

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
Gina Cole, 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 - Join the meeting by computer, tablet or smart phone at <https://global.gotomeeting.com/join/461768381> or by telephone at +1 (669) 224-3412 and enter access code: 461-768-381.

Spanish language interpretation is available



Americans with Disabilities Act

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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 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/461768381>.

The public may also comment by telephone at +1(669) 224-3412 and enter access code: 461-768-381.

To submit comments in writing, please email 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. Written comments can also be submitted through the City's Planning Commission portal at <https://watsonville.com> by clicking e-Comment. If you would like the comments to be read out loud at the meeting (not to exceed three minutes), please write "READ OUT LOUD AT MEETING" at the beginning of the comments. All comments received by 10:00 a.m. on June 9th 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 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.

A. [PRESENTATION ON STATE LEGISLATION ON THE PERMITTING OF ACCESSORY DWELLING UNITS](#)

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 MAY 5, 2020 REGULAR MEETING](#)

Attachments: [May 5, 2020 Minutes](#)

5. REPORT OF THE SECRETARY

6. ADJOURNMENT

The next meeting is scheduled for Tuesday, July 14, 2020 at 6:00 p.m., in the City Council Chambers, 275 Main Street, 4th Floor (6th level parking), Watsonville, California.

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF WATSONVILLE

COUNCIL CHAMBERS
275 MAIN STREET, 4th FLOOR, WATSONVILLE, CALIFORNIA

May 5, 2020

6:09 PM

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

1. ROLL CALL

Chair Matthew Jones, Vice-Chair Anna Kammer, and Commissioners Ed Acosta, Jenny T. Sarmiento, and Jenni Veitch-Olson were present. Commissioners Jenna Rodriguez and Phillip F. Tavarez were absent.

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Administrative Services Director Cindy Czerwin, Principal Planner Justin Meek, Public Works Administrative Services Manager Gabriel Gordo, Financial Analyst Silvia Diaz, Associate Planner Ivan Carmona, Assistant Planner Sarah Wikle, Recording Secretary Deborah Muniz and Administrative Assistant Maria Elena Ortiz.

2. PLEDGE OF ALLEGIANCE

Chair Matthew Jones led the Pledge of Allegiance.

3. PRESENTATIONS & ORAL COMMUNICATIONS

None

4. CONSENT AGENDA

A. MOTION APPROVING MINUTES OF MARCH 3, 2020 REGULAR MEETING

MOTION: It was moved by Commissioner Sarmiento, seconded by Vice-Chair Kammer, and carried by the following vote to approve the Consent Agenda:

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

5. PUBLIC HEARINGS

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

1) Staff Report

Staff Report was given by Administrative Services Director Cindy Czerwin.

2) Planning Commission Clarifying & Technical Questions

In answering Commissioner Veitch-Olson's inquiry, Administrative Services Director Czerwin explained that there is a large increase in projects for years 2022-2023 due to the chrome 6 projected being implemented during those years.

3) Public Hearing

Chair Jones opened the public hearing.

Hearing no comment, Chair Jones closed the public hearing.

4) Appropriate Motion(s)

MAIN MOTION: It was moved by Commissioner Veitch-Olson, seconded by Commissioner Sarmiento, to approve the following resolution:

**RESOLUTION NO. 7-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE CITY'S 2020-2021 CAPITAL IMPROVEMENT PROGRAM (CIP) WITH THE PROPOSED PUBLIC IMPROVEMENTS AND FIND THAT THE CIP SUPPORTS THE GENERAL PLAN**

5) Deliberation

None

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

MAIN MOTION: The above motion carried by the following vote:

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

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 2,765± 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

Prior to the staff report, Commissioner Anna Kammer recused herself due to owning property within 300 feet of the proposed project, therefore creating a conflict of interest.

1) Staff Report

Staff Report was given by Assistant Planner Sarah Wikle.

2) Planning Commission Clarifying & Technical Questions

None

3) Applicant Presentation

None

4) Planning Commission Clarifying & Technical Questions

None

5) Public Hearing

Chair Jones opened the public hearing.

Hearing no comment, Chair Jones closed the public hearing.

6) Appropriate Motion(s)

MAIN MOTION: It was moved by Commissioner Veitch-Olson, seconded by Chair Jones, to approve the following resolution:

**RESOLUTION NO. 8-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING 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 2,765± SQUARE FOOT CONVENIENCE STORE AND CAR WASH (VIKHAR GAS) LOCATED AT 676 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA (APN 017-072-01)**

7) Deliberation

None

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

MAIN MOTION: The above motion carried by the following vote:

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

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

1) Staff Report

Staff Report was given by Associate Planner Ivan Carmona.

2) Planning Commission Clarifying & Technical Questions

None

3) Applicant Presentation

Applicant Roxby Hartley, Wie-Agron Bioenergy, and Brad Wilson, President of Western Iowa Energy, both gave an overview of the project and how beneficial it will be to the City of Watsonville.

4) Planning Commission Clarifying & Technical Questions

None

5) Public Hearing

Chair Jones opened the public hearing.

Hearing no comment, Chair Jones closed the public hearing.

