

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF WATSONVILLE

COUNCIL CHAMBERS  
275 MAIN STREET, 4<sup>th</sup> 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:

<b>AYES:</b>	<b>COMMISSIONERS:</b>	Acosta, Kammer, Sarmiento, Veitch-Olson, Jones
<b>NOES:</b>	<b>COMMISSIONERS:</b>	None
<b>ABSENT:</b>	<b>COMMISSIONERS:</b>	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:



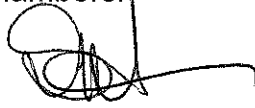
AYES: COMMISSIONERS: Acosta, Kammer, Sarmiento,  
Veitch-Olson, Jones  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Rodriguez, Tavaréz

**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.



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Suzi Merriam, Secretary  
Planning Commission



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Matthew H. Jones, Chair  
Planning Commission