

**From:** [donotreply@escribemeetings.com](mailto:donotreply@escribemeetings.com) on behalf of [donotreply](#)  
**To:** [Alejandra Pacheco](#)  
**Subject:** Public Comment Received  
**Date:** Saturday, January 11, 2025 1:53:55 PM

---

User LeeAnn Jones has enter the following comment(s):

As a homeowner living within District 7, I'd like to see City Council maintain Chapter 14-41 As-Is for purposes of its adoption: "supporting the City's General Plan Policy 4.B.1 to help protect existing neighborhood quality by establishing design and location criteria for drive through facilities that help limit traffic, noise, odor, and aesthetic impacts to surrounding uses by establishing reasonable criteria". See Planning Commission Public Comment submissions (attached) for a case example of how removing the 150-foot setback would be detrimental to public health, lower property value, increase rental vacancies, etc. for the Quick Quack Car Wash project. Upholding all current requirements and the need for special use permits in all applicable zoning areas would allow for adequate review of proposals and most importantly alert the public, specifically those residing and/or working within proposed areas of development. I support the growth and evolution of this City but not at the detriment to the lifeblood of the City: its people. If City Council were to repeal Chapter 14-41, it'd be yet another example of the inequitable living environment for Watsonville residents when compared to those living in other parts of the County. That inequity seemingly being one in which corporate profit is valued over the health and well-being of Watsonville residents, which is clearly visible in the vast amount of drive-through facilities (primarily fast-food chains) in Watsonville compared to other cities in the County. Given the current state of our disproportionate economic balance, that being, corporate interests being put ahead of the well-being of the average working community member, City Council's maintenance of Chapter 14-41 would ultimately benefit those that call Watsonville home in the long run. Lastly, I'd like to share my experience as a Watsonville resident and the utter lack of communication of the possibility of such an ordinance change to those residing in areas in which pending projects have a vested interest in such a change. This exemplifies business interests lobbying for this change with little to no respect for the local residents' well-being and the potential one-sided nature of the decision-making process.

for CONSIDERATION OF OPTIONS FOR DRIVE-THROUGH FACILITY  
RESTRICTIONS (Recommended by Interim Community Development Director Meek) in  
City Council Meeting 1/14/2025 4:30:00 PM

Please log into eSCRIBE to review the submitted comment(s).

**Ivan Carmona**

---

**From:** LeeAnn Jones <leeann.jones88@gmail.com>  
**Sent:** Wednesday, November 13, 2024 10:34 AM  
**To:** Ivan Carmona  
**Subject:** Questions re: 632 East Lake Public Hearing

Hello Ivan,

I am a resident of 863 Lake Village Drive and I am reaching out to you in order to get a better understanding of the Public Hearing Notice letter I received regarding the proposed development of the car wash at 632 East Lake Avenue. I'd appreciate if you could confirm and/or correct my understanding as outlined below:

- Does a denial of this special use permit allow for the car wash to be built in the vacant lot?
  - If so, does this mean the zoning outlined in the map would change from Neighborhood Shopping Center to Thoroughfare Commercial?
    - If so, does this mean there would be less environmental protection measures in place for those addresses outlined in the map?

Thank you so much for your time. I am also available via phone at 831-332-4538.

-  
Regards,  
**LeeAnn Jones**  
(831) 332-4538  
[leeann.jones88@gmail.com](mailto:leeann.jones88@gmail.com)

---

**Public Comment**

---

From LeeAnn Jones <leeann.jones88@gmail.com>

Date Sat 11/16/2024 2:33 PM

To CDD <cdd@watsonville.gov>

RE: Denial of a special use permit and design review permit with environmental review (PP2023-6337).

