

RESOLUTION NO. _____ (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT, DESIGN REVIEW PERMIT, AND ENVIRONMENTAL REVIEW (PP2025-8417) AND FINDING THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES §§ 15303 and 15332, TO ALLOW CONSTRUCTION OF A NEW 9,884± SQUARE-FOOT AUTOMOTIVE RESTORATION SHOP ON A 0.29± ACRE SITE LOCATED AT 140 GROVE STREET (APN: 017-252-25 & -26)

**Project: Body by Hank Automotive Restoration Shop
APN: 017-252-25 & -26**

WHEREAS, 140 Grove Street is developed with a 1,176± square-foot industrial building, which, according to the County Assessor's Office, was constructed in 1960; and

WHEREAS, on December 1, 2020, the City of Watsonville Planning Commission approved Special Use Permit with Design Review, Lot Consolidation, and Environmental Review (Application No. 7) to allow construction of a new 9,884-square-foot automotive restoration shop for Body by Hank; and

WHEREAS, all Special Use Permit approvals by the Planning Commission have a condition of approval requiring the submittal of a building permit within two years of Planning Commission approval; and

WHEREAS, the property owner did not submit a building permit application within two years of Planning Commission approval and the entitlement approval expired on December 1, 2022; and

WHEREAS, the property owner recorded the lot consolidation with the County of Santa Cruz Assessors and Records Office; and

WHEREAS, on March 5, 2025, the applicant, Ron Gordon, on behalf of the property owner, Hank Wempe, submitted an application for a Special Use Permit, Design

Review Permit, and Environmental Review (#PP2025-8417) for construction of a 9,884-square-foot automotive restoration shop for Body by Hanke located at 140 Grove Street (APNs 017-252-25 & -26); and

WHEREAS, the project site is designated Industrial on the General Plan Land Use Diagram and is within the General Industrial (IG) Zoning District; and

WHEREAS, pursuant to Sections 14-16.603(c) of the Watsonville Municipal Code (WMC), automotive repair, services, and garages (DLU 63) are permitted conditionally in the IG Zoning District with issuance of a Special Use Permit approved by the Planning Commission; and

WHEREAS, pursuant to WMC Section 14-12.400, development subject to Design Review includes all new construction, exterior remodeling, additions, or changes in use requiring additional parking, which involves structures used for multi-family residential, commercial, industrial or public purpose; and

WHEREAS, notice of time and place of the hearing to consider Special Use Permit, Design Review Permit, and Environmental Review (#PP2025-8417) was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville, and the matter called for hearing evidence both oral and documentary introduced and received, and the matter was submitted for decision; and

WHEREAS, the Planning Commission has considered all written and verbal evidence regarding this application at the public hearing and has made Findings, attached hereto and marked as Exhibit "A," in support of the Special Use Permit, Design Review Permit, and Environmental Review (PP2025-8417) to allow the construction of a new 9,884-square-foot automotive restoration shop on a 0.29± acre site located at 140 Grove Street, Watsonville, California (APN 017-252-25 & -26).

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Watsonville, California, as follows:

1. The Planning Commission finds that the project is categorically exempt pursuant to CEQA Guidelines section 15303 (Class 3-New Construction or Conversion of Small Structures) and section 1532 (Class 32 Categorical Exemption-In-Fill Development Projects). The project would demolish an existing 1,176-square-foot industrial building and construct a new 9,884-square-foot automotive restoration shop on a 0.29± acre industrial lot, located within the City limits. The subject site is considered an infill site and is located in an area substantially surrounded by urbanized uses where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The project is consistent with the General Plan and Zoning requirements for the City of Watsonville, has no value as habitat for endangered, rare or threatened species and approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

2. Good cause appearing, therefore, the Planning Commission does hereby approve the Special Use Permit, Design Review Permit, and Environmental Review (#PP2025-8417), attached hereto and marked as Exhibit "C," subject to the Conditions attached hereto and marked as Exhibit "B," and subject to the CEQA review determination as a Class 3 and 32 project attached hereto and marked as Exhibit "D", to allow construction of a new 9,884-square-foot automotive restoration shop on a 0.29± acre site located at 140 Grove Street.

I HEREBY CERTIFY that the foregoing Resolution was introduced at a regular meeting of the Planning Commission of the City of Watsonville, California, held on the 1st day of April, 2025, by Commissioner _____, who moved its adoption, which motion

being duly seconded by Commissioner _____, was upon roll call, carried and the resolution adopted by the following vote:

Ayes: Commissioners:

Noes: Commissioners:

Absent: Commissioners:

Justin Meek, Secretary
Planning Commission

Peter Radin, Chairperson
Planning Commission

Application No: PP2025-8417

APN: 017-252-25 & -26

Applicant: Ron Gordon

Hearing Date: April 1, 2025

SPECIAL USE PERMIT FINDINGS (WMC § 14-12.513)

- 1. The proposed use at the specified location is consistent with the policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.**

Supportive Evidence

The proposed project is consistent with the following 2005 General Plan goals and policies concerning industrial land use and land use suitability.

