

## MINUTES

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



**February 14, 2023**

**6:08 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**

Vice-Chair Lucy Rojas (6:16pm), Commissioners Ed Acosta (via telephone), Daniel Dodge, Peter Radin, Martha Vega and Jenni Veitch-Olson were present. Commissioner Brando Senci3n was absent

#### **A. Motion to elect an Acting Chair among members present**

**MOTION:** It was moved by Commissioner Dodge, seconded by Commissioner Vega, and carried by the following vote to elect Commissioner Veitch-Olson as Acting Chair for the meeting:

AYES: COMMISSIONERS: Acosta, Dodge, Radin, Vega, Veitch-Olson  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Senci3n

#### **Motion to excuse absent Planning Commissioners (if any)**

**MOTION:** It was moved by Commissioner Dodge, seconded by Commissioner Veitch-Olson, and carried by the following vote to excuse Commissioner Senci3n absence:

AYES: COMMISSIONERS: Acosta, Dodge, Radin, Vega, Veitch-Olson  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Senci3n

Staff members present were Assistant City Attorney Denise S. Bazzani, City Clerk Irwin Ortiz, Community Development Director Suzi Merriam, Principal Planner Justin Meek, Associate Planner Ivan Carmona, Assistant Planner Alvaro Madrigal, Administrative Analyst Maria Elena Ortiz, Executive Assistant Celia Castro, Permit Technician Valentina Avila, and City Interpreter Carlos Landaverry.

#### **2. PLEDGE OF ALLEGIANCE**

Acting-Chair Veitch-Olson led the Pledge of Allegiance.

#### **3. PRESENTATIONS & ORAL COMMUNICATIONS**

**A. ORAL COMMUNICATIONS FROM THE PUBLIC**

None

**B. ORAL COMMUNICATIONS FROM THE COMMISSION**

Commissioner Dodge invited the public to attend Martin Luther King march in Santa Cruz.

**4. CONSENT AGENDA**

**A. MOTION APPROVING MINUTES OF DECEMBER 6, 2022 REGULAR MEETING**

**PUBLIC INPUT**

None

**MOTION:** It was moved by Commissioner Vega, second by Commissioner Dodge, and carried by the following vote to approve the Consent Agenda:

AYES: COMMISSIONERS: Acosta, Dodge, Radin, Vega, Veitch-Olson  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Sención

**5. PUBLIC HEARINGS**

**A. SPECIAL USE PERMIT (APP. NO. 615) TO ALLOW FOR THE ESTABLISHMENT OF AN OFF-SALE GENERAL (TYPE 21 ABC LICENSE) UNDER NEW OWNERSHIP FOR AN EXISTING 2,448± SQUARE FOOT LIQUOR STORE (U SAVE LIQUORS) LOCATED AT 1823 FREEDOM BOULEVARD (APN 016-461-01), FILED BY U-SAVE LIQUORS, APPLICANT, ON BEHALF OF PROPERTY OWNER DANIEL CARRILLO**

**1) Staff Report**

Staff report was given by Assistant Planner Alvaro Madrigal.

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

Commissioner Radin inquired about the procedure and deadlines for a transfer of ownership of an alcohol license and approval of a Special Use Permit. Community Development Director Merriam clarified this is not a normal practice for Special Use Permits, in that the Department typically processes applications in an expedient manner. Community Development Director Merriam noted the time it took and multiple rounds of communication for the application to be deemed complete and move forward with the review process.

In response to Commissioner Radin follow-up question about internal administrative deadlines, Community Development Director Merriam stated the City met all of the legal deadlines for this application.

Commissioner Acosta inquired via telephone about the visibility of U Save Liquor and where it is located. In answering, Community Development Director Merriam stated slide three of the presentation has the correct location circled.

Commissioner Vega suggested for the presentation, to minimize the circle at the entrance of U Save Liquors as a better indication of location.

Vice-Chair Rojas inquired about the requirement for ABC LEAD training for employees. Community Development Director Merriam clarified that the project is conditioned to require every owner, manager and employee to attend LEAD training within 90 days of approval of the requested Special Use Permit.

In response to Commissioner Radin question about monitoring compliance, Community Development Director Merriam noted that compliance documentation is submitted to project planners and forwarded to the Police Department for their records.

### **3) Applicant Presentation**

Presentation was given by applicant Bastel.

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

Commissioner Vega inquired about hours of operation. Community Development Director Merriam clarified that typical hours of operation in Watsonville is up to midnight to avoid late night problems.

