

**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***

***Jenny Sarmiento, District 1***

***Phillip F. Tavarez, District 2***

***Jenni Veitch-Olson, District 3***

***Jenna Rodriguez, District 4***

***Matthew H. Jones, District 6***

***Ed Acosta, District 7***

***Suzi Merriam, Secretary to Planning Commission***

***Alan J. Smith, City Attorney***

***Deborah Muniz, Recording Secretary***

*275 Main Street, Top Floor*

*Watsonville, CA*

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***Spanish language interpretation is available***

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***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

### A. INTRODUCTION OF NEW COMMISSIONERS

## 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.*

## 4. PUBLIC HEARINGS

### A. [PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW \(PP2018-304\) TO ALLOW THE RELOCATION OF AN EXISTING AUTOMOTIVE REPAIR AND SERVICES FACILITY \(OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR\) INTO AN EXISTING 5,000± SQUARE-FOOT INDUSTRIAL BUILDING LOCATED AT 131 WALKER STREET \(APN 017-162-06\), FILED BY RAFAEL OSUNA, APPLICANT, ON BEHALF OF MARK PISTA, PROPERTY OWNER](#)

**Attachments:**      [131 Walker Street - Report](#)  
                                 [131 Walker Street - Resolution](#)

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

- 5) Appropriate Motion

**B.** [PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW \(PP2018-243\) TO ALLOW THE CONVERSION OF A 2,100± SQUARE-FOOT LEASE SPACE OF AN EXISTING 4,200± SQUARE-FOOT BUILDING LOCATED AT 1992 MAIN STREET \(APN: 016-281-01\) INTO A STARBUCKS COFFEEHOUSE WITH AN OUTSIDE PATIO AND DRIVE-THROUGH LANE, FILED BY SCOTT PULLEN WITH HMR ARCHITECTS, APPLICANT, ON BEHALF OF BEST PROPERTIES ASSOCIATES, INC, PROPERTY OWNER](#)

**Attachments:** [1992 Main Street - Report](#)  
[1992 Main Street - Resolution](#)

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

## 5. REPORT OF SECRETARY

## 6. ADJOURNMENT

**The next meeting is scheduled for Tuesday, March 5, 2019 at 6:00 p.m. in the City Council Chambers, 275 Main Street. 4th Floor (6th level parking), Watsonville, California.**