Project address is 632 East Lake Avenue (APN: 017-321-02)

To the Planning Commission,

As a resident of 863 Lake Village Drive (within the proposed zoning map amendment) I am in agreement with the City Planner's denial of the proposed development of Quick Quack Car Wash. See below for my reasons for denial:

- The noise that would come from this establishment, such as industrial dryers, would increase the already high amount of noise that comes from living behind East Lake Shopping Center, such as: delivery trucks, constant droning of refrigeration/generators, workers taking breaks in the alley, other business operations occurring in the alley (i.e. deliveries, cleaning, etc.), garbage trucks 3x/week, etc.
  - This noise already makes the use of my backyard difficult as extended exposure to the level of noise causes headaches for my older family members and guests.
  - I've previously lived half a mile away from a similar car wash and could hear the industrial blower, both in and outside my residence. Car washes are frequently used in Watsonville and I can foresee the use of the industrial blower almost constant. Living almost directly behind this proposed development would make my living space intolerable.
- The hours of operation, if beyond 9PM and/or if it may operate 24/7, would extend beyond the hours of operation of Staff of Life and Fruition Brewery. These closure times limit the regular, daily noise from the businesses to just the refrigeration/generators and allow for quieter nights.
- Lastly, there is already a car wash just half a mile away at 401 East Lake.

I am also in disagreement of any future amending and/or removing of the current ordinance that requires a drive through to be 150 feet from residential property lines.

With respect,  
LeeAnn Jones, LCSW  
Resident of 863 Lake Village Dr

---

**Public Comment**

---

From Steven McGee <mcgeebeat@gmail.com>

Date Mon 11/18/2024 6:44 PM

To CDD <cdd@watsonville.gov>

RE: Denial of a special use permit and design review permit with environmental review (PP2023-6337).

Project address is 632 East Lake Avenue (APN: 017-321-02)

To the Planning Commission,

I am the homeowner of 863 Lake Village Drive which is within the proposed zoning map amendment in question. I am in agreement with the City Planner's denial of the proposed development of Quick Quack Car Wash.

I chose to live and invest in this neighborhood due to its quiet, working family environment. I do believe it is important for small businesses to thrive when they have positive impacts in the community. Although it is possible that many people will enjoy using a car wash such as the one proposed, I believe its impact on the neighboring families will be negative.

Having previously lived near a drive through car wash, I understand how tremendously loud they are when in operation. The noise in the alley behind the East Lake shopping center is already at a concerning level and a business like this would certainly cause a problem for those living nearby. I cannot directly speak for all of the neighboring families, but I do know that many are hard working and, like me, need a quiet home in which to rest so they can continue being productive members of the community of Watsonville.

I am in disagreement of any future amending and/or removing of the current ordinance that requires a drive through to be 150 feet from residential property lines.

I trust that the planning commission will recommend to the council, the best option for the property of 632 that will allow the neighboring families to flourish.

Thank you for your time.

Sincerely,  
Steven McGee  
Homeowner of 863 Lake Village Dr



---

**Proposal for Car Wash at 632 East Lake Ave**

---

**From** Mary Johnson <MaryJ@santacruzproperty.com>

**Date** Tue 11/26/2024 10:45 AM

**To** Ivan Carmona <ivan.carmona@watsonville.gov>

 1 attachment (105 KB)

632 E Lake Ave - PH notice - Final - 11.05.2024\_Revised.pdf;

Good morning. Ruben Fuentes, the owner of the property located at 610 Tuttle Avenue would like to know if he can protest the approval to allow the car wash at 632 East Lake Avenue and if so how would he go about doing that.

Thank you,

*Mary Johnson*

Administrative Assistant  
Santa Cruz Property Management  
1240 41<sup>st</sup> Avenue  
Capitola, CA 95010  
831 462-6424



Outlook

---

## Public Comment

---

From Steven Penrose <spenrose@pcg-llp.com>

Date Mon 12/30/2024 2:12 PM

To Planning Commission <planning.commission@watsonville.gov>

DENIAL OF A SPECIAL USE PERMIT AND DESIGN REVIEW PERMIT WITH ENVIRONMENTAL REVIEW (PP2023-6377) AND RECOMMENDING TO CITY COUNCIL DENIAL OF A ZONING MAP AMENDMENT FOR A NEW 7,670-SQUARE-FOOT DRIVE-THROUGH CAR WASH FACILITY ON A 1.18+- ACRE SITE LOCATED AT 632 EAST LAKE AVENUE (APN: 017-321-02), FAILED BY VANCE SHANNON WITH QUICK QUACK CAR WASH, APPLICANT, ON BEHALF OF BILL HANSEN, PROPERTY OWNER

Dear Mr. Carmona,

This is a duplicate of my email to you dated 12/18/24, now being sent to [planning.commisson@watsonville.gov](mailto:planning.commisson@watsonville.gov) as directed by the Public Hearing Notice for this matter.

