

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF WATSONVILLE

COUNCIL CHAMBERS  
275 MAIN STREET, 4<sup>th</sup> FLOOR, WATSONVILLE, CALIFORNIA

February 5, 2019

6:00 PM

*In accordance with City policy, all Planning Commission meetings are recorded on audio and videotape in their entirety, and the tapes are available for review in the Community Development Department (CDD). These minutes are a brief summary of action taken.*

**1. ROLL CALL OF COMMISSIONERS**

Present were Commissioners Ed Acosta, Matthew H. Jones (arrived at 6:02 PM), Jenna Rodriguez, Jenny T. Sarmiento, Phillip F. Tavarez, and Commissioner Jenni Veitch-Olson. Chair Anna Kammer was absent.

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Principal Planner Justin Meek, AICP, Associate Planner Ivan Carmona-Torres, Recording Secretary Deborah Muniz, Administrative Assistant II Maria Elena Ortiz and City Interpreter Carlos Landaverry.

Community Development Director Merriam announced that Chair Kammer was absent and the Vice-Chair's term had expired.

Pursuant to Watsonville Municipal Code Section 2-1.107, a temporary chair shall be elected by the Commissioners present.

**ELECTION OF THE CHAIR**

**Motion:** It was moved by Commissioner Sarmiento, seconded by Commissioner Tavarez, and carried by the following vote to appoint Member Veitch-Olson as Chair Pro Tempore:

AYES:	COMMISSIONERS:	Acosta, Jones, Rodriguez, Sarmiento Tavarez, Veitch-Olson
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Kammer

**2. PLEDGE OF ALLEGIANCE**

Chair Pro Tempore Veitch-Olson led the Pledge of Allegiance.



**A. INTRODUCTION OF NEW PLANNING COMMISSIONERS**

Chair Pro Tempore Veitch-Olson welcomed the new Planning Commissioners.

Commissioner Acosta thanked Council member Ari Parker, District 7, for the opportunity to serve on the Planning Commission.

Commissioner Jenna Rodriguez introduced herself to the Planning Commission and is looking forward to serving her community through her new role.

**3. PRESENTATIONS AND ORAL COMMUNICATIONS**

Commissioner Sarmiento invited the public to attend the 25<sup>th</sup> Annual Peace and Unity March on Sunday, February 10, 2019, at 11 AM at the City Plaza.

Commissioner Veitch-Olson invited the community to the mayor's bike ride event on Saturday, February 9, 2019 at 10 AM along the Pajaro River Levee Trail. Additionally, she reminded the community about the importance of participating in the upcoming 2020 Census.

City Attorney Smith reminded the Planning Commission that when voting on items, members should apply the facts to make findings based on policy that both the City Council and Planning Commission have adopted in the past.

**4. PUBLIC HEARINGS**

**A. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2018-304) TO ALLOW THE RELOCATION OF AN EXISTING AUTOMOTIVE REPAIR AND SERVICES FACILITY (OSUNA AUTO ELECTRIC & SMALL ENGINE REPAIR) INTO AN EXISTING 5,000± SQUARE-FOOT INDUSTRIAL BUILDING LOCATED AT 131 WALKER STREET (APN: 017-162-06), FILED BY RAFAEL OSUNA, APPLICANT, ON BEHALF OF MARK PISTA, PROPERTY OWNER**

**1) Staff Presentation**

Staff Report was given by Associate Planner Ivan Carmona.

In answering Commissioner Sarmiento's question regarding the expansion of his business, Mr. Osuna stated that essentially, the relocation of his business will allow for more customers.

In response to Commissioner Tavaréz concern regarding the fencing, Mr. Osuna stated that they just installed new mesh on the fencing to allow more privacy.



**2) Applicant Presentation**

Rafael Osuna, applicant, gave a brief background about his business.

**3) Public Hearing**

Chair Pro Tempore Veitch-Olson opened the public hearing.

Bray, member of the public, expressed his support for Mr. Osuna's business.

Hearing no further public comment, Chair Pro Tempore Veitch-Olson closed the public hearing.

**4) Commission Discussion**

Commissioner Tavaréz expressed support for the item, and inquired about the possibility of installing street signage to warn customers about "the dip" when exiting the business onto Walker Street.

