

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION
OF THE CITY OF WATSONVILLE

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

July 14, 2020

6:01 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.

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Principal Planner Justin Meek, Associate Planner Ivan Carmona, Assistant Planner Sarah Wikle, Recording Secretary Deborah Muniz and Administrative Assistant II Elena Ortiz.

2. PLEDGE OF ALLEGIANCE

Chair Matthew Jones led the Pledge of Allegiance.

Chair Jones announced that item 5.C. was removed from the agenda to be considered at the September 1, 2020 Planning Commission meeting.

3. PRESENTATIONS & ORAL COMMUNICATIONS

Chloe, District 5, spoke in opposition to item 5.C. and asked that an initial study and environmental review be conducted prior to its consideration.

Elizabeth, District 7, requested that staff enable the chat feature in the GoToMeeting.

Chair Jones explained reasoning for disabling the chat feature on GoToMeeting.

Commissioner Veitch-Olson thanked the public for their comments regarding item 5.C. and encouraged the public to continue to provide input.

Commissioner Kammer gave a brief summary on the Vision Zero Task Force meeting and asked staff for an overview of the 2005 General Plan.

4. CONSENT AGENDA

A. MOTION APPROVING MINUTES OF JUNE 2, 2020 REGULAR MEETING

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

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

5. PUBLIC HEARINGS

A. AN APPLICATION FOR A SPECIAL USE PERMIT (APPLICATION NO. 66) TO ALLOW THE ESTABLISHMENT OF AN ON-SALE GENERAL-RESTRICTIVE BEER, WINE, AND DISTILLED SPIRITS (TYPE 70) ABC LICENSE FOR A PROPOSED HOTEL (HAMPTON INN AND SUITES) LOCATED AT 75 LEE ROAD (APN: 018-302-05), FILED BY RICARDO CONTRERAS, APPLICANT, ON BEHALF OF JUGGY TUT, PROPERTY OWNER

1) Staff Report

The staff report was given by Assistant Planner Sarah Wikle.

2) Planning Commission Clarifying & Technical Questions

In answering Commissioner Acosta, Community Development Director Merriam stated that the project is located in the Visitor Commercial Zone, which conditionally allows retail cannabis facilities, but no applications have been submitted at the moment.

Assistant Planner Wikle answered questions from Vice Chair Kammer regarding allowed hours of operation for sale of alcohol, ABC Type 70 license restrictions, and clarification on the high crime qualification for the project's location.

In answering Commissioner Sarmiento, Assistant Planner Wikle clarified on-sale restrictions of alcohol at the hotel.

3) Applicant Presentation

Carlos Contreras, Hampton Inn and Suites General Manager, addressed the questions raised by the Commission regarding the sale and consumption of alcohol at the hotel.

4) Planning Commission Clarifying & Technical Questions

Commissioner Veitch-Olson commended Mr. Contreras on the thoroughness of his application, and asked they support Watsonville businesses by selling local wines and beers.

Mr. Contreras commented that they plan to support local businesses and will sell local wine, beer and snacks at the shop.

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 Veitch-Olson, to approve the following resolution:

**RESOLUTION NO. 13-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (APPLICATION NO. 66) TO ALLOW THE ESTABLISHMENT OF AN ON-SALE GENERAL-RESTRICTIVE SERVICE ABC LICENSE FOR A PROPOSED HOTEL WITH ALCOHOL SALES (HAMPTON INN AND SUITES) LOCATED AT 75 LEE ROAD, WATSONVILLE, CALIFORNIA (APN: 018-302-05)**

7) Deliberation

None

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

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

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

B. AN APPLICATION FOR A SPECIAL USE PERMIT AND ENVIRONMENTAL REVIEW (PP80) TO ALLOW TENANT IMPROVEMENTS WITHIN TRACTOR SUPPLY CO. BY CONVERTING EXISTING STORAGE SPACE INTO A NEW VETERINARIAN CLINIC AT 580 AUTO CENTER DRIVE (APN: 016-172-78), FILED BY VETIQ PETCARE, APPLICANT AND TENANT

1) Staff Report

The staff report was given by Associate Planner Ivan Carmona.

