



**MISCELLANEOUS DOCUMENTS REPORT**  
**FEBRUARY 24, 2026**

**1.0 MINUTES**

- Planning Commission
- May 6, 2025
- June 3, 2025
- July 1, 2025



**MINUTES**

**REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF WATSONVILLE**

**May 6, 2025**

**6:04 PM**

*In accordance with City policy, all Planning Commission meetings are recorded on audio and video in their entirety and are available for review in the Community Development Department (CDD). These minutes are a summary of the action taken.*

**1. ROLL CALL**

*Time Stamp 3:40 (video)*

Chair Peter Radin, Vice-Chair Brando Sencion, Commissioners Daniel Dodge, Lowell Hurst, Lucy Rojas, and Veitch-Olson were present. Commissioner Ed Acosta was absent.

**A. MOTION TO EXCUSE ABSENT PLANNING COMMISSIONERS (IF ANY)**

**MOTION:** It was moved by Commissioner Dodge, seconded by Commissioner Hurst, and carried by the following vote to excuse absent Commissioner Ed Acosta:

AYES:	COMMISSIONERS: Dodge, Hurst, Radin, Sencion, Veitch-Olson
NOES:	COMMISSIONERS: None
ABSENT:	COMMISSIONERS: Acosta
ABSTAIN:	COMMISSIONERS: Rojas

Staff members present were Interim Community Development Director Justin Meek, Interim Assistant Community Development Director Matt Orbach, Assistant City Attorney Denise Bazzano, Assistant Chief of Police David Rodriguez, Assistant Planner Alvaro Madrigal, Executive Assistant Celia Castro, Permit Technician Rob Manansala, and City Interpreter Carlos Landaverry.

**2. PLEDGE OF ALLEGIANCE**

*Time Stamp 4:50 (video)*

Chair Radin led the Pledge of Allegiance.

**3. PRESENTATIONS & ORAL COMMUNICATIONS**

*Time Stamp 5:30 (video)*

**A. ORAL COMMUNICATIONS FROM THE PUBLIC**

None

**B. ORAL COMMUNICATIONS FROM THE COMMISSION**

Commissioner Dodge shared a sport-friendly comment.

**4. CONSENT AGENDA**

*Time Stamp 7:40 (video)*

**A. MOTION APPROVING MINUTES OF APRIL 1, 2025**

**PUBLIC INPUT**

None

**MOTION:** It was moved by Commissioner Dodge, seconded by Commissioner Rojas, and carried by the following vote to approve the Consent Agenda:

AYES: COMMISSIONERS: Dodge, Hurst, Radin, Rojas, Sencion,  
Veitch-Olson  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Acosta

**5. NEW BUSINESS**

*Time Stamp 09:10 (video)*

Interim Community Development Department Director Meek requested, on behalf of the applicant Steve Rawlings, to change the order of the agenda and move agenda item 6.C. to be the new agenda item 5.A., due to schedule conflicts.

**MAIN MOTION:** It was moved by Commissioner Veitch-Olson, seconded by Commissioner Dodge, to amend the agenda and move item 6.C. to be a new item 5.A., and move item 5.A. to be agenda item 5.B., as the new order of the agenda:

**PUBLIC INPUT**

None

**Chair Calls for a Vote on Motion(s)**

AYES: COMMISSIONERS: Dodge, Hurst, Radin, Rojas, Sencion  
Veitch-Olson  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Acosta

**A. APPROVAL OF A SPECIAL USE PERMIT (PP2025-8519) TO ALLOW GROCERY OUTLET TO CHANGE AN EXISTING ABC TYPE 20 (OFF-SALE BEER WINE) LINCENSE TO A TYPE 21 (OFF-SALE GENERAL) LICENSE FOR THE SALE OF BEER, WINE AND DISTILLED SPIRITS LOCATED AT 1000 MAIN STREET (APN:016-172-77) AND FIND THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15301 (CLASS 1 EXISTING FACILITIES)**

**1) Staff Report**

*Time Stamp 13:26 (video)*

Assistant Planner Alvaro Madrigal gave the staff presentation. Interim Assistant Community Development Director Orbach was also present.