- **Goal 4.4 Industrial Land Use** – Achieve economic diversification, living wage employment, the preservation of the agricultural economic base of the Pajaro Valley, and maintain a balance among jobs, housing, and other urban land uses.
- **Policy 4.D.1 Modernization** – The City shall encourage existing industrial plants to maintain high standards for public safety and environmental quality consistent with economic feasibility. These standards include emission reduction, noise, reduction, built-in fire protection, water conservation, and the safe use, storage, and disposal of hazardous materials.
- **Goal 4.7 Land Use Suitability** – Ensure that the orderly development of land for the needs of existing and projected population within the City limit and Sphere of Influence is based on the land's overall suitability, including: the accessibility of existing and proposed public facilities, services, and utilities, physical and financial constraints; and/or growth inducing impacts.
- **Policy 4.G Land Use Suitability** – The City shall encourage the development of urban uses on those lands best suited for urban uses and discourage it on lands unsuited for urban uses.

The maximum building intensity allowed for Industrial land may be up to a Floor Area Ratio (FAR) of 1.50. The project proposes to construct a new 9,884-square-foot automotive restoration shop on a 0.29± acre (12,675± square foot) property. The FAR proposed for the project is 0.78 and is within the permitted building intensity for land designated Industrial.

The project is not anticipated to induce population growth, as it does not include residential development or involve an extension of roadway or other public infrastructure. In addition, the proposed automotive restoration shop is not a regionally significant employer providing four fulltime jobs. Therefore, the project would not result in any growth inducing impacts.

The project is considered an infill project as the property is currently developed with a 1,176-square-foot automotive restoration shop. The property is served with public roads, utilities, sewer, curbs, gutters, and sidewalks along the frontage of the property as well as the surrounding development. The project would modernize the industrial property by demolishing the existing building and constructing a new 9,884-square-foot automotive restoration shop. The new automotive restoration shop incorporates design features to reduce noise reduction, an air filtration system for the paint booth, and built-in fire protection, thus meeting the modernization intent of the General Plan.

2. **The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.**

Supportive Evidence

The proposed project would redevelop the site with a new building and landscaping that would improve the appearance of the site. The proposed building design has a modern appearance that is well composed, articulated, and consistent on each façade.

Direct access to and from the project site would continue to be provided from Grove Street and the 20-foot wide public alley way. The site is served by existing roadway ways, utilities and services, with curbs, gutter, and sidewalks at the frontage of the property and throughout the surrounding area

Two 30-foot-wide driveway approaches derived from Grove Street would provide access to site. These two driveways would be reconstructed to meet City of Watsonville Public Improvement Standards S-105 and are subject to the issuance of an encroachment permit by the Public Works Department.

The new automotive restoration shop will incorporate design features to reduce noise. The automotive restoration shop also includes a paint booth with an air filtration and ventilation system to capture all volatile compounds from the paint booth. All exhausts and ducting equipment would be directed away from all adjacent residential development. This would mitigate development impacts related to odor for adjacent residential development. A Monterey Board Air Regional District permit is required for the paint booth prior to submittal of a building permit.

3. **The proposed use will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

Supportive Evidence

The project involves redeveloping an existing industrial property designated for industrial use and is not anticipated to generate a significant number of new trips. The project site is located adjacent to Riverside Drive, which is a principal arterial road intended to move large volumes of traffic within the City to and from residential areas, and to areas of employment or businesses.

- 4. The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

Supportive Evidence

Direct access to and from the project site would continue to be provided from Grove Street. The two proposed 30-foot wide driveway approaches derived from Grove Street would be reconstructed to meet City of Watsonville Public Improvements Standards S-105. As a project condition of approval, an encroachment permit is required for all work proposed within the public right-of-way.

- 5. The proposed use incorporates features to minimize adverse effects, including visual impacts and noise, of the proposed special use on adjacent properties.**

Supportive Evidence

The proposed project would replace an existing industrial building with a new industrial building on land designated for industrial use. The surrounding uses consist of an adjacent auto restoration shop, industrial uses, and non-conforming residential development. The proposed building design has a modern appearance that is well composed, articulated and consistent on each façade, and new landscaping would improve the appearance of the site.

The new automotive restoration shop will incorporate design features to reduce noise. The proposed automotive restoration shop includes a paint booth. As a project condition of approval, the plans shall be revised to include an air filtration and ventilation system to capture all volatile compounds from the paint booth. All exhaust and ducting equipment will be directed away from all adjacent residential development. This would mitigate any potential odor impacts on the adjacent residential development. The business hours are also limited to Monday – Friday 8:00 a.m. to 6:00 p.m. and Saturday from 8:00 am to 5:00 pm.

- 6. The proposed special use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed special use and uses within the applicable base zoning district.**

Supportive Evidence

The project is conditioned to submit for all related permits (e.g. Building, Fire, Mechanical, Grading, and Encroachment permits). The project is also conditioned

to submit evidence of a Monterey Bay Air Regional District permit for the proposed paint booth prior to submitting for a building permit. The project would also incorporate an air filtration and ventilation system to capture all volatile compounds from the paint booth.

