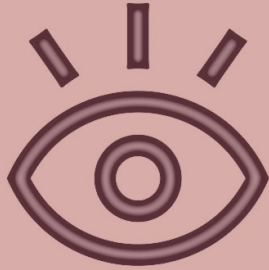




SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW 140 GROVE ST – BODY BY HANK - PP2025-8417 PLANNING COMMISSION

APRIL 1, 2025

ASSOCIATE PLANNER – IVAN CARMONA



Project overview

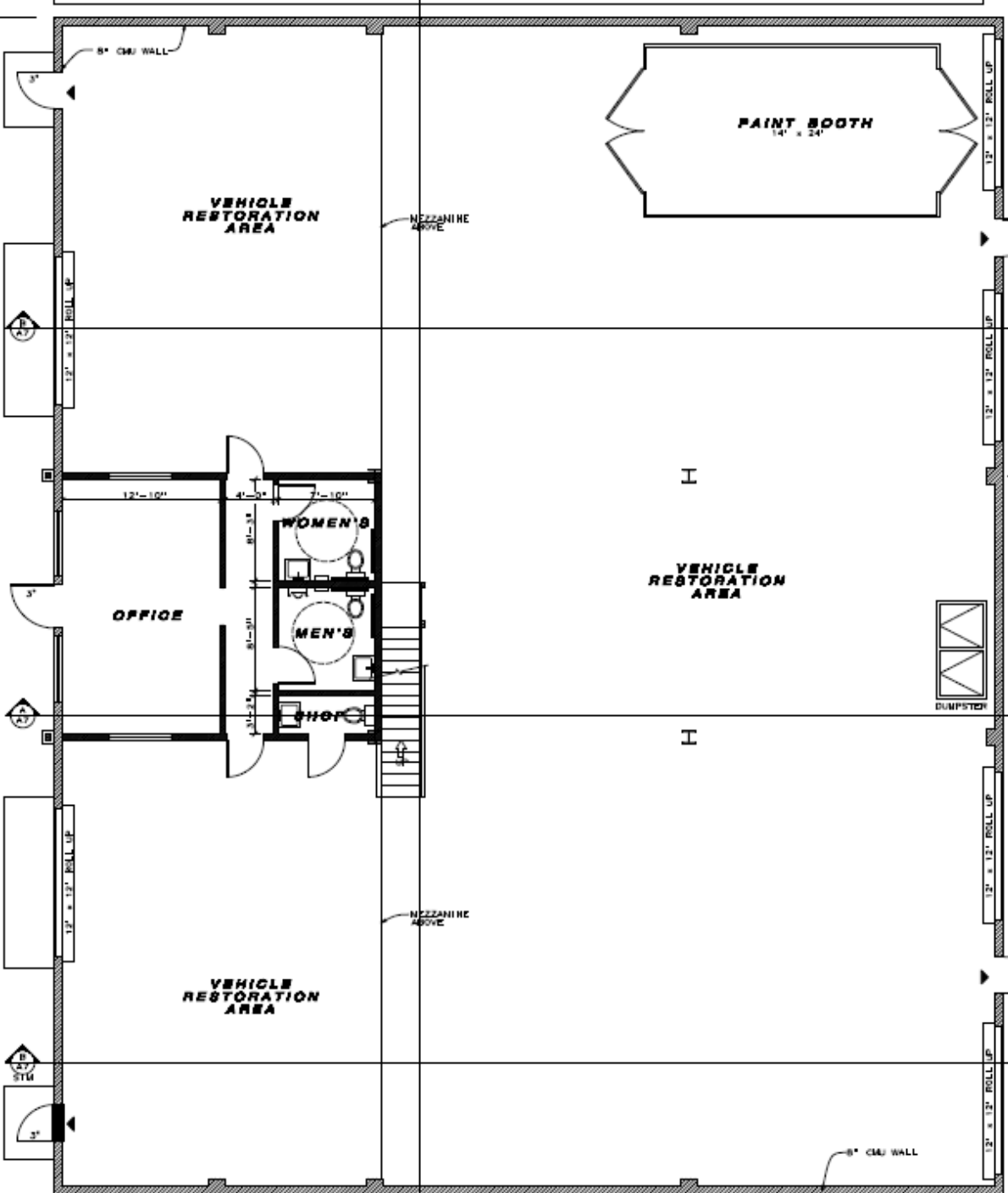
- BACKGROUND
- PROPOSED PROJECT
- PROCESS
- PROJECT CONSISTENCY
- RECOMMENDATION