**ADOPTED MINUTES 4.A.**

**2) Planning Commission Clarifying & Technical Questions**

*Time Stamp 19:30 (video)*

Assistant Planner Alvaro Madrigal and Interim Assistant Community Development Director Matt Orbach answered Commissioners' questions. Assistant Chief of Police David Rodriguez also addressed the Planning Commission questions.

**3) Applicant Presentation**

*Time Stamp 27:40 (video)*

Consultant, Steve Rawlings, and applicant, Brandon Brewer, gave the presentation.

**4) Planning Commission Clarifying & Technical Questions**

*Time Stamp 31:30 (video)*

Consultant, Steve Rawlings, and applicant, Brandon Brewer, answered Commissioners' questions.

**5) Public Hearing**

*Time Stamp 37:22 (video)*

Chair Radin opened the public hearing.

Hearing no comments, Chair Radin closed the public hearing.

**6) Appropriate Motion(s)**

*Time Stamp 37:50 (video)*

**MAIN MOTION:** It was moved by Commissioner Hurst, seconded by Commissioner Rojas, to approve the following resolution:

**RESOLUTION NO. 05-25 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (PP2025-8519) TO ALLOW GROCERY OUTLET TO CHANGE AN EXISTING ABC TYPE 20 LICENSE TO A TYPE 21 LICENSE FOR THE SALE OF BEER, WINE, AND DISTILLED SPIRITS LOCATED AT 1000 MAIN STREET, WATSONVILLE, CALIFORNIA (APN: 016-172-77) AND FIND THE PROJECT CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15301 (CLASS 1 EXISTING FACILITIES)**

**7) Deliberation**

*Time Stamp 38:36 (video)*

Commissioners Hurst shared a supportive comment.

**8) Chair Calls for a Vote on Motion(s)**

*Time Stamp 39:30 (video)*

AYES:            COMMISSIONERS:     Dodge, Hurst, Radin, Rojas, Sencion, Veitch-Olson

**ADOPTED MINUTES 4.A.**

NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Acosta

**B. 6<sup>TH</sup> CYCLE HOUSING ELEMENT IMPLEMENTATION PRESENTATION**

**1) Staff Report**

*Time Stamp 40:07 (video)*

Interim Assistant Community Development Director Matt Orbach and Principal with Raimi + Associates Simran Malhotra gave the presentation.

**2) Planning Commission Clarifying & Technical Questions**

*Time Stamp 47:07 (video)*

Interim Community Development Director Justin Meek addressed the Planning Commission during the interactive presentation. Interim Assistant Community Development Director Matt Orbach and Principal with Raimi + Associates Simran Malhotra answered Commissioners' questions.

**3) Public Hearing**

*Time Stamp 1:15:10 (video)*

Chair Radin opened the public hearing.

Hearing no comments, Chair Radin closed the public hearing.

**6. PUBLIC HEARINGS**

*Time Stamp 1:16:43 (video)*

**A. RECOMMENDATION TO CITY COUNCIL TO ADOPT THE CITY'S 2025-2030 CAPITAL IMPROVEMENT PROGRAM**

**1) Staff Report**

*Time Stamp 1:17:30 (video)*

Administrative Services Director Marissa Duran and Public Works Administrative Services Manager Gabriel Gordo gave the staff presentation.

**2) Planning Commission Clarifying & Technical Questions**

*Time Stamp 1:24:50 (video)*

Administrative Services Director Marissa Duran and Public Works Administrative Services Manager Gabriel Gordo addressed the Planning Commission questions.

**3) Public Hearing**

*Time Stamp 1:35:35 (video)*

Chair Radin opened the public hearing.

Hearing no comments, Chair Radin closed the public hearing.