- 7. The proposed special use will not be materially detrimental to the public health, safety, convenience and welfare, and will not result in material damage or prejudice to other property in the vicinity.**

Supportive Evidence

The project involves redeveloping an existing industrial property designated for industrial use. The proposed project would replace an existing industrial building with a new industrial building. The proposed building design has a modern appearance that is well composed, articulated and consistent on each façade, and new landscaping would improve the appearance of the site. Therefore, the project would not materially damage or prejudice other property in the vicinity.

In addition, the project site is within a developed area that is currently served by municipal services, including water, sewer, police and fire, and therefore would not cause a serious public health or safety problem to the public health, safety, convenience, and welfare of the community.

DESIGN REVIEW FINDINGS (WMC § 14-12.403)

- 1. The proposed development is consistent with the goals and policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.**

Supportive Evidence

The proposed project is consistent with the following 2005 General Plan goals and policies concerning industrial land use and land use suitability.

- **Goal 4.4 Industrial Land Use** – Achieve economic diversification, living wage employment, the preservation of the agricultural economic base of the Pajaro Valley, and maintain a balance among jobs, housing, and other urban land uses.
- **Policy 4.D.1 Modernization** – The City shall encourage existing industrial plants to maintain high standards for public safety and environmental quality consistent with economic feasibility. These standards include emission reduction, noise, reduction, built-in fire protection, water conservation, and the safe use, storage, and disposal of hazardous materials.
- **Goal 4.7 Land Use Suitability** – Ensure that the orderly development of land for the needs of existing and projected population within the City limit and Sphere of Influence is based on the land's overall suitability, including: the accessibility of existing and proposed public facilities, services, and utilities, physical and financial constraints; and/or growth inducing impacts.
- **Policy 4.G Land Use Suitability** – The City shall encourage the development of urban uses on those lands best suited for urban uses and

discourage it on lands unsuited for urban uses.

The maximum building intensity allowed for Industrial land may be up to a Floor Area Ratio (FAR) of 1.50. The project proposes to construct a new 9,884-square-foot automotive restoration shop on a 0.29± acre (12,675± square foot) property. The FAR proposed for the project is 0.78 and is within the permitted building intensity for land designated Industrial.

The project is not anticipated to induce population growth, as it does not include residential development or involve an extension of roadway or other public infrastructure. In addition, the proposed automotive restoration shop is not a regionally significant employer providing four fulltime jobs. Therefore, the project would not result in any growth inducing impacts.

The project is considered an infill project as the property is currently developed with a 1,176-square-foot automotive restoration shop. The property is served with public roads, utilities, sewer, curbs, gutters, and sidewalks along the frontage of the property as well as the surrounding development. The project would modernize the industrial property by demolishing the existing building and constructing a new 9,884-square-foot automotive restoration shop. The new automotive restoration shop incorporates design features to reduce noise reduction, an air filtration system for the paint booth, and built-in fire protection, thus meeting the modernization intent of the General Plan.

2. **The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.**

Supportive Evidence

The proposed project would redevelop the site with a new building and landscaping that would improve the appearance of the site. The proposed building design has a modern appearance that is well composed, articulated, and consistent on each façade.

Direct access to and from the project site would continue to be provided from Grove Street and the 20-foot wide public alley way. The site is served by existing roadway ways, utilities and services, with curbs, gutter, and sidewalks at the frontage of the property and throughout the surrounding area

Two 30-foot-wide driveway approaches derived from Grove Street would provide access to site. These two driveways would be reconstructed to meet City of Watsonville Public Improvement Standards S-105 and are subject to the issuance of an encroachment permit by the Public Works Department.

The automotive restoration shop includes a paint booth with an air filtration and ventilation system to capture all volatile compounds from the paint booth. All

exhausts and ducting equipment would be directed away from all adjacent residential development. This would mitigate development impacts related to odor for adjacent residential development. A Monterey Board Air Regional District permit is required for the paint booth prior to submittal of a building permit.

3. **The proposed development will not generate pedestrian or vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

Supportive Evidence

The project involves redeveloping an existing industrial property designated for industrial use and is not anticipated to generate a significant number of new trips. The project site is located adjacent to Riverside Drive, which is a principal arterial intended to move large volumes of traffic within the City to and from residential areas, and to areas of employment or businesses.

4. **The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

Supportive Evidence

Direct access to and from the project site would continue to be provided from Grove Street. The two proposed 30-foot wide driveway approaches derived from Grove Street would be reconstructed to meet City of Watsonville Public Improvements Standards S-105. As a project condition of approval, an encroachment permit is required for all work proposed within the public right-of-way.

