

**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

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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. 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. 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. [DECEMBER 3, 2019 MINUTES](#)

**Attachments:**      [December 3, 2019 Minutes](#)

## 5. PUBLIC HEARINGS

### A. [TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW \(PP2019-346\) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING GAS STATION WITH A 1,061 SQUARE FOOT CONVENIENCE STORE \(32 ENTERPRISES INC\) LOCATED AT 1180 MAIN STREET \(APN: 016-172-19\), FILED BY RAHIL HUSSAIN, APPLICANT, ON BEHALF OF 7-ELEVEN, INC., PROPERTY OWNER](#)

**Attachments:**      [1180 Main Street - Report](#)  
                                 [1180 Main Street- 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)

**B. [TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW \(PP2019-347\) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING GAS STATION WITH A 1,040 SQUARE FOOT CONVENIENCE STORE \(32 ENTERPRISES INC\) LOCATED AT 1597 FREEDOM BOULEVARD \(APN: 016-501-18\), FILED BY RAHIL HUSSAIN, APPLICANT, ON BEHALF OF 7-ELEVEN, INC., PROPERTY OWNER](#)**

**Attachments:**      [1597 Freedom Boulevard - Report](#)  
                                 [1597 Freedom Boulevard - 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)

**C.** [RECOMMENDATION TO CITY COUNCIL ON AMENDMENTS TO CHAPTER 14-16 \(DISTRICT REGULATIONS\) AND 14-53 \(CANNABIS FACILITIES\) OF THE WATSONVILLE MUNICIPAL CODE REGARDING CANNABIS FACILITIES](#)

**Attachments:**      [Cannabis Ordinance - Report](#)  
                                 [Cannabis Ordinance - Resolution](#)  
                                 [Cannabis Ordinance Correspondence](#)

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

## **6. REPORT OF THE SECRETARY**

## **7. ADJOURNMENT**

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