I am writing on behalf of my client Tomas R. Fuentes. Mr. Fuentes is the trustee of a family trust that owns the apartment building at 610 Tuttle Avenue in Watsonville. I understand that denial of an application to build and operate a car wash at 632 East Lake Ave. was recommended at the Planning Commission meeting held November 19, 2024, but that the item was continued to be heard again in December or January.

My client agrees with the denial of this project. He opposes this use of the parcel adjoining 610 Tuttle due to the noise and traffic that it will cause, and the impact of that noise and traffic on occupants of the 610 Tuttle apartments. My client believes that his tenants will be unhappy with the noise and traffic, that their quiet enjoyment of their apartments will be disrupted as a result, that vacancies will also result, and that the vacancies will be difficult to fill if the car wash use is approved for 632 East Lake Ave, resulting in a substantial loss of rental income.

Thank you for hearing my client's objection and his support for denial of the car wash use.

**Steven D. Penrose**

*Certified by the State Bar of California Board of Legal Specialization as a Specialist in Estate Planning, Probate and Trust Law*

Penrose Chun & Gorman LLP  
1200 Pacific Avenue, Suite 260  
Santa Cruz, CA 95060  
tel: 831-515-3344 ext. 202  
fax: 831-515-3308  
[www.pcg-llp.com](http://www.pcg-llp.com)  
[spenrose@pcg-llp.com](mailto:spenrose@pcg-llp.com)

The information in this e-mail (including attachments, if any) is considered confidential and is intended only for the recipient(s) listed above. Any review, use, disclosure, distribution or copying of this e-mail is prohibited except by or on behalf of the intended recipient. If you have received this email in error, please notify me (831-515-3344 ext. 202) immediately by reply email, delete this email, and do not disclose its contents to anyone. Thank you.

---


**Public Comment**

---

**From** LeeAnn Jones <leeann.jones88@gmail.com>

**Date** Wed 01/01/2025 3:11 PM

**To** Planning Commission <planning.commission@watsonville.gov>

 1 attachment (1 MB)

Planning Commission Letter 2025 01 07.pdf;

RE: Denial of a special use permit and design review permit with environmental review (PP2023-6337).

Project address is 632 East Lake Avenue (APN: 017-321-02)

Hello,

Please find attached to this email my public comment for the Planning Commission Meeting scheduled for January 7, 2025.

When including this public comment with the agenda materials, please do not include this email message and only include the attached PDF, as I'd like to keep my personal email address confidential.

--

Regards,

**LeeAnn Jones**

(831) 332-4538

[leeann.jones88@gmail.com](mailto:leeann.jones88@gmail.com)

RE: Denial of a special use permit and design review permit with environmental review (PP2023-6337).

Project address is 632 East Lake Avenue (APN: 017-321-02)

To the Planning Commission,

As a first-time homeowner within the proposed zoning map amendment, I'd like to both expand upon and reiterate my initial agreement with the City Planner's denial of the proposed development of Quick Quack Car Wash.

Expanded Commentary for January 7, 2025 Meeting:

1. The proposal will be materially detrimental to public health, safety, convenience, and welfare
  - a. Materially: Lower the home values of homeowners in the proposed zoning map amendment.
  - b. Public Health: Harvard Medicine studies have shown increased noise pollution drives hearing loss, tinnitus, hypersensitivity to sound, cause or exacerbate cardiovascular disease, type 2 diabetes, sleep disturbances, stress, mental health and cognition problems.
2. Drive Through Delineation & WMC Section 14-41.100(a)(1)
  - a. Quick Quack's pushback on defining their business as a "drive through" at the November 19, 2024 meeting, which was there's no "menu" and/or attendant. Counter to their argument, the promotional video they shared clearly demonstrated an attendant in front of the drive through car wash to handle the transaction holding a "menu" of the available washes. Additionally, I've visited a Quick Quack Car Wash located in Marina (Monterey County) and witnessed the above.
  - b. Planning Commission Chair Acosta's declaration that the WMC Section 14-41.100(a)(1) regulation setting drive throughs back 150-feet from residential property lines is 24-years old and the city of Watsonville would benefit from updating such a regulation. I respectfully counter this point of view as such a regulation was established for the protection of public health, safety, convenience, and welfare.
  - c. Quick Quack also pushed back stating other similar businesses are much closer to residential property lines than the WMC Section 14-41.100(a)(1) regulation of 150-feet. I am not privy to the development of such businesses, however, I also respectfully counter this point with my same questions outlined in 3b below, in summary: I question the accessibility and language related to the process of such decisions with the community.
3. As a resident of Watsonville, I value the growth of local businesses for our community to continue to grow and inevitably thrive. Therefore, I propose the following questions to the Planning Commission on how this project will uphold that value:
  - a. How does this proposal from an out of city and county business, Roseville, contribute to the local economy? Yes, a few jobs will open for operation and maintenance of the facility, but what is an out of county business' investment in maintaining a business they rarely, if ever, see aside from being just a regular source of income? Please see **Enclosures 1 & 2** for lived experience testimonies from a community in Sacramento County, the county this business is headquartered, that

