



**MISCELLANEOUS DOCUMENTS REPORT**  
**FEBRUARY 13, 2024**

**1.0    MINUTES**

--Planning Commission  
September 5, 2023  
November 7, 2023  
December 5, 2023



## MINUTES

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

**September 5, 2023**

**6:04 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 the action taken.*

#### 1. ROLL CALL

Chair Daniel Dodge, Commissioners Peter Radin, Brando Sencion, Martha Vega, and Jenni Veitch-Olson were present. Vice-Chair Ed Acosta arrived late at 6:07 p.m. and Commissioner Lucy Rojas arrived late at 6:09 p.m.

#### A. MOTION TO EXCUSE ABSENT PLANNING COMMISSIONERS (IF ANY)

**MOTION:** It was moved by Chair Dodge, seconded by Commissioner Vega, and carried by the following vote to move item 1.A. to the end of calendar:

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

*(Motion to item 1.A. was made prior to arrival of Vice-Chair Acosta and Commissioner Rojas)*

Staff members present were Community Development Director Suzi Merriam, Assistant City Attorney Denise S. Bazzano, Assistant Community Director Justin Meek, Assistant Planner Alvaro Madrigal, Principal Engineer Murray Fontes, Police Chief Thomas Sims, Executive Assistant Celia Castro, and City Interpreter Carlos Landaverry.

#### 2. PLEDGE OF ALLEGIANCE

Commissioner Radin led the Pledge of Allegiance.

#### 3. PRESENTATIONS & ORAL COMMUNICATIONS

##### A. ORAL COMMUNICATIONS FROM THE PUBLIC

City resident Luper Ortiz inquired about the status of Downtown Watsonville Specific Plan (DWSP) outreach efforts that took place during Farmers Market event.

Watsonville business owner and resident Judy Gittlesohn shared a poem with the public and provided free coloring books.

**B. ORAL COMMUNICATIONS FROM THE COMMISSION**

Community Development Director Merriam addressed the inquiry of the first speaker (Luper Ortiz) and confirmed the DWSP will be addressed during this meeting.

Chair Dodge welcomed everyone back from the Labor Day holiday.

**4. CONSENT AGENDA****A. MOTION APPROVING MINUTES OF JULY 10, 2023, REGULAR MEETING****PUBLIC INPUT**

Chair Dodge requested changes to the minutes of July 10, 2023 in Item 5.A.

Commissioner Vega inquired about minutes for August 1, 2023.

**MOTION:** It was moved by Commissioner Vega, seconded by Commissioner Radin, and carried by the following vote to approve the Consent Agenda with requested changes by Chair Dodge:

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

**5. PUBLIC HEARINGS**

**A. SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2023-5494) TO EXPAND THE EXISTING 1,425± SQUARE-FOOT BAR WITH LIVE ENTERTAINMENT INTO A 2,850± SQUARE-FOOT RESTAURANT WITH BAR AND LIVE ENTERTAINMENT LOCATED AT 118 MAIN STREET, WATSONVILLE, CALIFORNIA (APN 017-681-08)**

**1) Staff Report**

Assistant Planner Madrigal gave the presentation.

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

Commissioner Sencion asked for clarification that there is an existing bar and this item will be approving the addition of a restaurant, Assistant Planner Madrigal confirmed that is correct.

Commissioner Veitch-Olson asked if this project will also include the approval of a blueprint for an expanded property and will use the current ABC Alcohol License, Assistant Planner Madrigal confirmed that is correct.

**ADOPTED MINUTES 4.A.**

Commissioner Radin made reference to conditions of approval in the staff report and asked for clarification regarding the nature of permit 2002-330, Community Development Director Merriam clarified that the permit number will be reviewed. Assistant Community Development Director Meek further clarified the different conditions of approval referenced City procedures that were applied when the original Use Permit was approved.

Community Development Director Merriam confirmed the staff report has a typographical error and the correct permit number is PP2003-121.

Commissioner Radin inquired about the current operating hours for El Malecon, Assistant Planner Madrigal clarified the hours of operation remain the same, from 12:00 p.m. to 12:00 a.m.

