

AGENDA
CITY OF WATSONVILLE
PLANNING COMMISSION MEETING

Opportunity Through Diversity; Unity Through Cooperation.



The City of Watsonville is dedicated to improving the economic vitality, safety & living environment for the culturally rich Watsonville community, by providing leadership for the achievement of community goals & high quality, responsive public services.

Chair Anna Kammer, District 5
Vice Chair Nick Rivera, District 4

Jenny Sarmiento, District 1
Eduardo Montesino, District 2
Jenni Veitch-Olson, District 3
Matthew H. Jones, District 6
Rick Danna, District 7

Suzi Merriam, Secretary to Planning Commission
Alan J. Smith, City Attorney
Deborah Muniz, Recording Secretary

275 Main Street, Top Floor
Watsonville, CA

Spanish language interpretation is available

Americans with Disabilities Act



The Council Chambers is an accessible facility. If you wish to attend a meeting and you will require assistance in order to attend and/or participate, please call the City Clerk's Office at least five (5) days in advance of the meeting to make arrangements. The City of Watsonville TDD number is (831) 763-4075.

Meetings are streamed live via the City's website and archived thereafter. Meeting are also televised live on Charter Cable Communications Channel 70 and AT&T Channel 99 and re-broadcast on Thursday at 5:00 p.m. and Saturday at 8:00 a.m. the same week of the meeting.

For information regarding this agenda, please call the City Clerk's Office at (831) 768-3040.

1. ROLL CALL**2. PLEDGE OF ALLEGIANCE****3. PRESENTATIONS AND ORAL COMMUNICATIONS FROM THE PUBLIC
AND PLANNING COMMISSION**

(This time is set aside for members of the general public to address the Planning Commission on any item not on the Agenda, which is within the subject matter jurisdiction of the Planning Commission. No action or discussion shall be taken on any item presented except that any Commissioner may respond to statements made or questions asked, or may ask questions for clarification. All matters of an administrative nature will be referred to staff. All matters relating to Planning Commission will be noted in the minutes and may be scheduled for discussion at a future meeting or referred to staff for clarification and report. Any Commissioner may place matters brought up under Oral Communications on a future agenda. ALL SPEAKERS ARE ASKED TO FILL OUT A CARD & LEAVE IT AT THE PODIUM, ANNOUNCE THEIR NAME AND ADDRESS IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES.

**A. [PRESENTATION BY PRINCIPAL ENGINEER MURRAY FONTES ON
DOWNTOWN WATSONVILLE COMPLETE STREETS PLAN](#)**

4. CONSENT AGENDA

All items appearing on the Consent Agenda are recommended actions which are considered to be routine and will be acted upon as one consensus motion. Any items removed will be considered immediately after the consensus motion. The Chair will allow public input prior to the approval of the Consent Agenda.

**A. [MOTION APPROVING MINUTES FOR APRIL 3, 2018 REGULAR
MEETING](#)**

Attachments: [Minutes](#)

5. PUBLIC HEARINGS

**A. [PUBLIC HEARING TO CONSIDER PLANNING COMMISSION
RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE CITY'S
2018-2019 CAPITAL IMPROVEMENT PLAN \(CIP\) WITH PROPOSED
PUBLIC IMPROVEMENTS AND FIND THE PROJECTS ARE
CONSISTENT WITH THE GENERAL PLAN](#)**

Attachments: [2018-2019 CIP Report](#)
 [2018-2019 CIP Resolution](#)

- 1) Staff Report

- 2) Public Hearing
- 3) Discussion
- 4) Appropriate Motion

B. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2018-89) TO ALLOW THE ESTABLISHMENT OF A CONVENIENCE STORE WITH BEER AND WINE SALES (TYPE 20 ABC LICENSE) UNDER NEW OWNERSHIP LOCATED AT 1902 FREEDOM BOULEVARD (APN: 014-032-16), FILED BY WESTERN REFINING RETAIL, LLC, APPLICANT AND PROPERTY OWNER

Attachments: [1902 Freedom Boulevard Report](#)
 [1902 Freedom Boulevard Resolution](#)

- 1) Staff Report
- 2) Applicant Presentation
- 3) Public Hearing
- 4) Discussion
- 5) Appropriate Motion

C. [PUBLIC HEARING TO CONSIDER PLANNING COMMISSION RECOMMENDATION TO THE CITY COUNCIL ON AN ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN MAP AMENDMENT, REZONING, PLANNED DEVELOPMENT OVERLAY DISTRICT, MAJOR SUBDIVISION \(TENTATIVE MAP\), SPECIAL USE PERMIT WITH DESIGN REVIEW \(PP2016-99 & PP2017-116\) TO ALLOW CONSTRUCTION OF 150 DWELLING UNITS, CONSISTING OF 23 SINGLE-FAMILY UNITS, 40 DUPLEX-STYLE TOWNHOME UNITS AND 87 ROW-STYLE TOWNHOME UNITS ON A 13± ACRE SITE LOCATED AT 511 OHLONE PARKWAY \(APN: 01-372-14 AND 018-381-01\), FILED BY CALIFORNIA SUNSHINE DEVELOPMENT LLC, APPLICANT AND PROPERTY OWNER](#)

Attachments: [511 Ohlone Parkway Sunshine Vista Report](#)
 [511 Ohlone Parkway Sunshine Vista Resolution](#)

- 1) Staff Report
- 2) Applicant Presentation
- 3) Public Hearing
- 4) Discussion
- 5) Appropriate Motion

6. REPORT OF SECRETARY

7. ADJOURNMENT

The next meeting is scheduled for Tuesday, July 3, 2018 at 6:00 p.m. in the City Council Chambers, 275 Main Street, 4th Floor (6th level parking), Watsonville, California.