**4) Appropriate Motion(s)**

*Time Stamp 1:36:33 (video)*

**ADOPTED MINUTES 4.A.**

**MAIN MOTION:** It was moved by Commissioner Rojas, seconded by Vice Chair Sencion, to approve the following resolution:

**RESOLUTION NO. 06-25 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL AND CITY MANAGER ADOPTION OF THE CITY'S 2025-2026 TO 2029-2030 CAPITAL IMPROVEMENT PROGRAM (CIP) WITH THE PROPOSED PUBLIC IMPROVEMENTS AND FINDING THAT THE CIP IS CONSISTENT WITH THE GOALS OF THE WATSONVILLE 2005 GENERAL PLAN**

**5) Deliberation**

*Time Stamp 1:37:18 (video)*

Commissioners shared comments regarding the item and included inquiries answered by city staff.

**6) Chair Calls for a Vote on Motion(s)**

*Time Stamp 1:40:40 (video)*

AYES: COMMISSIONERS: Dodge, Hurst, Radin, Sencion, Rojas, Veitch-Olson  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Acosta

**B. APPROVAL OF 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 CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15332 (CLASS 32 IN-FILL DEVELOPMENT) FILED BY VANCE SHANNON, APPLICANT, ON BEHALF OF BILL HANSEN, PROPERTY OWNER**

**1) Staff Report**

*Time Stamp 1:41:32 (video)*

Interim Assistant Community Development Director Matt Orbach gave staff presentation.

**2) Planning Commission Clarifying & Technical Questions time**

*Time Stamp 1:51:20 (video)*

Interim Assistant Community Development Director Matt Orbach and Assistant City Attorney Denise Bazzano answered Commissioners' questions.

**3) Applicant Presentation**

*Time Stamp 2:14:30 (video)*

Applicant Vance Shannon gave a presentation.

**4) Planning Commission Clarifying & Technical Questions**

*Time Stamp 2:19:20 (video)*

**ADOPTED MINUTES 4.A.**

Applicant Vance Shannon addressed the Planning Commission questions. Additionally, Assistant City Attorney Denise Bazzano and Interim Community Development Director Justin Meek answered questions of the Commissioners’.

**5) Public Hearing**

*Time Stamp 2:43:15 (video)*

Chair Radin opened the public hearing.

The following individuals spoke against:

- Rermit G. Cole
- Maria Fajardo
- Maria Quintero
- Mary Johnson

William Hansen, property owner, shared a comment.

Hearing no further comments, Chair Radin closed the public hearing.

**6) Deliberation**

*Time Stamp 2:58:40 (video)*

Commissioners proceeded to deliberate prior to an appropriate motion. The Planning Commission shared their comments.

**7) Appropriate Motion(s)**

*Time Stamp 3:09:28 (video)*

**MAIN MOTION:** It was moved by Commissioner Dodge, seconded by Commissioner Rojas, to approve the following resolution with amendments to conditions of approval:

**RESOLUTION NO. 07-25 (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)**

**8) Chair Calls for a Vote on Motion(s)**

*Time Stamp 3:32:25 (video)*

AYES:	COMMISSIONERS:	Dodge, Radin, Rojas, Sencion,
NOES:	COMMISSIONERS:	Hurst, Veitch-Olson
ABSENT:	COMMISSIONERS:	Acosta

Assistant City Attorney Denise Bazzano read the appeal language.

**ADOPTED MINUTES 4.A.**

**7. REPORT OF THE SECRETARY**

*Time Stamp 3:34:05 (video)*

Interim Community Development Director Meek shared the report.

**8. ADJOURNMENT**

Chairperson Radin adjourned the meeting at 9:40 PM. The next Planning Commission meeting is scheduled for June 3, 2025, at 6:00 PM.