Commissioner Radin asked for clarification on what defines a high crime area, in responding, Police Chief Sims explained the process of determination that defines a high crime area. Commissioner Radin further inquired if high crime areas tend to fluctuate, Police Chief Sims confirmed high crime areas change periodically.

Vice-Chair Acosta inquired if the high crime area evaluation includes the neighboring city Pajaro of Monterey County. In answering, Police Chief Sims explained the geographical area that is calculated in the high crime area evaluation.

Commissioner Vega requested for the applicant's name be corrected in the staff report.

**3) Applicant Presentation**

Applicant Juana I. Ortiz gave the presentation.

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

Commissioner Radin inquired about the windows being obscured into the bar of 118 Main Street, Applicant Ortiz considered the request and agreed to comply with all conditions of approval.

Commissioner Vega referenced the same conditions of approval in regard to obscured windows and inquired which address these apply to, in answering, Community Development Department Director Merriam clarified the referenced conditions of approval apply to 120 Main Street.

In further clarifying, Community Development Department Director Merriam clarified if the windows are obscured, they must be cleared and be consistent with City regulations and referred to the resolution.

Chair Dodge inquired about the lighting added to the parking space outside the business. Applicant Ortiz clarified the type of lighting added.

**ADOPTED MINUTES 4.A.**

Chai Dodge inquired about the hours of operation, Applicant Ortiz stated if the hours could be increased to 2:00 a.m. would be ideal.

**5) Public Hearing**

Chairperson Dodge opened the public hearing.

Watsonville resident, Aurelio Gonzalez spoke against the project and shared his concerns.

Watsonville resident, Daniel Dodge Junior spoke in support of the local business.

Watsonville resident Jonna Cobacich shared her support for the restaurant but not for extended live music hours to 2:00 a.m.

Hearing no further comments, Chairperson Dodge closed the public hearing.

**6) Appropriate Motion(s)**

**MAIN MOTION:** It was moved by Veitch-Olson, seconded by Vega, and carried by the following vote approve the following recommendation:

**RESOLUTION NO. 10-23 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2023-5494) TO EXPAND AN EXISTING 1,425± SF BAR WITH LIVE ENTERTAINMENT INTO A 2,850± SF RESTAURANT AND BAR WITH LIVE ENTERTAINMENT LOCATED AT 118 MAIN STREET, WATSONVILLE, CALIFORNIA (APN 017-681-08) AND FINDING PROJECT CATEGORICALLY EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO SECTION 15301 OF THE CEQA GUIDELINES.**

**7) Deliberation**

Commissioner Vega spoke in support of the restaurant's menu and expansion.

Commissioner Sencion spoke in support of adding a food menu to the existing bar.

Commissioner Radin inquired if the material presented in Spanish and the food menu being added during the meeting was an issue, Assistant City Attorney confirmed it does not and is consistent with the Brown Act.

Commissioner Radin inquired what the maximum capacity of the expansion of the restaurant would be, in answering, Assistant Community Development Director Meek clarified it would be the combination of both locations.

**ADOPTED MINUTES 4.A.**

Commissioner Radin inquired if entertainment permits would need to be requested per event, Assistant Planner Madrigal clarified the establishment holds an annual entertainment permit.

In further clarifying, Assistant Community Development Director Meek stated conditions of approval are standard language used for any new establishment, the expansion of the establishment is covered through the entertainment permit of the current business.

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

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

**B. PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL FOR ADOPTION OF THE DOWNTOWN WATSONVILLE SPECIFIC PLAN, ADOPTION OF AN ENVIRONMENTAL IMPACT REPORT, ADOPTION OF AMENDMENTS TO THE WATSONVILLE 2005 GENERAL PLAN, AND ADOPTION OF AMENDMENTS TO THE ZONING CODE AND MAP**

**1) Staff Report**

Assistant Community Development Director Meek gave the presentation.

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

Commissioner Rojas inquired about public feedback implemented through the development of Downtown Watsonville Specific Plan, Assistant CDD Director Meek clarified the approach, including existing implementation and public input. Commissioner Rojas further inquired about the timeline of implementation. Assistant CDD Director Meek addressed the different timelines for implementing recommendations in the DWSP by public agencies, such as Caltrans and the City, as well as by developers on private property.

