

**A FIVE-LOT SUBDIVISION LOCATED AT EVAN CIRCLE (APN: 015-391-43 & 49) AND FINDING THE PROJECT CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL EXEMPTION)**

**13. NEW BUSINESS**

**13.a. STUDY SESSION ON WATSONVILLE MUNICIPAL CODE CHAPTER 14-41 – DRIVE – THROUGH FACILITY RESTRICTIONS**

**1) Staff Report by Principal Planner Orbach**

**Interim Community Development Director Meek was also present.**

**2) City Council Clarifying & Technical Questions**

In answering Member Salcido, Principal Planner Orbach spoke about the zoning of areas where drive-through projects had been rejected and the possibility of rezoning.

Principal Planner Orbach, in answering Mayor Quiroz-Carter, spoke about current restrictions regarding car queuing to prevent lines from extending into adjacent highways. He provided details regarding vacant commercial parcels that could potentially be used for drive-through projects.

In answering Member Dutra, Principal Planner Orbach stated drive-through projects that had been rejected did not comply with the current City ordinance and spoke about distance requirements surrounding cities had regarding drive-through projects and residential areas.

City Manager Vides spoke about the potential uses of available commercial parcels.

Member Dutra spoke about challenges due to the urban limit line. He requested information regarding how other cities were addressing drive-through projects.

Mayor Quiroz-Carter requested a more comprehensive staff report prior to Council providing recommendations.

In answering Member Parker, Principal Planner Orbach listed various types of zoning districts and common uses.

Member Parker spoke about potential mitigation measures for residential areas surrounding drive-through projects.

In answering Member Parker, Principal Planner Orbach spoke about the reasons he provided examples of controversies surrounding drive-through projects throughout the State.

City Manager Vides, in answering Member Clark, requested direction from Council on potential changes to the drive-through ordinance for staff to explore.

Member Montesino requested information regarding how other similar communities were addressing drive-through projects.

Member Salcido requested exploring rezoning to allow drive-through projects in three zones that had were identified in the staff presentation.

Mayor Quiroz-Carter requested additional information regarding potential impacts of amending the ordinance.

Member Parker and Member Dutra expressed support for Member Salcido's request.

### **3) Public Input**

Martha Victoria Vega thanked staff for their report. She spoke about potential lost revenue due to current drive-through facility restrictions and stated many young adults were in favor of having more businesses in the City. She asked Council to support growth.

Raeid Farhat, District 7, stated there were several vacant lots on East Lake Avenue. He spoke in support of updating the drive-through ordinance.

? male spoke about the possibility of amending the ordinance to allow Council more ability to make decisions regarding drive-through projects.

Bill Hansen spoke about East Lake Avenue being underserved and stated challenges with two potential drive-through projects he was working on. He asked Council for assistance with moving the projects forward.

Marta Bulaich, District 1, stated various restaurants utilized technology to improve traffic issues. She spoke about the importance of drive-through businesses in the community and stated potential negative impacts of not allowing drive-through projects.

#### **Council clarifying & technical questions continued.**

Mayor Quiroz-Carter spoke about health concerns being taken into consideration when the drive-through ordinance was first adopted.

Member Dutra stated concerns with negative impacts of restrictions on potential projects.

In answering Mayor Pro Tempore Orozco, City Manager Vides provided a potential timeline for the item being taken back to Council.

City Manager Vides and Principal Planner Orbach, in answering Member Clark, spoke about the process for projects to be granted variances to be allowed to move forward.

Member Salcido requested exploring potential variances, additional information on zoning, and allowing drive-through locations in certain areas in the City.

Member Parker requested a draft ordinance be considered by Council prior to taking it to Planning Commission.

- 4) 1<sup>st</sup> MOTION:** It was moved by Mayor Pro Tempore Orozco, seconded by Mayor Quiroz-Carter to direct staff based on Council feedback received during the meeting to prepare a draft ordinance to take to Planning Commission for recommendation to Council for amendments to the ordinance.

In answering Member Dutra, City Attorney Zutler spoke about the procedure should Council make changes to the draft ordinance during the first reading.

**1<sup>st</sup> MOTION:** The above motion failed by the following vote.

AYES: MEMBERS: Orozco, Quiroz-Carter  
NOES: MEMBERS: Clark, Dutra, Montesino, Parker, Salcido  
ABSENT: MEMBERS: None

**2<sup>nd</sup> MOTION:** It was moved by Member Salcido, seconded by Member Parker and carried by the following vote to direct staff based on Council feedback received during the meeting to prepare a draft ordinance to bring to Council for additional feedback.

AYES: MEMBERS: Clark, Dutra, Montesino, Orozco, Parker, Salcido  
NOES: MEMBERS: Quiroz-Carter  
ABSENT: MEMBERS:

**5) City Council Deliberation on Motion – None**

**14. EMERGENCY ITEMS ADDED TO AGENDA – None**

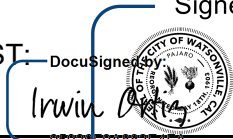
**15. REQUESTS & SCHEDULING FUTURE AGENDA ITEMS**


Member Clark requested all relevant documents for agenda items be included in the agenda packet.

Member Parker agreed with Member Clark’s request.

**16. ADJOURNMENT**

The meeting was adjourned at 10:08 p.m.

Signed by:  
ATTEST:   
Irwin I. Ortiz, City Clerk

DocuSigned by:  
  
Vanessa Quiroz-Carter, Mayor