



## **MISCELLANEOUS DOCUMENTS REPORT**

### **NOVEMBER 9, 2021**

#### **1.0 MINUTES**

-- Minor Land Division Committee  
August 17, 2020

--Planning Commission  
June 1, 2021  
July 13, 2021  
September 9, 2021

#### **2.0 PROCLAMATIONS**

-- Dean Maynard  
October 30, 2021

-- Helen Ewan- Storey  
20 Years of Service  
October 29, 2021

**ADOPTED**

## **MINUTES**

### **CITY OF WATSONVILLE MINOR LAND DIVISION COMMITTEE**

### **REMOTE/TELECONFERENCE MEETING**

**AUGUST 17, 2020**

**3:39 PM**

#### **1.0 ROLL CALL**

##### **MEMBERS/ALTERNATES PRESENT:**

Nathalie Manning, Deputy City Manager/Chairperson  
Suzi Merriam, Community Development Director/Secretary  
Maria Esther Rodriguez, Public Works & Utilities Assistant Director  
Rob Allen, Building Official/Assistant CDD Director

##### **ABSENT:**

Kirk Vojvoda, Fire Battalion Chief

##### **STAFF PRESENT:**

Justin Meek, Principal Planner  
Associate Planner Ivan Carmona  
Executive Assistant Deborah Muniz  
Administrative Assistant II Elena Ortiz

#### **2.0 MINUTES**

##### **2.1 MOTION TO FILE AND ACCEPT THE MINUTES OF THE APRIL 20, 2020 MEETING.**

A motion was made by Member Allen, seconded by Member Rodriguez and carried by voice vote approving the minutes.

#### **3.0 NEW BUSINESS**

##### **3.1 AN APPLICATION FOR A MINOR LAND DIVISION TENTATIVE PARCEL MAP (PP2019-378) TO ALLOW A TWO LOT SUBDIVISION AT 173 HARKIN SLOUGH ROAD (APN: 018-372-55), FILED BY GERALYAN SPEZIALE, APPLICANT AND PROPERTY OWNER**

###### **1) Staff Presentation**

Associate Planner Ivan Carmona presented the staff report recommending approval.

###### **2) Applicant Presentation**

Applicant & property owner Geralyn Speziale was present. Ms. Speziale asked about the fees that would have to be paid back to the City.

Mr. Carmona explained that prior to issuance of a certificate of compliance any further subdivision of the two lots will trigger a requirement for the future developer to payback the City for frontage improvements along

**ADOPTED**

the subject property boundaries fronting Harkins Slough Road and Ohlone Parkway. This is listed as Condition No. 10 in the Conditions of the Approval.

**3) Public Hearing**

Public Hearing Chair Manning opened the Public Hearing and hearing no comments, closed the Public Hearing.

**4) Committee Discussion**

None

**5) Motion**

A motion was made by Member Rodriguez, seconded by Member Merriam and carried by voice vote approving Application (PP2019-378)

**4.0 ORAL COMMUNICATIONS FROM COMMITTEE AND GENERAL PUBLIC (NONE)**

**5.0 ADJOURNMENT**

Chairperson Manning adjourned the meeting at 4:08 p.m. The next regular meeting is tentatively scheduled for Monday, September 21, 2020.

DocuSigned by:

*Nathalie Manning*

Nathalie Manning, Committee Chairperson  
Minor Land Division Committee

**MINUTES****REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF WATSONVILLE****TELECONFERENCE/REMOTE****June 1, 2021****6:02 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 brief summary of action taken.*

**1. ROLL CALL**

Chair Jenni Veitch-Olson, Vice-Chair Veronica Dorantes-Pulido and Commissioners Ed Acosta, Gina Cole, Daniel Dodge, Anna Kammer, and Lucy Rojas were present.

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Principal Planner Justin Meek, Housing Manager Carlos Landaverry, Associate Planner Ivan Carmona, Assistant Planner Sarah Wikle, Administrative Assistant II Maria Elena Ortiz.

**2. PLEDGE OF ALLEGIANCE**

Chair Veitch-Olson led the Pledge of Allegiance.

**3. PRESENTATIONS & ORAL COMMUNICATIONS****A. ORAL COMMUNIATIONS FROM THE PUBLIC**

None

**B. ORAL COMMUNICATIONS FROM THE COMMISSION**

Commissioner Cole commended Jesus Madrigal, Manager for Watsonville City Pinto Lake Park, for his assistance with an event that was held in conjunction with Santa Cruz County. She invited the public to attend the weekly Farmer's Market held at Ramsay Park and to support the local farmers. She encouraged all City residents to complete the survey from the City's Ad Hoc Committee for Policing and Social Equity that was mailed to all City residents. She emphasized the importance of public input.

Commissioner Dorantes-Pulido commended Commissioner Cole on organizing a recent community bike ride event. She was not able to participate; however, she looks forward to future community bike ride events.

Commissioner Rojas shared that the Portuguese Community which she is a part of was able to celebrate their annual Holy Ghost festival on Sunday. The event was

**ADOPTED MINUTES 4.A.**

held according to CDC guidelines and took place in the parking lot of their facility located at 124 Atkinson Lane. She thanked the City for their support and issuing of the permit to hold their event.

Commissioner Cole announced that she is working with Mayor Dutra on organizing another community bike ride this month in honor of Pride month. More information will be distributed soon.

Commissioner Veitch-Olson stated that a ceremony was held on Friday at the Civic Plaza for raising of the rainbow flag in honor of Pride month. She reminded the public to complete the survey from the City's Ad Hoc Committee for Policing and Social Equity. It can be mailed to the City, dropped off at City Hall or you can take a photo of the survey and email it to the City Manager's office. She stated that the Downtown Watsonville Specific Plan is moving forward and there is another survey for residents to complete which is available on the City's website at [cityofwatsonville.org](http://cityofwatsonville.org).

**4. CONSENT AGENDA****A. MOTION APPROVING MINUTES OF APRIL 6, 2021 REGULAR MEETING**

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

AYES:	COMMISSIONERS:	Acosta, Cole, Dodge, Dorantes-Pulido, Kammer, Rojas, Veitch-Olson
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	None

**5. PUBLIC HEARINGS**

**A. SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (APPLICATION NO. 1360) TO ALLOW FOR THE ESTABLISHMENT OF A SECONDHAND STORE IN AN EXISTING ± 9,400 SQUARE FOOT COMMERCIAL TENANT SPACE WITH THE OPTION TO EXPAND OPERATIONS TO THE ± 20,000 SQUARE FOOT REMAINDER OF THE COMMERCIAL BUILDING FOR HABITAT FOR HUMANITY MONTEREY BAY AT 555 MAIN STREET (APN 018-231-44) FILED BY HABITAT FOR HUMANITY, APPLICANT, ON BEHALF OF BENJAMIN OW, PROPERTY OWNER**

**1) Staff Report**

Presentation was given by Assistant Planner Sarah Wikle.

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

Commissioner Dodge asked about the appropriate procedures that the Commissioners need to follow regarding the public hearing process.

City Attorney Smith explained the process.

**ADOPTED MINUTES 4.A.**

Commissioner Dodge asked why the City is operating under the 2005 General Plan instead of the 2030 General Plan

Director Merriam replied the City is still operating under the 2005 General Plan because the 2030 Vista General Plan is still under litigation.

Commissioner Dodge asked which party filed a lawsuit against the City.

Ms. Merriam replied the Pilots Association.

Commissioner Dodge asked if this project has to go through this process in order to be permitted in the commercial zoning district and is the 9,400 square foot space just for the building or the total project.

Ms. Wikle confirmed that this project does have to go through this process in order to be permitted. The proposed 9,400 square foot tenant space is a portion of the building and the applicant has the option to expand into the remainder of the building, which is 20,000 feet.

Commissioner Dodge asked if the applicant would have to come back to the Planning Commission for a Special Use Permit for use of the expansion and if the five-year limit for the Special Use Permit is at the discretion of the Planning Commission.

