

RESOLUTION NO. _____ (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT AND DESIGN REVIEW PERMIT WITH ENVIRONMENTAL REVIEW (PP2023-6377) 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); AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15332 (CLASS 32 IN-FILL DEVELOPMENT)

**Project: Quick Quack Car Wash
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

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, Special Use Permit, and Design Review Permit with Environmental Review (PP2023-6377) for the construction of 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); and

WHEREAS, City staff reviewed the project application and found the proposed project to be inconsistent with the requirements of Section 14-41.100(a)(1) of Watsonville Municipal Code (WMC) Chapter 14-41 Drive-Through Facility Restrictions because the drive-through lane and menu boards of the proposed project are located within 150 feet of the property boundary line of a parcel zoned for residential purposes; and

WHEREAS, on September 25, 2024, City staff issued a determination letter to the project applicant informing them that the project application was complete, but that the proposed car wash facility did not comply with the drive-through facility restrictions in WMC Chapter 14-41 and therefore City staff would be recommending denial of the project application; 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 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, on February 10, 2025, the Planning Commission adopted a resolution recommending to City Council approval of a Zoning Map Amendment to change the zoning designation from Neighborhood Shopping Center (CNS) to Thoroughfare Commercial (CT) for a 1.18± acre site located at 632 East Lake Avenue (APN: 017-321-02); and finding the Zoning Map Amendment exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines § 15061(b)(3); and

WHEREAS, on March 11, 2025, the City Council introduced, for first reading only, an ordinance amending Chapter 14041 (Drive-Through Facility Restrictions) of the Watsonville Municipal Code to remove the 150-foot residential setback requirement from the Thoroughfare Commercial (CT), Neighborhood Shopping Center (CNS), and Visitor Commercial (CV) zoning districts; and

WHEREAS, on March 11, 2025, the City Council also introduced, for first reading only, an ordinance approving a Zoning Map Amendment to change the zoning designation from Neighborhood Shopping Center (CNS) to Thoroughfare Commercial (CT) for a 1.18-acre site located at 632 East Lake Avenue (APN: 017-321-02); and

WHEREAS, on March 25, 2025, the City Council adopted an ordinance amending Chapter 14-41 (Drive-Through Facility Restrictions) of the Watsonville Municipal Code to remove the 150-foot residential setback requirement from the Thoroughfare Commercial (CT), Neighborhood Shopping Center (CNS), and Visitor Commercial (CV) zoning districts; and

WHEREAS, on March 25, 2025, the City Council also adopted an ordinance amending the Zoning Map to designate the parcel located at 632 East Lake Avenue (APN:

017-321-02) Thoroughfare Commercial (CT) and directing changes on the Zoning Map of the City of Watsonville; and

WHEREAS, notice of time and place of the hearing to consider Special Use Permit and Design Review Permit (#PP2023-6377) was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville. The matter called for hearing evidence both oral and documentary introduced and received, and the matter 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 for approval of a Special Use Permit and Design Review Permit (#PP2023-6377) 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).

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

Section 1. The foregoing recitals are true and correct and are incorporated into this resolution as findings of the Planning Commission.

Section 2. The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 (Class 32 In-Fill Development) as the proposed in-fill development project is consistent with applicable general plan designation and policies and zoning designation and regulations; occurs within city limits on a site of less than five acres; is located on a project site that has no value for habitat for endangered, rare, or threatened species; would not result in significant effects related to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Section 3. The project having good cause appearing, therefore, the Planning Commission of the City of Watsonville, based on the findings attached hereto as Exhibit A, and subject to compliance with the Conditions of Approval attached hereto and marked as Exhibit B, does hereby approve a Special Use Permit and Design Review Permit (#PP203-6377) 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).

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: PP2023-6377

APN: 017-321-02

Applicant: Vance Shannon

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 subject parcel at 632 East Lake Avenue has a General Plan land use designation of General Commercial and is zoned Thoroughfare Commercial (CT). The proposed project, a drive-through car wash facility, is an allowed use in the General Commercial land use classification and may be conditionally permitted with Planning Commission approval of a Special Use Permit with Design Review in the CT zoning district. As conditioned, the project is consistent with the district regulations.

- 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 project proposes construction of a 7,670-square-foot drive-through car wash facility. Site improvements include a new trash enclosure and 15,426 square feet of new landscaping. The landscaping includes 27 new trees, seven of which will be located along the East Lake Avenue frontage. The project also includes a new eight-foot-tall CMU masonry sound wall constructed on the eastern and southern property lines of the site. In addition, the industrial air blower is situated away from residential properties and is buffered with trees and landscaping to mitigate noise towards East Lake Avenue. As such, the project design mitigates the potential impacts of the proposed use on adjacent residential properties.

