

From: [Steven Penrose](#)
To: [City Council](#); [cityclerk](#)
Subject: Watsonville Municipal Code Chapter 14-41 Drive-Through Facility Restrictions
Date: Tuesday, January 14, 2025 4:02:47 PM

Dear City Council Members,

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 Quick Quack 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 property owner pulled his application prior to a second consideration scheduled for January 7, 2025. I understand that at its meeting today the City Council is reviewing options for modifying Watsonville Municipal Code Chapter 14-41 regarding Drive-Through Facility Restrictions. My client objects to modifications that would

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 to a modification of the Drive-Through Facility Restrictions that would allow the Quick Quack car wash application to operate a car wash at 632 East Lake Ave. to proceed.

Steven D. Penrose

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