Ms. Wikle replied that the Planning Commission would be approving the expansion option today. When the applicant decides to exercise the option to expand then it will go through an administrative process. Staff is recommending the five-year limit be added to the conditions of approval.

Commissioner Dodge asked what is the current use of the building.

Ms. Wikle replied that she believes it is vacant but deferred the question to the applicant.

Commissioner Dodge asked about the hours of operation and if they are being conditioned by the Planning Commission.

Ms. Wikle replied that the hours of operation are outlined in the applicant's business plan. The hours are not currently conditioned; however, Planning Commission has the option to add them to the conditions of approval.

Commissioner Kammer asked if the goods are mostly used and what percentage of sales tax does the City receive.

Ms. Wikle replied the applicant can speak on what percentage of the goods are used and new. The City's sales tax is 9.25% and the City receives a small portion of it.

**ADOPTED MINUTES 4.A.**

Commissioner Rojas asked about parking, driveway access, parking improvements to the parking lot and driveway, and feedback from the neighbors.

Ms. Wikle replied that noticing of the project was done according to the requirements of the Watsonville Municipal Code and she did not receive any direct concerns from the neighbors. Since this was just a change in use and tenant improvements, no additional site improvements were required at the time of the application.

Commissioner Rojas asked about signage and the likelihood that the applicant will exercise the expansion option.

Ms. Wikle replied the project is conditioned that requires the applicant to submit a separate sign permit application for review and approval through an administrative process. The applicant expressed to the property owner that if sales allow and the adjacent tenant vacates the space that they have the option to expand.

Commissioner Rojas asked why the applicant decided to move from Santa Cruz to Watsonville.

Ms. Wikle replied they were looking for a new location and the applicant can speak to that.

Commissioner Rojas asked what is the number of affordable housing units that Habitat for Humanity has built in Watsonville that fits into the City's target number.

Ms. Merriam replied that City staff is currently working with Habitat for Humanity to purchase a City owned property located on Airport Road. They have developed a few projects in the City and the applicant can speak to that.

Commissioner Cole expressed her concern about the shifting away from a family entertainment center to a retail store. She also expressed her concerns about the hours of operation and the potential increase in traffic with the use of the back-parking lot.

Ms. Wikle replied there is no easement or access rights for any adjacent properties. Projects are currently reviewed against the General Plan policies and current zoning ordinance. Currently there are no Downtown Specific Plan standards to view or approve projects against.

Commissioner Cole asked if the other two second-hand stores were noticed.

Ms. Wikle replied that property owners and residents within 300 feet of the project were noticed. The City did receive letters of support that were included in the meeting packet and those that were not included were forwarded by email to the Planning Commission prior to the meeting. She did not receive any concerns or questions about the project from the property owners or residents that were

**ADOPTED MINUTES 4.A.**

noticed. The other two second-hand stores located at 18 West Lake Avenue and 470 Main Street are located outside of the 300-foot radius.

Commissioner Cole referenced a letter from Habitat for Humanity dated May 17, 2021, which states that the restores are retail stores and not to be confused with thrift or second-hand stores. She also asked about the five-year time limit.

Ms. Wikle explained that Habitat for Humanity sells items that fall under the classification of second-hand store pursuant to the City's zoning ordinance. Since the Downtown Specific Planning effort is still underway, the time limit gives the City the ability to review the appropriateness of this use at this location in five years.

Commissioner Dorantes-Pulido asked if the five-year plan is given just to retail stores.

Assistant Planner Wikle replied that the five-year plan is unique to this project and is not universally applied to projects that the Planning Commission receives.

Ms. Wikle announced that two representatives from Habitat for Humanity - Satish Rishi, CEO and Nick, Director of the restores are present.

**3) Applicant Presentation**

Satish Rishi, CEO for Habitat for Humanity, spoke about the non-profit's mission and mentioned that the profits from the restores goes towards funding the affordable homes they are building.

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

Commissioner Kammer asked about the zoning of the store in Santa Cruz. She asked if customers from the Santa Cruz store would be willing to travel to the Watsonville store to shop.

Mr. Rishi replied it is probably zoned commercial since there are no residential properties located in the area. They have been notifying their customers and donors about the store moving to Watsonville and the response has been very positive.

Nick, Director of the restores, stated many of the customers who shop at the Santa Cruz store are locals; however, over 50% of their clientele travel from out of the area.

Commissioner Kammer sees the business as being very vehicle-centered and sees a conflict with the City's vision for downtown.

Mr. Rishi replied many of the customers do come in vehicles and pick-up trucks but they do not come in 18 wheelers. Their biggest truck is 16 feet and the furniture store next door probably has bigger trucks coming and going.



**ADOPTED MINUTES 4.A.**

Commissioner Dodge thanked the applicant for bringing the project to a vacant space. He asked if they plan to hire more employees if the business is successful and are able to expand.

Mr. Rishi, replied that if they are successful they do want to expand and hire locally.

Commissioner Veitch-Olson asked for an explanation of the rotating shift system for employees and the number of volunteers.

In response to Commissioner's Veitch-Olson, Nick provided an explanation.

Commissioner Veitch-Olson asked about the storage container.

Mr. Rishi replied that they had asked the property owner about having a storage container for construction material; however, it is not allowed so they have found another solution.

Commissioner Cole asked what will happen to the bike shop.

Mr. Rishi said he is aware of the bike shop and deferred the question to the property owner.

George Ow, property owner, said they have provided free space for the bike shop for 15 years.

**5) Public Hearing**

Chair Veitch-Olson opened the public hearing.

Pete Kennedy, board member for Habit for Humanity, spoke in favor of the project. He said the zoning for the Santa Cruz store is IG.

Benjamin Ow, thanked City staff and stated his family has had a difficult time finding a tenant for this space.

Pat McVey, volunteer for Habit for Humanity, spoke in favor of the project.

Kyle W., lives in Santa Cruz and shops at the restore in Santa Cruz and will shop at the Watsonville store.

Andrew Ow, spoke in favor of the project.

Commissioner Veitch-Olson acknowledged that the Planning Commission received over 20 emails in support of the project.

Hearing no further public comments, Chair Veitch-Olson closed the public hearing.

**6) Appropriate Motion(s)**

**MAIN MOTION:** It was moved by Commissioner Dodge, seconded by Commissioner Acosta, to approve the following resolution and the addition of Condition No. 14 regarding the five-year time limit:

**RESOLUTION NO. 4-21 (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING 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 MONTEREY BAY RESTORE) LOCATED AT 555 MAIN STREET, WATSONVILLE, CALIFORNIA (APN 018-231-44)**

**Condition No. 14**

**Time Limit.** This Special Use Permit shall be valid for a period of five years from the date of approval. The permit shall expire on June 1, 2026.

**7) Deliberation**

Commissioner Dodge stated he supports the project and the five-year time limit.

Commissioner Kammer thanked the public speakers and those who sent written comments. She thanked City staff and the applicant for the thorough presentations. She also thanked the property owner for his input. She supports the project and the five-year time limit.

Commissioner Cole asked about the other two conditions recommended by staff regarding outdoor storage of goods and the provision of two bicycle parking stalls that Ms. Wikle mentioned in her presentation.

Ms. Wikle replied that those two conditions are already included in the Conditions of Approval.

Commissioner Veitch-Olson stated she supports the project and thanked the Ow family for their continued support and commitment to the Watsonville community.

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

**MAIN MOTION:** The above motion carried by the following vote:

AYES:	COMMISSIONERS: Cole, Dodge, Dorantes-Pulido, Rojas, Veitch-Olson, Kammer
NOES:	COMMISSIONERS: None
ABSENT:	COMMISSIONERS: None

**B. RECOMMENDATION TO CITY COUNCIL FOR ADOPTION OF A MITIGATED NEGATIVE DECLARATION, GENERAL PLAN MAP AMENDMENT, ZONING MAP AMENDMENT, PLANNED DEVELOPMENT, MAJOR SUBDIVISION, SPECIAL USE PERMIT WITH DESIGN REVIEW & SPECIFIC DEVELOPMENT PLAN (PP2018-11) TO ALLOW THE CONSTRUCTION OF 21 TOWNHOMES ON A 1.57± ACRE SITE LOCATED AT 547 AIRPORT BOULEVARD (APN 015-321-01) FILED BY RAOUL ORTIZ, APPLICANT & PROPERTY OWNER**

**1) Staff Report**

Presentation was given by Principal Planner Justin Meek and Jeff Hamilton of Moore Iacofano Goltsman, Inc. (MIG).