BACKGROUND

- PC APPROVAL ON DECEMBER 1, 2020 (APP. NO. 7)
- PC APPROVED A SPECIAL USE PERMIT WITH DESIGN REVIEW, LOT CONSOLIDATION, AND ENVIRONMENTAL REVIEW
- ORIGINAL ENTITLEMENT EXPIRED ON DECEMBER 1, 2022
- RECENT RECORDATION OF LOT CONSOLIDATION WITH THE COUNTY OF SANTA CRUZ
- STAFF REPORT REFERS TO THE TWO PRE-EXISTING APN NUMBERS

PROPOSAL

ON MARCH 5, 2025, RON GORDON, ON BEHALF OF PROPERTY OWNER HANK WEMPE, SUBMITTED AN APPLICATION FOR A SPECIAL USE PERMIT, DESIGN REVIEW, AND ENVIRONMENTAL REVIEW (PP2025-8417) PROPOSING CONSTRUCTION OF A 9,884-SQUARE-FOOT AUTOMOTIVE RESTORATION SHOP FOR BODY BY HANK LOCATED AT 140 GROVE STREET (APNS 017-252-25 & -26)



PROPOSED PROJECT

ONE STORY 9,884 SF AUTOMOTIVE BODY SHOP

FIRST FLOOR (7,354 SF)

- VEHICLE RESTORATION AREA
- PAINT BOOTH
- OFFICE
- THREE RESTROOMS

SECOND FLOOR (2,530 SF)

- MEZZANINE STORAGE AREA

BUSINESS HOURS:

- MONDAY - FRIDAY: 8AM – 6PM
- SATURDAY: 8AM – 5PM

SITE AND VICINITY MAP

140 GROVE STREET

GENERAL PLAN: INDUSTRIAL (I)

ZONING: GENERAL INDUSTRIAL (IG)

ADJACENT USES: RESIDENTIAL MULTI-FAMILY DEVELOPMENT TO THE NORTH, AND INDUSTRIAL DEVELOPMENT TO THE SOUTH, EAST AND WEST.



WHY A SPECIAL USE PERMIT?

