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**Public Comment**

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**From** Steven Penrose <spenrose@pcg-llp.com>

**Date** Fri 03/28/2025 4:12 PM

**To** Planning Commission <planning.commission@watsonville.gov>

Dear Planning Commission Members,

I am writing concerning Item 5.a on the agenda for your April 1, 2025 meeting, namely:

**APPROVAL OF A SPECIAL USE PERMIT AND DESIGN REVIEW PERMIT WITH ENVIRONMENTAL REVIEW (PP2023-6377) FOR A NEW 7,670-SQAURE-FOOT DRIVE-THROUGH CAR WAS FACILITY ON A 1.18-ACRE STGE LOCATED AT 632 EAST LAKE AVENUE (APN:017-321-02), FILED BY VANCE SHANNON, APPLICANT, ON BEHALF OF BILL HANSEN, PROPERTY OWNER**

My client, Tomas R. Fuentes, urges a no vote on these motions. Mr. Fuentes is the trustee of a family trust that owns Tuttle San Carlos, LP, which in turn owns the apartment building located at 610 Tuttle Avenue in Watsonville. I understand that denial of the Quick Quack application to build and operate a car wash at 632 East Lake Ave. was recommended at the Planning Commission meeting held November 19, 2024, but that the property owner pulled his application prior to a second consideration scheduled for January 7, 2025. My client objects to permitting this car wash to be built and operated so close to his family's apartment building.

My client opposes permitting the use of the parcel adjoining 610 Tuttle as a drive through car wash due to the noise and traffic that it will cause, and the impact of that noise and traffic on occupants of the adjoining 610 Tuttle apartments. My client's tenants will be very unhappy with the noise and traffic, and their quiet enjoyment of their apartments will be disrupted as a result, which in turn will result in vacancies in the apartment building. Those vacancies will be difficult to fill if the car wash use is approved for 632 East Lake Ave, resulting in a substantial loss of rental income to Tuttle San Carlos LP.

Thank you for your thoughtful consideration of my client's objection.

Please notify me of the Commission's decisions.

Thank you,

**Steven D. Penrose**

*Certified by the State Bar of California Board of Legal Specialization as a Specialist in Estate Planning, Probate and Trust Law*

Penrose Chun & Gorman LLP  
1200 Pacific Avenue, Suite 260  
Santa Cruz, CA 95060  
tel: 831-515-3344 ext. 202  
fax: 831-515-3308  
[www.pcg-llp.com](http://www.pcg-llp.com)  
[spenrose@pcg-llp.com](mailto:spenrose@pcg-llp.com)

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