

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF WATSONVILLE

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

June 2, 2020

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 brief summary of action taken.*

**1. ROLL CALL**

Chair Matthew Jones, Vice-Chair Anna Kammer, and Commissioners Ed Acosta, Jenny T. Sarmiento, and Jenni Veitch-Olson were present. Commissioner Phillip F. Tavaréz was absent.

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Principal Planner Justin Meek, Associate Planner Ivan Carmona, Assistant Planner Sarah Wickle, Recording Secretary Deborah Muniz and Administrative Assistant II Elena Ortiz.

**2. PLEDGE OF ALLEGIANCE**

Chair Matthew Jones led the Pledge of Allegiance.

**3. PRESENTATIONS & ORAL COMMUNICATIONS**

**A. PRESENTATION ON STATE LEGISLATION ON THE PERMITTING OF ACCESSORY DWELLING UNITS**

The presentation was given by Associate Planner Ivan Carmona.

Associate Planner Carmona, in answering Commissioner Kammer, stated he anticipated an increase in demand for permits to build Accessory Dwelling Units (ADU) on properties. He added that recent legislation reduced fees for new ADUs.

In answering Commissioner Sarmiento, Associate Planner Carmona stated that those interested in building an ADU should contact City staff for information on requirements.

Associate Planner Carmona, in answering Chair Jones, explained that new ADUs could be attached or detached from the existing housing unit.

In answering Commissioner Sarmiento, Associate Planner Carmona stated that City staff was exploring the creation of a program that would financially aid low-income residents when building ADUs.

Principal Planner Meek added that staff would be presenting a new ADU ordinance at the following Planning Commission meeting.

Watsonville resident, Christina Granados, inquired about how state law affects homeowners in HOAs and whether she would be eligible for converting an existing garage as an ADU in the Sea View Ranch subdivision.

Associate Planner Carmona explained that state law has been changed to nullify HOA provisions that restrict ADUs in areas zoned for single-family housing. The housing area where Ms. Granados lives is zoned multi-family planned development. State law does not apply to this type of housing for converting existing garages into ADUs.

Principal Planner Meek added that ADU law was designed to accommodate the construction of more ADUs in areas zoned for single-family housing but not in multi-family, planned developments.

**4. CONSENT AGENDA**

**A. MOTION APPROVING MINUTES OF MAY 5, 2020 REGULAR MEETING**

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

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

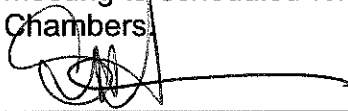
**5. REPORT OF THE SECRETARY**


The report was given by Director Merriam.

In answering Commissioner Sarmiento, Director Merriam stated the COVID-19 Pandemic could delay approved projects, but most were on track.

**6. ADJOURNMENT**

Chair Jones adjourned the meeting at 6:43 PM. The next Planning Commission meeting is scheduled for Tuesday, July 14, 2020, at 6:00 PM in the City Council Chambers.

  
\_\_\_\_\_  
Suzi Merriam, Secretary  
Planning Commission

  
\_\_\_\_\_  
Matthew H. Jones, Chair  
Planning Commission