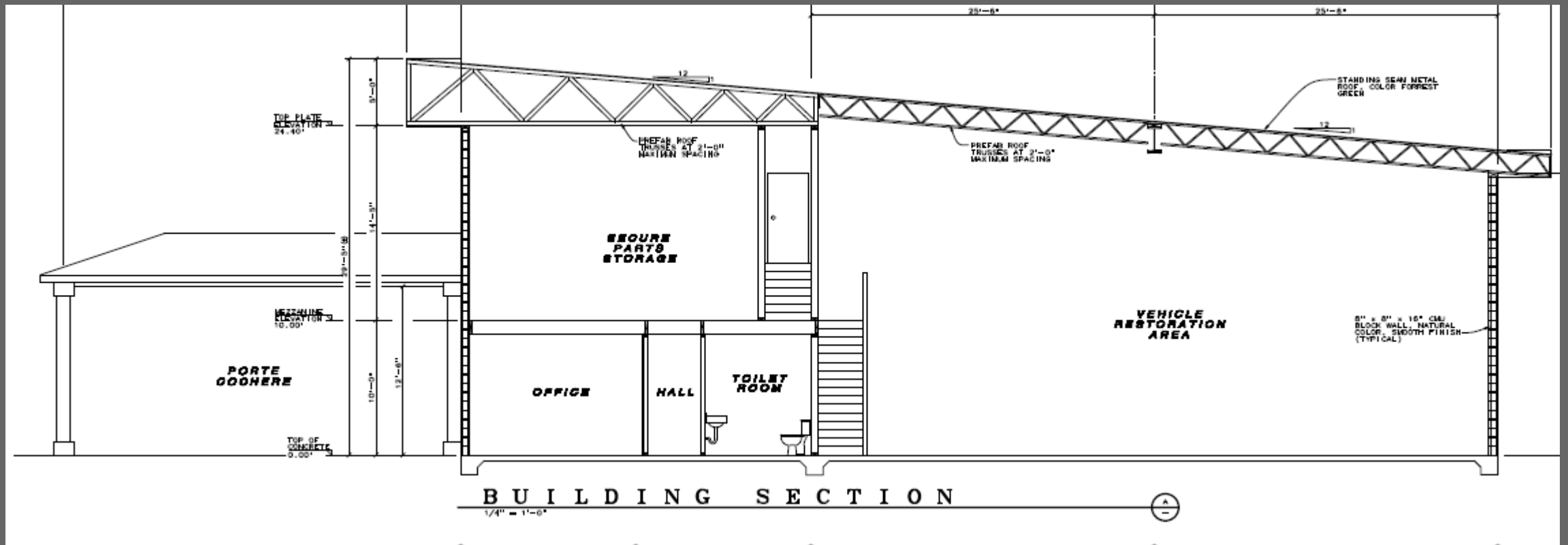
Establishment of an automotive body shop within the IG Zoning District is subject to a Special Use Permit approved by the Planning Commission WMC Section 14-16.603(b).



WHY A DESIGN REVIEW?

All new industrial development is subject to a Design Review Permit.