- 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 proposed project provided a Traffic Assessment Report prepared by Armen D. Hovanessian with AHTC Inc. The report indicates that the site is located on East Lake Avenue which is also State Route 152. The proposed trip generation

for the drive-through car wash facility was compared with other service stations located on East Lake Avenue. The report states that the proposed project would not have major adverse effects that will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

- 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

The subject vacant parcel is located within the urban service area, where all necessary infrastructure is readily available. Therefore, the project does not require roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic to reduce or eliminate development impacts on surrounding neighborhood streets.

- 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 drive-through car wash facility is proposed to include 15,426 square feet of new landscaping, including 27 new trees, seven of which will be planted along the frontage of East Lake Avenue. The project also proposes an 8-foot-tall CMU masonry sound wall constructed on the eastern and southern property lines to mitigate noise from the car wash tunnel and 17 vacuum stations.

- 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 complies with the standards and requirements of the Watsonville Municipal Code as well as the Automobile Mechanical Wash Criteria and Standards.

- 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

As designed and conditioned, the proposed drive-through car wash use will not be detrimental to the public health, safety, convenience, or welfare and will not result in damage or prejudice to other property in the vicinity.

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 subject parcel at 632 East Lake Avenue has a General Plan land use designation of General Commercial and is zoned Thoroughfare Commercial (CT). The proposed project, a drive-through car wash facility, is an allowed use in the General Commercial land use classification and may be conditionally permitted with Planning Commission approval of a Special Use Permit with Design Review in the CT zoning district. As conditioned, the project is consistent with the district regulations.

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. These improvements or modifications may include but shall not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both.**

Supportive Evidence

The project proposes construction of a 7,670-square-foot drive-through car wash facility. Site improvements include a new trash enclosure and 15,426 square feet of new landscaping. The landscaping includes 27 new trees, seven of which will be located along the East Lake Avenue frontage. The project also includes a new eight-foot-tall CMU masonry sound wall constructed on the eastern and southern property lines of the site. In addition, the industrial air blower is situated away from residential properties and is buffered with trees and landscaping to mitigate noise towards East Lake Avenue. As such, the project design mitigates the potential impacts of the proposed use on adjacent residential properties.

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

Supportive Evidence

The proposed project provided a Traffic Assessment Report prepared by Armen D. Hovanessian with AHTC Inc. The report indicates that the site is located on East Lake Avenue which is also State Route 152. The proposed trip generation for the drive-through car wash facility was compared with other service stations located on East Lake Avenue. The report states that the proposed project would not have major adverse effects that will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

- 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

The subject vacant parcel is located within the urban service area, where all necessary infrastructure is readily available. Therefore, the project does not require roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic to reduce or eliminate development impacts on surrounding neighborhood streets.

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

Supportive Evidence

The proposed drive-through car wash facility only includes two buildings and a few accessory structures. The buildings include a 7,670-square-foot drive-through car wash tunnel and a 250-square-foot remote staffing station. The site will also include 15,426 square feet of new landscaping, including 27 new trees, seven of which will be planted along the frontage of East Lake Avenue. Along the southern and eastern property lines adjacent to residential development, the project proposes an 8-foot-tall CMU masonry sound wall. The project, as designed, will minimize adverse effects on adjacent properties.

- 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 proposed project complies with the standards and requirements of the Watsonville Municipal Code including the Automobile Mechanical Wash Criteria and Standards.

- 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 properties in the vicinity.**

Supportive Evidence

As designed and conditioned, the proposed drive-through car wash use will not be detrimental to the public health, safety, convenience, or welfare and will not result in damage or prejudice to other property in the vicinity.

Application No.: PP2023-6377

APN: 017-321-02

Applicant: Vance Shannon

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 “QUICK QUACK STORE #33-059” located at 632 East Lake Avenue (APN: 017-321-02), Watsonville, CA 95076, dated and received by the Community Development Department on August 23, 2024, and filed by Vance Shannon, applicant on behalf of Bill Hansen, property owner. (CDD-P)
2. **Conditional Approval Timeframe.** This Special Use Permit shall be null and void if not acted upon within 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.** The Special Use Permit and Design Review Permit shall not be effective until 14 days after approval by the decision-making body or following any final action on any appeal. (CDD-P)
7. **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 building permit plan check phase. (CDD-P)

8. **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)
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 conditions 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

10. **Erosion and Sediment Control Plan.** At time of building permit submittal, the applicant shall provide an erosion and sediment control plan in accordance with WMC Section 7-6.404. (CDD-E)
11. **Right of Way.** Public right of way shall be unobstructed unless an encroachment permit is obtained. (CDD-E, P)
12. **Replace Damaged Landscaping.** Landscaping damaged during construction must be replaced. (CDD-P)
13. **Replace Damaged Driveway Approaches, Curb, Gutter, or Sidewalk.** Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards. (PW)
14. **Work Hours.** No work for which a building permit is required shall be performed within the hours of 7:00 PM - 7:00 AM Monday - Friday, nor prior to 8:00 AM or after 5:00 PM on Saturday. No work shall be performed 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. Any exception to these hours shall require a minimum of 48-hour notice to the Community Development Department. (CDD-P, B)

