

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 4, 2020

6:04 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 Jenni Veitch-Olson, Vice-Chair Matthew H. Jones, and Commissioners Anna Kammer and Phillip F. Tavarez were present. Commissioners Ed Acosta, Jenna Rodriguez and Jenny T. Sarmiento were absent.

Staff members present were City Attorney Alan Smith, Principal Planner Justin Meek, Assistant Planner Sarah Wikle, Principal Engineer Murray Fontes, Recording Secretary Deborah Muniz, Administrative Assistant II Maria Elena Ortiz, and City Interpreter Carlos Landaverry.

**2. PLEDGE OF ALLEGIANCE**

Chair Veitch-Olson led the Pledge of Allegiance.

**3. PRESENTATIONS & ORAL COMMUNICATIONS**

Chair Veitch-Olson encouraged the public to vote during the Presidential Primary Election on March 3, 2020.

**4. REPORTS TO PLANNING COMMISSION**

**A. PRESENTATION ON THE COMPLETE STREETS PLAN FOR DOWNTOWN**

Staff presentation was given by Principal Engineer Murray Fontes.

In answering Chair Veitch-Olson, Principal Engineer Fontes went over what will be presented to the City Council at their February meeting, and what the next steps are for the road diet.

Principal Planner Justin Meek added that because it is a Caltrans facility, the decision to allow a road diet would be up to agency to decide.

**B. PRESENTATION ON THE COMPLETE STREETS PLAN FOR SCHOOLS**

Staff presentation was given by Principal Engineer Murray Fontes.

In answering Commissioner Kammer's inquiry, Principal Engineer Fontes went over some of the funding sources for this project.

**C. PRESENTATION ON VISION ZERO**

Staff presentation was given by Principal Engineer Murray Fontes.

Commissioner Kammer thanked Principal Engineer Fontes and the Public Works staff for all of their work and outreach efforts to get the information out to the public.

Principal Engineer Fontes shared that Watsonville was the first city in Santa Cruz County to adopt Vision Zero.

Commissioner Kammer invited the Planning Commission and members of the public to attend the South County Bike and Pedestrian Work Group meetings, which are held at the Watsonville Public Library every other month.

Principal Engineer Fontes responded to Commissioner Tavaréz' question regarding traffic enforcement.

Chair Veitch-Olson also thanked staff for their creative approach in engaging the public.

**5. PUBLIC HEARING**

**A. AN APPLICATION FOR A SPECIAL USE PERMIT (PP2019-430) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE GENERAL (TYPE 21) LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING 775 SQUARE FOOT CONVENIENCE STORE (LALO'S LIQUORS) LOCATED AT 338 EAST RIVERSIDE DRIVE (APN: 017-282-05), FILED BY EDUARDO CASILLAS CERVANTES, APPLICANT AND PROPERTY OWNER**

**1) Staff Report**

Staff Report was given by Assistant Planner Sarah Wikle.

**2) Planning Commission Clarifying & Technical Questions**

None

**3) Applicant Presentation**

Eduardo "Lalo" Casillas Cervantes, applicant, gave a brief background on his business and shared his excitement about becoming a business owner.

**4) Planning Commission Clarifying & Technical Questions**

In answering Commissioner Kammer's question, Mr. Casillas Cervantes mentioned his intent to move into the one-bedroom unit that is attached to the store, but not until the proper renovations are complete.

**5) Public Hearing**

Chair Veitch-Olson opened the public hearing.