WMC Section 14-12.400

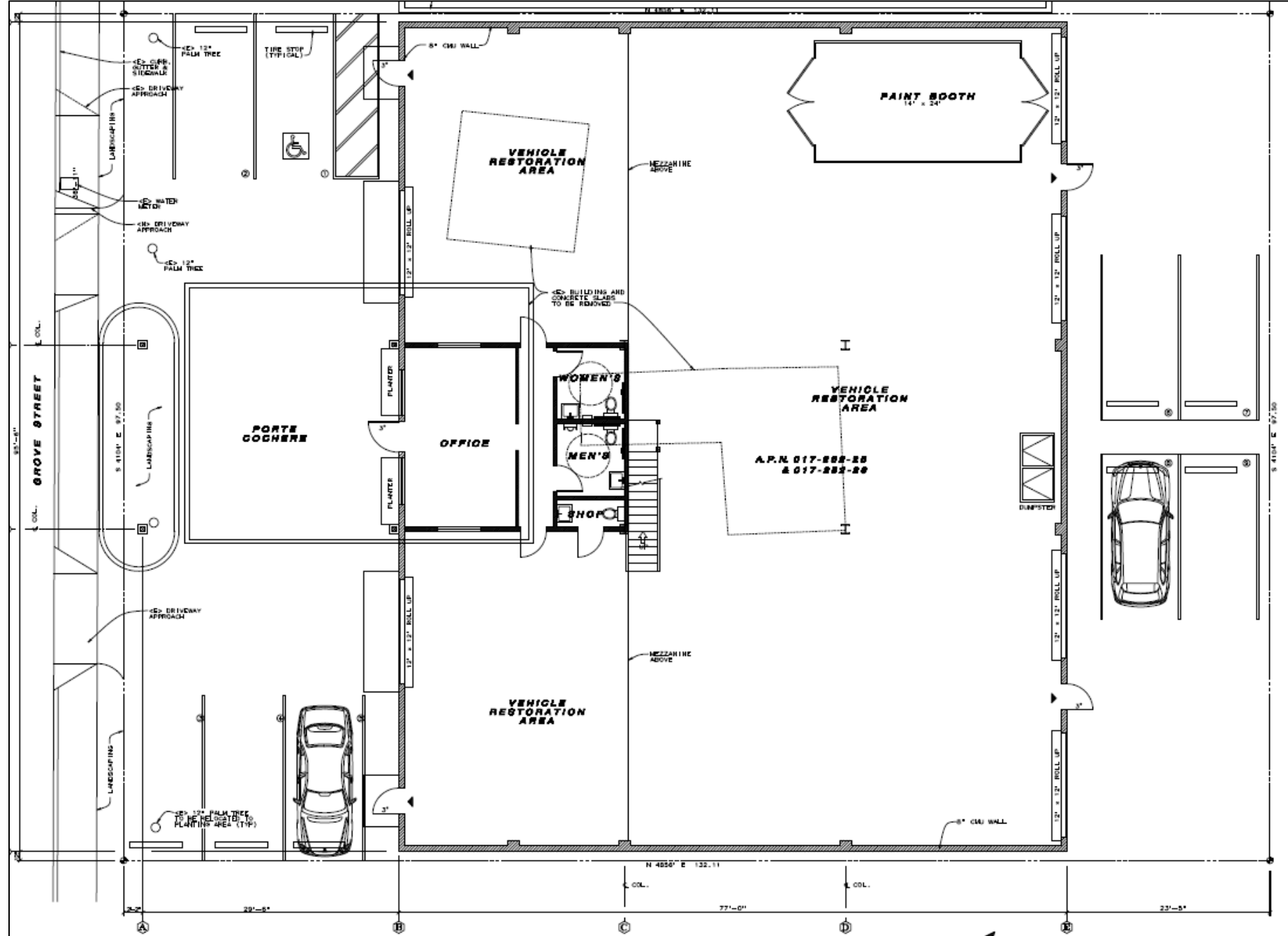


IG DISTRICT STANDARDS PROJECT CONSISTENCY

District Standards	Standard	Proposed	Consistent
Minimum Lot Size	5,000 SF	12,880 SF	Yes
Setbacks			
Front Yard	0 FT	31'-8"	Yes
Side Yard	0 FT	0 FT	Yes
Rear Yard	0 FT	23'-9"	Yes
Lot Coverage	100 %	57 %	Yes
Building Height	35 FT	29.5 FT	Yes
Parking	Automotive repairs and garages require 5 spaces plus one space for each 800 SF of floor area in excess of 3,000 SF	9 spaces	Yes
Landscaping	0 %	644 SF or 5 %	Yes

SITE PLAN

- Project
- Conformance with
- Setbacks
- Lot Coverage
- Building Height
- Landscaping
- Parking
- Floodplain development
- Stormwater



PARKING CALCULATION
CARTS REQUIRED 1 PER 800sq ft
TOTAL AREA = 2,100sq ft
2100 / 800 = 2.625
3 SPACES REQUIRED

SITE PLAN

3/16" = 1'-0"

STORMWATER AND FLOODPLAIN DEVELOPMENT



Stormwater Control Plan prepared by Roper Engineering

- 12,261 SF of new impervious surface
- Tier II performance requirements

Preliminary Stormwater Control Plan
for
New Restoration Shop for
Body By Hank
at
140 & 142 Grove Street
Watsonville, CA
APN 017-252-25 & 26

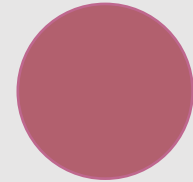
Applicant:
Hank & Leslie Wempe
144 Grove Street
Watsonville, CA 95076

Prepared by:
Roper Engineering
64 Penny Lane, Suite A
Watsonville, CA 95076
(831) 724-5300



Job No. 15010
December 24, 2019

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Public Work Staff Conditions

- Percolation test to verify percolation rate
- Flood Elevation Certificate
- Spill Prevention Control Plan