Commissioner Rojas asked about existing businesses that become “non-conforming” with the adoption of the DWSP being allowed to remain in business, Assistant CDD Director Meek clarified that new regulations will be applied to new businesses only and existing business that may be non-conforming will still be allowed to exist.

Commissioner Rojas asked Assistant CDD Director Meek to share what he is most enthusiastic about for this project. Meek shared his personal and professional opinions about the DWSP.

Community Development Director Merriam also shared what was exciting about the DWSP.

**ADOPTED MINUTES 4.A.**

Commissioner Vega asked for clarification about the DWSP concerning issues of noise and conditional uses, Assistant CDD Director Meek clarified that the section in question in the DWSP concerns determining the appropriateness of conditional uses with the intent to make the downtown livelier and without creating nuisances. Meek shared the DWSP envisions an 18-hour downtown.

In response to Chair Dodge inquiry about the existing alcohol ordinance, Assistant CDD Director Meek clarified the ordinance remains the same for businesses with alcohol sales.

Commissioner Radin asked for clarification whether the DWSP calls for a 24-7 downtown. Assistant CDD Director Meek clarified the DWSP does not envision a 24-7 hour downtown, but rather an 18-hour downtown.

In response to Commissioner Radin inquiry about Council support for the “road diet” as a Caltrans project, Assistant CDD Director Meek clarified that the City Council adopted a resolution , in 2022, in support of Caltrans moving forward with this recommended roadway improvement in the DWSP as one of their projects (SHOPP project no. 05-1P110).

In response to Chair Dodge’s question about what General Plan the city is operating under, Assistant CDD Director Meek confirmed it is the Watsonville 2005 General Plan. Meek further clarified that the proposed General Plan Amendment would be incorporated into in the General Plan 2050 currently under development and, as with any policies in a general plan, they can be changed.

In response to Chair Dodge inquiry about the parking lot off Rodriguez Street (behind Gottschalks building), Assistant CDD Director Meek commended on its development potential.

In response to Chair Dodge inquiry about CEQA findings, Consultant Project Manager George Dix clarified the findings and further explained mitigation measures in the EIR for the DWSP.

Chair Dodge asked for confirmation that the DWSP complies with the 2005 General Plan and is CEQA compliant, Consultant Project Manager George Dix confirmed that is correct and clarified adopting the SWSP involves approving the EIR first.

In response to Commissioner Rojas inquiry about mitigating potential impacts over time, Assistant CDD Director Meek clarified the implementation of mitigative measures and noted that aspects of the DWSP would improve the environment and reduce impacts in time.

**3) Public Hearing**

Chair Dodge opened the public hearing.

**ADOPTED MINUTES 4.A.**

Patricia Van Guilder, business owner of Watsonville Blueprint, inquired about emergency response time and loud noise along Main Street and Freedom, and passage of vehicles in case of an emergency.

Mauna Loa Morris, with Hope Services, inquired if there was a plan to modify Carr Street and make it a one-way street.

Aurelio Gonzales, Watsonville resident, what impact will the EIR and CEQA have for the City and developers if this is approved by City Council, if the recommendation passes tonight.

Joanna Carman, Development Director for Midpen Housing, spoke in support of the DWSP.

Luper Ortiz, resident of District 2, shared she has engaged in several outreach events over the years and is concerned with poor pavement conditions in Main and Beach Street and Main and Lake Street intersections. She uses a cane and would like to know who to address to fix the crosswalks.

Lowell Hurst spoke in support of the DWSP.

Abe Novin, resident of Watsonville, spoke in support of the positive changes happening downtown and asked to improve the homeless population situation.

Chair Dodge closed the public comment.

Assistant CDD Director Meek addressed emergency response in corridors. He added roadway improvements implement safer roadway passage including parallel roads for vehicles to take around Main Street. Carr Street is currently not recommended to be a one-way street.

Community Development Director Merriam addressed that any developer who would like to develop in the downtown, without DWSP in place, are required to do their own environmental review to comply with CEQA. Projects after the DWSP is adopted and meets the designed standards may be able to qualify for a streamlined environmental review, such as a categorical exemption, which is attractive to developers.