5. **The proposed development incorporates features to minimize adverse effects including visual impacts of the proposed development on adjacent properties:**
 - a) **Harmony and proportion of the overall design and the appropriate use of materials;**
 - b) **The suitability of the architectural style for the project; provided, however, it is not the intent of this section to establish any particular architectural style;**
 - c) **The sitting of the structure on the property, as compared to the sitting of other structures in the immediate neighborhood;**
 - d) **The size, location, design, color, number, and lighting; and**
 - e) **The bulk, height, and color of the project structure as compared to the bulk, height, and color of other structures in the immediate neighborhood.**

Supportive Evidence

The proposed project would replace an existing industrial building with a new industrial building on land designated for industrial use. The proposed building design has a modern appearance that is well composed, articulated and consistent on each façade, and new landscaping would improve the appearance of the site.

The proposed automotive restoration shop includes a paint booth. As a project condition of approval, the plans shall be revised to include an air filtration and ventilation system to capture all volatile compounds from the paint booth. All exhaust and ducting equipment would be directed away from all adjacent residential development. This would mitigate any potential odor impacts on the adjacent residential development. The business hours are also limited to Monday – Saturday from 8:00 am to 5:00 pm.

Prior to submitting for a building permit, a Site Photometric plan is required showing all lighting to be downcast. The Site Photometric plan would demonstrate that proposed lighting would not create a significant source of spillover light onto adjacent properties or a glare nuisance to motorists on public streets.

- 6. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, any City of Watsonville architectural guidelines, development and public improvement standards, and all other requirements of this title applicable to the proposed development.**

Supportive Evidence

The project is conditioned to submit for all related permits (e.g. Building, Fire, and Encroachment permits). The project is also conditioned to submit evidence of a Monterey Bay Air Regional District permit for the proposed paint booth, prior to submitting for a building permit. The project would also incorporate an air filtration and ventilation system to capture all volatile compounds from the paint booth.

- 7. The proposed development will not be materially detrimental to the public health, safety, convenience and welfare or result in material damage or prejudice to other property in the vicinity.**

Supportive Evidence

The project involves redeveloping an existing industrial property designated for industrial use. The proposed project would replace an existing industrial building with a new industrial building. The proposed building design has a modern appearance that is well composed, articulated and consistent on each façade, and new landscaping would improve the appearance of the site. Therefore, the project would not materially damage or prejudice other property in the vicinity.

In addition, the project site is within a developed area that is currently served by municipal services, including water, sewer, police and fire, and therefore would not cause a serious public health or safety problem to the public health, safety, convenience, and welfare of the community.

Application No: PP2025-8417
APN: 017-252-25 & -26
Applicant: Ron Gordon
Hearing Date: April 1, 2025

**SPECIAL USE PERMIT WITH DESIGN REVIEW
CONDITIONS OF APPROVAL**

General Conditions:

1. **Approval.** This approval applies to the Plan Set identified as "Restoration Shop for Body by Hank" located at 140 Grove Street, Watsonville, CA 95076, dated February 2, 2020, and received by the Community Development Department on March 5, 2025, and filed by Ron Gordon applicant, on behalf of property owner, Hanke Wempe. (CDD-P)
2. **Conditional Approval Timeframe.** This Special Use Permit with Design Review (#PP2025-8417) shall be null and void if not acted upon within **two years (24 months)** from the effective date of the approval thereof. Time extensions may be considered upon receipt of written request submitted no less than forty-five (45) days prior to expiration and in accordance with the provisions of Section 14-10.1201 of the Watsonville Municipal Code (WMC). (CDD-P)
3. **Modifications.** Modifications to the project or conditions imposed may be considered in accordance with WMC Sections 14-12.1000 and 14-10.1305. All revisions shall be submitted prior to field changes and are to be clouded on the plans. (CDD-P)
4. **Substantial Compliance.** Project development shall be accomplished in substantial accordance with the approved Plan Set. Any required revisions to the Plan Set shall be completed to the satisfaction of the Community Development Director or designee. (CDD-P)
5. **Grounds for Review.** The project shall be in compliance with the conditions of approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Special Use Permit or Design Review Permit, pursuant to Part 13 of WMC Chapter 14-10, or other code enforcement actions, pursuant to WMC Chapter 14-14. (CDD-P)
6. **Appeal Period/Effective Date.** This Special Use Permit with Design Review shall not be effective until **14 days** after approval by the decision-making body or following final action on any appeal. (CDD-P)

7. **Necessary Revisions.** The applicant shall make and note all revisions necessary to comply with all conditions of approval. The applicant shall certify in writing below the list(s) of conditions that the building plans comply with the conditions of approval. (CDD-P)
8. **Conditions of Approval.** A copy of the final conditions of approval must be printed on the first or second sheet of plans submitted for future permits. ***Plans without the conditions of approval printed directly on the first or second page will not be accepted at the plan check phase.*** (CDD-P)
9. **Required Statement.** The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement, which will become a condition of the building permit:

“I understand that the subject permit involves construction of a building (project) with an approved Special Use Permit with Design Review . I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final.”