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F0B2DA20342549A...  
Justin Meek, Secretary  
Planning Commission

DocuSigned by:  
  
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Peter Radin, Chair  
Planning Commission



**MINUTES**

**REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF WATSONVILLE**

**June 3, 2025**

**6:05 PM**

*In accordance with City policy, all Planning Commission meetings are recorded on audio and video in their entirety and are available for review in the Community Development Department (CDD). These minutes are a summary of the action taken.*

**1. ROLL CALL**

*Time Stamp 7:09 (video)*

Chair Peter Radin, Commissioners Lowell Hurst, Lucy Rojas, and Jenni Veitch-Olson were present. Vice-Chair Brando Sencion, Commissioners Ed Acosta and Daniel Dodge were absent.

**A. MOTION TO EXCUSE ABSENT PLANNING COMMISSIONERS (IF ANY)**

**1<sup>st</sup> MOTION:** It was moved by Commissioner Hurst to excuse absent Commissioners. Motion failed due to no second.

**2<sup>nd</sup> MOTION:** It was moved by Commissioner Rojas, seconded by Commissioner Hurst, and carried by the following vote to excuse Vice-Chair Sencion and Commissioner Dodge:

AYES: COMMISSIONERS: Hurst, Radin, Rojas, Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Acosta, Dodge, Sencion

Staff members present were Community Development Director David Brletic, Assistant Community Development Director Justin Meek, Assistant City Attorney Denise Bazzano, Assistant Chief of Police David Rodriguez, Assistant Planner Alvaro Madrigal, Executive Assistant Celia Castro, Permit Technician Rob Manansala, and City Interpreter Carlos Landaverry.

**2. PLEDGE OF ALLEGIANCE**

*Time Stamp 10:10 (video)*

Community Development Director Brletic led the Pledge of Allegiance.

**3. PRESENTATIONS & ORAL COMMUNICATIONS**

*Time Stamp 10:40 (video)*

**A. ORAL COMMUNICATIONS FROM THE PUBLIC**

None

**B. ORAL COMMUNICATIONS FROM THE COMMISSION**

**ADOPTED MINUTES 4.A.**

Commissioner Hurst shared a comment regarding Wine, Beer and Art Walk event.

**4. CONSENT AGENDA**

*Time Stamp 12:44 (video)*

None

**5. PUBLIC HEARINGS**

*Time Stamp 12:55 (video)*

**A. PUBLIC HEARING TO CONSIDER APPROVAL OF A ONE-YEAR ENTITLEMENT TIME EXTENSION (#PP2025-8806) FOR SPECIAL USE PERMIT AND DESIGN REVIEW PERMIT #PP2022-2883 TO ALLOW CONSTRUCTION OF A 175,760-SQUARE-FOOT INDUSTRIAL WAREHOUSE DISTRIBUTION CENTER BUILDING ON A 13.4-ACRE SITE LOCATED AT 100 MANABE OW ROAD (APN 018-711-38), FILED BY CA/FSRE WATSONVILLE INDUSTRIAL, L.L.C., APPLICANT AND PROPERTY OWNER AND FINDING THE ACTION EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AS IT IS NOT A “PROJECT”**

**1) Staff Report**

*Time Stamp 13:40 (video)*

Assistant Planner Alvaro Madrigal gave the staff presentation.

**2) Planning Commission Clarifying & Technical Questions**

*Time Stamp 19:25 (video)*

Assistant Planner Alvaro Madrigal and Community Development Director Brletic answered Commissioners’ questions.

**3) Applicant Presentation**

*Time Stamp 27:00 (video)*

Applicant, William Lu, gave the presentation.

**4) Planning Commission Clarifying & Technical Questions**

*Time Stamp 28:40 (video)*

Applicant, William Lu, answered Commissioners’ questions.

**5) Public Hearing**

*Time Stamp 41:17 (video)*

Chair Radin opened the public hearing.

Cesar Plascencia shared a comment regarding item 5.a.

Hearing no further comments, Chair Radin closed the public hearing.

Chair Rading reopened the Public Hearing as a request from the Commission.

Applicant, William Lu, responded to the public comment.

