

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF WATSONVILLE

COUNCIL CHAMBERS  
275 MAIN STREET, 4<sup>th</sup> FLOOR, WATSONVILLE, CALIFORNIA

September 3, 2019

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 Matthew H. Jones, and Commissioners Jenna Rodriguez and Jenny T. Sarmiento were present. Commissioners Philip F. Tavarez, Ed Acosta and Anna Kammer were absent.

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Recording Secretary Deborah Muniz, Development Review Technician Lizette Salgado, and City Interpreter Carlos Landaverry.

**2. PLEDGE OF ALLEGIANCE**

Chair Veitch-Olson led the Pledge of Allegiance.

**3. PRESENTATIONS & ORAL COMMUNICATIONS**

Vice-Chair Jones hoped that the public had a great Labor Day weekend and shared the news about his newborn son.

Chair Veitch-Olson congratulated Jones on the birth of his child.

**4. CONSENT AGENDA**

**A. MOTION APPROVING MINUTES FOR JULY 2, 2019 MEETING**

**MOTION:** It was moved by Vice-Chair Jones, seconded by Chair Veitch-Olson, and carried by the following vote to approve the Consent Agenda:

AYES:	COMMISSIONERS:	Sarmiento, Rodriguez
		Veitch-Olson, Jones
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Tavarez, Acosta, Kammer



**5. PUBLIC HEARINGS**

**A. RECOMMENDATION THAT CITY COUNCIL ADOPT A RESOLUTION APPROVING PROPOSED WATSONVILLE GATED COMMUNITY GUIDELINES**

**1) Staff Report**

Staff Report was given by Community Development Director Suzi Merriam.

**2) Planning Commission Clarifying & Technical Questions**

Chair Veitch-Olson inquired if there are potential developers who want gated communities.

Director Merriam stated that there is one request for a gated community that is currently under construction.

Vice-Chair Jones asked if the policy is adopted or rejected, would it change how a developer approaches the City to request permission?

Director Merriam responded that it is policy direction to allow more clarity for staff and developers to better understand what City Council and Planning Commission will and will not support in regards to gated communities.

Commissioner Rodriguez inquired about the approvals of gates.

Director Merriam clarified that the proposal would require that any request for gated communities must be taken to Planning Commission for approval.

Commissioner Sarmiento asked for language clarification on the recommendation.

Director Merriam clarified.

**3) Applicant Presentation**

None

**4) Planning Commission Clarifying & Technical Questions**

None

**5) Public Hearing**

Hearing no public comment, Chair Veitch-Olson closed the public hearing.

**6) Appropriate Motion(s)**



**ADOPTED MINUTES 4.A.**

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

**RESOLUTION NO. 12-19 (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL TO ADOPT A RESOLUTION APPROVING PROPOSED WATSONVILLE GATES COMMUNITY GUIDELINES**

**7) Deliberation**

Vice-Chair Jones shared that if gated communities are adopted into the city, that would define the city as a whole, therefore he would vote against the current motion. He stated, "We can't build more walls."

Commissioner Sarmiento asked for clarification.

Vice-Chair Jones clarified the meaning of approving the current recommendation.

Director Merriam clarified.

Commissioner Sarmiento stated that she is against gated communities and asked to amend her motion.

Chair Veitch-Olson responded that she could either amend the motion or the Commission could deny the motion. She added that she is not in favor of gated communities in the City and is worried about approving gates in the community in only instances. Therefore, she would vote against the current motion.

Commissioner Sarmiento asked if she could withdraw her motion, as she would not want to be on the record of being in favor of gated communities.

City Attorney Smith clarified that she could not withdraw her motion, but another Commissioner could table with another motion because the vote is what counts.

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

**MAIN MOTION (FAILED):** The above motion failed by the following vote:

AYES: COMMISSIONERS: None

NOES: COMMISSIONERS: Rodriguez, Sarmiento, Jones,  
Veitch-Olson

ABSENT: COMMISSIONERS: Tavaréz, Acosta, Kammer



**9) Appropriate Motion(s)**

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

**RESOLUTION NO. 12-19 (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL THAT GATES IN THE COMMUNITY ARE NOT APPROPRIATE AT ANY TIME IN THE CITY OF WATSONVILLE.**

**10) Deliberation**

Commissioner Sarmiento wanted to reinforce that Watsonville is not the type of community that needs gates, does not appear to be practical and would only divide the community.

**11) Chair Calls for a Vote on Motion(s)**

**MAIN MOTION (APPROVED):** The above motion carried by the following vote:

AYES: COMMISSIONERS: Rodriguez, Sarmiento, Jones, Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Tavarez, Acosta, Kammer

**6. REPORT OF THE SECRETARY**

Director Merriam invited the Commissioners to the Commissioner BBQ on Thursday September 5, 2019 and thanked the Commissioners for their hard work.

She shared that the Downtown Specific Plan kicked off and will be holding stakeholder interviews at the end of September.

Director Merriam added that the Planners are all going to Santa Barbara for the APA Conference in September for five days.

Director Merriam invited the public to Tapas on Top on Friday September 27, 2019, at 5:30 PM on top of the Civic Plaza parking garage.

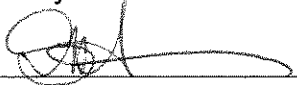
She added that on October 2, 2019, the State of the City Address will be taking place at 5:30 PM.

**7. ADJOURNMENT**



**ADOPTED MINUTES 4.A.**

Chair Veitch-Olson adjourned the meeting at 6:32 PM. The next Planning Commission meeting is scheduled for Tuesday, October 1, 2019, at 6:00 PM in the City Council Chambers.



Suzi Merriam, Secretary  
Planning Commission



Jenni Veitch-Olson, Chair  
Planning Commission