In response to Commissioner Radin comment on the procedure for changing the businesses hours of operation, Community Development Director Merriam noted that this would require the applicant to make a request to extend their business hours, which would come back to Planning Commission for consideration and approval.

### **5) Public Hearing**

Vice-Chair Rojas opened the Public Hearing.

Hearing no further comments, Vice-Chair Rojas closed the Public Hearing.

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

**MAIN MOTION:** It was moved by Commissioner Radin, seconded by Commissioner Acosta, to approve the following resolution:

**RESOLUTION NO. 01-23 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, FINDING THAT THE PROJECT QUALIFIES FOR A CLASS 1 CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301 OF THE CEQA GUIDELINES (CLASS 1, EXISTING FACILITIES) AND APPROVING A SPECIAL USE PERMIT (APPLICATION NO. 615) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE GENERAL (TYPE 21) ABC LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING ±2,448 SQUARE FOOT LIQUOR STORE (FREEDOM U-SAVE LIQUORS) LOCATED AT 1823 FREEDOM BOULEVARD, FREEDOM, CALIFORNIA (APN 016-461-01)**

**7) Deliberation**

None.

**8) Chair calls for a vote on motion(s)**

AYES: COMMISSIONERS: Acosta, Dodge, Radin, Rojas, Vega,  
Veitch-Olson  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Sención

**B. SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2022-4605) TO ALLOW FOR THE ESTABLISHMENT OF A 1,200± SQUARE FOOT DELI WITH 200± SQUARE FOOT DEDICATED SALES AREA IN A PORTION OF AN INDUSTRIAL BUILDING WITH A COMMERCIAL KITCHEN UNDER CONSTRUCTION LOCATED AT 10 HANGAR WAY (APN: 015-111-42), FILED BY LAURA HOLMQUIST-GOMEZ, APPLICANT AND PROPERTY OWNER**

**1) Staff Report**

Applicant requested to continue to March 7, 2023.

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

**3) Applicant Presentation**

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

**5) Public Hearing**

Vice-Chair Rojas opened the Public Hearing.

Hearing no further comments, Vice-Chair Rojas closed the Public Hearing.

**6) Appropriate Motion(s)**

**MAIN MOTION:** It was moved by Commissioner Dodge, seconded by Commissioner Acosta, and carried by the following votes to move this Item to Planning Commission Meeting on March 7, 2023:

**RESOLUTION NO. -23 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2022-4605) TO ALLOW FOR THE ESTABLISHMENT OF A 1,200 SQUARE FOOT DELI WITH A 200 SQUARE FOOT DEDICATED SALES AREA IN A PORTION OF AN INDUSTRIAL BUILDING WITH A COMMERCIAL KITCHEN UNDER CONSTRUCTION LOCATED AT 10 HANGAR WAY (APN 015-111-42), WATSONVILLE, CALIFORNIA AND FINDING PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

**7) Deliberation**

Commissioner Dodge questioned the hardship of continuing the item may cause the applicant. In answering, Community Development Director Merriam mentioned this will not cause a hardship. Commissioner Dodge further questioned if the public hearing will be continued on March 7<sup>th</sup> as well. In answering, Community Development Director Merriam stated that was correct.

Commissioner **Chair calls for a vote on motion(s)**

AYES: COMMISSIONERS: Acosta, Dodge, Radin, Rojas, Vega,  
Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Sención

**6. REPORT OF THE SECRETARY**

Community Development Director Merriam gave her report. Stating the internal kick-off meeting with Consultants for the Housing Element Update. Further stating, the Housing Element Update is due to the state for review by the end of 2023. The set up for the Technical Advisor Committee as well as the Community Advisor Committee and outreach has begun. Strategic planning sessions with City Council has initiated its strategic plan review retreat being held on Saturday the 25<sup>th</sup>, to go over accomplishments made by the City with their 2021/2023 strategic plan. Further mentioning another meeting will be held in winter/ spring, to discuss goals for 2023/2025 strategic plan for the City. Chair and Vice-Chair elections will be held during the March 7, 2023 Planning Commission meeting.

Vice-Chair Rojas inquired about the strategic planning process, does the City facilitate in house or does a consultant lead the process. In answering, Community Development Director Merriam stated a consultant leads the process and it is a notice Brown Act special held in a City Council meeting that the public can attend.

**7. ADJOURNMENT**

Vice-Chair Rojas adjourned the meeting at 6:42 PM. The next Planning Commission meeting is scheduled for Tuesday, March 7, 2023, at 6:00 PM

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Suzi Merriam, Secretary  
Planning Commission

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Vice-Chair Lucy Rojas,  
Planning Commission