2) Planning Commission Clarifying & Technical Questions

None

3) Applicant Presentation

Ryan Sexton, VetIQ Petcare, gave an overview of the project.

4) Planning Commission Clarifying & Technical Questions

In answering Chair Jones' question regarding the number of locations, Mr. Sexton stated that they have a partnership with Tractor Supply Co. and have opened about 100 locations in the United States over the past three years.

In answering Vice Chair Kammer's inquiry regarding the location of the veterinarians, Mr. Sexton stated that they hire local providers.

5) Public Hearing

Chair Jones opened the public hearing.

Hearing no comments, 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. 14-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT
WITH ENVIRONMENTAL REVIEW (PP80) TO ALLOW TENANT
IMPROVEMENTS WITHIN TRACTOR SUPPLY CO. BY CONVERTING A
PORTION OF AN EXISTING 2,000 SQUARE FOOT STORAGE SPACE
INTO A NEW 260 SQUARE FOOT VETERINARIAN CLINIC LOCATED AT
580 AUTO CENTER DRIVE (APN 016-172-78)**

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: None

- C. AN APPLICATION FOR A 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, WATSONVILLE, CALIFORNIA (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**

Removed from agenda to be considered at the September 1, 2020 Planning Commission meeting.

- D. RECOMMENDATION TO CITY COUNCIL ON AMENDMENTS TO CHAPTER 14-16 (DISTRICT REGULATIONS), CHAPTER 14-18 (DEFINITIONS), CHAPTER 14-40 (GENERAL PROVISIONS, EXCEPTIONS, AND MODIFICATIONS), AND REPEAL CHAPTER 14-23 (ACCESSORY DWELLING UNITS) AND UPDATE WITH NEW CHAPTER 14-23 (ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS) OF THE WATSONVILLE MUNICIPAL CODE**

1) Staff Report

Staff Report was given by Associate Planner Ivan Carmona.

2) Planning Commission Clarifying & Technical Questions

Associate Planner Carmona answered questions from Vice-Chair Kammer regarding potential contributions to the Housing Element that the proposed ordinance would have and questions regarding differences between junior accessory dwelling units and regular accessory dwelling units.

In answering Chair Jones, Associate Planner Carmona explained that the State was mandating that cities adopt an ADU ordinance by January 1, 2021 or default to State ADU requirements.

Associate Planner Carmona and Vice Chair Kammer answered questions from Commissioner Acosta regarding required processing times for ADU applications, challenges in addressing illegal ADUs, importance of making a recommendation to Council for adoption of an ADU ordinance in time to meet

the State’s deadline, and dimension requirements for ADUs proposed in the ordinance.

3) Public Hearing

Chair Jones opened the public hearing.

Hearing no comments, Chair Jones closed the public hearing.

4) Appropriate Motion(s)

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

SECONDARY MOTION (Failed): It was moved by Commissioner Acosta, and failed for lack of second, to postpone action on the proposed resolution:

**RESOLUTION NO. 15-20 (PC):
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF TEXT AMENDMENTS TO TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE, AMENDING CHAPTER 14-16 (DISTRICT REGULATIONS), CHAPTER 14-18 (DEFINITIONS), CHAPTER 14-40 (GENERAL PROVISIONS, EXCEPTIONS, AND MODIFICATIONS), AND REPEALING CHAPTER 14-23 (ACCESSORY DWELLING UNITS) AND REPLACEMENT WITH NEW CHAPTER 14-23 FOR THE REGULATION OF ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS LOCATED WITHIN THE CITY**

5) Deliberation

None

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

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

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

6. REPORT OF THE SECRETARY

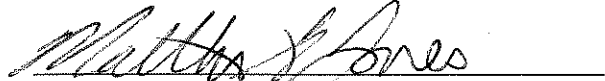
The report was given by Director Merriam.

7. ADJOURNMENT

Chair Jones adjourned the meeting at 8:05 PM. The next remote/teleconference Planning Commission meeting is scheduled for Tuesday, September 1, 2020, at 6:00 PM.



Suzi Merriam, Secretary
Planning Commission



Matthew H. Jones, Chair
Planning Commission