

**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 Matthew H. Jones, District 6**  
**Vice Chair, Anna Kammer, District 5**

**Jenny Sarmiento, District 1**  
**Phillip F. Tavarez, District 2**  
**Jenni Veitch-Olson, District 3**  
**Jenna Rodriguez, District 4**  
**Ed Acosta, District 7**

**Suzi Merriam, Secretary to Planning Commission**  
**Alan J. Smith, City Attorney**  
**Deborah Muniz, Recording Secretary**

**Remote/Teleconference Meeting- Join the meeting by computer, tablet or smart phone at**  
**<https://global.gotomeeting.com/join/259221589> or by telephone at +1 (669)**  
**224-3412 and enter access code: 259-221-589.**

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.*

## **Notice of Remote/Teleconference Meeting**

*This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Services Act, the Governor's Emergency Declaration related to COVID-19, the March 31 Santa Cruz County Health Officer Extended and Modified Shelter in Place Order and the March 17 Governor's Executive Order N-29-20, that allows attendance by members of the City Council, City staff, and the public to participate and the Council to conduct the meeting by teleconference, video conference, or both.*

*To reduce the spread of COVID-19, members of the public are encouraged to view the meeting from their home by video streaming at <https://watsonville.legistar.com/Calendar.aspx>, Channel 70 (Charter), and Channel 99 (AT&T).*

*The public may participate/comment during the meeting by joining the meeting from their computer, tablet or smart phone <https://global.gotomeeting.com/join/259221589>*

*The public may also comment by telephone at +1(669) 224-3412 and enter access code: 259-221-589*

*To submit comments in writing, please email [cdd@cityofwatsonville.org](mailto:cdd@cityofwatsonville.org) and write "Public Comment" in the subject line. Include the item number and title of the item in the body of the email and your comments. All comments received by 10:00 a.m. on May 5th will be included in the Planning Commission Packet on the City's website before the meeting. Comments received after 10:00 a.m. will be added to the record of the meeting.*

### **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 Planning Commission 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 ANNOUNCE THEIR NAME 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 OF MARCH 3, 2020](#)**

**Attachments:**      [March 3, 2020 Minutes](#)

### **5. PUBLIC HEARINGS**

**A.** [CONSIDERATION OF MOTION RECOMMENDING CITY COUNCIL ADOPT THE CITY'S 2020-2021 CAPITAL IMPROVEMENT PROGRAM \(CIP\) WITH PROPOSED PUBLIC IMPROVEMENTS AND FIND THE PROJECTS ARE CONSISTENT WITH THE CITY'S GENERAL PLAN, FILED BY THE CITY OF WATSONVILLE](#)

**Requested by:** Community Development Director Merriam

**Attachments:** [2020-2021 Capital Improvement Program - Report](#)  
[2020-2021 Capital Improvement Program - Resolution](#)  
[Exhibit A to Resolution](#)

- 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)

**B.** [AN APPLICATION FOR A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW \(PP2019-374\) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE \(TYPE 20\) ABC LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING GAS STATION WITH A 2765± SQUARE FOOT CONVENIENCE STORE AND CAR WASH \(VIKHAR GAS\) LOCATED AT 676 EAST LAKE AVENUE \(APN 017-072-01\), FILED BY ATAM PARKASH SINGH SANDHU, APPLICANT AND PROPERTY OWNER](#)

**Requested by:** Community Development Director Merriam

**Attachments:** [676 East Lake Avenue - Report](#)  
[Attachment 1 - Site & Vicinity Map](#)  
[Attachment 2 - Floor & Site Plan](#)  
[Attachment 3 - Interview Scoring Rubric](#)  
[Attachment 4 - Interior Security Camera Plan](#)  
[Attachment 5 - Exterior Security Camera Plan](#)  
[676 East Lake Avenue - 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.** [AN APPLICATION FOR A SPECIAL USE PERMIT WITH MINOR DESIGN REVIEW AND ENVIRONMENTAL REVIEW \(PP2018-282\) TO ALLOW CONSTRUCTION OF TWO DISTILLATION TOWERS OVER 35-FEET AND UPGRADE INTERNAL EQUIPMENT FOR THE AGRON BIODIESEL FACILITY LOCATED AT 860 WEST BEACH STREET \(APN 018-321-01\), FILED BY ROXBY HARTLEY WITH WIE-AGRON BIOENERGY, APPLICANT AND PROPERTY OWNER](#)

