

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
Veronica Dorantes-Pulido, District 4
Ed Acosta, District 7

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

Please click the link below to join the webinar:

<https://zoom.us/j/95777281527>; or iPhone one-tap: US: +12133388477,,95777281527# or +16692192599,,95777281527#; or Telephone: US +1 213 338 8477 or +1 669 219 2599 or +1 669 900 9128

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/Teleconferencing 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 Zoom Webinar from their computer, tablet or smart phone at <https://zoom.us/j/95777281527>; or iPhone one tap: US: +12133388477,,95777281527# or +16692192599,,95777281527# or Telephone: Dial (for higher quality, dial a number based on your current location): US:+1 213-338-8477 or +1 669-219-2599 or +1 669-900-9128 Webinar ID: 957 7728 1527 to express their comments.

*You will be placed in the meeting as an attendee; when you are ready to make a public comment, if joining by computer audio, please click on the "Raise Hand" button and the Chair will unmute your microphone; and if joining by phone, please press *9 on your keypad. You may also register to speak until two hours before the meeting at <https://watsonville.legistar.com/Calendar.aspx>*

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Spanish interpretation services will be available through Zoom by toggling language audio options to the Spanish channel.

Servicios de interpretación en español estarán disponible en Zoom al elegir el botón "Spanish."

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 JULY 14, 2020 REGULAR MEETING](#)

Attachments: [July 14, 2020 Minutes](#)

5. PUBLIC HEARINGS

A. [AN APPLICATION FOR A SPECIAL USE PERMIT \(APPLICATION NO. PP1\) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE \(TYPE 20\) ABC LICENSE FOR A PROPOSED GAS STATION WITH CONVENIENCE STORE AND CAR WASH \(ARCO "AMPM"\) LOCATED AT 69 LEE ROAD \(APN 018-302-06\), FILED BY J&H RETAIL LLC, APPLICANT AND PROPERTY OWNER](#)

Attachments: [69 Lee Road - Report](#)
 [69 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)

B. [AN APPLICATION FOR 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, \(APNS 018-331-28; FORMERLY APNS 018-331-05 & -06\), FILED BY DAVID DAUPHIN WITH C2G, APPLICANT, ON BEHALF OF RICHARD KOJAK WITH MOUNTAIN PROPANE SERVICE, PROPERTY OWNER](#)

Attachments:

- [950 West Beach Street - Report](#)
- [1. Site and Vicinity Map](#)
- [2. Proximity to Nearby Land Uses Map](#)
- [3. Plan Set](#)
- [4. Reference Maps and Recorded Documents](#)
- [5. Post-Construction Stormwater Requirements Summary](#)
- [6. Mt. Propane Environmental Guidance Memo \(June 4, 2020\)](#)
- [7. Water Board Case Closure Transmittal \(July 15, 2014\)](#)
- [8. Public Comments received up to Aug 27](#)
- [8 \(b\) Public Comments received Aug 28 to Sept 1, 2020](#)
- [950 West Beach Street - Resolution \(Approval\)](#)
- [950 West Beach Street - Resolution \(Denial\)](#)

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

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

6. REPORT OF THE SECRETARY

7. ADJOURNMENT

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