Mr. Osuna agreed with Commissioner Tavaréz concerns regarding that "dip" and hopes that the City can look into it.

Chair Pro Tempore Veitch-Olson thanked the applicant for keeping his business in Watsonville and spoke in support of the item.

Mr. Osuna thanked City staff for all of their help, and expressed hopes that in the future, the application process be expedited.

**5) Motion:**

It was moved by Commissioner Jones, seconded by Commissioner Sarmiento, and carried by the following vote to adopt a resolution approving the major modification to special use permit with design review.

AYES:	COMMISSIONERS:	Acosta, Jones, Rodriguez, Sarmiento Tavaréz, Veitch-Olson
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Kammer

**B. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2018-243) TO ALLOW THE CONVERSION OF A 2,100± SQUARE-FOOT BUILDING LOCATED AT 1992 MAIN STREET (APN: 016-281-01) INTO A STARBUCKS COFFEEHOUSE WITH AN OUTSIDE PATIO AND DRIVE-THROUGH LANE, FILED BY SCOTT PULLEN WITH HMR ARCHITECTS, APPLICANT, ON BEHALF OF BEST PROPERTIES ASSOCIATES, INC, PROPERTY OWNER**



**1) Staff Presentation**

Staff Report was given by Principal Planner Justin Meek.

In answering Commissioner Jones' question regarding the loss of parking spaces, Principal Planner Meek clarified that while the project would result in the loss of a few spaces, the shopping center has a surplus of over 100 spaces.

Commissioner Sarmiento expressed concern about City staff supporting this drive-through project, especially when considering the environmental impacts.

In addressing Commissioner Sarmiento's concerns regarding the negative environmental impacts, Principal Planner Meek stated that this project meets the City's current code. Additionally, City Attorney Smith reminded the Planning Commission that they are voting based on the City's existing policy, and whether a project meets the required standards.

Commissioner Acosta inquired about the direction of traffic flow, specifically, when exiting the drive-through.

Principal Planner Meek went over the site map. Additionally, Director Merriam proposed adding a condition to the project to include directional signage at the exit of the drive-through.

**2) Applicant Presentation**

None

**3) Public Hearing**

Chair Pro Tempore Veitch-Olson opened the public hearing.

Hearing no further public comment, Chair Pro Tempore Veitch-Olson closed the public hearing.

**4) Commission Discussion**

In answering Commissioner Tavaréz inquiry regarding this project complementing other existing commercial businesses in the shopping center, Principal Planner Meek clarified that it is another commercial use project that may be of interest to those that are shopping in the center.

Commissioner Tavaréz suggested to the applicant the possibility of including a fence on the drive-through lane to avoid any pedestrian collisions.



5) **Motion:**

It was moved by Commissioner Tavarez, seconded by Commissioner Jones, and carried by the following vote to adopt a resolution approving special use permit with design and environmental review with a condition that the applicant include a stop sign at the end of the drive-through:

AYES: COMMISSIONERS: Acosta, Jones, Rodriguez, Tavarez,  
Veitch-Olson

NOES: COMMISSIONERS: Sarmiento

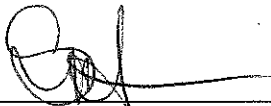
ABSENT: COMMISSIONERS: Kammer

5. **REPORT OF THE SECRETARY**

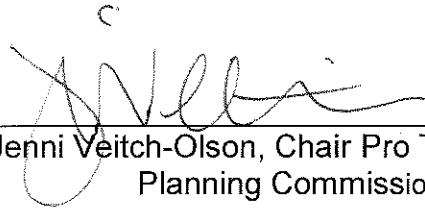
Director Merriam welcomed the two new Planning Commissioners. Additionally, she reminded the Commission that they will be hosting the election of the Chair and Vice-Chair at the next meeting in March.

6. **ADJOURNMENT**

Chair Pro Tempore Veitch-Olson adjourned the meeting at 6:42 PM. The next Planning Commission meeting is scheduled for Tuesday, March 5, 2019, at 6:00 PM in the City Council Chambers.



Suzi Merriam, Secretary  
Planning Commission



Jenni Veitch-Olson, Chair Pro Tempore  
Planning Commission