



**AGENDA
CITY OF WATSONVILLE
PLANNING COMMISSION MEETING**

Opportunity Through Diversity; Unity Through Cooperation.

Working with our community to create positive impact through service with heart.

**Location:
City Council Chambers
275 Main Street, Top Floor
Watsonville, CA 95076**

Tuesday, January 7, 2025, 6:00 p.m.

FACE COVERINGS HIGHLY RECOMMENDED

1. ROLL CALL

1.a MOTION TO EXCUSE ABSENT PLANNING COMMISSIONERS (IF ANY)

Pursuant to Charter Section 900, Paragraph 2.

2. PLEDGE OF ALLEGIANCE

3. PRESENTATIONS & ORAL COMMUNICATIONS

This time is set aside for members of the general public to address the Planning Commission on any item not on the Agenda, which is within the subject matter jurisdiction of the Planning Commission. No action or discussion shall be taken on any item presented except that any Commissioner may respond to statements made or questions asked, or may ask questions for clarification. All matters of an administrative nature will be referred to staff. All matters relating to Planning Commission will be noted in the minutes and may be scheduled for discussion at a future meeting or referred to staff for clarification and report. Any Commissioner may place matters brought up under Oral Communications on a future agenda. ALL SPEAKERS ARE ASKED ANNOUNCE THEIR NAME IN ORDER TO OBTAIN AN ACCURATE RECORD FOR THE MINUTES

3.a ORAL COMMUNICATIONS FROM THE PUBLIC (3 MINUTES)

3.b ORAL COMMUNICATIONS FROM THE COMMISSION (3 MINUTES)

4. CONSENT AGENDA

All items appearing on the Consent Agenda are recommended actions which are considered to be routine and will be acted upon as one consensus motion. Any items removed will be considered immediately after the consensus motion. The Chair will allow public input prior to the approval of the Consent Agenda.

Public Input on any Consent Agenda Item

- 4.a MOTION APPROVING MINUTES OF OCTOBER 1, 2024 AND NOVEMBER 19, 2024
- 4.b MOTION APPROVING A REGULAR PLANNING COMMISSION MEETING ON MONDAY, DECEMBER 8, 2025

5. PUBLIC HEARINGS

- 5.a DENIAL OF SPECIAL USE PERMIT AND DESIGN REVIEW PERMIT WITH ENVIRONMENTAL REVIEW (PP2023-6377) AND RECOMMENDING TO CITY COUNCIL DENIAL OF A ZONING MAP AMENDMENT FOR A NEW 7,670-SQUARE-FOOT DRIVE-THROUGH CAR WASH FACILITY ON A 1.18± ACRE SITE LOCATED AT 632 EAST LAKE AVENUE (APN: 017-321-02), FILED BY VANCE SHANNON WITH QUICK QUACK CAR WASH, APPLICANT, ON BEHALF OF BILL HANSEN, PROPERTY OWNER (CONTINUED HEARING FROM NOVEMBER 19, 2024)

The proposed development of a new drive-through car wash facility would qualify as categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 (Class 32 In-Fill Development exemption) and the Zoning Map Amendment would be exempt from environmental review under the common sense exemption located in CEQA Guidelines Section 15061(b)(3).

- 1) Staff Report
- 2) Planning Commission Clarifying & Technical Questions
- 3) Applicant Presentation
- 4) Planning Commission Clarifying & Technical Questions
- 5) Public Hearing
- 6) Appropriate Motion(s)
- 7) Deliberation
- 8) Chair Calls for a Vote on Motion(s)

- 5.b APPEAL (#PP2024-8160) OF ZONING ADMINISTRATOR DENIAL OF AN ADMINISTRATIVE USE PERMIT FOR DEMOLITION OF A NONCONFORMING DETACHED GARAGE AND CONSTRUCTION OF A NEW EXPANDED GARAGE WITH A SECOND-STORY ACCESSORY DWELLING UNIT (#PP2024-7815) LOCATED AT 79 MONTE VISTA AVENUE (APN: 018-521-01)

- 1) Staff Report
- 2) Planning Commission Clarifying & Technical Questions
- 3) Applicant Presentation
- 4) Planning Commission Clarifying & Technical Questions
- 5) Public Hearing
- 6) Appropriate Motion(s)
- 7) Deliberation
- 8) Chair Calls for a Vote on Motion(s)

6. REPORT OF THE SECRETARY

7. ADJOURNMENT

The next Planning Commission meeting will be held on February 4, 2025.

Pursuant to Section 54954.2(a)(1) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day and on the City of Watsonville website at <https://www.watsonville.gov/195/Planning-Commission>.

Actions of the Planning Commission shall be final unless appealed pursuant to Watsonville Municipal Code section 14-10.1106 within fourteen (14) calendar days following the date of the action from which such appeal is being taken. Said appeals shall be filed with the City Clerk and accompanied by any required appeal fee, as adopted by the City Council.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department (250 Main Street) during normal business hours.

Such documents are also available on the City of Watsonville website at: <https://www.watsonville.gov/195/Planning-Commission> subject to staff's ability to post the document before the meeting.