

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF WATSONVILLE

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

**March 3, 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 Jenni Veitch-Olson, Vice-Chair Matthew H. Jones, and Commissioners Ed Acosta, Anna Kammer, Jenna Rodriguez, Jenny T. Sarmiento, and Phillip F. Tavarez were present.

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Principal Planner Justin Meek, Assistant Planner Sarah Wikle, Recording Secretary Deborah Muniz, Administrative Assistant II Maria Elena Ortiz, and City Interpreter Carlos Landaverry.

**2. PLEDGE OF ALLEGIANCE**

Chair Veitch-Olson led the Pledge of Allegiance.

**3. PRESENTATIONS & ORAL COMMUNICATIONS**

Commissioner Kammer invited the public to attend the South County Bicycle and Pedestrian Work Group meeting and the upcoming National Night Out event. She invited the public to participate in the Neighborhood Traffic Plan. She requested an update from staff on housing and new development, and the Housing Element.

Commissioner Sarmiento invited the public to attend the upcoming International Women's Day event at the City Plaza.

**A. PRESENTATION ON SENATE BILL 743 UPDATE**

Staff presentation was given by Principal Planner Justin Meek.

Principal Planner Meek answered questions from Commissioner Kammer regarding timeline for implementation of Senate Bill 743 (SB 743) and who it applied to.

In answering Vice-Chair Jones, Principal Planner Meek spoke about financial implications SB 743 would have on projects.

Commissioner Sarmiento asked how that works with the current employment support.

Principal Planner Meek answered questions from Commissioner Sarmiento regarding effects SB 743 would have on jobs and transportation. Community Development Director Merriam spoke about the Downton Specific Plan and its goals to create residential and commercial use in one area. Principal Planner Meek invited the Planning Commission to the Downtown Advisory Committee Meeting to voice their opinion.

**4. CONSENT AGENDA**

**A. MOTION APPROVING MINUTES OF JANUARY 14 AND FEBRUARY 4, 2020 REGULAR MEETINGS**

**MOTION:** It was moved by Commissioner Kammer, seconded by Commissioner Sarmiento, and carried by the following vote to approve the Consent Agenda:

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

**5. NEW BUSINESS**

**A. NOMINATIONS 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 Kammer nominated Commissioner Jones. Commissioner Sarmiento seconded the nomination.

**2) Public Input**

None

**3) Motion Electing Chairperson (roll call vote)**

Commissioner Tavarez expressed his support for Commissioner Jones becoming Chair.

**MAIN MOTION:** It was moved by Commissioner Kammer, seconded by Commissioner Sarmiento to appoint Commissioner Jones as Chairperson:

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

Winning majority vote, Commissioner Jones was elected Chairperson of the Planning Commission.

**B. NOMINATIONS AND ELECTION OF PLANNING COMMISSION VICE-CHAIRPERSON**

**1) Nomination Period**

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

Commissioner Sarmiento nominated Commissioner Acosta. Chair Jones seconded the nomination.

Commissioner Veitch-Olson nominated Commissioner Rodriguez.

Commissioner Tavaréz nominated Commissioner Kammer. Commissioner Rodriguez seconded the nomination.

**2) Public Input**

None

**3) Motion Electing Vice-Chairperson (roll call vote)**

Commissioners Tavaréz, Veitch-Olson and Rodriguez listed their reasons for supporting Commissioner Kammer becoming Vice-Chair.

**At CDD Director's direction, a roll call vote was cast, in which each commissioner would call out the name of the nominee they would support as new vice chair. The votes are as follows:**

**Acosta:** Acosta  
**Kammer:** Kammer  
**Rodriguez:** Kammer  
**Sarmiento:** Acosta  
**Tavaréz:** Kammer  
**Jones:** Acosta  
**Veitch-Olson:** Kammer

Winning majority vote, Commissioner Kammer was elected Vice-Chairperson of the Planning Commission.

Vice-Chair Kammer thanked the Commission for their support.

Chair Jones thanked the Commissioners in supporting him in becoming Chair, and thanked Commissioner Veitch-Olson for her work as Chair.

**6. PUBLIC HEARING**

**A. AN APPLICATION FOR A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2019-301) TO ALLOW THE CONSTRUCTION OF A NEW TELECOMMUNICATIONS FACILITY AT AN EXISTING MINI WAREHOUSE STORAGE FACILITY (EXTRA SPACE STORAGE) LOCATED AT 1478 FREEDOM BOULEVARD (APN: 019-226-13), FILED BY NEW CINGULAR WIRELESS PCS, LLC DBA AT&T WIRELESS, APPLICANT, ON BEHALF OF EXTRA SPACE STORAGE 121, PROPERTY OWNER**

**1) Staff Report**

Staff Report was given by Assistant Planner Sarah Wikle.

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

In answering Chair Jones, applicant Sarah King representing AT&T, stated the proposed cell tower would not interfere with airport operations and spoke about project specifics.

Commissioner Acosta expressed concerns regarding public hearing notices not being received with much anticipation of the meeting. Community Development Director clarified that public hearing notices were sent out ten days in advance of the meeting.

**3) Applicant Presentation**

None

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

In answering Commissioner Veitch-Olson, Ms. King explained the co-location process.

Ms. King answered questions from Vice-Chair Kammer regarding coverage stemming from the proposed tower.

**5) Public Hearing**

Chair Jones opened the public hearing.

Victor Marani, Watsonville Neighbors, asked for increased transparency and advanced noticing of hearings.

Hearing no further comment, Chair Jones closed the public hearing.

6) **Appropriate Motion(s)**

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

**RESOLUTION NO. 6-20 (PC):  
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (PP2019-301) TO ALLOW THE CONSTRUCTION OF A NEW TELECOMMUNICATIONS FACILITY AT AN EXISTING MINI WAREHOUSE STORAGE FACILITY (EXTRA SPACE STORAGE, 121 LLC) LOCATED AT 1478 FREEDOM BOULEVARD, WATSONVILLE, CALIFORNIA (APN 019-226-13)**

7) **Deliberation**

None

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

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

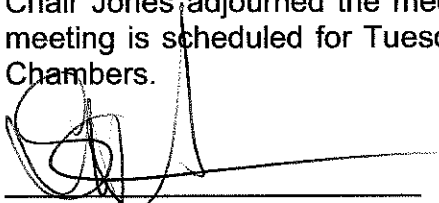
AYES: COMMISSIONERS: Rodriguez, Sarmiento, Tavaréz,  
Veitch-Olson, Kammer, Jones  
NOES: COMMISSIONERS: Acosta  
ABSENT: COMMISSIONERS: None

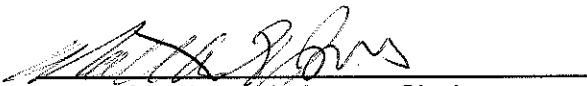
7. **REPORT OF THE SECRETARY**

The report was given by Director Merriam.

8. **ADJOURNMENT**

Chair Jones adjourned the meeting at 7:39 PM. The next Planning Commission meeting is scheduled for Tuesday, April 7, 2020, at 6:00 PM in the City Council Chambers.

  
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Suzi Merriam, Secretary  
Planning Commission

  
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Matthew H. Jones, Chair  
Planning Commission