

**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. REPORTS TO PLANNING COMMISSION

### A. [PRESENTATION ON THE COMPLETE STREETS PLAN FOR DOWNTOWN](#)

**Attachments:** [Hyperlink](#)

### B. [PRESENTATION ON THE COMPLETE STREETS PLAN FOR SCHOOLS](#)

**Attachments:** [Hyperlink](#)

### C. [PRESENTATION ON VISION ZERO](#)

**Attachments:** [Hyperlink](#)

## 5. PUBLIC HEARINGS

### A. [AN APPLICATION FOR A SPECIAL USE PERMIT \(PP2019-430\) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE GENERAL \(TYPE 21\) LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING 775 SQUARE FOOT CONVENIENCE STORE \(LALO'S LIQUORS\) LOCATED AT 338 EAST RIVERSIDE DRIVE \(APN: 017-282-05\), FILED BY EDUARDO CASILLAS CERVANTES, APPLICANT AND PROPERTY OWNER](#)

**Attachments:** [338 East Riverside Drive - Report](#)  
[338 East Riverside Drive - 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. [AN APPLICATION FOR A MAJOR VARIANCE \(PP2019-411\) TO ALLOW THREE MENU-TYPE BOARDS TOTALING 35.68± SQUARE FEET IN AGGREGATE AREA FOR THE DRIVE-THROUGH FACILITY ON A 2.4± ACRE PARCEL LOCATED AT 73 LEE ROAD \(APN 018-302-06\) WITHIN A 7.3± ACRE SITE APPROVED FOR HOTEL, RESTAURANT AND RETAIL DEVELOPMENT \(APNS 018-302-04, -05 & -06\), FILED BY DAVID FORD WITH ALL SIGNS SERVICES, APPLICANT, ON BEHALF OF J & H RETAIL LLC, PROPERTY OWNER](#)**

**Attachments:**      [73 Lee Road -Report](#)  
                                 [73 Lee Road- 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)

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

### **A. PROCEDURES FOR ELECTING PLANNING COMMISSION CHAIR AND VICE-CHAIR**

## **7. ADJOURNMENT**

**The next meeting is scheduled for Tuesday, March 3, 2020 at 6:00 p.m., in the City Council Chambers, 275 Main Street, 4th Floor (6th level parking), Watsonville, California.**