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

Commissioner Kammer thanked Mr. Meek for his very thorough and informative presentation. She commended Mr. Hamilton for the explanation of the Mitigative Negative Declaration (MND).

Commissioner Dodge commented that this is not an affordable housing project but instead a for-profit housing project with three affordable units (15%) and shared his personal opinion that the proportion of affordable units should be increased to 25%. In response to his request for confirmation that his characterization of the project is accurate, Mr. Meek replied yes.

Commissioner Dodge commented that this project would help alleviate some of the RHNA numbers but not necessarily some of the affordable housing numbers.

Commissioner Dodge inquired about hazardous materials onsite and whether the rebar facility may have resulted in contaminated soils. Commissioner Dodge further inquired about fence height restrictions.

Mr. Meek referred to the project Site Plan and Landscape Plan and noted the 6-foot wood fence (shown in the upper right-hand corner) that extends along the property line to the back of sidewalk must be reduced in height to 3'-6" because it is in the clear vision area of the property (see Condition of Approval No. 13).<sup>1</sup>

Mr. Meek further noted that the wrought iron fence along the exterior side of the property facing Airport Boulevard is equivalent to an over-height fence in an appropriate location and includes landscaping.

Regarding the question concerning hazardous materials, Mr. Meek noted that a Phase 1 has been prepared for the site and identified potential hazardous material impacts related to lead-based paint and asbestos. Mr. Hamilton drew attention to page 69 of the IS/MND regarding the potential upset or release of hazardous materials and noted a Phase 1 Environmental Site Assessment (ESA)

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<sup>1</sup> Condition #13: Fencing Details. Prior to the issuance of building permits, the plans shall be revised so that the height of the wooden fence along the western property line is reduced to comply with the site visibility requirements of [WMC § 14-32.070](#).

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has prepared for the project site and that construction of the project would require the use and possible release of hazardous materials, such as paints and other solvents.<sup>2</sup> However, the project would be required to comply with construction practices and mitigation measures to prevent, contain and/or clean up potential spills and contamination from fuels, solvents, concrete wastes, and other potentially hazardous substances. Mr. Hamilton summarized the conclusions that the Phase 1 ESA did not find significant hazards, construction activities would require a fair amount of grading and scraping involving the removal of dirt, and the site would be appropriately cleaned up as part of the construction process.

Commissioner Dodge commented that the effects are described as “less than significant” and asked how impacts are determined to be less than significant.

Mr. Hamilton provided an explanation of how impacts are evaluated in general and if found to be significant, must be mitigated to a less than significant level. For instance, any iron filings left in the ground from the rebar facility must demonstrate a health hazard. Bill Spain with MIG, who also helped with preparing the IS/MND, corroborated Mr. Hamilton’s explanation.

In response to Commissioner Dodge’s question about asbestos being present and request for reassurance before making a recommendation to City Council, Mr. Hamilton noted that asbestos is typical in older homes—in the insulation and vinyl flooring—and there are common techniques and a service industry to clean this up.

Commissioner Cole asked what types of businesses are located to the west of the project site.

Mr. Meek replied that there are light industrial and warehousing businesses west of the site located off Hangar Way.

Looking at Google Maps, Commissioner Cole asked what are Grow Stuff Garden Center and Specialty Garden Supply.

Mr. Meek replied that he is not familiar with these businesses.

Commissioner Cole inquired whether they were cannabis related.

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<sup>2</sup> The purpose of the Phase I ESA is to assist in identifying potential RECs associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property. A Recognized Environmental Condition (REC) is defined by the ASTM Standard Practice E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. Property assessment activities focus on: (1) a review of federal, state, tribal, and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; (2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and (3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

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Mr. Meek noted that there are nearby cannabis facilities in the industrial zone.

Ms. Merriam replied that there are no permitted facilities in the immediate vicinity of the site.

Commissioner Cole recalled that there was going to be a cannabis facility adjacent to the mobile home park and noted that there was a question concerning the wall between these two properties. She asked if this facility is near the project site and whether a wall needs to be considered.

Ms. Merriam replied that she recalled this facility was located on the other side of Hangar Way.

Mr. Meek clarified that an existing cannabis facility would share a property boundary with the project site. He further noted that a new masonry wall is required, which would deter trespassing, and that cannabis facilities have security measures in place and lack signage to not draw attention to their location.

Commissioner Cole asked if residents located to the east of the project were notified and if staff received public comments.

Mr. Meek replied that residents and property owners located within the 300-foot radius of the project were notified and staff did not receive any public comments.

Commissioner Cole expressed her concern regarding the 24-foot height of the development and the effect to the mobile home park residents. She asked if any special restrictions apply to new building projects located near the Airport.

Mr. Meek replied the project is located in Airport Safety Zone 6 which is the least restricted of the six safety zones. There are no limitations on density for residential development in Safety Zone 6.

Commissioner Cole expressed her concern for the residents exiting the development and if a center turn lane exists on Airport Boulevard. Her other concern is the increase of 99 daily vehicle trips and there is only one way in and one way out of the development. She asked if bike lanes are on Airport Boulevard.

Ms. Merriam replied a center turn lane does exist on Airport Boulevard. In response to Commissioner Cole's concern regarding the buildings 24 feet in height, Ms. Merriam noted that nearest townhouse will be over 20 feet away from the mobile home park.

Mr. Meek noted a Traffic Study was prepared by W-Trans and staff required a site distance analysis to be included. The analysis determined that there is adequate site distance. Ninety-nine daily vehicle trips are anticipated for a 21 townhomes development and they would not be all at once but distributed

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throughout the day. Bike lanes are on both sides of Airport Boulevard and were installed by the Public Works and Utilities Department.

Commissioner Cole asked where will residents store their additional vehicles if their garage is filled with personal items.

Mr. Meek replied that the garage is to be used solely for parking of vehicles. This requirement shall be included in the development's CC&Rs per the Conditions of Approval.

Commissioner Cole expressed concern regarding stormwater runoff.

Mr. Meek explained how the stormwater runoff would be addressed.

Commissioner Dorantes-Pulido asked how does this development reduce the City's carbon footprint; whether there will be composting on site; are recycling materials used in the infrastructure; and how many units are handicap accessible.

Mr. Hamilton replied that all new construction is required to meet the new green building code. The roofs will have solar panels and there will be enhanced interior insulation. He deferred the questions regarding composting, use of recycling materials, and the number of handicap accessible units to the applicant to answer.

**3) Applicant Presentation**

Mr. Meek confirmed neither the Applicant nor their Representative was present.

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

None.

**5) Public Hearing**

Chair Veitch-Olson opened the public hearing.

Hearing no public comments, Chair Veitch-Olson closed the public hearing.

