

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 Jenni Veitch-Olson, District 3
Vice Chair Matthew H. Jones, District 6

Jenny Sarmiento, District 1
Phillip F. Tavarez, District 2
Jenna Rodriguez, District 4
Anna Kammer, District 5
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

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.

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 MARCH 5, 2019 MEETING](#)

Attachments: [March 5, 2019 Minutes](#)

5. PUBLIC HEARINGS

- A. [CONSIDERATION OF AN APPLICATION FOR A MAJOR VARIANCE \(PP2018-268\) TO ALLOW FREESTANDING MONUMENT SIGN 45 FEET IN HEIGHT FOR AN APPROVED HOTEL, RESTAURANT AND RETAIL DEVELOPMENT ON A 7.3± ACRE SITE LOCATED AT 69-89 LEE ROAD, FORMERLY 1715 WEST BEACH STREET \(APNS 018-302-04, -05 & -06\), FILED BY JAGJIT TUT WITH ELITE DEVELOPMENTS INC, APPLICANT, ON BEHALF OF J & H RETAIL LLC., PROPERTY OWNER](#)**
- [\(THE APPLICANT HAS RESCINDED THEIR APPLICATION FOR A MAJOR VARIANCE.\)](#)

- B.** [RECOMMENDATION TO THE CITY COUNCIL FOR A GENERAL PLAN AMENDMENT OF THE SITE FROM RESIDENTIAL LOW DENSITY \(RLD\) TO ENVIRONMENTAL MANAGEMENT \(EM\), A ZONING MAP AMENDMENT OF THE SITE FROM SINGLE FAMILY RESIDENTIAL \(R-1\) TO ENVIRONMENTAL MANAGEMENT OPEN SPACE DISTRICT \(EM-OS\), LOT CONSOLIDATION, AND BOUNDARY LINE ADJUSTMENT WITH ENVIRONMENTAL REVIEW \(PP2019-10\) TO ALLOW ADJUSTING THE PROPERTY BOUNDARIES AND AMENDING THE CITY'S GENERAL LAND USE MAP AND ZONING MAP DESIGNATIONS TO REFLECT EXISTING LAND USES FOR THREE SUBJECT PROPERTIES LOCATED AT 376 SOUTH GREEN VALLEY ROAD \(APN:016-231-01\), 376-A SOUTH GREEN VALLEY ROAD \(APN:016-221-06\), AND 0 SOUTH GREEN VALLEY ROAD \(APN: 014-052-01\), FILED BY PRINCIPAL ENGINEER MURRAY FONTES, ON BEHALF OF THE CITY OF WATSONVILLE.](#)

Attachments: [Report - 376 South Green Valley Road](#)
 [Resolution - 376 South Green Valley Road](#)

- 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, May 7, 2019 at 6:00 p.m. in the City Council Chambers, 275 Main Street, 4th Floor (6th level parking), Watsonville, California.