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

**6) Appropriate Motion(s)**

**MAIN MOTION:** It was moved by Commissioner Kammer, seconded by Chair Veitch-Olson to accept the following resolution:

**RESOLUTION NO. 4-20 (PC):  
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (PP2019-430) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE GENERAL LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING 775 SQUARE-FOOT EXISTING CONVENIENCE STORE (LALO'S LIQUORS) LOCATED AT 338 EAST RIVERSIDE DRIVE, WATSONVILLE, CALIFORNIA (APN 017-282-05)**

**7) Deliberation**

None

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

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

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

- B. AN APPLICATION FOR A MAJOR VARIANCE (PP2019-411) TO ALLOW THREE MENU-TYPE BOARDS TOTALING 35.68± SQUARE FEET IN AGGREGATE AREA FOR THE DRIVE-THROUGH FACILITY ON A 2.4+ ACRE PARCEL LOCATED AT 73 LEE ROAD (APN 018-302-06) WITHIN A 7.3± ACRE SITE APPROVED FOR HOTEL, RESTAURANT AND RETAIL DEVELOPMENT (APNS 018-302-04, -05 & -06), FILED BY DAVID FORD WITH ALL SIGNS SERVICES, APPLICANT, ON BEHALF OF J & H RETAIL LLC, PROPERTY OWNER**

**1) Staff Report**

Staff Report was given by Principal Planner Justin Meek.

**2) Planning Commission Clarifying & Technical Questions**

None

**3) Applicant Presentation**

Dave Coberly, Superior Signs, asked Principal Planner Meek if staff would approve the Major Variance with all boards, except the preview board.

Principal Planner Meek clarified that if they had originally submitted a plan with multiple menu boards with an aggregate area of less than 30 square-feet, staff would have recommended that it not go through the Major Variance process and approved administratively.

Mr. Coberly stated that he was under the impression they were under the 30 square-feet, as he did not believe the order screen was considered a menu screen, and asked what the next step would be should the major variance be denied.

Principal Planner Meek stated that they would have to submit plans with a configuration of menu boards with an aggregate area of less than 30 square-feet combined, an example being the order screen and menu board only.

Mr. Coberly stated that Starbucks would like to keep the preview menu board, as studies show that it expedites drive-through traffic.

**4) Planning Commission Clarifying & Technical Questions**

None

**5) Public Hearing**

Chair Veitch-Olson opened the public hearing.

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

**6) Appropriate Motion(s)**

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

**RESOLUTION NO. 5-20 (PC):  
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
WATSONVILLE, CALIFORNIA, DENYING A MAJOR VARIANCE**

(PP2019-411) TO ALLOW THREE MENU-TYPE BOARDS SIGNS TOTALING 35.68± SQUARE FEET IN AGGREGATE AREA FOR THE DRIVE-THROUGH FACILITY ON A 2.4± ACRE PARCEL LOCATED AT 73 LEE ROAD, WATSONVILLE, CALIFORNIA (APN 018-302-06) WITHIN A 7.3± ACRE SITE APPROVED FOR HOTEL, RESTAURANT AND RETAIL DEVELOPMENT (APNs 018-302-04, -05 & -06)

7) **Deliberation**

Principal Planner Meek answered Commissioner Tavarez' question regarding what the next steps are for getting the sign permit approved.

In answering Commissioner Jones' inquiry, Principal Planner Meek provided an example of an approved Major Variance.

Both Chair Veitch-Olson and Commissioner Kammer spoke in support of staff's recommendation.

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

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

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

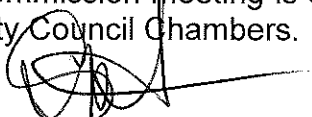
6. **REPORT OF THE SECRETARY**

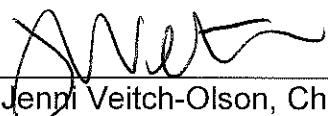
A. **PROCEDURES FOR ELECTING PLANNING COMMISSION CHAIR AND VICE-CHAIR**

City Attorney Alan Smith explained the procedure.

7. **ADJOURNMENT**

Chair Veitch-Olson adjourned the meeting at 7:20 PM. The next Planning Commission meeting is scheduled for Tuesday, March 3, 2020, at 6:00 PM in the City Council Chambers.

  
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Suzi Merriam, Secretary  
Planning Commission

  
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Jenni Veitch-Olson, Chair  
Planning Commission