Signature of Building Contractor

Date

Building and Fire-related Conditions:

10. **Required Permits.** The applicant shall obtain all required building permits (Building, Electrical, Plumbing, Mechanical, Grading, etc.) for this project. All construction projects shall comply with 2023 (Title 24) California Codes as amended by City of Watsonville’s Building Ordinance (and all State and Federal laws as they apply to this project).
 - 2023 California Building Code
 - 2023 California Electrical Code
 - 2023 California Energy Code
 - 2023 California Fire Code
 - 2023 California Green Building Code
 - 2023 California Mechanical Code
 - 2023 California Plumbing Code (CDD-B)
11. **Energy Efficiency.** The project design shall conform with energy conservation measures articulated in Title 24 of the California Administrative Code and will address measures to reduce energy consumption such as low-flow shower heads,

flow restrictors for toilets, low consumption lighting fixtures, and insulation and shall use drought tolerant landscaping. (CDD-B)

12. **Disabled Access for Site.** Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. Site plan shall include a site accessibility plan identifying exterior path of travel and detailing running slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, and raised detectable warnings. The design professional shall ensure that the site accessibility plan is in compliance with the latest Federal and State regulations. Path of travel shall be provided from the public right of way and accessible parking space to each building. Accessible paths of travel shall be identified and designed to access all public facilities. The designer of record or a CASP certified inspector shall provide a certification of compliance, that the project complies with disabled access requirements of the California Building Code Chapter 11 A and/or 11B and all applicable required Federal and State Disabled Access Standards prior to final inspection by the City of Watsonville Building Inspector. (CDD-B)
13. **Disabled Access for the Building.** DISABLED ACCESS FOR THE BUILDING - Public and private buildings shall be designed in accordance with the Americans with Disabilities Act and Chapter 11 of the California Building Code. Plans shall include an accessibility plan identifying all accessible elements required to comply with the ADA and California Building, Plumbing, Electrical and Mechanical Codes as they apply to accessibility detailing ramps, handrails, signage, restrooms, bathing facilities, kitchens, common areas, drinking fountains, doors, entries and all elements of this project required to be accessible. The design professional shall ensure that the building accessibility plan is in compliance with the latest Federal and State regulations. Accessible paths of travel within the building shall be identified and designed to access all public facilities. The designer of record or a CASP certified inspector shall provide a certification of compliance that the project complies with disabled access requirements of the California Building Code Chapter 11 A and/or 11B and all applicable required Federal and State Disabled Access Standards prior to final inspection by the City of Watsonville Building Inspector. (CDD-B)
14. **Underground Utility Service.** All utilities shall be underground and plans shall include the location and size of all building utility service connections, including water, gas, electric, and fire and irrigation services. Plans shall indicate water service(s) size, location and backflow preventer for water service line, backflow preventer and detector check valve for fire service line and sewer service(s) size, type, and slope. Connections shall be located, sized and screened in such a manner that they have the least possible impact on the design of the building and site. Facilities for dry utilities (electric and communications) shall be raised above the base flood elevation. (CDD-E-B-P)
15. **Restrooms.** Restrooms shall be provided with the number of fixtures as required in CPC table 422.1 restrooms for each type of occupancy. (CDD-B)
16. **Fire Sprinklers.** The building shall be protected by an approved automatic fire

sprinkler system complying with the currently adopted edition of NFPA 13 for an Ordinary Hazard Group 2. Provide a note on building permit plans stating automatic fire sprinklers to be a deferred submittal. (WMC Chapter 9-903.3.3(4)) – (CDD-WFD)

17. **Fire Service.** Fire service shall be designed and installed to conform to NFPA 24. (CFC 501.3) – (CDD-WFD)
18. **Knox Box.** All manual gates with locks must have a fire department padlock in series with chain and owner's private lock. Provide a box and keys per section CFC 506. (CDD-WFD)
19. **Demolition Permit.** A demolition permit is required to remove the existing 1,176± square foot industrial building. (CDD-B)

Project Specific Conditions

20. **Business Operations.** All auto electric repairs and engine repair services shall be conducted within the enclosed building; no work shall be conducted outside of the building or in the parking lot. (CDD-P)
21. **Hours of Operation.** Hours of operation shall be from 8:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturday. (CDD-P)
22. **Service & Disposal.** Used hazardous materials shall be serviced by a licensed waste management company and removed from the site on a regular basis. Evidence of the waste management company shall be submitted to the Community Development Department on a yearly basis. (CDD-P)
23. **Parking.** Pursuant to WMC Section 14-17.1001(d), nine (9) standard parking spaces measuring 9-feet wide by 19-feet long is required. All standard parking spaces shall be striped and provide at least 25 feet of clear back-up space. One parking space shall be provided to meet accessibility requirements. (CDD-P)
24. **Flood Plain Management and Development.** The project is subject to Chapter 9-2 Flood Plain Management of the Watsonville Municipal. Flood Depth at this site is predicted to be 31 feet above the existing grade. Projects that are fully enclosed below the basic flood plain elevations shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement shall follow the guidelines in FEMA Technical Bulletins TB 1-93 and TB 7-93, and must meet or exceed the following minimum criteria:
 - Have a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit automatic entry and exit of floodwater; or

