

From: [City Council](#)
To: [Eduardo Montesino](#); [Vanessa Quiroz](#); [Maria Orozco](#); [Kristal Salcido](#); [Casey Clark](#); [Jimmy Dutra](#); [Ari Parker](#); [cityclerk](#)
Subject: FW: Public Comment - City Council Meeting March 11, 2025
Date: Monday, March 10, 2025 5:04:04 PM

From: Steven Penrose <spenrose@pcg-llp.com>
Sent: Monday, March 10, 2025 5:03:48 PM (UTC-08:00) Pacific Time (US & Canada)
To: City Council <citycouncil@watsonville.gov>
Subject: Public Comment - City Council Meeting March 11, 2025

RE: Item No. 11.b

ZONING CODE TEXT AMENDMENT TO CHAPTER 14-41 (DRIVETHROUGH FACILITY RESTRICTIONS) OF THE MUNICIPAL CODE REMOVING THE 150-FT. RESIDENTIAL SETBACK REQUIREMENT FROM THOROUGHFARE COMMERCIAL, NEIGHBORHOOD SHOPPING CENTER, & VISITOR COMMERCIAL ZONING DISTRICTS

and

Item No. 11.c
ZONING MAP AMENDMENT CHANGING THE ZONING MAP DESIGNATION FROM NEIGHBORHOOD COMMERCIAL SHOPPING CENTER TO THOROUGHFARE COMMERCIAL FOR A 1.18-ACRE SITE LOCATED AT 632 EAST LAKE AVENUE

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 Tuttle San Carlos, LP, which in turn owns the apartment building located at 610 Tuttle Avenue in Watsonville. I understand that denial of the 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 tomorrow the City Council is reviewing proposals to change the zoning map designation from Neighborhood Shopping Center to Thoroughfare Commercial, and to modify Watsonville Municipal Code Chapter 14-41 regarding Drive-Through Facility Restrictions. My client objects to modifications that would change the zoning so as to eliminate the 150-foot setback requirement from residential properties in order to allow this car wash to be built and operated so close to his family's apartment building.

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 very 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 your thoughtful consideration of my client's objection.

Please notify me about the action on these applications.

Steven D. Penrose

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