



**MINUTES**

**REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF WATSONVILLE**

**TELECONFERENCE/REMOTE**

**September 1, 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, Veronica Dorantes-Pulido, Jenny T. Sarmiento, and Jenni Veitch-Olson were present.

Staff members present were City Attorney Alan Smith, Assistant Police Chief Thomas Sims, Community Development Director Suzi Merriam, Housing Manager Carlos Landaverry, Principal Planner Justin Meek, Associate Planner Ivan Carmona, Recording Secretary Deborah Muniz and Administrative Assistant II Elena Ortiz.

**2. PLEDGE OF ALLEGIANCE**

Chair Matthew Jones led the Pledge of Allegiance.

**3. PRESENTATIONS & ORAL COMMUNICATIONS**

Elizabeth, District 7, expressed her preference for staff utilizing GoToMeeting as opposed to Zoom Webinar meetings.

Vanessa Quiroz-Carter, District 2, encouraged City staff to utilize a streaming platform which allows a more open dialogue between the public and staff.

**4. CONSENT AGENDA**

**A. MOTION APPROVING MINUTES OF JULY 14, 2020 REGULAR MEETING**

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

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

ABSENT: COMMISSIONERS: None

**5. PUBLIC HEARINGS**

**A. AN APPLICATION FOR A SPECIAL USE PERMIT (APPLICATION NO. PP1) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE (TYPE 20) ABC LICENSE FOR A PROPOSED GAS STATION WITH CONVENIENCE STORE AND CAR WASH (ARCO “AMPM”) LOCATED AT 69 LEE ROAD (APN: 018-302-06), FILED BY J&H RETAIL, LLC, APPLICANT AND PROPERTY OWNER**

**1) Staff Report**

The staff report was given by Principal Planner Justin Meek.

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

In answering Vice-Chair Kammer’s question, Principal Planner Meek clarified that the Chevron in the vicinity has a type 20 ABC license.

**3) Applicant Presentation**

Juggy Tut, applicant, gave a brief background of his proposed project.

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

In response to Commissioner Veitch-Olson’s inquiries, Mr. Tut shared that he plans to hire between 8 to 12 local employees and will be selling local beer and snacks at the convenience store and hotel.

In answering Commissioner Dorantes-Pulido, Mr. Tut stated if there are no delays, their goal is to open early December.

**5) Public Hearing**

Chair Jones opened the public hearing.

Manuel Bersamin, asked that the applicant consider making a donation to the local high schools, specifically towards events such as grad night for the high school seniors.

Pedro Castillo, District 2, spoke in opposition of the application, as he does not feel the City of Watsonville needs another business with alcohol sales.

Elizabeth, District 7, spoke in support of more businesses and revenue for the City.

Hearing no further 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. \_\_\_\_ (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (APPLICATION NO. PP1) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE BEER AND WINE ABC LICENSE FOR A PROPOSED GAS STATION WITH CONVENIENCE STORE AND CAR WASH WITH ALCOHOL SALES (ARCO “AMPM”) LOCATED AT 69 LEE ROAD, WATSONVILLE, CALIFORNIA (APN: 018-302-06)**

**7) Deliberation**

Commissioner Sarmiento expressed concern about the number of approved alcohol licenses in the recent years, and the saturation of alcohol licenses in the proposed project’s location.

Vice-Chair Kammer thanked City staff for creating a grading rubric during the application process as it gives insight as to how the business will operate.

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

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

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

**B. AN APPLICATION FOR 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, (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**

**1) Staff Report**

The staff report was given by Principal Planner Justin Meek.

## 2) Planning Commission Clarifying & Technical Questions

In answering Vice-Chair Kammer's question regarding the number of propane storage facilities within City limits, Principal Planner Meek stated he was unaware of the total number.

In response to Chair Jones' inquiry regarding the existing storage tank onsite, Principal Planner Meek explained that should the project be denied, the temporarily placed empty storage tank would have to be removed from the site.

## 3) Applicant Presentation

Richard Kojak and William Kojak, applicants, gave an overview of the project and addressed some of the concerns raised by the community.

## 4) Planning Commission Clarifying & Technical Questions

Mr. Richard Kojak answered questions from Vice-Chair Kammer regarding the propane delivery process, business model, and hiring of local employees.

In answering Commissioner Dorantes-Pulido's inquiry regarding the rail corridor, Principal Planner Meek stated that the proposed rail corridor would be within 75-feet of the project's property.

Mr. Kojak answered questions from Commissioner Veitch-Olson regarding the future expansion of the business.

In answering Chair Jones, Mr. Kojak stated that there was a previous propane rail operator, but if approved, they would be the only facility receiving propane by rail. Additionally, he mentioned that most of their customers are those that reside outside City limits.

Principal Planner Meek responded to Chair Jones' questions regarding the project's principally permitted uses, potential sales tax revenue for the City, and bio-propane sales.

## 5) Public Hearing

Chair Jones opened the public hearing.

Joy Alafia, Western Propane Gas Association President/CEO, addressed questions raised by Planning Commissioners.

The following speakers spoke in **support** of the project and listed their reasons

Barry Scott, The Need Project State Program Director

Ben Granholm, Western Propane Gas Association Regulatory Affairs Specialist  
Amber Kinslow, Boulder Creek resident  
David Van Brink, Santa Cruz County resident  
Rob Scott, Western Propane Gas Association Safety Consultant  
IBartle

The following speakers spoke in **opposition** of the project and listed their reasons-

Jennifer Laskin, MS, JD, Esquire  
Manuel Bersamin  
Vanessa Quiroz-Carter, District 2  
Dr. Manny Nunez, District 1  
Jessica Carrasco  
Elizabeth Atilano, Watsonville resident  
John S  
Consuelo Alba, District 5  
Alan Hicks  
Maria Heredia  
Alejandro Garcia

Natalie Olivas, Regeneración- Pájaro Valley Climate Action, expressed concern about climate change and urged the Planning Commission to vote accordingly.

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

## **6) Appropriate Motion(s)**

Commissioner Sarmiento spoke in opposition to the project as she does not believe it is an appropriate use of the land.

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

**RESOLUTION NO. 16-20 (PC):  
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
WATSONVILLE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL  
ADOPT A RESOLUTION DENYING A SPECIAL USE PERMIT WITH  
DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2019-18) TO NOT  
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 (APN 018-331-28; FORMERLY APNS 018-331-05 & -06)**

## **7) Deliberation**

Commissioner Acosta expressed opposition to the project and his reasons for doing so.

Vice-Chair Kammer disclosed that she was contacted by Barry Scott, Drew Rogers and Consuelo Alba, who spoke to her about the project. Additionally, she spoke about the need for propane for those residing outside the City limits.

Chair Jones and Commissioners Veitch-Olson and Dorantes-Pulido all spoke in support of Commissioner Sarmiento's motion and listed their reason for doing so.

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

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


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

**6. REPORT OF THE SECRETARY**

The report was given by Director Merriam.

**7. ADJOURNMENT**

Chair Jones adjourned the meeting at 9:21 PM. The next remote/teleconference Planning Commission meeting is scheduled for Tuesday, October 6, 2020, at 6:00 PM.

  
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Suzi Merriam, Secretary  
Planning Commission

  
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Matthew H. Jones, Chair  
Planning Commission