer Jackie McCloud, Administrative Assistant II Maria Elena Ortiz and City Interpreter Carlos Landaverry.

2. PLEDGE OF ALLEGIANCE

Chair Matthew Jones led the Pledge of Allegiance.

3. PRESENTATIONS & ORAL COMMUNICATIONS

Commissioner Veitch-Olson thanked both Chair Jones and Commissioner Sarmiento for their years of service on the Planning Commission.

Vice-Chair Kammer commended Chair Jones and Commissioner Sarmiento for their leadership and work on the Planning Commission. Additionally, she encouraged the public and Commissioners to take the Climate Action and Adaptation survey on the City's website.

Commissioner Sarmiento thanked the Planning Commission and City staff for their collaboration and support over the years.

Commissioner Cole commended Chair Jones and Commissioner Sarmiento for their work on the Planning Commission, and encouraged everyone to support a local charity as part of Giving Tuesday.

Commissioner Acosta thanked both Chair Jones and Commissioner Sarmiento for serving the community.

ADOPTED MINUTES 4.A.

Commissioner Dorantes-Pulido also commended Chair Jones and Commissioner Sarmiento for their work and wished them luck on their future endeavors.

Chair Jones spoke about his experience while serving on the Planning Commission. He thanked the Commissioners he worked with, both past and present, and City staff for their work and support throughout the years.

A. PRESENTATION TO PLANNING COMMISSION ON INFORMATION AVAILABLE TO THE PLANNING COMMISSION

Presentation was given by Community Development Director Suzi Merriam.

Chair Jones thanked Director Merriam for her presentation and encouraged the rest of the Planning Commission to read the City Charter.

In answering Vice-Chair Kammer, Director Merriam stated that the General Plan usually gets updated every 20 to 30 years.

4. PUBLIC HEARINGS

A. AN APPLICATION FOR A SPECIAL USE PERMIT WITH DESIGN REVIEW, LOT CONSOLIDATION AND ENVIRONMENTAL REVIEW (APPLICATION NO. 7) TO ALLOW THE CONSTRUCTION OF A NEW 9,884± SQUARE FOOT AUTOMOTIVE RESTORATION SHOP LOCATED AT 140 GROVE STREET (APN 017-252-25 & -26), FILED BY RON GORDON, APPLICANT, ON BEHALF OF HANK WEMPE, PROPERTY OWNER

1) Staff Report

The staff report was given by Associate Planner Ivan Carmona.

2) Planning Commission Clarifying & Technical Questions

Associate Planner Carmona answering questions from Commissioner Cole regarding the lot consolidation, project timeline, conditions of approval, parcel setbacks and parking.

3) Applicant Presentation

Hank Wempe, applicant, introduced himself to the Planning Commission.

In answering Commissioners Veitch-Olson and Cole, Mr. Wempe gave an overview of his business and plans for the expansion.

4) Planning Commission Clarifying & Technical Questions

None

5) Public Hearing

Chair Jones opened the public hearing.

Hearing no comment, Chair Jones closed the public hearing.

6) Appropriate Motion(s)

MAIN MOTION: It was moved by Vice-Chair Kammer, seconded by Commissioner Acosta, to approve the following resolution:

RESOLUTION NO. 20-20 (PC):

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW, LOT CONSOLIDATION, AND ENVIRONMENTAL REVIEW (APPLICATION NO. 7) TO ALLOW CONSTRUCTION OF A NEW 9,884± SQUARE-FOOT AUTOMOTIVE RESTORATION SHOP ON A 0.29± ACRE SITE LOCATED AT 140 GROVE STREET (APN 017-252-25 & -26)

7) Deliberation

In answering Commissioner Cole, Associate Planner Carmona stated that 12,000 square-feet of impervious surface will be created on the parcel and three drainage management areas onsite will drain storm water into the City's sewer system.

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

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

AYES:	COMMISSIONERS:	Acosta, Cole, Dorantes-Pulido, Kammer, Sarmiento, Veitch-Olson, Jones
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None

B. RECOMMENDATION TO CITY COUNCIL ON AN AMENDMENT TO CHAPTER 12.A ENVIRONMENTAL AND PUBLIC SAFETY OF THE WATSONVILLE 2005 GENERAL PLAN TO INCORPORATE THE LOCAL HAZARD MITIGATION PLAN BY REFERENCE INTO THE PUBLIC SAFETY ELEMENT OF THE GENERAL PLAN

1) Staff Report

The staff report was given by Sr. Utilities Engineer Jackie McCloud and Principal Planner Justin Meek.

2) Planning Commission Clarifying & Technical Questions

In answering Commissioner Sarmiento, Sr. Utilities Engineer McCloud went over the communication tools they have implemented to keep the public informed in the event of a natural disaster.

Commissioner Cole thanked Sr. Utilities Engineer McCloud for all of her work on this project.

Sr. Utilities Engineer McCloud thanked Director Merriam and Principal Planner Meek for their collaboration on this project. She also made mention that this was a grant funded project that was fully funded by the State of California.

3) Public Hearing

Chair Jones opened the public hearing.

Hearing no comment, Chair Jones closed the public hearing.

4) Appropriate Motion(s)

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

**RESOLUTION NO. 21-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WATSONVILLE, CALIFORNIA, APPROVING AN AMENDMENT OF THE
SAFETY ELEMENT OF THE 2005 WATSONVILLE GENERAL PLAN TO
INCORPORATE THE 2020 SINGLE JURISDICTION LOCAL HAZARD
MITIGATION PLAN**

5) Deliberation

In answering Commissioner Kammer’s inquiry regarding the addition of communication strategies into the Local Hazard Mitigation Plan, Sr. Utilities Engineer McCloud stated that it may already be included in the Plan, but since the Plan is reviewed on an annual basis, they are able to update and add additional mitigation strategies as needed.

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

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

AYES:	COMMISSIONERS:	Acosta, Cole, Dorantes-Pulido, Kammer, Sarmiento, Veitch-Olson, Jones
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None

ADOPTED MINUTES 4.A.

Prior to the report of the Secretary, Chair Jones thanked Mayor Pro Tempore Trina Coffman-Gomez for appointing him to the Planning Commission.

5. REPORT OF THE SECRETARY

Director Merriam thanked Chair Jones and Commissioner Sarmiento for their years of service on the Planning Commission and proceeded to give her report.

6. ADJOURNMENT

Chair Jones adjourned the meeting at 8:05 PM. The next remote/teleconference Planning Commission meeting is scheduled for Monday, January 11, 2021, at 6:00 PM.

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Suzi Merriam
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Suzi Merriam, Secretary
Planning Commission

DocuSigned by:
Anna Kammer
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Matthew H. Jones, Chair
Planning Commission