experienced less than ideal conditions once a Quick Quack Car Wash was built behind in their community (i.e. noise, lack of communication from management, etc.).

- b. What data decision making processes informed the choice of a car wash business over another business? As a resident, I witnessed no community input sought for this proposal, at least not in accessible language and/or messaging other than the required public hearing notices written in legal ease. The landowner spent a significant amount of funds towards other processes (i.e. noise study, traffic study, sign plans, etc.), but where was the voice of the community included?
- c. How would allowing a special use permit and changing the current zoning map for an out of city and county car wash business impact the overall wellbeing of those living within its vicinity? This includes neighboring businesses, homeowners, and renters. Residents residing within South County are consistently treated as second class citizens within Santa Cruz County, and this project is yet another example of such treatment.

I'd like to conclude my new commentary with one last point as a first-time homeowner. As a career public servant myself, I've worked incredibly hard in my life to get to the point of purchasing my first home and couldn't be prouder to call myself a resident of Watsonville. I value this community and the businesses that allow us to thrive, however, a car wash business at this location is not appropriate for all the reasons outlined above and below. I would like to see the vacant lot occupied at some point in the near future and would hope that input from what the community may want and/or need is solicited. In the current state of our disproportionate economic balance, that being, corporate interests being put ahead of the average working community member, taking such an approach would be forward thinking and ultimately benefit those that call Watsonville home.

#### Reiteration of Initial Arguments from November 19, 2024 Meeting

1. Noise & Light Pollution: In addition to current high levels of noise coming from the alley behind East Lake Shopping Center (which is located directly behind my backyard) the car wash will significantly increase this noise, for example: drive through industrial dryer, 19 vacuums, multiple running car engines, car stereos, etc. Also, proposed light poles will be 16-foot tall, well above the proposed 8-foot mason fence that will pollute the homes of those directly behind and next to the business.
2. Hours of Operation: Opens well before most of East Lake Shopping Center business at 7AM.
3. Established Car Wash Business: There is already a car wash just half a mile away at 401 East Lake.
4. Zoning Map Amendment: I am in disagreement of any future amending and/or removing of the current ordinance that requires a drive through to be 150 feet from residential property lines.

With respect,  
LeeAnn Jones, LCSW  
Homeowner Within Proposed Zoning Map Amendment

## Enclosure 1



Boycott Quick Quack CarWas...

Business chat



Hi Steve, please know this is a fight you can win and not let them build it! The noise became so unbearable that we moved and our house sold for about \$50,000 less than market value because of them. Seriously, we tried everything but we couldn't afford an attorney and the County did nothing to help us. I pretty much gave up the fight because it was affecting my mental well being, I was just so angry all the time and couldn't take it anymore, so we gave up and moved! Keep in mind, it's a potpourri of noise pollution: the car wash machinery itself, the blowers, the high pitched screech of the blowers when the hose gets dislodged, and the very worst of all...the music from the customer's car stereos when they used the vacuums...the booming bass would shake our windows from the time they opened to closing! Same goes for fast food drive-thru's with the music, the neighbors put a stop to the building of a drive-thru they tried to put in after QQ, and that was a year long fight! Attached is the letter I wrote



Message



My name is Monica Wilcoxon. I live in Arden Manor and my husband and I bought our home in 1992. We understood, living so close to Watt Avenue that we would have to deal with noise. But until last June, when the Quick Quack Car Wash opened, it never became an issue for us. We love our neighborhood and have built solid relationships with our neighbors. In fact, we consider our neighbors to be more like friends and family than just people who live adjacent to us. Getting together with them for BBQ's in our backyards was a common weekend occurrence. But, that doesn't happen anymore.