**6) Appropriate Motion(s)**

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

**RESOLUTION NO. 6-21 (PC):  
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY  
COUNCIL ADOPT:**

1. A RESOLUTION CERTIFYING A MITIGATED NEGATIVE DECLARATION FOR THE PROJECT (PP2018-11), IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA);
2. A RESOLUTION APPROVING A GENERAL PLAN MAP AMENDMENT TO CHANGE THE LAND DESIGNATION OF SANTA CRUZ COUNTY ASSESSOR'S PARCEL NUMBER 015-321-01 FROM INDUSTRIAL TO RESIDENTIAL HIGH DENSITY;
3. AN ORDINANCE TO CHANGE THE ZONING MAP DISTRICT OF SANTA CRUZ COUNTY ASSESSOR'S PARCEL NUMBER 015-321-01 FROM IP (INDUSTRIAL PARK) TO RM-3/PD (MULTIPLE RESIDENTIAL HIGH DENSITY WITH A PLANNED DEVELOPMENT OVERLAY DISTRICT);
4. A RESOLUTION APPROVING THE TENTATIVE MAP FOR THE SUBDIVISION OF THE 1.57± ACRE SITE INTO 21 RESIDENTIAL LOTS AND ONE COMMON AREA PARCEL; AND
5. A RESOLUTION APPROVING A SPECIAL USE PERMIT WITH DESIGN REVIEW AND SPECIFIC DEVELOPMENT PLAN (PP2018-11) FOR THE CONSTRUCTION OF 21 DWELLING UNITS ON INDIVIDUAL PARCELS, CONSISTING OF 21 TOWNHOME UNITS ON A 1.57± ACRE SITE LOCATED AT 547 AIRPORT BOULEVARD, WATSONVILLE, CALIFORNIA

## 7) Deliberation

Commissioner Dodge expressed his concerns regarding emergency vehicle access and having only one way in and one way out access for the residents. He asked when the project would go to the City Council and how many housing units are allowed per acre.

Mr. Meek replied plans are reviewed by Building, Engineering, Public Works and Fire prior to coming before the Planning Commission. The fire access was reviewed by the Fire Department and the Fire Inspector supported the project as designed. The project would go to the City Council at the earliest opportunity which could be as early as June 22, 2021. The size of this development allows only one way in and one way out access. He explained how the number of residential units per net acre are determined per the City's General Plan.

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

**MAIN MOTION:** The above motion failed by the following vote:

AYES:	COMMISSIONERS: Acosta, Kammer, Rojas,
	Veitch-Olson,
NOES:	COMMISSIONERS: Cole, Dodge, Dorantes-Pulido
ABSENT:	COMMISSIONERS: None

Chair Veitch-Olson asked why the motion failed.

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Ms. Merriam replied that approval of the project requires a super-majority vote which would be five affirmative votes.

Commissioner Kammer asked what happens now with the project since the motion failed.

Ms. Merriam replied that the project would be going to the City Council with a recommendation of Planning Commission's denial.

**C. APPEAL OF THE CANNABIS SELECTION COMMITTEE'S DENIAL OF PRE-APPLICATION #1284 FOR THE ESTABLISHMENT OF A CANNABIS RETAIL FACILITY IN THE CITY OF WATSONVILLE**

**1) Staff Report**

Presentation was given by Associate Planner Ivan Carmona.

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

Commissioner Rojas asked if the Cannabis Selection Committee was involved in receiving and analyzing the appeal.

Director Suzi Merriam replied no.

Commissioner Rojas asked if Phase 2 was only a point system and Phase 3 was only a ranking system.

Mr. Carmona replied both Phases 2 and 3 were both a point and ranking system.

Commissioner Dodge asked why did the City's consultant HDL recommend an in-person interview during a pandemic.

Ms. Merriam replied that it was done for fairness and staff felt very confident it could be done safely. When you have applicants on Zoom, you do not know how many people are in the room and what information they have access to. The Committee was not in the same room during the interview but in their offices. Most staff have been working in their offices since June 2020.

Mr. Carmona indicated that all the applicants were provided the same conditions, same environment and same questions.

Commissioner Dodge asked why no notes were taken by the Committee during the interview process as was done in previous rounds,

Ms. Merriam replied that it was a procedure they decided to follow. After each interview the applicants were force-ranked. There was much discussion amongst the Committee after all the interviews were concluded. The Committee waited a week, revisited their decision and deliberated prior to making a final decision. This



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is the first time the City has done retail and we have revamped the process to make it fair as possible knowing how competitive the cannabis retail license would be.

Commissioner Dodge asked if the applicant had other licenses with the City. He stated the applicant requested in his appeal a re-assessment of the Phase 3 score and to add cultivation of up to 22,000 square feet of canopy.

Ms. Merriam replied he does not have any licenses in the City; however, he has dispensaries in Monterey and Santa Cruz counties. He did not apply for a cultivation license during the process.

Commissioner Rojas stated after reviewing the appeal, she feels there is some merit to the applicant's argument regarding the change in the interview process. She asked how Phase 2 differs from Phase 3.

Mr. Carmona replied each applicant received the same notice, same limitations and same questions. The City only received one appeal. All applicants were made aware that only a certain limit of licensees would be granted and there were no guarantees.

Ms. Merriam replied that all the scores were very close and all the applicants are highly skilled. The interview panel asked about their business plan, hours of operation, security, community benefits, labor and employment. HDL looked at the written applications and staff looked at the interviews.

Commissioner Rojas asked if the applicant is denied the appeal is this the final step and if the appeal is approved would it go back to the Committee.

Ms. Merriam replied the applicant can choose to appeal to the City Council and they are the final decision body. If denied by Council, then the applicant can choose to litigate it through the courts. If approved it would go back to the Committee; however, since the appeal did not identify a specific section of the interview process there is no clear direction to the Committee on what to reconsider. The Committee would have to re-review and re-score. If the outcome is a higher score resulting in a higher ranking then the applicant that gets bumped would have the ability to appeal.

Commissioner Dodge asked how would the score be re-evaluated without notes.

Ms. Merriam replied that notes would not be very helpful. The Committee reviewed the application materials and listened to how well they answered the questions. The scores were made public.

Commissioner Veitch-Olson asked if staff received any feedback from the other applicants regarding the application or interview process.

Mr. Carmona replied no.

**ADOPTED MINUTES 4.A.**

Ms. Merriam stated HDL has been assisting other cities throughout the state with this process. The process is standard; however, it is new to the City.

Commissioner Veitch-Olson asked which were the highest-ranking community benefits among the applicants.

Mr. Carmona replied the applicants were asked how would they use the funds to create community benefits. The answers varied and there were no right or wrong answers.

Ms. Merriam stated labor and employment was very important. The applicants were asked if they would be paying a prevailing wage and providing benefits that would allow employees to reside in this county.

Commissioner Dorantes-Pulido asked if an applicant is not issued a permit could they reapply.

Ms. Merriam replied there is a limit on the number of cannabis retail establishments and they cannot reapply until there is a vacancy.

Commissioner Rojas referred to Chapter 14.10.1100 of the Watsonville Municipal Code listed on Page 5 of the staff report. She asked if what is being appealed is the decision and not the process.

Ms. Merriam replied yes.

**3) Applicant Presentation**

Colin Disheroon, applicant, and owner of Greater Goods Marketplace, LLC dba as Hang Ten thanked the Commission for the opportunity for consideration of his appeal. He stated he and his team are very concerned that the City's process is deeply flawed and felt compelled to make those concerns known to the City. To appeal was their only option available. Their intent is to work cooperatively with the City to identify solutions that would benefit both parties. Due to risks created by the City's change to require interviewees to be present in person, the company's CFO John Beasley was unable to attend due to high covid risks in his immediate family. The City denied their request to allow Mr. Beasley to call in or present via Zoom. After receiving the highest score for their retail application in Phase 2, they were down scored by a significant 7% points in Phase 3 without an explanation and denied a retail permit. While the City's consultant HDL found Hang Ten to be the most qualified retail applicant, staff's scores placed them out of the running following the interview. In the staff's responses, the City failed to provide any evidence to support the methodology or scoring metric for the 1,500 points that were used to score the applicants in Phase 3. He was surprised to learn that less than two weeks prior to the interviews, the City changed the Phase 3 interview process. Mr. Disheroon stated he and Kathleen Weaver, Director of Sales and Marketing both noticed that some of the interview panelists were taking notes. They are asking the Commission to A) overturn the retail decision or B) recommend to City Council and staff to find a policy path that would allow them to fulfill their business plan to operate a micro

**ADOPTED MINUTES 4.A.**

business by allowing them to build-out a cultivation and non-store front retail delivery at the facility. They believe the process was not fair, not transparent and discriminated against applicants who had vital team members whose health prevented them from attending the interview.

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

Commissioner Dodge previously asked staff several questions and made comments regarding the appeal. He asked Mr. Disheroon if he wished to address those comments and or questions.