- Be certified by a registered professional engineer or architect.
25. **Flood Plain Elevation Certificate.** Prior to issuance of a building permit, the applicant is required to submit a flood plain elevation certificate for the new automotive restoration shop from the Santa Cruz County Environmental Health Services department to the Community Development Department. (CDD-E)
 26. **Percolation Test.** Prior to submitting for a building permit, the applicant shall submit a percolation test to accompany the storm water control plan. The percolation test shall be submitted to the Community Development Department and reviewed by Public Works staff. (CDD-PW)
 27. **Refuse Containers.** The refuse containers must be located within the automotive restoration shop at all times to screen from public view except on garbage collection days. On garbage collection days, the property owner shall roll out the refuse containers onto the parking area to allow garbage service pick up. (CDD-PW)
 28. **Back Flow Prevention.** Pursuant to WMC Section 6-3.427, back flow prevention devices shall be installed, at owners' expense, in all industrial, commercial, or dedicated irrigations lines, and any other services where the potential for backflow exists. The domestic water service shall be backflow protected per City of Watsonville Public Improvement Standard W-10 and the fire service shall be back flow protected per City of Watsonville Public Improvement Standard W-12A and W-12B. (CDD-E)
 29. **Design Revisions.** Revise the plans to remove the interior roll up doors shown in sheet A-5. These doors shall be removed from the design. (CDD-P)
 30. **Air Filtration & Ventilation System.** Revise the plans to include the required air filtration and ventilation system for the proposed paint booth. The air filtration and ventilation system shall capture all volatile compounds from the paint booth. The building permit shall not be issued until the air filtration and ventilation system is shown on the plans. (CDD-P)

Prior to or concurrent with the issuance of a Building Permit, the following requirements shall be met:

31. **MBARD Permit.** Prior to issuance of a building permit, the applicant is required to submit evidence of the Monterey Bay Air Regional District permit for the proposed paint booth to the Community Development Department. (CDD-P)
32. **Hazardous Materials Spill Prevention Permit.** Prior to issuance of a building permit, the applicant shall submit evidence of the County of Santa Cruz Environmental Health Spill Prevention Hazardous Materials Permit to the Community Development Department. (CDD-P)

33. **Colors & Materials.** Plans submitted for building permit shall indicate that all final colors and materials shall be consistent with the colors and materials approved by this permit. (CDD-P)
34. **Landscaping & Irrigation Plan.** The applicant shall submit three copies of the final Landscaping and Irrigation Plan for review and approval by the Community Development Director prior to issuance of a building permit. The Landscaping Plan shall provide drought-tolerant plants suitable for the Central Coast region. The Irrigation Plan shall provide an automatic water system (e.g., drip system) to irrigate all landscape areas. (CDD-B-E-P)
- a. **LANDSCAPING** – The Landscape Plan shall indicate the types, quantities, locations and sizes of all plant material, including any existing major vegetation designated to remain and method of protecting planting areas from vehicular traffic. The Landscape Plan shall be drawn to scale, and plant types shall be clearly located and labeled. The plant list shall give the botanical name, common name, gallon sizes to be planted, and quantity of each planting. A minimum of 25 percent of all shrub material shall have a minimum 5-gallon container size. (CDD-E-P)
 - b. **IRRIGATION SYSTEM** – Automatic, low-flow irrigation system(s) shall be installed in all landscaped areas. Irrigation shall be programmed for night or early morning hours in order to minimize evaporation. (CDD-P)
 - c. **WATER CONSERVATION** – The project shall utilize water conservation, water recycling, and xeriscaping to the maximum extent possible. Irrigation systems shall be designed and maintained to avoid run-off, over-spray, or other similar conditions where water flows to waste. (CDD-B-E-P)
 - d. **NEW TREES** – As proposed in the preliminary landscape plans, the project shall provide a minimum of **6 trees**. (CDD-P)
 - e. **LANDSCAPE & IRRIGATION INSTALLATION** – All landscaping and irrigation shall be approved and installed prior to occupancy of the project. (CDD-P)
 - f. **WATER EFFICIENT LANDSCAPE ORDINANCE** – The applicant shall submit a landscape documentation package and demonstrate compliance with the California Model Water Efficient Landscape Ordinance, pursuant to WMC Section 6-3.801. (CDD-P-E)
35. **Site Photometric Plan.** Revise the plans to show the required Site Photometric Plan. The plans submitted for building permit issuance shall show the locations and details of any exterior lighting fixtures. All lighting shall be downward facing and/or shielded and shall not spillover onto adjacent property and/or public roadways. (CDD-P)