**6) Appropriate Motion(s)**

*Time Stamp 46:20 (video)*

**ADOPTED MINUTES 4.A.**

**MAIN MOTION:** It was moved by Commissioner Rojas, seconded by Commissioner Hurst, to approve the following resolution:

**RESOLUTION NO. 08-25 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE APPROVING A ONE-YEAR ENTITLEMENT TIME EXTENSION (PP2025-8806) FOR A SPECIAL USE PERMIT AND DESIGN REVIEW PERMIT (PP2022-2883) TO ALLOW CONSTRUCTION OF A NEW 175,760 SQ. FT. WAREHOUSING AND DISTRIBUTION FACILITY ON A 13.4-ACRE SITE LOCATED AT 100 MANABE OW ROAD (APN: 018-711-38)**

**7) Deliberation**

*Time Stamp 48:00 (video)*

Commissioners Hurst, Veitch-Olson, Rojas and Chair Radin shared a comment.

**8) Chair Calls for a Vote on Motion(s)**

*Time Stamp 52:20 (video)*

AYES: COMMISSIONERS: Hurst, Radin, Rojas, Veitch-Olson  
NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Acosta, Dodge, Sencion

**B. CONSIDERATION OF AN APPLICATION FOR A DESIGN REVIEW PERMIT AND ENVIRONMENTAL REVIEW (PP2025-8587) TO ALLOW EXTERIOR MODIFICATIONS TO A HISTORIC STRUCTURE INCLUDING THE CREATION OF AN OUTDOOR SCULPTURE GARDEN FOR THE PORTER BUILDING LOCATED AT 280 MAIN STREET (APN 017-182-18) FILED BY BRIAN SPECTOR, APPLICANT, ON BEHALF OF PAJARO VALLEY ARTS, PROPERTY OWNER**

**1) Staff Report**

*Time Stamp 52:50 (video)*

Assistant Community Development Director Meek requested for item to be moved to date certain of July 1, 2025.

**2) Public Hearing**

*Time Stamp 55:00 (video)*

Chair Radin opened the public hearing.

Hearing no comments, Chair Radin closed the public comment.

**3) Appropriate Motion(s)**

*Time Stamp 55:35 (video)*

**MAIN MOTION:** It was moved by Commissioner Rojas, seconded by Commissioner Hurst, to continue item 5.B. to date certain of July 1, 2025 meeting:

**ADOPTED MINUTES 4.A.**

**4) Chair Calls for a Vote on Motion(s)**

*Time Stamp 56:19 (video)*

AYES:	COMMISSIONERS:	Hurst, Radin, Rojas, Veitch-Olson
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Acosta, Dodge, Sencion

**C. RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING CHAPTER 14-46 (AFFORDABLE HOUSING ORDINANCE) WITHIN TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE (CEQA EXEMPT)**

**1) Staff Report**

*Time Stamp 56:35 (video)*

Leila J. Moshref-Danesh and Housing Manager, Carlos Landaverry, gave the staff presentation.

**2) Planning Commission Clarifying & Technical Questions**

*Time Stamp 1:02:55 (video)*

Leila J. Moshref-Danesh with Burke, Williams & Sorensen, LLP and Housing Manager Carlos Landaverry, addressed the Planning Commission questions.

Additionally, Community Development Director Brletic helped answer Commissioners' questions.

**3) Public Hearing**

*Time Stamp 1:50:07 (video)*

Chair Radin opened the public hearing. The following individuals spoke:

Bill Hansen  
Neva Hansen  
Casey Clark

Leila J. Moshref-Danesh and Assistant City Attorney Bazzano addressed commissioners' questions.

Hearing no comments, Chair Radin closed the public hearing.

Chair Radin reopened the public hearing. The following individuals spoke:

William Hansen

Hearing no comments, Chair Radin closed the public hearing.