Principal Engineer for Public Works and Utilities Murray addressed current improvements in Caltrans SHOPP Program including roadway and pedestrian improvements. Assistant CDD Director Meek further shared the DWSP also includes pedestrian improvements.

Hearing no further comments, Chairperson Dodge closed the public hearing.

**4) Appropriate Motion(s)**



**ADOPTED MINUTES 4.A.**

**MAIN MOTION:** It was moved by Commissioner Vega, seconded by Commissioner Rojas, and carried by the following vote approve the following recommendation:

**RESOLUTION NO. 11-23 (PC)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL TO ADOPT AND CERTIFY A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE DOWNTOWN WATSONVILLE SPECIFIC PLAN; AND ADOPTING CONCURRENTLY ENVIRONMENTAL FINDINGS, A MITIGATION MONITORING AND REPORTING PROGRAM AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE PROJECT, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**MAIN MOTION:** It was moved by Commissioner Vega, seconded by Commissioner Acosta, and carried by the following vote approve the following recommendation:

**RESOLUTION NO. 12-23 (PC)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL TO ADOPT THE TWENTY-NINTH (29TH) AMENDMENT TO THE *WATSONVILLE 2005 GENERAL PLAN* TO (1) ADD TWO NEW MIXED USE LAND USE DESIGNATIONS TO CHAPTER 4 (LAND USE), (2) AMEND THE LAND USE DIAGRAM TO INCLUDE THESE TWO NEW LAND USE DESIGNATIONS, (3) AMEND IMPLEMENTATION MEASURES 4.A.3, 4.C.6, AND 10.C.2, AND (4) ADD A NEW IMPLEMENTATION MEASURE 4.A.7**

**MAIN MOTION:** It was moved by Commissioner Vega, seconded by Commissioner Sencion, and carried by the following vote approve the following recommendation:

**RESOLUTION NO. 13-23 (PC)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL TO ADOPT THE DOWNTOWN WATSONVILLE SPECIFIC PLAN, A SPECIFIC PLAN PURSUANT TO GOVERNMENT CODE SECTION 65460 ET SEQ.**

**MAIN MOTION:** It was moved by Commissioner Vega, seconded by Commissioner Sencion, and carried by the following vote approve the following recommendation:

**RESOLUTION NO. 14-23 (PC)**

**ADOPTED MINUTES 4.A.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL TO ADOPT AN UNCODIFIED ORDINANCE OF THE CITY OF WATSONVILLE, AMENDING THE ZONING MAP TO REFLECT THE BOUNDARIES OF THE DOWNTOWN WATSONVILLE SPECIFIC PLAN AREA; AND ADOPT AN ORDINANCE OF THE CITY OF WATSONVILLE, AMENDING THE ZONING CODE (TITLE 14 OF THE WATSONVILLE MUNICIPAL CODE) TO ADD A NEW PART 26 “DWSP DISTRICT” TO CHAPTER 14-16 IN ORDER TO REFER TO THE PERMITTED USES AND DEVELOPMENT STANDARDS IN CHAPTER 6 OF THE DOWNTOWN WATSONVILLE SPECIFIC PLAN**

**5) Deliberation**

Commissioner Vega inquired if hours of operation for businesses that get Special Use Permits to open later (past midnight), Community Development Director Merriam clarified this is a future possibility after the adoption of the Downtown Specific Plan.

Commissioner Sencion shared the approval of the project will set a foundation for expanded operating hours for businesses in Downtown.

Chairperson Dodge shared he recalls issues the City had with night bars on Main Street and shared there is a process in place. He further shared the specific plan in place will be a gateway to visit alcohol ordinance and further developments and made reference that the City is currently operating from the 2005 General Plan.

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

All motions passed unanimously.

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

**6. REPORT OF THE SECRETARY**

Community Development Director Merriam reminded Planning Commission of their participation for the Joint City Council and Planning Commission meeting of September 12, 2023, and September 26, 2023 in the Community Room at 275 Main Street (fourth floor). This will be a Hybrid meeting.