My neighbors and I were looking forward to a brand new business opening up and finally being rid of the homeless that were taking over that empty lot. We were completely hoodwinked by Quick Quack and the Sacramento County, telling us what we wanted to hear and making promises that were not kept. One of those being that a sound wall would be put up, but the wall that was installed is a joke. We refer to it as the "paper mache wall" because it's man made materials, there's holes that you can see through, and it is about 5 feet too low. All of this information, Susan Peter's office is well aware of. Please, please, please, I invite anyone of you to come to our backyards and hear for yourself. You will be floored with how loud the noise is. Our backyards are unusable.

Every day from 7:00am until 9:00pm and sometimes an hour later, far after they close, we are living in noise pollution hell. I could go on forever about the layer, upon layer of noise from Quick Quack. But the one thing I can guarantee that will happen with the 24 drive-thru's that is happening with our situation, is the car stereos that blare from customers' cars. Bass that reverberates so loud through the ground that it makes our windows shake, and there's not a thing we can do about it. It's maddening. Now just imagine that kind of noise disturbance waking you up in the middle of the night, every night. There is no sound wall that will mask that and I will do everything in my power to warn the neighbors to fight this project.

I've lived here for 25 years with no issues with noise to the point where I want to move until the day QQ opened. Not the traffic from Watt Ave, not the motorcycles from the Harley riders down our street, not the Coast Guard plane flybys, not the many other businesses that were there before QQ...the county had no business allowing QQ to build next to residences and they have no business allowing 24 hour fast food restaurants to build next to residences either.

Thank You,

Monica Wilcoxon



## Enclosure 2

# I Arden Arcade

(<https://www.advocatesforardenarcade.com/>)

[Contact Us \(/contact-us\)](/contact-us)

Search...	Go!
-----------	-----

### THIS ITEM APPEARS ON

[DEVELOPMENT PROJECTS \(/DEVELOPMENT-PROJECTS\)](/development-projects)

JUL  
**30**  
2017

## Neighbors are not happy with QuickQuack car wash

When the County let the Quick Quack Car Wash go in on Watt just below Arden, neighbors were told the sound would be buffered by a required wall. But the wall the County approved doesn't do much to reduce noise impacts (<http://www.advocatesforardenarcade.org/landuseprojects/2017/6/24/a-wall-that-saves-developers-money-can-lead-to-problems-for-adjacent-neighbors>) from the car wash. The nearby neighbors say the noise from Quick Quack itself is made even more annoying by car audios blaring as customers vacuum their cars. Those neighbors have tried without success to get Quick Quack to do something about the problem. There is even is a Facebook page, Boycott Quick Quack CarWash Arden/Watt (<https://www.facebook.com/Boycott-Quick-Quack-CarWash-ArdenWatt-103596953623420/>), with pictures and videos that make it obvious that something is dreadfully wrong. There are car wash businesses all over the metro area, but the Quick Quack one on Watt is perhaps the only one located so close to residences. Quick Quack replaced a long-vacant building that had become a camp for homeless people. The County's approval was based on the usual "something is better than nothing" approach that fed on neighbors' desires to do something about the health and safety issues at the homeless encampment. Lost in the hubbub of approval was the grant of permission to let the Quick Quack building serve as a tall sign, complete with a brightly-lit duck, while also allowing tall parking lot lights. Glare from the new light fixtures and the duck sign are also causing problems for adjacent neighbors. Projects like this are reminders that the County has a duty to serve all constituents, not just those who happen to have purchased

[Join our mailing list](#)

property for a commercial project. The County's enthusiasm for whatever development project comes along (<http://www.advocatesforardenarcade.org/landuseprojects/2016/9/7/the-bee-says-what-we-already-know-developers-always-get-whatever-they-want>) needs to be moderated by respect for resident's reasonable expectations for their homes and their neighborhood. When the County does not stand up for the residents, the public trust gets damaged. As the Quick Quack project has shown, loss of the public trust can be a very big deal.