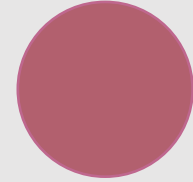


All findings have been made in support of the Special Use and Design Review Permit and are attached to the resolution as Exhibit A

FINDINGS

WMC § 14-12.513

WMC § 14-12.403



Project Conditions of Approval are attached to the Resolution as Exhibit B

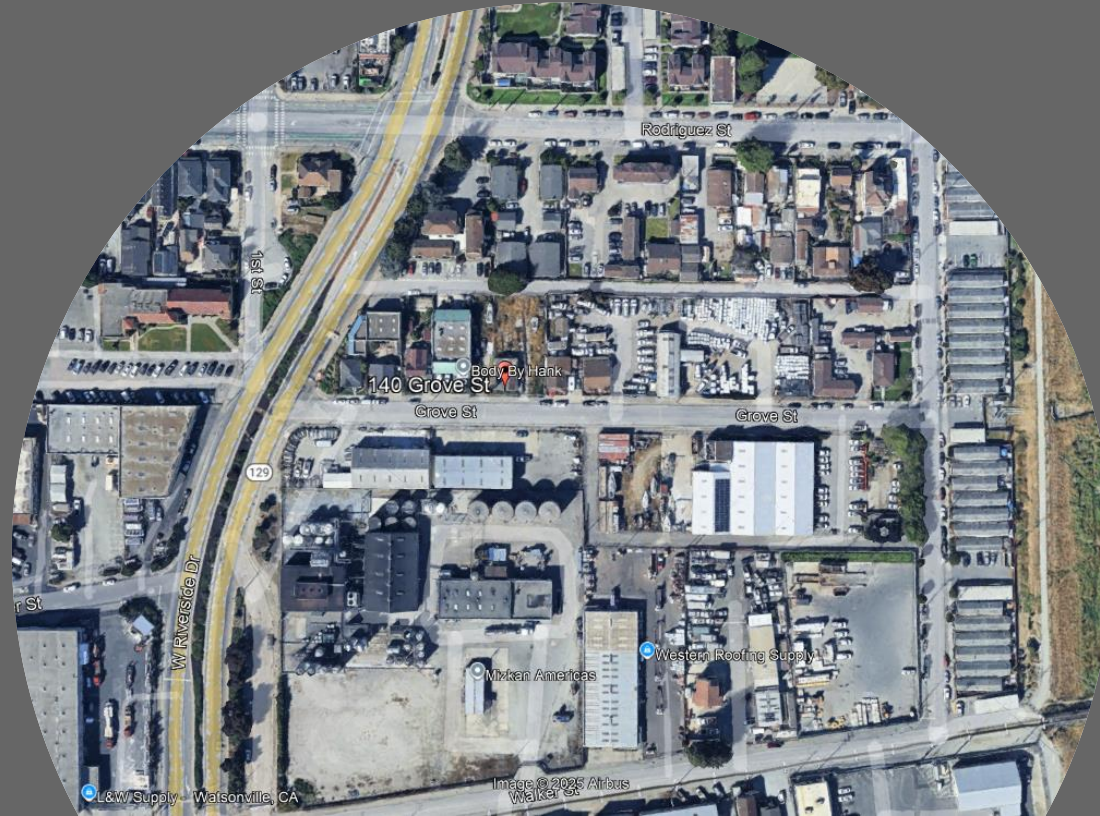


ENVIRONMENTAL REVIEW

PROJECT QUALIFIES FOR A CLASS 3 AND CLASS 32 CATEGORICAL EXEMPTION AS THE PROPOSED DEVELOPMENT IS CONSIDERED AN INFILL SITE AND IS IN AN URBANIZED AREA WHERE ALL NECESSARY PUBLIC SERVICES AND FACILITIES ARE READILY AVAILABLE

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt a resolution approving Special Use Permit with Design Review and Environmental Review (PP2025-8417) and finding the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 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 (APNs: 017-252-25 & -26)





THANK YOU

