

**RESOLUTION NO. 03-25 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO CITY COUNCIL APPROVAL OF A ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION OF THE SUBJECT PARCEL LOCATED AT 632 EAST LAKE AVENUE (APN: 017-321-02) FROM NEIGHBORHOOD SHOPPING CENTER (CNS) TO THOROUGHFARE COMMERCIAL (CT), FILED BY VANCE SHANNON, APPLICANT, ON BEHALF OF BILL HANSEN, PROPERTY OWNER; AND FINDING THE ZONING MAP AMENDMENT EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES § 15061(B)(3)**

**Project: Zoning Map Amendment for 632 East Lake Avenue  
APN: 017-321-02**

**WHEREAS**, the subject parcel located at 632 East Lake Avenue (APN: 017-321-02) was established via the Esther Rodgers Trust map 3314 O.R. 05. In 1870, a single-family residence known as the Rodgers House was constructed. The single-family residence remained on the property until 1998 when the historic residence was relocated to the Santa Cruz County Fairgrounds; and

**WHEREAS**, the project site is designated General Commercial on the General Plan Land Use Map and is located within the Neighborhood Shopping Center (CNS) zoning district; and

**WHEREAS**, on December 8, 2023, Vance Shannon with Quick Quack Car Wash, on behalf of property owner, Bill Hansen, submitted an application for a Zoning Map Amendment (PP2023-6377) to change the zoning designation of a parcel located at 632 East Lake Avenue (APN: 017-321-02) from Neighborhood Shopping Center (CNS) to Thoroughfare Commercial (CT); and

**WHEREAS**, on October 22, 2024, City staff presented an overview of Chapter 14-41 Drive-Through Facilities Restrictions to the City Council for review and discussion.

City Council provided direction to staff to bring back an analysis of modification options to Council for review; and

**WHEREAS**, on November 19, 2024, the Planning Commission held a public hearing for application #PP2023-6377. The four members of the Planning Commission present at the meeting discussed the item and made a motion to continue the item to a date uncertain, with direction to City staff to try to identify a date before the end of 2024 to bring the item back for discussion with a full Planning Commission in attendance. Staff identified several potential meeting dates meeting this criteria and polled Planning Commissioners on their availability, but a quorum was not available on any of the dates identified. As such, the project was scheduled for the next available public hearing on January 7, 2025; and

**WHEREAS**, on January 7, 2025, the property owner pulled application #PP2023-6377 from the Planning Commission meeting agenda; and

**WHEREAS**, on January 14, 2025, City staff presented options for modification of Chapter 14-41 Drive-Through Facility Restrictions to the City Council for review, discussion, and direction. City Council directed staff to bring an ordinance modifying Chapter 14-41 to exclude the Thoroughfare Commercial (CT), Neighborhood Shopping Center (CNS), and Visitor Commercial (CV) zoning districts from the 150-foot setback requirement in WMC § 14-41.100(a)(1) to Planning Commission for consideration and recommendation to City Council; and

**WHEREAS**, on January 16, 2025, the property owner submitted application #PP2025-8346 for a Zoning Map Amendment changing the zoning map designation from Neighborhood Commercial Shopping Center (CNS) to Thoroughfare Commercial (CT) for a 1.18± acre parcel located at 632 East Lake Avenue (APN: 017-321-02); and

**WHEREAS**, City Staff reviewed the project under the California Environmental Quality Act (CEQA) and determined that the project qualifies for a common sense exemption under California Code of Regulations Title 14, §15061(b)(3) because the Zoning Map Amendment does not have the potential for causing a significant effect on the environment and it can be seen with certainty that there is no possibility that the amendment may have a significant effect on the environment; and

**WHEREAS**, notice of time and place of the hearing to consider approval of Application No. PP2023-5966 was given at the time and in the manner where appropriate public noticing procedures have been followed and a public hearing was held according to Part 9: Public Hearing Notice Provisions of Chapter 14-10: Administration and Procedure of the Watsonville Municipal Code; and

**WHEREAS**, the Planning Commission has considered all evidence received, both oral and documentary, and the matter was submitted for decision.