Mr. Disheroon stated his business is appealing the Committee's decision because they believe it was made in error. He has asked for the scoring metric and the notes. Supposedly there are no notes; however, he and Ms. Weaver observed notes being taken. If the decision was not made in error than he requests the notes that can prove that the conversations that took place by the panelists were based in merit.

Commissioner Veitch-Olson asked Mr. Disheroon to explain his experience during the entire application process.

Mr. Disheroon replied he had a line of communication with Mr. Carmona throughout the process and he was very helpful in providing insight on how to present to their best ability. When they were notified that the interviews were changed to in-person they addressed their concerns to Mr. Carmona. They were told that three separate rooms with a laptop in each room would be used for the interviews; however, the night before the interview HDL had decided only one room would be used. The placement of the plexiglass shields created issues for him and his team when sharing the laptop and trying to maintain social distancing.

**5) Public Hearing**

Chair Veitch-Olson opened the public hearing.

John Beasley, CFO of Greater Goods Marketplace, thanked the Commission for taking the time to hear the appeal. He was supposed to be the third member present at the interview; however, he was not able to attend since it was changed to in-person. His daughter has asthma and he did not want to put his daughter at risk. Since he created the financial modules for the company and was not able to be present, this created a difficult situation for Mr. Disheroon to present the financial details and business plan and put them at a disadvantage and this should be considered.

Richard (sp) spoke in support of the applicant. He purchased the property at 10 Hanger Way because he supports Greater Goods Marketplace. The property is currently very rundown and has multiple issues; however, he feels Mr. Disheroon could rehabilitate the property.

Katherine Weaver, Director of Sales and Marketing for Greater Goods Marketplace, spoke in support of the appeal and stated she was present at the interview. They

**ADOPTED MINUTES 4.A.**

were not notified until they appeared for the interview that they would not be allowed to take notes. She has a disability that affects her short-term memory. She feels that they would have performed better if they would not have been under the distress caused by the in-person process and if the format had been different.

Nara (sp) of Greater Goods Marketplace spoke in support of the appeal and was present at the interview. She was appalled when she learned that the interview was changed to in-person and notified City staff of her reservations and concerns. If the City was so convinced that this in-person process was safe why were the interview panelists in their individual offices and Mr. Carmona and the applicants in one room.

Hearing no further public comment, Chair Veitch-Olson closed the public hearing.

**6) Appropriate Motion(s)**

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

**RESOLUTION NO. 5-21 (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE DENYING AN APPEAL BY GREATER GOODS MARKETPLACE LLC (APPLICATION #1284) FOR THE CANNABIS SELECTION COMMITTEE'S DENIAL OF A PRE-APPLICATION FOR THE ESTABLISHMENT OF A CANNABIS RETAIL FACILITY IN THE CITY OF WATSONVILLE**

**7) Deliberation**

Commissioner Dodge stated that he found it very concerning that the City's consultant HDL would recommend an in-person interview process back in January during the middle of a pandemic.

Commissioner Rojas stated she feels the information that has been provided is incomplete and the procedural issues regarding the interview process could have impacted the decision. Therefore, she will be voting against the motion to uphold the appeal. She asked City Attorney Alan Smith to explain the rule in order to overturn the decision of denial.

City Attorney Smith replied that in order to overturn the Committee's decision of denial you have to articulate a reason why it was erroneously.

Commissioner Dorantes-Pulido stated she understands the information that has been presented; however, she feels staff did their best with the resources they have. All applicants were aware that there were no guarantees. How would the applicant's responses differ if it had been a different setting?

Commissioner Cole stated she understands the Planning Commission's task in order to overturn the appeal; however, she is still struggling with a decision. The scoring was inconsistent from Phase 2 to Phase 3. The process was well put together and a lot of work was done by staff. She shares the same concerns and

**ADOPTED MINUTES 4.A.**

was sheltering place in January and not going out. She feels 10 days was not enough notice for the applicants to shift from one format to another. Going forward if this issue comes up again there needs to be a more definitive process.

Commissioner Veitch-Olson stated she is wrestling with this item. She has concerns on what is being asked of people during a very unsafe time. Reasonable accommodations should be made and no one should have to disclose their disability.

Ms. Merriam replied that Ms. Weaver mentioned during the public hearing that she did not disclose her disability until tonight. Also, the breakdown of the scores were provided to the applicants when requested; however, this information was not included in the meeting packet.

Commissioner Dodge asked the City Attorney for an explanation of the Planning Commission's task.

City Attorney Smith provided an explanation.

Commissioner Acosta stated the process was transparent and all applicants went through the same process.

Commissioner Dodge stated he questions the process and there should not have been an in-person interview during a pandemic.

City Attorney Smith stated a yes vote would support the motion and deny the appeal.

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

**MAIN MOTION: The above motion carried by the following vote:**

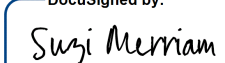
AYES:	COMMISSIONERS:	Acosta, Dorantes-Pulido, Kammer, Veitch-Olson
NOES:	COMMISSIONERS:	Cole, Dodge, Rojas
ABSENT:	COMMISSIONERS:	None

**6. REPORT OF THE SECRETARY**

Director Merriam gave her report.

**7. ADJOURNMENT**

Chair Veitch-Olson adjourned the meeting at 10:55 PM. The next remote/teleconference Planning Commission meeting is scheduled for Tuesday, July 13, 2021, at 6:00 PM.

DocuSigned by:  
  
 Suzi Merriam, Secretary  
 Planning Commission

DocuSigned by:  
  
 Jenni Veitch-Olson, Chair  
 Planning Commission

**MINUTES****REGULAR MEETING OF THE PLANNING COMMISSION  
OF THE CITY OF WATSONVILLE****TELECONFERENCE/REMOTE****July 13, 2021****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 brief summary of action taken.*

**1. ROLL CALL**

Chair Jenni Veitch-Olson, Vice-Chair Veronica Dorantes-Pulido and Commissioners Ed Acosta, Gina Cole, Daniel Dodge (arrived at 6:07 p.m.), Anna Kammer, Lucy Rojas (arrived at 6:10 p.m.) were present

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Principal Planner Justin Meek, Associate Planner Ivan Carmona, City Interpreters Carlos Landaverri and Sofia Vazquez-Quintero, Executive Assistant Deborah Muniz, Administrative Assistant II Maria Elena Ortiz.

**2. PLEDGE OF ALLEGIANCE**

Chair Veitch-Olson led the Pledge of Allegiance.

**3. PRESENTATIONS & ORAL COMMUNICATIONS****A. ORAL COMMUNICATIONS FROM THE PUBLIC**

None

**B. ORAL COMMUNICATIONS FROM THE COMMISSION**

Commissioner Dodge spoke about Measure U.

Commissioner Cole invited the public to attend the rail trail opening ceremony and community bike ride on Saturday, July 17 at 10:00 a.m. The Watsonville criterium which is a circuit bike race through the neighborhoods of Brewington, Rodgers and Oregon Streets will be held on July 17 at 10:00 a.m. She also mentioned a few other events that occurred in July that she participated in.

Commissioner Rojas attended an art event on June 26 which was the unveiling of the art frames that are located throughout the City. She also had the opportunity to meet some of the artists.

**4. CONSENT AGENDA**

**A. MOTION APPROVING MINUTES OF MAY 4, 2021 REGULAR MEETING**

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

AYES: COMMISSIONERS: Acosta, Cole, Dodge, Dorantes-Pulido,  
Kammer, Rojas, Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

**5. PUBLIC HEARINGS****A. SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (APPLICATION NO. 1624) TO ALLOW FOR THE ESTABLISHMENT OF A CANNABIS RETAIL STORE WITH DELIVERY AND PROPOSED TENANT IMPROVEMENTS LOCATED AT 11 HANGAR WAY (APN: 015-111-17)****1) Staff Report**

The staff report was given by Associate Planner Ivan Carmona.