15. **Landscape Maintenance.** All landscaping shall be maintained in perpetuity by a professional landscape company, with periodic removal and replacement of dead or dying plant materials (CDD-P)
16. **Site Improvement Maintenance.** All other site improvements shall be maintained in perpetuity. (CDD-P)
17. **Lighting 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. 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. Any proposed changes to exterior lighting require a separate Minor Design Review Permit from the Community Development Department. (CDD-P)
18. **Sign Permit.** Project applicant shall submit a sign permit application at time of Building Permit application submittal. (CDD-P)

General Building and Fire Conditions:

19. **Required Permits.** The applicant shall obtain all required building permits (Building, Electrical, Plumbing, Mechanical, Grading, etc.) for this project. (CDD-B, E)
20. **Building Code.** Project construction shall comply with the California Building Code as adopted by the City. (CDD-B)
21. **Fire Code.** Project construction shall comply with California Fire Code as adopted by the City. (WFD)
22. **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)

Conditions to Be Addressed Prior to Building Permit Issuance:

23. **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)

24. **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)
25. Applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) approved by the Central Coast Region 3 of the Regional Water Quality Control Board (RWQCB). (PW&U)
26. **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) that demonstrates compliance with the ordinance to the satisfaction of the City Engineer, prior to issuance of a building permit. (CDD-E)
27. Applicant shall provide a Detail sheet for any relevant items (storm drain facilities, underground structures, etc.) shown on the utility/site plan and grading plan. Also provide any relevant city standard details. (CDD-E)
28. Trash Enclosure front ceiling shall be at 12 feet high per City Standard S-602a & S-602b. The truck apron in front of the trash enclosure shall be a minimum 6-inch-thick reinforced concrete apron designed to withstand a fully loaded refuse truck, up to 30 tons, per City Standard S-602b. (CDD-E)
29. New driveway approach, curb, gutter, and sidewalk shall be constructed per Caltrans standards instead of City standards. (CDD-E)
30. Water meters for both domestic and irrigation services shall be placed in sidewalk. (CDD-E)
31. Applicant shall provide specifications for the type of backflow preventer to be used for the domestic and irrigation services. Include City Standards details for the backflow preventers on the detail sheet and reference the detail in the call out. (CDD-E)
32. Applicant shall include the symbols for the "REFERENCE NOTES SCHEDULE." (CDD-E)
33. Applicant shall specify the type of pipes that will be used for sewer, storm drain, and water lines. (CDD-E)
34. Applicant shall submit the WDID number when the NOI is submitted. (CDD-E)

35. Any cut and fill slopes shall not exceed a maximum 3:1 slope. (CDD-E)
36. Applicant shall indicate where runoff that goes into "HEAVY DUTY 12" WIDE TRENCH DRAIN" ends up. (CDD-E)
37. Existing City Sewer Main shown on Eaton Avenue shall be shown as a 6" main. Existing Storm Main crossing at East Lake Avenue should be shown as a 21" main instead of a 12" main. (CDD-E)
38. Applicant shall provide spot elevations for the new sidewalk and driveway approach that will be constructed along the frontage of the property. (CDD-E)
39. Applicant shall ensure that roof drains and scuppers do not discharge into the proposed 12" trench drain at the car wash tunnel exit per WMC § 6-3.513(b). (CDD-E)
40. A Caltrans encroachment permit shall be required for any work within the Caltrans right-of-way. (CDD-E)
41. Plans shall reflect that fire sprinklers are required to be installed in the car wash building, under the pay station canopy (>500 sf), and the vacuum canopy (>500 sf). (WFD)
42. Plans shall show the required fire service backflow assembly. (WFD)
43. Landscape plan shall be amended in the location of the fire service backflow assembly to ensure that no plantings will hamper access to the Fire Department connection. The backflow assembly requires a clearance of three (3) feet around it and any vegetation shall be of a kind that does not grow tall or cover the backflow assembly or any attachments. (WFD)
44. **Project Design Noise Mitigation Features.** To reduce the potential that the project would result in noise impacts to nearby sensitive receptors, the following design features described in the Noise Impact Study for the Quick Quack Car Wash Store #35-059 (MD Acoustics, 2/9/2024) shall be incorporated in the project plans:
 - A blower inlet silencer (12 Sonny's blower system with the silencer package or equivalent) shall be installed to meet acoustical benchmarks.
 - An acoustic liner (Acoustiblok perforated metal panels or equivalent) shall line 15' of the exit.
 - An interior lined wall (Acoustiblok perforated metal panels or equivalent) shall extend from the top of the tunnel to 10' from the floor to block the line of site from the entrance to the blowers.
 - An 8' tall wall shall be constructed along the south and east property line. (CDD-P-B-E)

