



## **MISCELLANEOUS DOCUMENTS REPORT**

### **APRIL 13, 2021**

#### **1.0 MINUTES**

- Planning Commission  
January 11, 2021  
February 2, 2021

#### **2.0 PROCLAMATIONS**

- Staff of Life  
Grand Opening  
March 29, 2021

**MINUTES****REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF WATSONVILLE****TELECONFERENCE/REMOTE****January 11, 2021****6:02 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 Anna Kammer, and Commissioners Ed Acosta, Gina Cole, Veronica Dorantes-Pulido, Jenny T. Sarmiento and Jenni Veitch-Olson were present. Chair Matthew Jones was absent.

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Principal Planner Justin Meek, Executive Assistant Deborah Muniz, Administrative Assistant II Maria Elena Ortiz and City Interpreter Carlos Landaverry.

**2. PLEDGE OF ALLEGIANCE**

Vice-Chair Anna Kammer led the Pledge of Allegiance.

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

None

**B. ORAL COMMUNICATIONS FROM THE COMMISSION**

Commissioner Cole encouraged residents to participate in the upcoming Santa Cruz County Regional Transportation Commission meeting regarding the Transit Corridor. She announced the Coastal Rail Trail was in development and encouraged all to visit the project site.

Vice-Chair Kammer shared her excitement for the development of the new pump track project at Ramsay Park.

**4. PUBLIC HEARINGS****A. PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL FOR  
ADOPTION OF A DESIGN REVIEW PERMIT WITH DENSITY BONUS AND**

**ADOPTED MINUTES 4.A.**

**ENVIRONMENTAL REVIEW (PP2019-432/APP#18) TO ALLOW CONSTRUCTION OF 50 APARTMENTS ON A .745 +/- ACRE PARCEL AT 558 MAIN STREET (APN: 018-241-20)**

**1) Staff Report**

The staff report was given by Principal Planner Justin Meek.

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

In answering Commissioner Sarmiento, Principal Planner Meek spoke about the underutilization of the parking lots in the vicinity of the apartment complex, and potential use by tenants.

Principal Planner Meek and Community Development Director Merriam answered questions from Commissioner Cole regarding the seating capacity for the proposed restaurant, the requested density bonus, project specifics, ingress and egress of vehicles, project amenities, and the traffic study.

In answering Commissioner Dorantes-Pulido, Principal Planner Meek explained what the proposed water feature entailed and spoke about required affordable units for the project.

Principal Planner Meek, in answering Commissioner Veitch-Olson, explained allowed height for buildings in the downtown area.

**3) Applicant Presentation**

The presentation was given by William Hansen.

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

In answering Commissioner Sarmiento, Mr. Hansen spoke about ADA compliance requirements and ability for the units to be converted to comply with ADA regulations.

Mr. Hansen, in answering Commissioner Dorantes-Pulido, stated the proposed restaurant being considered would serve sushi, spoke about efforts to reduce the building's carbon footprint, and addressed concerns regarding parking at nearby parking lots.

Mr. Hansen and Director Merriam answered questions from Commissioner Cole regarding yard storage guidelines, bicycle storage spaces, plan for rental of apartment units, compliance with General Plan Element Six (6), project amenities, and plans to mitigate traffic issues.

In answering Commissioner Veitch-Olson, Mr. Hansen spoke about the apartment complex's pet policy, onsite bicycle parking, and vehicular parking available at the project site.

**ADOPTED MINUTES 4.A.**

Mr. Hansen and Director Merriam answered questions from Commissioner Acosta regarding rental rates for the apartment units.

Vice Chair Kammer stated her concerns regarding traffic and pedestrian safety near the project site. Mr. Hansen spoke about mitigation efforts to address traffic safety concerns.

Mr. Hansen and Principal Planner Meek addressed traffic and pedestrian safety concerns raised by Commissioner Acosta.