**7. ADJOURNMENT**

Chairperson Dodge adjourned the meeting at 8:50 PM. The next Planning Commission meeting is scheduled for October 3, 2023, at 6:00 PM

**ADOPTED MINUTES 4.A.**

DocuSigned by:



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Suzi Merriam, Secretary  
Planning Commission

DocuSigned by:



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Ed Acosta, Vice-Chair  
Planning Commission



## MINUTES

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

**November 7, 2023**

**6:05 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 the action taken.*

#### 1. ROLL CALL

Chair Daniel Dodge, Vice-Chair Ed Acosta, Commissioners Lucy Rojas, Martha Vega, and Jenni Veitch-Olson were present. Commissioners Peter Radin and Brando Senci3n were absent.

#### A. MOTION TO EXCUSE ABSENT PLANNING COMMISSIONERS (IF ANY)

**MOTION:** It was moved by Commissioner Vega, seconded by Vice-Chair Acosta, and carried by the following vote to excuse Commissioners Radin and Sencion's absence:

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

Staff members present were Community Development Director Suzi Merriam, Principal Planner Matt Orbach, Associate Planner Ivan Carmona, Administrative Analyst Elena Ortiz, Executive Assistant Celia Castro, and City Interpreter Carlos Landaverry.

#### 2. PLEDGE OF ALLEGIANCE

Commissioner Rojas led the Pledge of Allegiance.

#### 3. PRESENTATIONS & ORAL COMMUNICATIONS

##### A. ORAL COMMUNICATIONS FROM THE PUBLIC

None

##### B. ORAL COMMUNICATIONS FROM THE COMMISSION

Chairperson Dodge reminded the public of Veteran's Holiday.

Commissioner Veitch-Olson inquired about the recent technology updates in the Council Chambers.

**4. CONSENT AGENDA**

**A. MOTION APPROVING MINUTES OF AUGUST 1, 2023 AND SEPTEMBER 5, 2023  
REGULAR & SPECIAL MEETING**

**PUBLIC INPUT**

Commissioner Vega requested changes to minutes for September 5, 2023.

Commissioner Rojas requested to review Roll Call, Item 4.A., of September 5, 2023 minutes.

Commissioner Vega welcomed Associate Planner Ivan Carmona.

**MOTION:** It was moved by Commissioner Vega, seconded by Commissioner Radin, and carried by the following vote to approve the Consent Agenda minutes of August 1, 2023:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Radin, Sención

September 5, 2023, minutes will continue to the Planning Commission meeting of December 5<sup>th</sup> with requested changes by Commissioner Vega.

**5. PUBLIC HEARINGS**

**A. SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2023-5494) TO  
EXPAND THE EXISTING 1,425± SQUARE-FOOT BAR WITH LIVE  
ENTERTAINMENT INTO A 2,850± SQUARE-FOOT RESTAURANT WITH BAR  
AND LIVE ENTERTAINMENT LOCATED AT 118 MAIN STREET,  
WATSONVILLE, CALIFORNIA (APN 017-681-08)**

**1) Staff Report**

Associate Planner Ivan Carmona gave the presentation.

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

None

**3) Applicant Presentation**

Applicant Miguel Martin (representing Chaz Towing Company) gave the presentation.

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

**ADOPTED MINUTES 4.A.**

Vice-Chair Acosta inquired about the fastening of the vehicle lifts and the process of the moving part for the lifts, in answering, applicant Martin explained the function of the lifts and the moving process.

Vice-Chair Acosta further inquired if the vehicle lifts are earthquake safe, applicant Martin confirmed the manufacturer states the lifts are earthquake safe. Acosta continued by inquiring what is the maximum capacity of vehicles in the lot, including the lifts, applicant Martin answered it would be 40-50 vehicles.

Associate Planner Carmona further clarified what the safety requirements are and that the lifts meet all minimum requirements of the California Code.

Applicant Martin agreed with the clarification and shared examples regarding safety requirements.

Commissioner Vega shared her support for Chaz and inquired if there are future plans to make Lee Road a thorough street, Community Development Director Merriam answered that is County limits and falls outside the City's jurisdiction.

Chairperson Dodge inquired what is the boundary line of the property, Associate Planner Carmona clarified the boundary lines.

**5) Public Hearing**

Chairperson Dodge opened the public hearing.

Adjacent Landowner Carrasco shared his concern regarding this item.

