

## MINUTES

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



### TELECONFERENCE/REMOTE

**February 2, 2021**

**6:00 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. OATH OF OFFICE ADMINISTERED BY CITY CLERK VÁZQUEZ FLORES TO NEWLY APPOINTED COMMISSION MEMBERS- DANIEL DODGE, GINA COLE & LUCY ROJAS**

City Clerk Vázquez-Flores administered the oath of office for the new Planning Commissioners.

**2. ROLL CALL**

Vice-Chair Anna Kammer, and Commissioners Gina Cole, Daniel Dodge, Veronica Dorantes-Pulido, Lucy Rojas, and Jenni Veitch-Olson were present. Commissioner Ed Acosta was absent.

Staff members present were City Attorney Alan Smith, City Clerk Beatriz Vázquez-Flores, Assistant Police Chief Thomas Sims, Community Development Director Suzi Merriam, Principal Planner Justin Meek, Assistant Planner Sarah Wikle, Executive Assistant Deborah Muniz, Administrative Assistant II Maria Elena Ortiz and City Interpreter Carlos Landaverry.

**3. PLEDGE OF ALLEGIANCE**

Vice-Chair Kammer led the Pledge of Allegiance.

**4. PRESENTATIONS & ORAL COMMUNICATIONS**

**A. ORAL COMMUNICATIONS FROM THE PUBLIC**

Mayor Jimmy Dutra welcomed the newly appointed Commissioners.

Richard Lewis, The Grupo Amistad Vision, invited everyone to attend the upcoming Latino Commission meeting.

**B. ORAL COMMUNICATIONS FROM THE COMMISSION**

Commissioner Rojas introduced herself to the Planning Commission.

Commissioner Cole invited the public to participate in the community-wide survey that is on the City's website.

Commissioner Dodge introduced himself to the Planning Commission.

**5. CONSENT AGENDA**

**A. MOTION APPROVING MINUTES OF OCTOBER 6, 2020, NOVEMBER 17, 2020 AND DECEMBER 1, 2020 REGULAR MEETINGS**

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

AYES:	COMMISSIONERS:	Cole, Dodge, Dorantes-Pulido, Veitch-Olson, Rojas, Kammer
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Acosta

**6. PUBLIC HEARINGS**

**A. PUBLIC HEARING TO CONSIDER A SPECIAL USE PERMIT (APP# 613) FOR THE ESTABLISHMENT OF AN OFF-SALE GENERAL (TYPE 21) ABC LICENSE UNDER NEW OWNERSHIP AT AN EXISTING 1,800 SQUARE-FOOT LIQUOR STORE AT 954 EAST LAKE AVENUE (APN: 017-321-76)**

**1) Staff Report**

The staff report was given by Assistant Planner Sarah Wikle.

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

Assistant Planner Wikle, Director Merriam and Assistant Police Chief Sims, answered questions from Commissioner Dodge in regards to tobacco permitting requirements.

In addressing Commissioner Rojas' inquiry, Assistant Planner Wikle went over the alcohol license transfer and application process.

In answering Commissioner Dodge's question regarding the sale of certain liquors, Assistant Planner Wikle explained that these conditions are codified in the City's alcohol related uses ordinance, and therefore, must be met as an operational condition of approval.

### 3) Applicant Presentation

Andrew Maida, son of business owner/ applicant Nadim Maida, introduced himself to the Planning Commission and gave a brief background on their business.

### 4) Planning Commission Clarifying & Technical Questions

Commissioner Cole commended Mr. Maida for voluntarily removing the one ounce single serving “airplane bottles” from the shelves.

Assistant Planner Wikle added that the sale of the one ounce bottles is prohibited as it is listed as a condition of approval.

In answering Vice-Chair Kammer’s inquiry, Assistant Wikle clarified that the sale prohibition of the one ounce alcohol bottle is not in the alcohol ordinance, but it was established as a condition of approval for this particular business as it was already established between the business owner and landlord.

### 5) Public Hearing

Vice-Chair Kammer opened the public hearing.

Hearing no comment, Vice-Chair Kammer closed the public hearing.

### 6) Appropriate Motion(s)

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

#### **RESOLUTION NO. 2-21 (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (APPLICATION NO. 613) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE GENERAL (TYPE 21) ABC LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING ± 1,800 SQUARE FOOT LIQUOR STORE WITHIN THE EAST LAKE VILLAGE SHOPPING CENTER (EAST LAKE FOOD & LIQUOR) LOCATED AT 954 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA (APN 017-321-76)**

### 7) Deliberation

Commissioner Dodge expressed support for the special use permit and listed his reasons for doing so.

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

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

AYES: COMMISSIONERS: Cole, Dodge, Dorantes-Pulido, Rojas,  
Veitch-Olson, Kammer  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Acosta

**7. REPORT OF THE SECRETARY**

Director Merriam welcomed the new Planning Commissioners and gave her report. Principal Planner Meek invited the public to visit the City's website and learn more about the Environmental Justice Element and the survey being offered.

**8. ADJOURNMENT**

Vice-Chair Kammer adjourned the meeting at 6:58 PM. The next remote/teleconference Planning Commission meeting is scheduled for Tuesday, March 2, 2021, at 6:00 PM.

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Suzi Merriam, Secretary  
Planning Commission

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Anna Kammer, Vice-Chair  
Planning Commission