*The Facebook page, Boycott Quick Quack CarWash Arden/Watt, asks: "Are clean cars worth the noise pollution that is detrimental to the peace and property values of the homes around the business?"*

COPYRIGHT © 2025 ADVOCATES FOR ARDEN ARCADE

[PRIVACY POLICY \(/PRIVACY-POLICY\)](#)

[WEBSITE ACCESSIBILITY STATEMENT](#)

[DISTRICT TRANSPARENCY \(TRANSPARENCY.HTML\)](#)

Join our mailing list

1/1/25, 1:33 PM

Neighbors are not happy with QuickQuack car wash - Advocates for Arden Arcade

POWERED BY STREAMLINE (HTTP://WWW.GETSTREAMLINE.COM/) | SIGN IN

(HTTPS://WWW.ADVOCATESFORARDENARCADE.COM/USERS/SIGN\_IN?DESTINATION=%2F2017-07-30-NEIGHBORS-ARE-NOT-HAPPY-WITH-QUICKQUACK-CAR-WASH%3DTRUE)

Join our mailing list

---

**Public Comment**

---

From Steven McGee <mcgeebeat@gmail.com>

Date Wed 01/01/2025 4:33 PM

To Planning Commission <planning.commission@watsonville.gov>

Denial of a special use permit and design review permit with environmental review (PP2023-6337).

Project address is 632 East Lake Avenue (APN: 017-321-02)

To the Planning Commission,

I am in agreement with the denial of a special use permit for this proposed project.

It will negatively affect the health and well being of the neighboring community, for example increased noise and the reversal of 24 years of regulation precedent. Firstly, a quick internet search can provide many official studies reflecting the negative health effects of noise pollution. The proposed noise mitigation falls short of protecting the neighboring family dwellings, particularly for the two story apartment buildings on the south side of the proposed site. An 8ft wall will do nothing to protect the many people living on the second floors of homes near this proposed drive through car wash. The protection that the wall would provide is questionable even to single story dwellings, given their close proximity.

Secondly, WMC Section 14-41.100(a)(1) is a regulation put in place to protect the health and prosperity of the community. It was mentioned in the November 19, 2024 meeting that the ordinance in question is antiquated. It is my hope, regarding our local leadership, that the act of protecting the health and prosperity of the community is NOT an antiquated one.

With all due respect, the mere fact that the value of this regulation is a point of contention is scary and I am fearful for the future of the citizens of Watsonville if this is the stance our local leadership is willing to take, one that values profit over community.

I ask you all to please stand up and protect us. Please be the guardians that the people of the City of Watsonville deserve.

Thank you for your time and consideration.

Sincerely,  
Steve McGee

---

**Public Comment**

---

**From** Carlee Markhart <carlockian@yahoo.com>

**Date** Mon 01/06/2025 9:30 PM

**To** Planning Commission <planning.commission@watsonville.gov>

Denial of a special use permit and design review permit with environmental review (PP2023-6337).

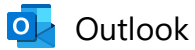
Project address is 632 East Lake Avenue (APN: 017-321-02)

To the Planning Commission,

I feel this proposed business will negatively affect the people in this neighborhood. It is too close to the residents and will cause excessive noise pollution that has been proven to cause negative health effects. WMC Section 14-41.100(a)(1) has been mentioned to be antiquated. I sure hope the well-being of citizens is not now being viewed as antiquated. I am in agreement with the denial of this application and appreciate your time and consideration.

Sincerely,  
Carlee Markhart

[Yahoo Mail: Search, Organize, Conquer](#)



---

**Public Comment**

---

**From** Meagan Davis <meagandavis87@gmail.com>

**Date** Mon 01/06/2025 10:04 PM

**To** Planning Commission <planning.commission@watsonville.gov>

Denial of a special use permit and design review permit with environment review (PP2023-6337).

Project address is 632 East Lake Ave (APN: 017-321-02)

I'm writing today on behalf of friends who would be negatively affected if this use permit is authorized. The planning commission should be concerned about the health and wellness of the community members whose homes are in close proximity to this proposed development.