In addressing Carrasco's concerns, Associate Planner Carmona clarified there is no development as part of the approval of this project.

Chairperson Dodge closed the public hearing.

**6) Appropriate Motion(s)**

**MAIN MOTION:** It was moved by Commissioner Vega, seconded by Vice-chair Acosta, and carried by the following vote approve the following recommendation:

**RESOLUTION NO. 15-23 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (PP2023-5195) TO ALLOW THE ESTABLISHMENT OF A TOWING FACILITY, LOCATED AT 127 LEE ROAD, SUITE A, WATSONVILLE, CALIFORNIA (APN 018-391-03) AND FINDING THE PROJECT EXEMPT FROM REVIEW UNDER THE CALIFORNIA**

**ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA  
GUIDELINES SECTION 15301 (CLASS 1)**

**7) Deliberation**

Chairperson Dodge shared a comment regarding the item.

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

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


**6. REPORT OF THE SECRETARY**

Community Development Director Merriam invited the community to the General Plan Update virtual community workshop on Wednesday, November 15<sup>th</sup> from 6p.m. – 8p.m. The public can visit the City's website and join the link provided or visit the outreach booth on Fridays at the Farmers Market.

Commissioner Vega inquired if there is still a survey available for the community, Community Development Director Merriam shared there is no current survey, but one will become available at a future time.

**7. ADJOURNMENT**

Chairperson Dodge adjourned the meeting at 6:45 PM. The next Planning Commission meeting is scheduled for December 5, 2023, at 6:00 PM

DocuSigned by:  
  
Suzi Merriam, Secretary  
Planning Commission

DocuSigned by:  
  
Ed Acosta, Vice Chair  
Planning Commission

**MINUTES**

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

**December 5, 2023****6:09 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 the action taken.*

**1. ROLL CALL**

Vice-Chair Ed Acosta, Commissioners Lucy Rojas, Martha Vega, and Jenni Veitch-Olson were present. Chair Daniel Dodge, Commissioners Peter Radin and Brando Sención were absent.

**A. MOTION TO EXCUSE ABSENT PLANNING COMMISSIONERS (IF ANY)**

**MOTION:** It was moved by Commissioner Rojas, seconded by Commissioner Vega, and carried by the following vote to excuse Chair Dodge, Commissioners Radin and Sención's absence:

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

Staff members present were Community Development Director Suzi Merriam, Assistant City Attorney Denise Bazzano, Assistant CDD Director Justin Meek, Principal Planner Matt Orbach, Administrative Analyst Elena Ortiz, Executive Assistant Celia Castro, and City Interpreter Carlos Landaverry.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Vega led the Pledge of Allegiance.

**3. PRESENTATIONS & ORAL COMMUNICATIONS****A. ORAL COMMUNICATIONS FROM THE PUBLIC**

None

**B. ORAL COMMUNICATIONS FROM THE COMMISSION**

None

**4. CONSENT AGENDA**



**ADOPTED MINUTES 4.A.**

**A. MOTION APPROVING MINUTES OF SEPTEMBER 5, 2023, AND NOVEMBER 7, 2023 REGULAR MEETINGS**

**PUBLIC INPUT**

None

**MOTION:** It was moved by Commissioner Rojas, seconded by Commissioner Vega, and carried by the following vote to approve the Consent Agenda minutes of September 5, 2023, and November 7, 2023:

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Dodge, Radin, Sención

**5. PUBLIC HEARINGS**

**CONSIDERATION OF APPROVAL OF A SPECIAL USE PERMIT AND DESIGN REVIEW PERMIT (PP2023-5966) TO ALLOW THE CONSTRUCTION OF A CAR AND TRUCK RENTAL BUSINESS ON A 0.95-ACRE PARCEL LOCATED AT 1926 FREEDOM BOULEVARD (APN: 014-032-17) AND RECOMMENDATION TO CITY COUNCIL TO AMEND THE GENERAL PLAN LAND USE MAP AND ZONING MAP TO MAKE THE ENTIRE PARCEL GENERAL COMMERCIAL AND THOROUGHFARE COMMERCIAL AND FINDING PROJECT EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 15332**

**1) Staff Report**

Principal Planner Matt Orbach gave the presentation.