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

Associate Planner Carmona answered Commissioner Dodge's question regarding the labor and employment plan scoring portion of Phase 3 (in-person interview) of the process.

Associate Planner Carmona answered questions from Commissioner Rojas

**3) Applicant Presentation**

Mr. Berryessa gave an overview of his business.

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

Mr. Berryessa answered Vice-Chair Dorantes-Pulido's question on what was his community benefit answer during the scoring process.

Commissioner Dodge inquired about the businesses' employee plan.

Mr. Berryessa spoke about employees' wages and the 5% net profit going to the employees after 24 months.

**5) Public Hearing**

Chair Veitch-Olson opened the public hearing.

Hearing no comment, Chair Veitch-Olson closed the public hearing.

**6) Appropriate Motion(s)**

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

**RESOLUTION NO. 7-21 (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (APPLICATION NO. 1624) TO ALLOW PROPERTY OWNER FREEDOM ASSOCIATES, LLC AND TENANT BERRYESSA HOLDINGS, LLC DBA THE HOOK TO ESTABLISH A CANNABIS RETAIL FACILITY WITH DELIVERY AND PROPOSED TENANT IMPROVEMENTS AT 11 HANGAR WAY, WATSONVILLE (APN 015-111-17)**

**7) Deliberation**

Commissioner Dodge thanked staff for their work.

Commissioner Kammer thanked Mr. Berryessa for his contributions to the City his business practices and his patience with the process.

Commissioner Cole thanked Mr. Berryessa for his dedication to the community and his generosity.

Chair Veitch-Olson thanked Mr. Berryessa for his investment in the community and his knowledge and expertise.

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

**MAIN MOTION:** The above motion carried by the following vote:

AYES: COMMISSIONERS: Acosta, Cole, Dodge, Dorantes-Pulido,  
Rojas, Veitch-Olson, Kammer

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

**B. SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (APPLICATION NO. 1518) TO ALLOW FOR THE ESTABLISHMENT OF A CANNABIS RETAIL STORE WITH DELIVERY AND PROPOSED TENANT IMPROVEMENTS LOCATED AT 274 KEARNEY STREET (APN: 018-291-47)**

**1) Staff Report**

The staff report was given by Associate Planner Ivan Carmona.

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



**ADOPTED MINUTES 4.A.**

In answering Commissioner Dodge, Associate Planner Carmona went over the parking requirements.

**3) Applicant Presentation**

Mr. Jason Sweatt gave an overview of his business, mission, and how they give back to the Veterans and the community.

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

Commissioner Dorantes-Pulido thanked Mr. Sweat for sharing his business background and how he has helped the Veteran community. She asked Mr. Sweatt what his answer was to the community benefit question during the scoring process and would he consider adding bike parking to the proposed project.

In answering Commissioner Dorantes-Pulido, Mr. Sweatt stated his business conducts a toy drive for Jacob's Heart and on Memorial Day contributes a portion of their sales to the Vets for Vets organization. He agreed with the addition of the bike parking if the project gets approved.

Mr. Sweatt answered Commissioner Dodge's inquiries regarding his labor and employment plan, employees' wages and benefits.

Commissioner Acosta thanked Mr. Sweatt for his service and giving back to the veterans.

Commissioner Code commended Mr. Sweatt for his service and the service he provides is invaluable.

**5) Public Hearing**

Chair Veitch-Olson opened the public hearing.

Hearing no comment, Chair Veitch-Olson closed the public hearing.

**6) Appropriate Motion(s)**

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

**RESOLUTION NO. 8-21 (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (APPLICATION NO. 1518) TO ALLOW ESTABLISHMENT OF A CANNABIS RETAIL FACILITY AND PROPOSED TENANT IMPROVEMENTS IN AN EXISTING INDUSTRIAL BUILDING AT 274 KEARNEY STREET, WATSONVILLE, CA (APN 018-291-47)**

**7) Deliberation**

Commissioner Kammer thanked Mr. Carmona for both of his presentations which were very precise and easy to understand. She thanked Mr. Sweatt for his business and his dedication to the community and to the veterans.

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

**MAIN MOTION:** The above motion carried by the following vote:

AYES:	COMMISSIONERS: Cole, Dodge, Dorantes-Pulido, Rojas, Veitch-Olson, Kammer
NOES:	COMMISSIONERS: None
ABSENT:	COMMISSIONERS: None

Commissioner Kammer recused herself regarding Item 5.C.- 511 Ohlone Parkway due to a conflict of interest since she owns property within the 300-foot radius of the project site. She will return to the meeting for next item – Item 5.D.

**C. RECOMMENDATION TO CITY COUNCIL ON ADOPTION OF AN ORDINANCE ESTABLISHING A DEVELOPMENT AGREEMENT (APPLICATION NO. P155) FOR THE HILLCREST ESTATES SUBDIVISION LOCATED AT 511 OHLONE PARKWAY (APNS: 018-372-14 AND 018-381-01)**

Prior to the staff report, Commissioner Kammer recused herself regarding Item 5.C.- 511 Ohlone Parkway due to a conflict of interest since she owns property within the 300 radius of the project site. She will return to the meeting for next item – Item 5.D.

**1) Staff Report**

The staff report was given by Community Development Director Suzi Merriam.

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

In answering Commissioner Dodge, Director Merriam explained that per the Watsonville Municipal Code development agreements must go to the Planning Commission first with a recommendation to City Council.

In answering Commissioner Dodge, Director Merriam indicated that remediation of contaminated soil is permitted by Santa Cruz County and not the City.

In answering Commissioner Cole, Director Merriam explained the state adopted regulations that allows local governments to adopt development agreements and adopt a process to approve development agreements. In 1985 the City adopted regulations so they could approve development agreements. Ms. Merriam answered several other questions from Commissioner Cole.

**ADOPTED MINUTES 4.A.**

Commissioner expressed her concerns regarding the remediation plan for burying the hazardous waste.

Director Merriam reminded the Commission that the remediation plan was approved by the City Council unless the County has a major issue with the plan then it would come back to the City.

In answering Commissioner Cole, Director Merriam replied that the City's priority is that there will be no impact to separated bike ways.

In answering Commissioner Rojas, City Attorney Smith explained the difference between ordinances that are codified and uncoded.

In answering Commissioner Rojas, Director Merriam explained once the Development Agreement is adopted it is not changeable. It is reviewed annually by City staff and the City Council. If any changes need to be made they would be made at that time.

City Attorney Smith added that the goal is not to be changeable so the City knows what the developer is going to do and when the developer is going to do it. The developer knows that City has promised to do certain things.

In answering Commissioner Rojas, Director Merriam replied if remediation changes are required by the County are minimal then it will go to the City Council.

In answering Commissioner Rojas, Director Merriam replied a full environmental impact review was done for the original project and the project is required to pay school fees.

**3) Applicant Presentation**

Mr. John Fry and Mr. Dave Van Atta gave their presentation.

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

In answering Commissioner Cole. Mr. Fry explained the soil remediation process. He indicated the County is the lead agency and eight other agencies signed off on the plan.

In answering Commissioner Cole, the project will be completed in 3 to 4 years. It takes time to complete six large common areas, a rain garden that will handle the run-off and additional support systems.

**5) Public Hearing**

Chair Veitch-Olson opened the public hearing.

Bob Culbertson stated a major concern is the slope instability.

**ADOPTED MINUTES 4.A.**

Holly Heath a board member of the Seaview Ranch Homeowner's Association, stated they have retained the services of a geotechnical engineer to determine any adverse effects to the Casitas portion of Seaview Ranch which is directly under the pit. She asked the Commission to allow time for the report to be completed.

Colleen Wallau stated her concerns are the five years of disruption to the neighborhoods, the roundabout and the safe crosswalks for the school children.

Noriko Ragsac stated his concerns are parking, the roundabout and the maintenance and monitoring of the contaminated pit.

Jovita Quezada stated her concerns are the roundabout and the contaminated pit.

Carolina Franco stated her concerns are the location of the roundabout, remediation of the contaminated soil, the slope instability, and the location of venue common Area E. Will the City be placing limits on the types of venues and a curfew?