36. **Street Frontage Improvements.** Any improvements in the public right-of-way (i.e., driveways, and curbs, & gutters) along the project street frontage shall be constructed to City standards. (CDD-E)
37. **Utility Connection.** The project shall connect to City utilities. (CDD-E)
38. **On/Off Site Permit.** Separate On/Off Site Permits are required for work in the public right-of-way and on the project site. The applicant shall obtain an encroachment permit for all off-site work. (CDD-E, PW)
39. **Mechanical Equipment Screening.** All new mechanical equipment and appurtenances, including gas and water meters, electrical boxes, roof vents, air conditioners, antennas, etc. visible from the public way and from adjacent properties, shall be screened with material compatible with the materials of the building and shall be subject to the approval of the Zoning Administrator. (CDD-P)
40. **Post Construction Stormwater Ordinance.** The project is subject to the WMC Section 6-3.535 (Post Construction Requirements). The applicant shall prepare a stormwater control plan (SWCP Tier II) that demonstrates compliance with the ordinance to the satisfaction of the City Engineer, prior to issuance of a building permit. (CDD-E)

Prior to permit issuance, the following conditions shall be addressed:

41. **Preconstruction Meeting.** Prior to issuance of a building permit or the commencement of any site work, the project applicant and the general contractor shall attend a pre-construction meeting with the Building Official and City staff to discuss the project conditions of approval, working hours, site maintenance and other construction matters. The general contractor shall acknowledge that he/she has read and understands the project conditions of approval, particularly those pertaining to construction practices and site safety, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction. (CDD-P-B-E)
42. **Solid Waste Service Plan.** Solid waste generated during the construction shall be serviced by the City of Watsonville Solid Waste Division. Applicant shall submit a Solid Waste Service Plan on the City form for review and approval. (CDD-E)

During construction, the following conditions shall be adhered to:

43. **Superintendent.** Applicant shall have onsite at all times, a superintendent that shall act as the applicant's representative and as a point of contact for the City's Public Works Inspector. The superintendent shall be authorized by the Owner to direct the work of all contractors doing work on public and private improvements. (CDD-E, PW)
44. **Best Management Practices (BMPs).** Provide BMPs during construction to prevent sediment, debris and contaminants from draining offsite. BMPs shall

comply with the City of Watsonville Erosion Control Standards and the Erosion and Sediment Control Field Manual by the California Regional Water Quality Control Board, San Francisco Region, latest edition. All erosion control shall be installed prior to October 15 and be maintained in place until April 15. Provide a note on the improvement plans stating that construction should take place between April 15 and October 15. The applicant shall ensure that all contractors are aware of all erosion control standards and BMPs. (CDD-E)

45. **Solid Waste Disposal.** All solid waste generated inside City limits must be hauled from the site of generation by the City of Watsonville Solid Waste Division, pursuant to Chapter 3 (City Utilities) of Title 6 (Sanitation and Health) of the Watsonville Municipal Code. This includes all wastes generated at construction sites, excavation projects, land clearing, demolition, earthwork projects, remodels, grading, and tenant improvement projects as well as ongoing business/residential use on the premises. Applicant shall comply with all applicable requirements for removal and disposal of hazardous materials. (PW)
46. **Work Hours.** No work for which a building permit is required shall be performed within the hours of 7 p.m. to 7 a.m., Monday through Friday, nor prior to 8 a.m. or after 5 p.m. on Saturday. No Work shall occur on Sundays or holidays. A sign shall be posted at a conspicuous location near the main entry to the site, prominently displaying these hour restrictions and identifying the phone # of the Job superintendent. (CDD-B)
47. **Dust Control.** To minimize dust/grading impacts during construction the applicant shall:
 - a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
 - b. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
 - c. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
 - d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.
 - e. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (CDD-E)
48. **Unanticipated Discovery of Contaminated Soils.** In the unlikely event that contaminated soils are discovered during the earth-moving activities, all development activities shall cease immediately and remain stopped until an assessment has been completed by a geotechnical firm approved by the City. If remediation is necessary, the applicant shall enter into a Remedial Action Agreement with the Santa Cruz County Environmental Health Service Agency. (CDD-P-E)

Construction notes to be included with the Improvement Plans:

49. **Damaged Public Facilities.** Existing public facilities damaged during the course of construction or in an existing state of disrepair shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (CDD-E)
50. **Inspection Notice.** Contractor shall provide a minimum of 48 hours notice in advance of any required inspection. Any temporary suspension of work or returning to work for any reason shall be cause for the developer or contractor to telephone the Public Works Inspector at 831-768-3100. (CDD-E)
51. **Underground Utilities.** Prior to excavation, contractor shall locate all existing underground utilities. Call Underground Service Alert (U.S.A.) at 1-800-642-2444 to have utilities located and marked in the field. (CDD-E)

Prior to Final Inspection or Certificate of Occupancy, the following conditions shall be met:

52. **Statements of Compliance.** All project designer professionals who prepared plans for the project (e.g., civil, structural, and geotechnical engineers) shall provide statements of compliance attesting that they have reviewed the completed project and that it was constructed in conformance with their recommendations and plans. Where special inspections and testing were involved, the letters of compliance shall be accompanied by inspection logs, testing and analysis that support the engineer's conclusions. (CDD-B-E)
53. **Landscaping Installation.** All landscaping and irrigation shall be installed and approved by Community Development Department staff. (CDD-P-E)
54. **Trash Removal.** All trash and construction debris shall be removed from the site. (CDD-B, PW)