Thank you,  
Meagan



---

## Public Comment

---

From: **Carol Zimmerman** <[carol.zimmerman79@gmail.com](mailto:carol.zimmerman79@gmail.com)>  
Date: Tue, Jan 7, 2025 at 2:21 PM  
Subject: Public Comment  
To: <[planning.commission@watsonville.gov](mailto:planning.commission@watsonville.gov)>

Denial of a special use permit and design review permit with environmental review (PP2023-6337).

Project address is [632 East Lake Avenue](#) (APN:017-321-02).

To the attention of the Watsonville Planning Committee,

I support denying the proposed special use permit for this project. This proposal was made previously and denied for valid reasons especially as this is not a commercial area it's a residential community. Our residential population consists of families with babies, school age children, stay-at-home homemakers, young adults, working adults, grandparents, as well as pets. The major attraction to buying one of the lovely homes in this neighborhood is that it's quiet, little crime, and clean.

The proposal is in direct conflict with 24 years of regulation precedent which to date has protected our residential area from the noise pollution and degradation of the area such a project would bring.

Drive-through car washes are terribly noisy to operate and the noise would be continuous. In addition car washes are notorious for having customers who play loud music (so loud it can be heard across the area for blocks). Then let's not forget the vacuuming of the interior of the cars and garbage and trash that is always left behind such as beer bottles and who knows what.

It was mentioned at the November 19, 2024 meeting that the ordinance was antiquated. I'm certain that this doesn't mean that updating the ordinance should negate the 24 years of protection of our residential community from noise pollution and degradation which is really important to all the residents living in the area.

It's important to point out that property values would suffer due to having had such a project come to fruition in this residential area. Especially for those poor residents who must live next door to it.

I'm strongly opposed to approving the special use permit for this project for the above mentioned reasons.

My Sincerest Regards,  
Carol Zimmerman

**From:** [donotreply@escribemeetings.com](mailto:donotreply@escribemeetings.com) on behalf of [donotreply](#)  
**To:** [Alejandra Pacheco](#)  
**Subject:** Public Comment Received  
**Date:** Sunday, January 12, 2025 1:00:43 PM

---

User Joan Garrett has enter the following comment(s):

To whom it may concern, As a homeowner within District 7 and life-long resident of the city of Watsonville, I am concerned with the possibility of changing such an important ordinance. I'd like City Council to keep Chapter 14-41 in place and as-is. I am currently pushing back on a proposal to build a drive through car wash very near my house, as it will not be good for the health and safety of me and my neighborhood. The current ordinance is protecting me and my community from noise, excess traffic, and our general physical safety. I feel like this ordinance is doing a great job of protecting us from drive through traffic, and the potential hazards that come with drive throughs being so close to homes. I think business is a good thing for the city, but not when it could hurt people directly near it. I know that city council is in place to protect the residents of Watsonville, and I trust that they will do what's best for our children and loved ones. Thank you for your time, Joan Garrett

for CONSIDERATION OF OPTIONS FOR DRIVE-THROUGH FACILITY  
RESTRICTIONS (Recommended by Interim Community Development Director Meek) in  
City Council Meeting 1/14/2025 4:30:00 PM

Please log into eSCRIBE to review the submitted comment(s).

**From:** [donotreply@escribemeetings.com](mailto:donotreply@escribemeetings.com) on behalf of [donotreply](#)  
**To:** [Alejandra Pacheco](#)  
**Subject:** Public Comment Received  
**Date:** Monday, January 13, 2025 12:49:05 PM

---

User Brian Martinez has enter the following comment(s):

City Council, The ordinance in place (WMC CHAPTER 14-41), is in place to prevent businesses from setting up too close to homes. This is an important protection for those living in our community. Drive through businesses that are too close to homes are a direct hazard to the safety and well-being of those who live nearby. The noise, loitering and traffic that come with businesses like this should be far away from homes. Please do the right thing and keep the people of our city safe. Please keep WMC CHAPTER 14-41 in place and unchanged. If you would like to hear more about my position, please contact me. Thank you, Brian Martinez

for CONSIDERATION OF OPTIONS FOR DRIVE-THROUGH FACILITY  
RESTRICTIONS (Recommended by Interim Community Development Director Meek) in  
City Council Meeting 1/14/2025 4:30:00 PM

Please log into eSCRIBE to review the submitted comment(s).