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

Commissioner Rojas inquired if there will be through traffic to Quinn Avenue, in answering, Principal Planner Orbach clarified there is no through traffic and entrance and exit is through Freedom Boulevard. Commissioner Rojas further inquired about landscaping and fencing around the project area. Principal Planner Orbach answered there will be landscaping and fencing around the property.

In answering Commissioner Vega regarding noticing, Principal Planner Orbach confirmed all adjacent properties were notified of the development.

Commissioner Veitch-Olson asked for clarification regarding the process of approving a Special Use Permit and Environmental Review contingent upon Council's approval. In answering, Assistant City Attorney Bazzano clarified the process.

Commissioner Rojas further inquired about the workflow for the approval process before Council, in answering, Assistant City Attorney Bazzano clarified the

**ADOPTED MINUTES 4.A.**

current procedure followed comes from the Code and Council likes to hear from Planning Commission prior to their determination.

Vice-Chair Acosta inquired if the project required a recommendation only, Community Development Director answered the recommendation to Council is only for the Rezoning and General Plan Amendment, but not for the Special Use Permit and Design Review.

Commissioner Rojas inquired how many parcels with similar rezoning situation there is currently within the City, in answering, Principal Planner Orbach clarified there is one.

**3) Applicant Presentation**

Applicant representative Kyle Dalton gave the presentation.

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

Commissioner Rojas inquired if the current Enterprise location will close once the new location opens. Applicant representative Dalton confirmed the current car rental location will close.

Commissioner Rojas further inquired if there will be a net positive of jobs and the business owner's community engagement, in answering, Applicant representative Dalton clarified that is correct there will be 4-5 new job positions and was uncertain of the owner's community engagement.

Commissioner Vega asked for confirmation that current employees will be transferred to the new location and offer current services, Applicant representative Dalton clarified that is correct.

Vice-Chair Acosta thanked Representative Dalton for the presentation.

Commissioner Vega inquired if business hours would be expanded, Applicant representative Dalton answered that it depends on the demand and the location will now be open on Saturdays.

**5) Public Hearing**

Vice-Chair Acosta opened the public hearing.

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

**6) Appropriate Motion(s)**

**MAIN MOTION:** It was moved by Commissioner Rojas, seconded by Commissioner Vega, and carried by the following vote approve the following recommendation:

**RESOLUTION NO. 16-23 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2023-5966) TO ALLOW CONSTRUCTION OF A NEW CAR AND TRUCK RENTAL BUSINESS ON AN 0.917-ACRE SITE LOCATED AT 1926 FREEDOM BOULEVARD (APN: 014-032-17)**

**RESOLUTION NO. 17-23 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA RECOMMENDING THE CITY COUNCIL AMEND THE GENERAL PLAN LAND USE MAP TO DESIGNATE THE ENTIRE 0.917-ACRE PARCEL LOCATED AT 1926 FREEDOM BOULEVARD (APN: 014-032-17)**

**RESOLUTION NO. 18-23 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA RECOMMENDING THE CITY COUNCIL AMEND THE ZONING MAP TO DESIGNATE THE ENTIRE 0.917-ACRE PARCEL LOCATED AT 1926 FREEDOM BOULEVARD (APN: 014-032-17) THOROUGHFARE COMMERCIAL (CT)**

**7) Deliberation**

None

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

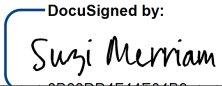
AYES:	COMMISSIONERS:	Acosta, Rojas, Vega, Veitch-Olson
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Dodge, Radin, Sención

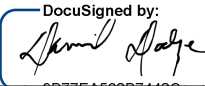
**6. REPORT OF THE SECRETARY**

No report from the Secretary. Community Development Director Merriam wished everyone happy holidays.

**7. ADJOURNMENT**

Vice-Chairperson Acosta adjourned the meeting at 6:45 PM. The next Planning Commission meeting is scheduled for January 9, 2024, at 6:00 PM.

DocuSigned by:  
  
 8868DD4F44E04B9...  
 Suzi Merriam, Secretary  
 Planning Commission

DocuSigned by:  
  
 9B77EA562B7442C...  
 Daniel Dodge, Chair  
 Planning Commission