**4) Appropriate Motion(s)**

*Time Stamp 02:09:44 (video)*

**MAIN MOTION:** It was moved by Commissioner Rojas, seconded by Commissioner Hurst, to approve the following resolution with the amendments to Ordinance proposed by staff:

**RESOLUTION NO. 09-25 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN ORDINANCE AMENDING CHAPTER 14-46 (AFFORDABLE HOUSING ORDINANCE) OF THE WATSONVILLE MUNICIPAL CODE**

**5) Deliberation**

*Time Stamp 2:11:10 (video)*

Commissioners shared comments regarding the motion and staff clarified the language of on the amendments.

**6) Chair Calls for a Vote on Motion(s)**

*Time Stamp 2:19:25 (video)*

AYES:	COMMISSIONERS:	Hurst, Radin, Rojas, Veitch-Olson
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Acosta, Dodge, Sencion

**D. 6<sup>th</sup> CYCLE HOUSING ELEMENT IMPLEMENTAION**

**1) Staff Report**

*Time Stamp 2:20:00 (video)*

Interim Assistant Community Development Director Matt Orbach gave staff presentation.

**2) Planning Commission Clarifying & Technical Questions time**

*Time Stamp 2:31:30 (video)*

Interim Assistant Community Development Director Matt Orbach and Assistant City Attorney Denise Bazzano answered Commissioners' questions.

**3) Public Hearing**

*Time Stamp 2:33:30 (video)*

Chair Radin opened the public hearing.

Hearing no comments, Chair Radin closed the public hearing.

**4) Appropriate Motion(s)**

*Time Stamp 2:33:55 (video)*

**MAIN MOTION:** It was moved by Commissioner Veitch-Olson, seconded by Commissioner Rojas, to approve the following resolution:

**RESOLUTION NO. 10-25 (PC)**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING CODE TEXT AMENDMENTS TO MULTIPLE CHAPTERS WITHIN TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE AND ADOPT**

**ADOPTED MINUTES 4.A.**

**AMENDMENTS TO THE DOWNTOWN WATSONVILLE SPECIFIC PLAN RELATED TO IMPLEMENTATION OF PROGRAMS WITHIN THE 6th CYCLE 2023-2031 HOUSING ELEMENT; AND FINDING THE ACTION EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AS IT IS NOT A PROJECT BUT IF A PROJECT, EXEMPT PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)**

**5) Deliberation**

*Time Stamp 2:35:16 (video)*

Commissioners shared comments.

**6) Chair Calls for a Vote on Motion(s)**

*Time Stamp 2:36:20 (video)*

AYES:	COMMISSIONERS:	Hurst, Radin, Rojas, Veitch-Olson
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Acosta, Dodge, Sencion

**6. REPORT OF THE SECRETARY**

*Time Stamp 2:36:40 (video)*

Community Development Director Brletic shared the report.

**7. ADJOURNMENT**

Chairperson Radin adjourned the meeting at 8:36 PM. The next Planning Commission meeting is scheduled for July 1, 2025, at 6:00 PM.

Signed by:



CF404081FD254AD...

Matt Orbach, Secretary  
Planning Commission

*(Former Secretary is no longer with the City)*

DocuSigned by:



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Peter Radin, Chair  
Planning Commission



**MINUTES**

**REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF WATSONVILLE**

**July 1, 2025**

**6:02 PM**

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**1. ROLL CALL**

*Time Stamp 0:40 (video)*

Prior to roll call Community Development Director David Brletic announced the resignation for Commissioner Acosta.

Chair Peter Radin, Commissioners Daniel Dodge, Lowell Hurst, and Jenni Veitch-Olson were present. Vice-Chair Brando Sencion and Commissioners Lucy Rojas were absent.

