

**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. Meetings 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

*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. REPORTS TO PLANNING COMMISSION

### A. OVERVIEW OF HOTEL PROJECT AT 1 WESTERN DRIVE (PP2015 & PP2017-335)

- 1) Project History and Status
- 2) Public Comment
- 3) Planning Commission Questions

## 5. 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 NOVEMBER 5, 2019 REGULAR MEETING](#)

**Attachments:** [November 5, 2019 Minutes](#)

## 6. PUBLIC HEARINGS

**A.** [AN APPLICATION FOR A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW \(PP2018-248\) TO ALLOW THE CONSTRUCTION OF THREE ONE-STORY COMMERCIAL BUILDINGS TOTALING 20,000± SQUARE FEET AND INCLUDING TWO DRIVE-THROUGH FACILITIES LOCATED AT 975-1075 MAIN STREET \(APN 018-261-14 & 018-261-29\), FILED BY ROD FERMIN WITH BOOS DEVELOPMENT GROUP INC, APPLICANT, ON BEHALF OF 975 MAIN STREET ASSOCIATES LLC, PROPERTY OWNER](#)

**Attachments:**      [975-1075 Main Street - Report](#)  
                                 [Mitigated Negative Declaration - Resolution](#)  
                                 [Special Use Permit with Design Review - Resolution](#)

- 1) Staff Report
- 2) Planning Commission Clarifying & Technical Questions
- 3) Applicant Presentation
- 4) Planning Commission Clarifying & Technical Questions
- 5) Public Hearing
- 6) Appropriate Motion(s)
- 7) Deliberation
- 8) Chair Calls for a Vote on Motion(s)

## **7. REPORT OF THE SECRETARY**

## **8. ADJOURNMENT**

**The next meeting is scheduled for Tuesday, January 14, 2020 at 6:00 p.m., in the City Council Chambers, 275 Main Street, 4th Floor (6th level parking), Watsonville, California.**