**5) Public Hearing**

Vice-Chair Kammer opened the public hearing.

Raeid Farhat spoke in support of the proposed project.

Rafael Hernandez, housing program associate at Monterey Bay Economic Partnership, spoke in support of the proposed project.

Edward Newman, real estate attorney, questioned the proposed East Lake access easement and asked that it be limited for use for emergencies only.

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

**6) Appropriate Motion(s)**

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

**RESOLUTION NO. 1-21 (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT A RESOLUTION APPROVING A DESIGN REVIEW PERMIT WITH DENSITY BONUS AND ENVIRONMENTAL REVIEW (PP2019-432/APP#18) TO ALLOW THE CONSTRUCTION OF 50 APARTMENTS ON A +/- .745 ACRE SITE LOCATED AT 558 MAIN STREET, WATSONVILLE, CALIFORNIA (APN:018-241-20)**

**7) Deliberation**

At Commissioner Cole's request, Mr. Hansen and Director Merriam addressed Mr. Newman's concerns regarding the project access easement.

Director Merriam, Principal Planner Meek, and Mr. Hansen answered questions from Commissioner Cole regarding access to the apartment complex.

Mr. Newman requested that the easement be limited to emergency use only.

**ADOPTED MINUTES 4.A.**

Mr. Hansen clarified planned ingress and egress to the proposed apartment complex.

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

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


AYES:	COMMISSIONERS:	Cole, Dorantes-Pulido, Sarmiento, Veitch-Olson, Kammer
NOES:	COMMISSIONERS:	Acosta
ABSENT:	COMMISSIONERS:	Jones


**5. REPORT OF THE SECRETARY**

Director Merriam thanked Commissioner Sarmiento for her work in the Planning Commission.

**6. ADJOURNMENT**

Vice-Chair Kammer adjourned the meeting at 8:22 PM. The next remote/teleconference Planning Commission meeting is scheduled for Tuesday, February 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

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



**TELECONFERENCE/REMOTE**

**February 2, 2021**

**6:00 PM**

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**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.

**ADOPTED MINUTES 4.A.**

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:



**ADOPTED MINUTES 4.A.**

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



# *P*roclamation

## *Staff of Life Grand Opening March 29, 2021*

- WHEREAS,** Staff of Life was launched as a small organic bakery in Santa Cruz in 1969 by owners Richard Josephson and Gary Bascou; and
- WHEREAS,** Richard and Gary wanted to address the growing demand for organic produce, natural meats and bulk shopping; and
- WHEREAS,** this new store was designed to make customers feel immediately welcome, with its bright colors inspired by visits to traditional villages in Mexico; and
- WHEREAS,** the Agriculture History Project and the Pajaro Valley Historical Association aided with selecting the interior decorations; and
- WHEREAS,** various local artists were tasked with creating other details, such as the painted aisle signs inspired by different County sights; and
- WHEREAS,** Staff of Life cares for the community, and believes in giving back to it by supporting its small businesses, rather than big corporations; and
- WHEREAS,** providing organic food, cultivated and produced without antibiotics, growth hormones, synthetic fertilizers and pesticides and using renewable resources, is one of the store's main focuses; and
- WHEREAS,** features include a wide selection of mostly local beers and wines, deli, seafood and meat counters, a bakery and a smoothie bar; and
- WHEREAS,** co-owner Jason Bazarnick recognizes this extensive effort was possible with the help of all their employees and crew.

**NOW, THEREFORE,** I, Jimmy Dutra, Mayor of the City of Watsonville, in the State of California, on behalf of the City Council hereby congratulate Staff of Life and its owners on the grand opening of this location and for bringing their philosophy of green living and sustainability to our community and wish them great success for many years to come.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Watsonville to be affixed this 29<sup>th</sup> day of March, Two thousand and twenty one.

  
\_\_\_\_\_  
Jimmy Dutra, Mayor



WATSONVILLE, CALIFORNIA