

AGENDA
CITY OF WATSONVILLE
PLANNING COMMISSION MEETING

Opportunity Through Diversity; Unity Through Cooperation.



Working with our community to create positive impact through service with heart.

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

Jenny Sarmiento, District 1
Vacant, District 2
Jenni Veitch-Olson, District 3
Vacant, 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

<https://global.gotomeeting.com/join/491183797>

or by telephone at +1 (872) 240-3212 Access code: 491-183-797

Spanish language interpretation is available



Americans with Disabilities Act

The City of Watsonville, in complying with the Americans with Disabilities Act ("ADA"), requests individuals who require special accommodations to access and/or participate in Planning Commission meetings, to please contact the City Clerk's Office at (831) 768-3040, at least three (3) days in advance of the meeting to make arrangements. The City of Watsonville TDD number is (831) 763-4075.

Meetings are 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 or interpretation services, 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 Santa Cruz County Health Officer Extended and Modified Shelter in Place Orders, and the Governor's Executive Orders N-25-20 and N-29-20, that allows attendance by members of the Planning Commission, City Staff, and the public to participate and the Commission conduct the meeting by teleconference, video conference, or both.

HOW TO VIEW THE MEETING: There is no physical location from which members of the public may observe the meeting. Please view the meeting which is being televised on Channel 70 (Charter) and Channel 99 (AT&T) and video streamed at <https://watsonville.legistar.com/Calendar.aspx>

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit written comments through the Planning Commission portal at <https://watsonville.legistar.com> by clicking e-Comment or by emailing cdd@cityofwatsonville.org. All comments will be part of the meeting record. Emails received two hours before the meeting will not be uploaded to the Agenda and may not be seen by the Planning Commission or staff. They will be added to the agenda the day after the meeting.

HOW TO PARTICIPATE DURING THE MEETING: Members of the public are encouraged to join the meeting through Gotomeetings from their computer, tablet or smart phone at <https://global.gotomeeting.com/join/491183797> or by calling +1 (872) 240-3212 and enter access code: 491-183-797 to express their comments.

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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 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 OF JUNE 2, 2020 REGULAR MEETING](#)

Attachments: [June 2, 2020 Minutes](#)

5. PUBLIC HEARINGS**A. [AN APPLICATION FOR A SPECIAL USE PERMIT \(APPLICATION NO. 66\) TO ALLOW THE ESTABLISHMENT OF AN ON-SALE GENERAL-RESTRICTIVE SERVICE BEER, WINE, AND DISTILLED SPIRITS \(TYPE 70\) ABC LICENSE FOR A PROPOSED HOTEL \(HAMPTON INN AND SUITES\) LOCATED AT 75 LEE ROAD \(APN: 018-302-05\), FILED BY RICARDO CONTRERAS, APPLICANT, ON BEHALF OF JUGGY TUT, PROPERTY OWNER](#)**

Attachments: [Report - 75 Lee Road](#)
[Attachment 1 - Site & Vicinity Map](#)
[Attachment 2 - Interview Scoring Rubric](#)
[Attachment 3 - Application](#)
[Attachment 4 - Floor Plan](#)
[Attachment 5 - Site Plan](#)
[Resolution - 75 Lee Road](#)

- 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 SPECIAL USE PERMIT AND ENVIRONMENTAL REVIEW \(PP80\) TO ALLOW TENANT IMPROVEMENTS WITHIN TRACTOR SUPPLY CO. BY CONVERTING EXISTING STORAGE SPACE INTO A NEW VETERINARIAN CLINIC AT 580 AUTO CENTER DRIVE \(APN: 016-172-78\), FILED BY VETIQ PETCARE, APPLICANT AND TENANT](#)

Attachments:

[Report - 580 Auto Center Drive](#)

[Attachment 1 - Plans](#)

[Attachment 2 - Site & Vicinity Map](#)

[Resolution - 580 Auto Center Drive](#)

- 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 DESIGN REVIEW AND ENVIRONMENTAL REVIEW \(PP2019-18\) TO ALLOW THE ESTABLISHMENT OF A PROPANE STORAGE AND TRANSFER FACILITY \(AKA BULK PROPANE PLANT\) ON A 0.7± ACRE PROPERTY LOCATED AT 950 WEST BEACH STREET, WATSONVILLE, CALIFORNIA \(APNS 018-331-28; FORMERLY APNS 018-331-05 & -06\), FILED BY DAVID DAUPHIN WITH C2G, APPLICANT, ON BEHALF OF RICHARD KOJAK WITH MOUNTAIN PROPANE SERVICE, PROPERTY OWNER](#)

Attachments:

[Report - 950 West Beach Street](#)

[Attachment 1- Site and Vicinity Map](#)

[Attachment 2- Plan Set](#)

[Attachment 3- Reference Maps & Recorded Documents](#)

[Attachment 4- Stormwater Requirements](#)

[Attachment 5- Environmental Memo \(dated 6/4/20\)](#)

[Attachment 6 - Water Board Transmittal \(dated 7/15/14\)](#)

[950 W. Beach Correspondence](#)

[Resolution - 950 West Beach Street](#)

- 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. [RECOMMENDATION TO CITY COUNCIL ON AMENDMENTS TO CHAPTER 14-16 \(DISTRICT REGULATIONS\), CHAPTER 14-18 \(DEFINITIONS\), CHAPTER 14-40 \(GENERAL PROVISIONS, EXCEPTIONS, AND MODIFICATIONS\), AND REPEAL CHAPTER 14-23 \(ACCESSORY DWELLING UNITS\) AND UPDATE WITH NEW CHAPTER 14-23 \(ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS\) OF THE WATSONVILLE MUNICIPAL CODE](#)

Attachments:

[Report - Accessory Dwelling Units](#)

[Attachment 1 - Map](#)

[Attachment 2 - Sample Impact Fees](#)

[Resolution - Accessory Dwelling Units](#)

- 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

The next meeting is scheduled for Tuesday, September 1, 2020 at 6:00 p.m.