6) Appropriate Motion(s)

MAIN MOTION: It was moved by Vice-Chair Kammer, seconded by Commissioner Sarmiento, to approve the following resolution:

**RESOLUTION NO. 9-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW, AND ENVIRONMENTAL REVIEW (PP2018-282) TO ALLOW RECONSTRUCTION OF A 65-FOOT TALL DISTILLATION TOWER AND CONSTRUCTION OF A NEW 60-FOOT DISTILLATION TOWER ON A 1.56± ACRE SITE LOCATED AT 860 WEST BEACH STREET (APN 018-321-01)**

7) Deliberation

None

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

MAIN MOTION: The above motion carried by the following vote:

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

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, MCDONALDS USA, LLC, APPLICANT, ON BEHALF OF FRANCHISE REALTY INTERSTATE CORP (MCDONALDS), PROPERTY OWNER

1) Staff Report

Staff Report was given by Principal Planner Justin Meek.

2) Planning Commission Clarifying & Technical Questions

None

3) Applicant Presentation

None

4) Planning Commission Clarifying & Technical Questions

None

5) Public Hearing

Chair Jones opened the public hearing.

Hearing no comment, Chair Jones closed the public hearing.

6) Appropriate Motion(s)

MAIN MOTION: It was moved by Vice-Chair Kammer, seconded by Chair Jones, to approve the following resolution:

**RESOLUTION NO. 10-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW, MAJOR VARIANCE, AND ENVIRONMENTAL REVIEW (PP2018-35) TO ALLOW THE DEMOLITION OF A MCDONALD'S BUILDING WITH A SINGLE DRIVE-THROUGH LANE AND RECONSTRUCTION OF A NEW MCDONALD'S 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)**

7) Deliberation

None

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

MAIN MOTION: The above motion carried by the following vote:

AYES: COMMISSIONERS: Acosta, Kammer, Sarmiento,
Veitch-Olson, Jones

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Rodriguez, Tavarez

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

1) Staff Report

Staff Report was given by Principal Planner Justin Meek.

2) Planning Commission Clarifying & Technical Questions

Principal Planner Meek answered questions from Commissioner Acosta regarding affordable housing visitor parking requirements.

Commissioner Sarmiento spoke in support of the project.

Bill Spain, Moore Iacofano Goltsman, Inc. Project Manager, gave a presentation on the Initial Study/Mitigated Negative Declaration prepared for the Miles Lane Project, in accordance with CEQA.

3) Applicant Presentation

A presentation was given by Ashley Schweickart, Acquisition & Pre-Construction Project Manager for MidPen Housing-Watsonville, Joanna Carman, Director of Housing Development-Watsonville and Christine Sippl, Director of Impact & Partnerships with Encompass Community Services.

4) Planning Commission Clarifying & Technical Questions

In answering Commissioner Sarmiento's inquiry, Director Sippl mentioned their plans for the continuation of the Si Se Puede program's services during construction.

5) Public Hearing

Chair Jones opened the public hearing.

Project Manager Schweickart, MidPen Housing Leasing Director, Daniel Fagan, and Director Sippl, answered questions from Watsonville resident, Kay Lynn Hahn, regarding parking at the proposed project.

Jonathan Pilch, Watsonville Wetlands Watch Executive Director, spoke in support of the project.

In answering Kay Lynn Hahn, Watsonville resident, Project Manager Schweickart and Director Sippl, both went over the project's timeline.

Hearing no further comment, Chair Jones closed the public hearing.

6) Appropriate Motion(s)

MOTION: It was moved by Vice-Chair Kammer, seconded by Commissioner Acosta, to approve the following resolution:

RESOLUTION NO. 11-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION (PP2019-14) FOR THE MILES LANE PROJECT ON A 4.7± ACRE SITE LOCATED AT 139, 141, 161 MILES LANE AND 201 KIMBERLY LANE, WATSONVILLE, CALIFORNIA (APNS 016-491-01, -02 & -03, & 016-111-44; AND RECOMMENDING THE CITY COUNCIL ADOPT CONCURRENTLY A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

7) Deliberation

None

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

MAIN MOTION: The above motion carried by the following vote:

AYES: COMMISSIONERS: Acosta, Kammer, Sarmiento,
Veitch-Olson, Jones

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Rodriguez, Tavarez

9) Appropriate Motion(s)

MOTION: It was moved by Commissioner Sarmiento, seconded by Commissioner Veitch-Olson, to approve the following resolution:

RESOLUTION NO. 12-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION APPROVING A LOT LINE ADJUSTMENT, DENSITY BONUS, PLANNED DEVELOPMENT, AND SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2019-14) TO ALLOW THE CONSTRUCTION OF THE MILES LANE PROJECT ON A 4.7± ACRE SITE LOCATED AT 139, 141, 161 MILES LANE AND 201 KIMBERLY LANE, WATSONVILLE, CALIFORNIA (APNS 016-491-01, -02 & -03, & 016-111-44)

10) Deliberation

None

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

MAIN MOTION: The above motion carried by the following vote:

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

6. REPORT OF THE SECRETARY

The report was given by Director Merriam.

7. ADJOURNMENT

Chair Jones adjourned the meeting at 9:15 PM. The next Planning Commission meeting is scheduled for Tuesday, June 2, 2020, at 6:00 PM in the City Council Chambers.

Suzi Merriam, Secretary
Planning Commission

Matthew H. Jones, Chair
Planning Commission