**Requested by:** Community Development Director Merriam

**Attachments:** [860 West Beach Street - Report](#)  
[Attachment 1 - Agron Facility Plan Set](#)  
[Attachment 2 - Record of Survey](#)  
[Attachment 3 - Site and Vicinity Map](#)  
[Attachment 4 - Grant Deed](#)  
[860 West Beach 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)

**D.** [AN APPLICATION FOR A SPECIAL USE PERMIT WITH DESIGN REVIEW, MAJOR VARIANCE, AND ENVIRONMENTAL REVIEW \(PP2018-35\) TO ALLOW THE DEMOLITION OF A MCDONALDS BUILDING WITH A SINGLE DRIVE-THROUGH LANE AND RECONSTRUCTION OF A NEW MCDONALDS BUILDING WITH A SPLIT DRIVE-THROUGH LANE AND TWO MENU BOARDS ON A 1.01± ACRE SITE LOCATED AT 1598 FREEDOM BOULEVARD \(APN 019-282-03\), FILED BY SILVIA WYTKIND, MCDONALD'S USA, LLC, APPLICANT, ON BEHALF OF FRANCHISE REALTY INTERSTATE CORP \(MCDONALDS\), PROPERTY OWNER](#)

**Requested by:** Community Development Director Merriam

**Attachments:** [1598 Freedom Boulevard- Report](#)  
[Attachment 1 - Site & Vicinity Map](#)  
[Attachment 2 - ALTA Survey](#)  
[Attachment 3 - Project Plans](#)  
[Attachment 4 - Photometric Plan](#)  
[Attachment 5 - Sign Program Book](#)  
[Attachment 6 - Sign Plans for Major Variance](#)  
[Attachment 7 - Post-Construction Stormwater Requirements](#)  
[Attachment 8 - Healthy Eating Options](#)  
[Attachment 9.- Other McDonalds Restaurants](#)  
[1598 Freedom Boulevard - Resolution](#)

- 1) Staff Report
- 2) Planning Commission Clarifying & Technical Questions
- 3) Applicant Presentation
- 4) Planning Commission Clarifying & Technical Questions
- 5) Public Input
- 6) Appropriate Motion(s)
- 7) Deliberation

8) Chair Calls for a Vote on Motion(s)

**E. [RECOMMENDATION TO CITY COUNCIL FOR ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND APPROVAL OF A LOT LINE ADJUSTMENT, DENSITY BONUS, PLANNED DEVELOPMENT, AND SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW \(PP2019-14\) TO ALLOW CONSTRUCTION OF THE MILES LANE PROJECT ON A 4.7± ACRE SITE, FILED BY ELIZABETH NAHAS WILSON WITH MIDPEN HOUSING CORPORATION, APPLICANT, ON BEHALF OF MICHAEL C. MARCHISIO TRUST AND NAMVAR & SHIREEN DINYARI, PROPERTY OWNERS](#)**

**Requested by:** Community Development Director Merriam

**Attachments:** [Miles Lane Project - Report](#)  
[Attachment 1- Site & Vicinity Map](#)  
[Attachment 2a - Project Plans \(022820\)](#)  
[Attachment 2b - LLA Exhibit \(031920\)](#)  
[Attachment 3 - Revised Planned Development Request](#)  
[Attachment 4 - Revised Density Bonus Housing Plan](#)  
[Attachment 5 - Stormwater PCR Requirements](#)  
[Attachment 6 - Preliminary Stormwater Control Plan](#)  
[Attachment 7 - Initial Study/Mitigated Negative Declaration](#)  
[Attachment 8 - Response to Comments \(April 2020\)](#)  
[Attachment 9 - Recirculation Memo \(April 2020\)](#)  
[Miles Lane Project - Resolution LLA-DB-PD-SUP-DR](#)  
[Miles Lane Project - Resolution MND](#)  
[Miles Lane Correspondence](#)

- 1) Staff Report
- 2) Planning Commission Clarifying & Technical Questions
- 3) Applicant Presentation
- 4) Planning Commission Clarifying & Technical Questions

- 5) Public Input
  
- 6) Appropriate Motion(s)
  
- 7) Deliberation
  
- 8) Chair Calls for a Vote on Motion(s)

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

## **7. ADJOURNMENT**

**The next meeting is scheduled for Tuesday, June 2 at 6:00 PM, in the City Council Chambers, 275 Main Street, 4th Floor (6th level parking), Watsonville, California.**