Ongoing Conditions:

55. **Post Construction Stormwater Ordinance – Inspection, Maintenance and Annual Reporting.** Applicant shall perform inspections, maintenance to the post-construction stormwater management facilities and report to the City each year on these activities. (CDD-E, PW)
56. **Solid Waste Service.** All trash, recycling and greenwaste materials generated onsite shall be disposed of at a City-approved landfill or recycling center. The applicant shall contact the Solid Waste Division of the City Public Works Department to coordinate disposal of all trash, recycling and greenwaste materials. (PW)
57. **Site Maintenance.** The entire property shall be maintained to the satisfaction of Watsonville Municipal Services and Community Development Department. (CDD-PW)

58. **Lighting and Landscape Maintenance.** Lighting, landscaping and all other site improvements shall be maintained in perpetuity. Landscaping shall be maintained in good growing condition by a professional landscape maintenance company; and such maintenance shall include, where appropriate, weeding, mowing, pruning, cleaning, fertilizing and regular watering. All dead, dying and diseased vegetation shall be immediately replaced in kind. (CDD-P)
59. **Ongoing Maintenance.** Landscaping, street trees, driveways, parking spaces, walks, fences and walls shall be maintained on an ongoing basis by the property owner(s) for the entire development area. (CDD-P)

Future Sign Permit:

60. **Sign Permit.** Any new or proposed changes in the exterior signage for the premises shall require Sign and Building Permits through the Community Development Department. (CDD-P-B)

Indemnity Provision:

61. **Indemnity Provision.** If any legal challenge against the project approvals is submitted to the City or filed in a Court of law, applicant shall defend, indemnify, release and hold harmless the City, its agents, offices, attorneys, employees, boards and commissions from a claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the Applicant, third parties and/or the indemnities, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the indemnities. (CA)

Key to Department Responsibility

- CDD-B – Community Development Department (Building)
CDD-P – Community Development Department (Planning)
CDD-E – Community Development Department (Engineering)
PW – Public Works Department
WFD – Watsonville Fire Department
CA – City Attorney

Application No: PP2025-8417

APN: 017-252-25 & -26

Applicant: Ron Gordon

Hearing Date: April 1, 2025

Applicant: Ron Gordon
Property Owner: Hank Wempe
Address: 144 Grove Street, Watsonville, CA. 95076
Project: Special Use Permit with Design Review, and Environmental Review
Location: 140 Grove Street, Watsonville, CA 95076
Purpose: Allow the demolition of an existing industrial building and redevelop the site with a new 9,884-square-foot automotive restoration shop.

A Special Use Permit, Design Review Permit, and Environmental Review (#PP2025-8417) to allow the demolition of an existing industrial building and construction of a new 9,884-square-foot automotive restoration shop on a 0.29± acre site located at 140 Grove Street, Watsonville, California (APN 017-252-25 & -26), was reviewed by the Planning Commission at a public hearing on April 1, 2025, and was conditionally approved by adoption of Planning Commission Resolution No. ____ (PC) together with findings and conditions of approval attached hereto and made a part of this permit.

CITY OF WATSONVILLE
Planning Commission

Justin Meek
Interim Community Development Director

NOTICE OF EXEMPTION

EXHIBIT "D"

TO: Office of Planning and Research
P.O. Box 3044, Room 113
Development Dept.
Sacramento, CA 95812-3044
Email: state.clearinghouse@opr.ca.gov

FROM: City of Watsonville
Community

250 Main Street
Watsonville, CA 95076

Clerk of the Board
Santa Cruz County
701 Ocean Street, Room 500
Santa Cruz, CA 95060

FILE NO.: PP2025-8417

Project Title: 140 Grove Street – Body by Hank

Project Location - Specific: 140 Grove Street

Project Location - City: Watsonville
Cruz

Project Location - County: Santa Cruz

Description of Nature, Purpose and Beneficiaries of Project: Special Use Permit, Design Review Permit, and Environmental Review (#PP2025-8417) to allow the demolition of an existing industrial building and construct a new 9,884 square-foot automotive restoration body shop for Body by Hank on a 0.29 acre industrial parcel.

Name of Public Agency Approving Project: City of Watsonville

Name of Person or Agency Carrying Out Project: Henry Wempe, 140 Grove Street, Watsonville, CA 95076

Exempt Status (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 3 and Class 32
- Statutory Exemptions. State code number: _____

Reasons why project is exempt: This project is exempt as a Class 3 and Class 32 Categorical Exemption. The subject site is considered an infill site and is in an urbanized area where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive (CEQA Guidelines § 15303 and 15332).

Lead Agency Contact Person: Matt Orbach

Telephone: 831-768-3074

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ **Date:** _____ **Title :** Interim Asst. CDD Director

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code