**A. MOTION TO EXCUSE ABSENT PLANNING COMMISSIONERS (IF ANY)**

**MOTION:** It was moved by Commissioner Veitch-Olson, seconded by Commissioner Dodge, and carried by the following vote to excuse Vice-Chair Brando Sencion and Commissioners Lucy Rojas:

AYES: COMMISSIONERS: Dodge, Hurst, Radin, Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Rojas, Sencion

Staff members present were Community Development Director David Brletic, Assistant Community Development Director Justin Meek, Assistant City Attorney Denise Bazzano, Executive Assistant Celia Castro, Permit Technician Rob Manansala, and City Interpreter Carlos Landaverry.

**2. PLEDGE OF ALLEGIANCE**

*Time Stamp 01:12 (video)*

The Pledge of Allegiance was given by Commissioner Veitch-Olson prior to agenda item 1.A.

**3. PRESENTATIONS & ORAL COMMUNICATIONS**

*Time Stamp 03:14 (video)*

**A. ORAL COMMUNICATIONS FROM THE PUBLIC**

None

**B. ORAL COMMUNICATIONS FROM THE COMMISSION**

**ADOPTED MINUTES 4.A.**

Chair Radin and Commissioner Dodge shared comments.

**4. CONSENT AGENDA**

*Time Stamp 07:07 (video)*

None

**5. PUBLIC HEARINGS**

*Time Stamp 07:25 (video)*

**A. DESIGN REVIEW PERMIT FOR EXTERIOR MODIFICATIONS TO AN HISTORIC STRUCTURE (PORTER BUILDING) ON A 0.35-ACRE SITE LOCATED AT 280 MAIN STREET (APN:017-182-18) AND FIND THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15301 – EXISTING FACILITIES**

**1) Staff Report**

*Time Stamp 07:55 (video)*

Assistant Community Development Director Justin Meek gave the staff presentation.

**2) Planning Commission Clarifying & Technical Questions**

*Time Stamp 14:18 (video)*

Assistant Community Development Director Justin Meek answered Commissioners' questions.

**3) Applicant Presentation**

*Time Stamp 15:35 (video)*

Applicant, Brian Specter, and President of Pajaro Valley Arts, Judy Stabile, gave the presentation.

**4) Planning Commission Clarifying & Technical Questions**

*Time Stamp 17:00 (video)*

Applicant, Brian Specter and President, Judy Stabile, answered Commissioners' questions.

**5) Public Hearing**

*Time Stamp 29:16 (video)*

Chair Radin opened the public hearing.

Aurelio Gonzalez shared a comment regarding item 5.a.

Hearing no further comments, Chair Radin closed the public hearing.

**6) Appropriate Motion(s)**

*Time Stamp 32:35 (video)*

**MAIN MOTION:** It was moved by Commissioner Dodge, seconded by Commissioner Hurst, to approve the following resolution:

**RESOLUTION NO. 11-25 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A DESIGN REVIEW PERMIT WITH ENVIRONMENTAL REVIEW (PP2025-8587) FOR EXTERIOR MODIFICATIONS TO AN HISTORIC STRUCTURE (PORTER BUILDING) ON A 0.35-ACRE SITE LOCATED AT 280 MAIN STREET (APN: 017-182-18); AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15301 (CLASS 1 - EXISTING FACILITIES)**

**7) Deliberation**

*Time Stamp 30:20 (video)*

Chair and Commissioners shared comments.

**8) Chair Calls for a Vote on Motion(s)**

*Time Stamp 42:10 (video)*

AYES:	COMMISSIONERS:	Dodge, Hurst, Radin, Veitch-Olson
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Dodge, Sencion


**6. REPORT OF THE SECRETARY**

*Time Stamp 42:38 (video)*


Community Development Director Brletic shared the report.

**7. ADJOURNMENT**

Chairperson Radin adjourned the meeting at 6:50 PM. The next Planning Commission meeting is scheduled for August 5, 2025, at 6:00 PM.

Signed by:  


CF4040B1FD254AD...  
 Matt Orbach, Secretary  
 Planning Commission

DocuSigned by:  


C32EA1963D2747B...  
 Peter Radin, Chair  
 Planning Commission

*(Former Secretary is no longer with the City)*