**From:** [donotreply@escribemeetings.com](mailto:donotreply@escribemeetings.com) on behalf of [donotreply](#)  
**To:** [Alejandra Pacheco](#)  
**Subject:** Public Comment Received  
**Date:** Monday, January 13, 2025 2:55:27 PM

---

User Ricardo Juarez has enter the following comment(s):

Members of city council, Modifying wmc chapter 14-41 to allow companies to build their drive throughs closer to homes is a dangerous and shameful idea. The hard working families of Watsonville deserve to have quiet and safe homes/neighborhoods. If anything, the 150ft proximity should be pushed back even further to 250+ft. Thank you, Ricardo D. Juarez

for CONSIDERATION OF OPTIONS FOR DRIVE-THROUGH FACILITY  
RESTRICTIONS (Recommended by Interim Community Development Director Meek) in  
City Council Meeting 1/14/2025 4:30:00 PM

Please log into eSCRIBE to review the submitted comment(s).

**From:** [donotreply@escribemeetings.com](mailto:donotreply@escribemeetings.com) on behalf of [donotreply](#)  
**To:** [Alejandra Pacheco](#)  
**Subject:** Public Comment Received  
**Date:** Monday, January 13, 2025 4:45:03 PM

---

User Christopher Campbell has enter the following comment(s):

To whom it may concern, It is not just the noise that a particular drive through makes my itself that I am worried about. It is also the car engines and loud stereos of people waiting in line to be served. This type of noise should be limited around residential areas. Please keep the current ordinance in place. Thank you, Christopher Campbell

for CONSIDERATION OF OPTIONS FOR DRIVE-THROUGH FACILITY  
RESTRICTIONS (Recommended by Interim Community Development Director Meek) in  
City Council Meeting 1/14/2025 4:30:00 PM

Please log into eSCRIBE to review the submitted comment(s).

**From:** [donotreply@escribemeetings.com](mailto:donotreply@escribemeetings.com) on behalf of [donotreply](#)  
**To:** [Alejandra Pacheco](#)  
**Subject:** Public Comment Received  
**Date:** Monday, January 13, 2025 8:18:17 PM

---

User Steven McGee has enter the following comment(s):

Watsonville City Council, I am a homeowner in district 7. I urge the council to keep chapter 14-41 in place and unchanged. I have been to Watsonville planning commission meetings and heard business owners express their frustration with this ordinance. There is a sense of, "If that business can do it, then why can't mine?". There are many possible answers to this question. Some answers may be, effected community members may not be aware of such agenda items and others may not have time to address the issue. Having been a renter in this county for many years, I tried my hardest to not cause problems or bring attention to myself as it could jeopardize my living situation, so public comments and community outreach were out of the question. I believe these situations are often capitalized on by businesses to push agendas only beneficial to themselves. I sincerely hope that you, our elected officials, will be the advocates that the community needs in situations like this. Please don't let business interests take precedence over citizen health and well-being. Please leave 14-41 in place and unchanged. Sincerely, Steven McGee

for CONSIDERATION OF OPTIONS FOR DRIVE-THROUGH FACILITY  
RESTRICTIONS (Recommended by Interim Community Development Director Meek) in  
City Council Meeting 1/14/2025 4:30:00 PM

Please log into eSCRIBE to review the submitted comment(s).

**From:** [donotreply@escribemeetings.com](mailto:donotreply@escribemeetings.com) on behalf of [donotreply](#)  
**To:** [Alejandra Pacheco](#)  
**Subject:** Public Comment Received  
**Date:** Tuesday, January 14, 2025 10:39:01 AM

---

User Jim Rey has enter the following comment(s):

Hello, I have recently been to a Drive through car wash with a self-serve vacuum station and was shocked at how loud it was. There were 2 cars next to me and each one was blaring earth shaking music. As a patron, I was annoyed but I can only imagine the pain people must feel having to live near a business like this. I guarantee if you were to sit in a parkinglot of any similar business for a couple hours you would experience what i just described. These restrictions should be left alone. Jim Rey

for CONSIDERATION OF OPTIONS FOR DRIVE-THROUGH FACILITY  
RESTRICTIONS (Recommended by Interim Community Development Director Meek) in  
City Council Meeting 1/14/2025 4:30:00 PM

Please log into eSCRIBE to review the submitted comment(s).