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

Good cause appearing, the Planning Commission of the City of Watsonville does hereby find the project exempt under the California Environmental Quality Act (CEQA) pursuant to the common sense exemption in California Code of Regulations Title 14, §15061(b)(3).

**BE IT FURTHER RESOLVED**, the Planning Commission hereby makes the findings required by Watsonville Municipal Code §14-12.807, attached hereto and marked as Exhibit "A" and recommends the City Council approve an amendment to the Zoning Map changing the Zoning Map designation for the 1.18-acre parcel located at 632 East Lake Avenue (APN: 017-321-02) from Neighborhood Shopping Center (CNS) to Thoroughfare Commercial (CT).

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 10th day of February 2025, by Commissioner Hurst, who moved its adoption, which motion being duly seconded by Commissioner Radin, was upon roll call, carried and the resolution adopted by the following vote:

Ayes: Commissioners: Acosta, Dodge, Hurst, Radin, Rojas, Veitch-Olson

Noes: Commissioners: None

Absent: Commissioners: Sencion

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*Justin Meek*  
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Justin Meek, Secretary  
Planning Commission

Signed by:  
  
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Ed Acosta, Chairperson  
Planning Commission

**CITY OF WATSONVILLE  
PLANNING COMMISSION**

**EXHIBIT "A"**

**Application No.: PP2025-8346**

**APN: 017-321-02**

**Applicant: Vance Shannon**

**Hearing Date: 02/10/2025**

**ZONING MAP AMENDMENT FINDINGS (WMC §14-12.807)**

Approval of a Zoning Map Amendment requires the approving body to make the following findings. Project-specific supportive evidence is included under each finding.

**a) The proposed amendment is consistent with the policies embodied in the General Plan;**

**Supportive Evidence**

The proposed project is consistent with the following General Plan goals, policies and implementation measures concerning land use compatibility, design, and site improvement, per the staff analysis below.

- **Land Use Element Goal 4.2 Neighborhoods** - Conserve and improve the living environment of Watsonville neighborhoods.

**Supportive Evidence:** The proposed rezoning would permit additional uses on the parcel that are consistent with the permitted uses of the adjacent parcel located at 952 East Lake Avenue, which has a zoning designation of CT. The rezoning would provide additional development potential on the parcel, increasing the chance that development will occur, and development of the vacant lot would improve the living environment of Watsonville neighborhoods.

- **Land Use Element Goal 4.7 Land Use Suitability** - Ensure that the orderly development of land for the needs of the 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.

**Supportive Evidence:** The parcel located at 632 East Lake Avenue is located within the CNS Zoning District, in which some common business types are not principally or conditionally permitted. Rezoning the parcel from CNS to CT, where a larger variety of uses are principally and conditionally permitted would permit uses that are complementary to the existing uses at the adjacent parcel at 952 East Lake Avenue, which is zoned CT. The proposed zoning would also allow for the establishment of certain uses that are not readily available within a few miles of the subject parcel.

- **Land Use Element 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.

**Supportive Evidence:** The subject parcel located at 632 East Lake Avenue is located along one of the City's main commercial thoroughfares (East Lake Avenue/SR-152), provides convenient vehicular access and parking for the public, has a General Plan land use designation of General Commercial, and is bordered by parcels in the CT and CNS zoning districts. The rezoning of the parcel from the CNS to the CT zoning district will encourage the development of urban uses on lands well suited for urban uses.

In summary, the proposed zoning map amendment would be in harmony with the overall intent of the City's General Plan land use goals and policies.

**b) The proposed use is compatible to the extent possible with the actual and general planned use of the adjacent properties.**

**Supportive Evidence**

The parcel at 632 East Lake Avenue and the adjacent commercial parcels have a General Plan land use designation of General Commercial. The proposed Zoning Map Amendment would change the zoning district from CNS to CT. The parcel is located adjacent to 952 East Lake Avenue, which has a zoning designation of CT, so changing the zoning designation of 632 East Lake Avenue to CT would be compatible and consistent with the zoning of the adjacent parcels. In addition, the project site is located along a major thoroughfare within the City of Watsonville (East Lake Avenue/SR-152) and provides convenient vehicular access and parking for the public, which is consistent with the purpose of the CT zoning district.