



**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.**

**Location:  
City Council Chambers  
275 Main Street, Top Floor  
Watsonville, CA 95076**

**Tuesday, July 2, 2024, 6:00 p.m.**

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**FACE COVERINGS HIGHLY RECOMMENDED**

**1. ROLL CALL**

- 1.a Motion to excuse absent Planning Commissioners (If any)**  
Pursuant to Charter Section 900, Paragraph 2.

**2. PLEDGE OF ALLEGIANCE**

**3. PRESENTATIONS & 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 ANNOUNCE THEIR NAME IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES*

- 3.a ORAL COMMUNICATIONS FROM THE PUBLIC (3 MINUTES)**

- 3.b ORAL COMMUNICATIONS FROM THE COMMISSION (3 MINUTES)**

**4. PUBLIC HEARINGS**

- 4.a RECOMMENDATION TO CITY COUNCIL TO ALLOW A MAJOR MODIFICATION TO SPECIAL USE PERMIT U-122-88 (PP2024-7115) TO ADD PODIATRY RELATED USES TO THE PAJARO HILL COMMERCIAL CENTER MASTER USES LIST LOCATED AT 1051 SOUTH GREEN VALLEY RD (APN: 018-281-32)**

(Item cancelled. Item will be considered by City Council on July 9, 2024)

**4.b SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2023-6388) TO ESTABLISH A DUPLEX USE BY CONSTRUCTING A 406-SQUARE-FOOT SECOND UNIT ON AN EXISTING SINGLE-FAMILY DWELLING LOCATED AT 225 ELM STREET (APN: 017-201-23) AND FINDING THE PROJECT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AS A CLASS 1 CATEGORICAL EXEMPTION, PURSUANT TO SECTION 15301 OF THE STATE CEQA GUIDELINES**

- 1) Staff Report
- 2) Planning Commission Clarifying & Technical Questions
- 3) Applicant Presentation
- 4) Planning Commission Clarifying & Technical Questions
- 5) Public Hearing
- 6) Appropriate Motion(s)
- 7) Deliberation
- 8) Chair Calls for a Vote on Motion(s)

**5. REPORT OF THE SECRETARY**

**6. ADJOURNMENT**

The next Planning Commission meeting will be held on August 6, 2024.

Pursuant to Section 54954.2(a)(1) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day and on the City of Watsonville website at <https://www.cityofwatsonville.org/195/Planning-Commission>

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department (250 Main Street) during normal business hours.

Such documents are also available on the City of Watsonville website at:

<https://www.cityofwatsonville.org/195/Planning-Commission> subject to staff's ability to post the document before the meeting.