

RESOLUTION NO. _____ -21 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, DENYING A SPECIAL USE PERMIT (APPLICATION NO.1360) TO ALLOW THE ESTABLISHMENT OF A SECONDHAND STORE IN AN EXISTING ±9,400 SQUARE FOOT COMMERCIAL TENANT SPACE WITH THE OPTION TO EXPAND OPERATIONS TO THE REMAINDER OF THE COMMERCIAL BUILDING (HABITAT FOR HUMANITY MONETERY BAY RESTORE) LOCATED AT 555 MAIN STREET, WATSONVILLE, CALIFORNIA (APN 018-231-44)

**Project: Habitat for Humanity Monterey Bay ReStore
APN: 018-231-44**

WHEREAS, on March 16, 2021, an application for a Special Use Permit (Application No. 1360) to allow the establishment of a secondhand store at 555 Main Street, Watsonville, California, was filed by Satish Rishi, applicant with Habitat for Humanity Monterey Bay, on behalf of Benjamin Ow, property owner; and

WHEREAS, the project site is designated Central Commercial (CC) on the General Plan Land Use Diagram and is within the Central Commercial Core Area (CCA) Zoning District; and

WHEREAS, according to Santa Cruz County Assessor's Office records, the commercial tenant space was constructed in 1910 and modified 1966; and

WHEREAS, on April 1, 2008, the Planning Commission of the City of Watsonville adopted Resolution No. 07-08 (PC), approving Special Use Permit (PP2008-98) allowing for the establishment of a family entertainment center for (Pump'd); and

WHEREAS, on May 1, 2014, the Zoning Administrator of the City of Watsonville issued Zoning Clearance (BL2014-34), approving a change in ownership of the Pump'd family entertainment center; and

WHEREAS, on March 9, 2017, the Zoning Administrator of the City of Watsonville issued Zoning Clearance (BL2017-11), approving a change in ownership and name of the Pump'd family entertainment center to Jump-N-Around; and

WHEREAS, on May 20, 2019, the Zoning Administrator of the City of Watsonville issued Zoning Clearance (PP2019-193), approving a change in ownership and name of the Jump-N-Around family entertainment center to Bounce Land Inflatable Center; and

WHEREAS, on September 19, 2019, the Zoning Administrator of the City of Watsonville issued Zoning Clearance (PP2019-369) to allow for a change in ownership of the Jump-N-Around family entertainment center; and

WHEREAS, notice of time and place of the hearing to consider Special Use Permit (Application No. 1360) 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, attached hereto and marked as Exhibit "A," not in support of the Special Use Permit (Application No. 1360) to allow the establishment of a ±9,400 square foot secondhand store with the option to expand operations into the remaining ±20,000 square feet of the commercial building at 555 Main Street (APN 018-231-44); and

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

Good cause appearing, therefore, the Planning Commission of the City of Watsonville does hereby deny Special Use Permit (Application No. 1360) to allow the establishment of a secondhand store with the option to expand operations to the remainder of the building at 555 Main Street (APN 018-231-44).

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 June, 2021, 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:

Suzi Merriam, Secretary
Planning Commission

Jenni Veitch-Olson, Chairperson
Planning Commission

Application No: 1360

APN: 018-231-44

Applicant: Habitat for Humanity

Hearing Date: June 1, 2021

SPECIAL USE PERMIT FINDINGS (WMC § 14-12.513)

The purpose of the Special Use Permit is to allow the establishment of a secondhand store in an existing commercial building, pursuant to Chapter 14-16 of the Watsonville Municipal Code (WMC).

- 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 property is designated Central Commercial (CC) on the General Plan Land Use Map and is within the Central Commercial Core Area (CCA) Zoning District. The 2005 General Plan details the following goals and policies concerning commercial land uses in downtown Watsonville:

- **Goal 4.3 Commercial Land Use** – Revitalize the central business district and provide adequate neighborhood commercial services
- **Policy 4.C. Commercial Land Use** – The City shall plan for revitalization of the central business district along with the distribution of convenient neighborhood commercial centers.
- **Implementation Measure 4.C.1.** – The City shall use the redevelopment process to encourage the location of retail, professional, and residential uses as well as personal services within the central business district to serve the entire Pajaro Valley

The proposed secondhand store is not consistent with General Plan Goal 4.3 nor Policy 4.C. in that the establishment of a secondhand store does not revitalize the central business district. Secondhand stores provide a minimal tax benefit to the community and are not part of the vision for a revitalized downtown.

A secondhand is conditionally allowed in the CCA Zoning District, subject to approval of a Special Use Permit by the Planning Commission. There are two secondhand locations within walking distance of the subject site: Goodwill at 470 Main Street and the Stop and Shop Family Bargain Center at 18 East Lake Avenue.

Additionally, the City of Watsonville's Strategic Plan's Goal 4 (Economic Development) emphasizes the importance of revitalizing downtown through supporting efforts to complete the Downtown Specific Plan, business attraction and expansion, and creation of living wage job opportunities for local residents. As

such, the Downtown Specific Plan does not envision secondhand stores as part of a revitalized downtown.

The establishment of a ±9,400 square foot secondhand store with the option to expand operations into the remaining ±20,000 square feet of an existing commercial building is not consistent with General Plan and adopted priorities of the City of Watsonville in that it provides minimal sales tax benefits to the community and does not work to revitalize downtown Watsonville. An additional secondhand store is not needed to supply residents of the City and the surrounding community with another option to meet the demand for secondhand items.

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 purpose of the Central Commercial Core Area (CCA) Zoning District is to establish an area for the development of a concentrated, pedestrian-oriented downtown center with intensive commercial, financial, administrative, professional, entertainment, cultural, and residential uses within the heart of the city.

The proposed project would allow for the establishment of ±9,400 square foot secondhand store with the option to expand operations into the remaining ±20,000 square feet of an existing commercial building. There are two additional secondhand stores within walking distance of the proposed ReStore, located at 470 Main Street and 18 East Lake Avenue. An additional secondhand store is not needed to supply residents of the City and the surrounding community with another option to meet the demand for secondhand items.

In addition, the City is actively working to revitalize the downtown area to attract new retail business, restaurants and housing. Secondhand stores provide minimal sales tax benefits to the community and are not part of the vision for a revitalized downtown.

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 establishment of a secondhand store in a ±9,400 square foot commercial tenant space will not generate additional pedestrian or vehicular traffic above existing levels.

Two parking stalls would be utilized for individuals donating goods to the ReStore. As such, the donation of goods is not anticipated to conflict with existing and anticipated traffic patterns within the parking lot.

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

No additional traffic impacts are anticipated to occur as part of the establishment of a ±9,400 square foot secondhand store with the option to expand operations into the remainder of the existing commercial building.

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 secondhand store would not cause adverse impacts on the property or adjacent property. As conditioned, the project will be required to comply with current California Building Code requirements should any tenant improvements be proposed.

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 establishment of a ±9,400 square foot secondhand store with the option to expand operations into the remainder of the commercial building will be conditioned to comply with the provisions of Title 14 (Zoning), the Downtown Architectural and Land Use Guidelines, and the Downtown Signage Guidelines.

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

The proposed ±9,400 square foot second store with the option to expand operations into the ±20,000 remainder of the commercial building would benefit the organization's mission of funding the construction of affordable housing throughout the Monterey Bay region.

An additional secondhand store is not needed downtown to supply residents of the City and the surrounding community, in that the proposed location is within walking distance of existing secondhand stores. As such, the proposed secondhand store would not provide a public convenience or benefit.