Frank Gemignani stated his concerns are noise, congestion, limited capacity to handle the number of newly built homes and the roundabout. If it is determine that another road is needed what is the contingency plan? If the project is detrimental, what will the City do to rectify this?

Hearing no further comment, Chair Veitch-Olson closed the public hearing.

**6) Appropriate Motion(s)**

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

**RESOLUTION NO. 9-21 (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE DEVELOPMENT AGREEMENT (P155) BETWEEN CALIFORNIA SUNSHINE DEVELOPMENT LLC AND THE CITY OF WATSONVILLE FOR THE RESIDENTIAL DEVELOPMENT PROJECT KNOWN AS "HILLCREST ESTATES" LOCATED AT 511 OHLONE PARKWAY (APNs 018-372-14 and 018-381-01)**

**7) Deliberation**

Commissioner Dodge acknowledged the community's concerns. The City Council already approved the remediation plan; however, there is still time to interact with the County. The County could still change and approval which could affect the City Council's approval.

**ADOPTED MINUTES 4.A.**

Commissioner Rojas stated comments from the public are very compelling. One of the reasons she would vote against the motion would be to wait for the County's report and table the item until the next meeting.

Director Merriam clarified the process that if the Planning Commission recommends denial the project would still go the City Council for approval.

In answering Commissioner Cole, Director Merriam replied recommendations regarding the development agreement can be made to the City Council.

Mr. Smith outlined how to make an amendment to the motion.

**MOTION TO AMEND THE MAIN MOTION:** It was moved by Commissioner Cole, seconded by Commissioner Rojas, to amend the Main Motion to update the development fees every two years instead of every three years.

Commissioner Cole explained her reason for the amendment. It will help keep the project on track to completion and would provide an incentive for the developer to finish sooner.

Mr. Van Atta asked if he and Mr. Fry could respond to Commissioner Cole's amendment.

Chair Veitch-Olson gave permission to respond.

Mr. Van Atta replied that the Developer Fees are neither an incentive or disincentive to finish the project.

Mr. Fry responded that it is simple economics. If you can hold the cost of some items then the customer will get a better quality product.

In answering Commissioner Cole, Mr. Fry replied that there is no cost savings in not hauling off all the contaminated soil.

**MOTION TO AMEND THE MAIN MOTION:** The above motion failed by the following vote:

AYES:	COMMISSIONERS:	Cole, Rojas
NOES:	COMMISSIONERS:	Acosta, Dodge, Dorantes-Pulido Veitch-Olson
ABSENT:	COMMISSIONERS:	None

Chair Veitch-Olson thanked the public for their comments and she supports the Development Agreement.

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

**MAIN MOTION:** The above motion carried by the following vote:

**ADOPTED MINUTES 4.A.**

AYES: COMMISSIONERS: Acosta, Dodge, Dorantes-Pulido,  
Rojas, Veitch-Olson  
NOES: COMMISSIONERS: Cole  
ABSENT: COMMISSIONERS: None

**D. CONSIDERATION OF A TEXT AMENDMENT TO CHAPTER 14-16.603 (GENERAL INDUSTRIAL ZONING DISTRICT CONDITIONAL USES) TO ALLOW CHARITABLE ORGANIZATIONS (DLU 7917) AS CONDITIONALLY PERMITTED USES IN THE GENERAL INDUSTRIAL ZONING DISTRICT**

Commissioner Kammer returned to the meeting at 9:13 pm.

**1) Staff Report**

The staff report was given by Community Development Director Suzi Merriam.

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

In answering Commissioner Rojas, Director. Merriam replied there are some non-forming uses in the General Industrial Zoning district and that require correction.

In answering Commissioner Dodge, Director Merriam concurred the text amendment will allow charitable organizations.

**3) Public Hearing**

Chair Veitch-Olson opened the public hearing.

Lori Butterworth of Jacob's Heart stated that the donation of office space from Granite Construction has allowed them to expand their services. She invited the Commission and the public to see their center. Not having this text amendment would impact the services they provide to the community. She thanked City staff.

Hearing no further comment, Chair Veitch-Olson closed the public hearing.

**4) Appropriate Motion(s)**

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

**RESOLUTION NO. 10-21 (PC):  
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL  
ADOPTION OF AN ORDINANCE AMENDING SECTION 14-16.603(b)  
(CONDITIONAL USES) OF THE WATSONVILLE MUNICIPAL CODE TO  
ALLOW IRS CODE 501(C)(3) CHARITABLE NON-PROFIT CORPORATIONS**

**ADOPTED MINUTES 4.A.**

**(DLU 7917) AS CONDITIONALLY PERMITTED USES IN THE GENERAL INDUSTRIAL ZONING DISTRICT WITHIN THE CITY**

**5) Deliberation**

Commissioner Dodge thanked Ms. Butterworth for Jacob's Heart outstanding work and glad they are prospering.

Chair Veitch-Olson stated the text amendment offers the opportunity for other non-profits to exist in a different setting.

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

**MAIN MOTION:** The above motion carried by the following vote:

AYES: COMMISSIONERS: Acosta, Cole, Dodge, Dorantes-Pulido,  
Kammer, Rojas, Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: None

**6. REPORT OF THE SECRETARY**

Director Merriam gave her report.

**7. ADJOURNMENT**

Chair Veitch-Olson adjourned the meeting at 9:29 PM. The next remote/teleconference Planning Commission meeting is scheduled for Tuesday, September 7, 2021, at 6:00 PM.

DocuSigned by:

*Suzi Merriam*

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Suzi Merriam, Secretary  
Planning Commission

DocuSigned by:

*Jenni Veitch-Olson*

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Jenni Veitch-Olson, Chair  
Planning Commission

## **MINUTES**

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



### **TELECONFERENCE/REMOTE**

**September 7, 2021**

**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 brief summary of action taken.*

#### **1. ROLL CALL**

Vice-Chair Veronica Dorantes-Pulido and Commissioners Ed Acosta, Gina Cole, Daniel Dodge, Anna Kammer, Lucy Rojas (arrived at 6:08 p.m.) were present. Chair Veitch-Olson was absent.

Staff members present were City Attorney Alan Smith, Community Development Director Suzi Merriam, Principal Planner Justin Meek, Associate Planner Ivan Carmona, Associate Planner Sarah Wikle, City Interpreter Carlos Landaverri, and Administrative Assistant II Maria Elena Ortiz.

#### **2. PLEDGE OF ALLEGIANCE**

Vice-Chair Dorantes-Pulido led the Pledge of Allegiance.

#### **3. PRESENTATIONS & ORAL COMMUNICATIONS**

##### **A. ORAL COMMUNICATIONS FROM THE PUBLIC**

Judy Gittlesohn asked for the Planning Commission's support of a Special Use Permit to establish her art gallery in downtown Watsonville.

Director Merriam introduced Principal Planner Matt Orbach to the Planning Commission.

##### **B. ORAL COMMUNICATIONS FROM THE COMMISSION**

Commissioner Kammer shared that she attended the Fire in the Sky event at the airport. Additionally, she gave a brief summary of the Vision Zero task force meeting she attended, and encouraged the public to visit their nearest National Night Out event on October 5, 2021.

Commissioner Cole invited the public to participate in the monthly Mayor's Bike Ride for Health event.



**ADOPTED MINUTES 4.A.**

Commissioner Dodge encouraged everyone to read the *Good Times Santa Cruz* article by Tony Nuñez regarding Measure U.

**4. PUBLIC HEARINGS**

**A. SPECIAL USE PERMIT WITH ENVIRONMENTAL REVIEW (APPLICATION NO. 1615) TO ALLOW THE ESTABLISHMENT OF A BODY ART FACILITY IN A 548± SQUARE FOOT COMMERCIAL TENANT SPACE (CLASSIC CALAVERA TATTOO) LOCATED AT 1916 FREEDOM BOULEVARD (APN: 014-032-12), FILED BY JOSE NUÑEZ, APPLICANT, ON BEHALF OF DIEGO AND GUADALUPE MONTANO, PROPERTY OWNERS**

**1) Staff Report**

The staff report was given by Associate Planner Sarah Wikle.