Conditions to Be Addressed During Construction:

45. **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)
46. **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. (CDDE, PW)
47. **BMPs for Controlling Construction Emissions.** The project applicant shall implement the following Best Management Practices to limit the potential fugitive dust, construction emissions, and odors generated by the project:
- a. Water all exposed surfaces (e.g., staging areas, soil piles, graded areas, and unpaved access roads) at least two times per day during construction and adequately wet demolition surfaces to limit visible dust emissions.
 - b. Cover all haul trucks transporting soil, sand, or other loose materials off the project site.
 - c. Use wet power vacuum street sweepers at least once per day to remove all visible mud or dirt track-out onto adjacent public roads (dry power sweeping is prohibited) during construction of the proposed project.
 - d. Vehicle speeds on unpaved roads/areas shall not exceed 15 miles per hour.
 - e. Complete all areas to be paved as soon as possible and lay building pads as soon as possible after grading unless seeding or soil binders are used.
 - f. Minimize idling time of diesel-powered construction equipment to five minutes and post signs reminding workers of this idling restriction at access points and equipment staging areas during construction of the proposed project.
 - g. Maintain and properly tune all construction equipment in accordance with manufacturer's specifications and have a CARB-certified visible emissions evaluator check equipment prior to use at the site.

Post a publicly visible sign with the name and telephone number of the construction contractor and City staff person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours. The publicly visible sign shall also include the contact phone number for the Monterey Bay Air Resources Management District to ensure compliance with applicable regulations. (CDD-E, PW, MBARD)

48. **Complimentary Dust Control Measures.** 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)
49. **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)
50. **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)

Construction Notes to be included with the Improvement Plans:

51. **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)
52. **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)
53. **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:

54. **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)
55. **Landscaping Installation.** All landscaping and irrigation shall be installed and approved by Community Development Department staff. (CDD-P-E)
56. **Trash Removal.** All trash and construction debris shall be removed from the site. (CDD-B, PW)

Ongoing Conditions:

57. **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)
58. **Solid Waste Service.** All trash, recycling and green waste 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 green waste materials. (PW)
59. **Trash Enclosure Maintenance.** Trash and recycling enclosure shall be maintained to the satisfaction of Watsonville Municipal Services. (PW)
60. **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)
61. **Ongoing Maintenance.** Common (patio) areas, 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)
62. **Potential Attractive Pest Nuisance Avoidance.** To ensure trash enclosures do not attract nuisance pest species, such as Norway rat, raccoon, and opossum, the applicant shall develop a monitoring program to ensure trash areas are routinely cleaned and secured at night. (PW)

Indemnity Provision:

63. Indemnity Provision. Developer shall, to the greatest extent authorized by law, defend (with counsel approved by City, which approval shall not be unreasonably withheld), indemnify, and hold harmless the City, its officials, employees, volunteers and agents from and against any and all loss, liability, expenses, claims, costs (including reasonable attorneys' fees), suits and damages of every kind nature, and description, directly or indirectly arising from any third party legal challenge to the Project Approvals. Developer may defend against any such third-party legal challenge as a Real Party in Interest using counsel of Developer's choice, and Developer and City agree to cooperate in the joint defense of the Project Approvals or the implementation of this Agreement. (CA)

Key to Department Responsibility

CDD-B Community Development Department (Building)
CDD-P Community Development Department (Planning)
CDD-E Community Development Department (Engineering)
PW&U Public Works and Utilities Department
WFD Watsonville Fire Department
WPD Watsonville Police Department
CA City Attorney

Application No.: PP2023-6377

APN: 017-321-02

Applicant: Vance Shannon

Hearing Date: April 1, 2025

PROJECT APPROVAL SUMMARY

Applicant: Vance Shannon (Quick Quack Car Wash)
Address: 6020 West Oaks Boulevard,, Suite 300, Rocklin, CA 95765
Project: Special Use Permit and Design Review Permit for New Car Wash Facility
Location: 632 East Lake Avenue, Watsonville, CA 95076
Purpose: Allow construction of a new 7,670± sq. ft. drive-through car wash facility
Property
Owner: Bill Hansen
Address: P.O. Box 203, Watsonville, CA 96076

A Special Use Permit and Design Review Permit (#PP2023-6377) to allow the construction of a new 7,670-square-foot drive-through car wash facility on a 1.18-acre site located at 632 East Lake Avenue, Watsonville, CA 95076 (APN: 017-321-02), 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, AICP
Interim Community Development Director