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

Commissioner Cole asked if separation requirements apply as there is a Carl's Jr. playground, Vista Verde Child Development Center, and Vista Verde Apartments park in close proximity to the business. Associate Planner Wikle and Director Merriam clarified that separation requirements would not apply, as they only apply to parks and schools recognized by the City.

Associate Planner Wikle answered questions from Commissioner Rojas in regards to the business license procedure and Watsonville Police Department annual review.

**3) Applicant Presentation**

Jose Nuñez, applicant, gave an overview of his business and experience as a tattoo artist.

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

Mr. Nuñez answered questions from Commissioner Cole regarding future expansion plans, business experience, and hours of operation.

In response to Commissioner Rojas's question on how the applicant plans to promote art in the community, Mr. Nuñez presented the idea of attending public events where he can distribute prints of his art and further educate the public on the art of tattoos. He hopes that through education, he can help break the stigma there exists about tattoos.

**5) Public Hearing**

Vice-Chair Dorantes-Pulido opened the public hearing.

**ADOPTED MINUTES 4.A.**

Francisco Estrada, District 4 resident and councilmember, spoke in support of the applicant and listed his reasons for doing so.

Hearing no further comment, Vice-Chair Dorantes-Pulido closed the public hearing.

**6) Appropriate Motion(s)**

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

**RESOLUTION NO.11-21 (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (APPLICATION NO. 1615) TO ALLOW THE ESTABLISHMENT OF A BODY ART FACILITY IN AN EXISTING ±548 SQUARE FOOT COMMERCIAL TENANT SPACE (CLASSIC CALAVERA TATTOO) LOCATED AT 1916 FREEDOM BOULEVARD, WATSONVILLE, CALIFORNIA (APN: 014-032-12)**

**7) Deliberation**

Commissioner Dodge thanked the applicant for bringing his business to Watsonville.

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

**MAIN MOTION:** The above motion carried by the following vote:

AYES:	COMMISSIONERS: Acosta, Cole, Dodge, Dorantes-Pulido, Kammer, Rojas
NOES:	COMMISSIONERS: None
ABSENT:	COMMISSIONERS: Veitch-Olson

**B. RECOMMENDATION TO CITY COUNCIL ON ADOPTION OF AN ORDINANCE AMENDING SECTION 14-16.1403 (CONDITIONAL USES) OF THE WATSONVILLE MUNICIPAL CODE TO ALLOW MECHANICAL CAR WASHES (DLU 6341) AS CONDITIONALLY PERMITTED USES IN THE NEIGHBORHOOD SHOPPING CENTER ZONING DISTRICT WITHIN THE CITY**

**1) Staff Report**

The staff report was given by Associate Planner Ivan Carmona.

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

In response to Commissioner Dodge's question, Associate Planner Carmona responded that by amending this section of the zoning ordinance, it allows property owners more flexibility in the type of uses for their developments.

**ADOPTED MINUTES 4.A.**

Commissioner Kammer asked if this applied to gas stations with car washes or just standalone car washes.

Associate Planner clarified that it will apply as an accessory use to service stations, therefore, a gas station is required and certain standards need to be met for approval of a mechanical car wash.

**3) Public Hearing**

Vice-Chair Dorantes-Pulido opened the public hearing.

Hearing no comment, Vice-Chair Dorantes-Pulido closed the public hearing.

**4) Appropriate Motion(s)**

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

**RESOLUTION NO. 12-21 (PC):**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING COUNCIL ADOPTION OF AN ORDINANCE AMENDING SECTION 14-16.1403 (CONDITIONAL USES (TABLE)) OF THE WATSONVILLE MUNICIPAL CODE TO ALLOW MECHANICAL CAR WASHES (DLU 6341) AS CONDITIONALLY PERMITTED USE IN THE NEIGHBORHOOD SHOPPING CENTER ZONING DISTRICT WITHIN THE CITY**

**5) Deliberation**

None

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

**MAIN MOTION:** The above motion carried by the following vote:

AYES:	COMMISSIONERS:	Acosta, Cole, Dodge, Dorantes-Pulido, Kammer, Rojas
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Veitch-Olson

**5. REPORT OF THE SECRETARY**

Director Merriam gave her report.

**6. ADJOURNMENT**

Chair Veitch-Olson adjourned the meeting at 7:12 PM. The next remote/teleconference Planning Commission meeting is scheduled for Monday, October 11, 2021, at 6:00 PM.

**ADOPTED MINUTES 4.A.**

DocuSigned by:

*Suzi Merriam*

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Suzi Merriam, Secretary  
Planning Commission

DocuSigned by:

*Jenni Veitch-Olson*

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Jenni Veitch-Olson, Chair  
Planning Commission



# *P r o c l a m a t i o n*

## *Dean Maynard*

### *October 30, 2021*

- WHEREAS,** Dean Maynard was born and raised in Soquel, and attended local schools including Green Valley Christian in Watsonville, where his mother was a teacher; and
- WHEREAS,** Dean is president of The Maynard Group, Inc., a telecommunications company he founded in 1991 when he was still in high school; and
- WHEREAS,** Dean's company serves over 3, 000 clients and has earned recognition as one of AT&T's foremost partners; and
- WHEREAS,** Dean is currently serving on the board of AIM Youth Mental Health, as well as being a seminar speaker and SME on communications in the hospitality industry; and
- WHEREAS,** Dean is an active member of the community, assisting several institutions with event planning, logistics, and audiovisuals; and
- WHEREAS,** Dean has been the chair and producer of Diversity Center of Santa Cruz County's Annual Gala since its inception in 2014; and
- WHEREAS,** Dean donates thousands of dollars of his own money and countless hours to the Gala; and
- WHEREAS,** Dean loves spinning the funkiest house music during parties and, in December, putting on a can't-miss Christmas lights spectacle; and
- WHEREAS,** Dean is known to his friends and loved ones as a generous and kind-hearted person who is always willing to lend a helping hand.

**NOW, THEREFORE,** I, Jimmy Dutra, Mayor of the City of Watsonville, in the State of California, on behalf of the City Council hereby recognize Dean Maynard for his selfless dedication and service to our local organizations, and appreciate all he does to make our community a better place to live for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Watsonville to be affixed this 30<sup>th</sup> day of October, Two thousand and twenty one.

**Jimmy Dutra, Mayor**



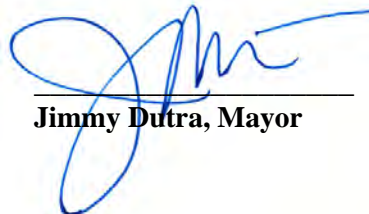
# *P r o c l a m a t i o n*

## *Helen Ewan- Storey 20 Years of Service October 29, 2021*

- WHEREAS,** Community Action Board of Santa Cruz County, Inc. (CAB) celebrates Helen Ewan-Storey's work to elevate its mission of partnering with others to eliminate poverty and create social change through advocacy and essential services; and
- WHEREAS,** in her position as Assistant Director, Helen is responsible for contract management, agency development, human resources, and supervision of CAB's Housing & Homelessness programming; and
- WHEREAS,** Helen has been instrumental in building the Women's Ventures program, now merged with Alcance, which helps them obtain high paying and non-traditional employment opportunities; and
- WHEREAS,** women in this program received not only direct skill building, but were also mentored and placed in jobs; and
- WHEREAS,** Helen's lifelong commitment to the community is evident in her work with Second Harvest Food Bank Santa Cruz County, Community Bridges, UCSC, and Food Not Bombs; and
- WHEREAS,** CAB honors Helen's dedication to equity and cultural humility, as well as her steadfast support to ensuring equitable opportunities and professional development and investment for its leaders and staff alike.

**NOW, THEREFORE,** I, Jimmy Dutra, Mayor of the City of Watsonville, in the State of California, on behalf of the City Council hereby congratulate Helen Ewan- Storey for her 20 years of tireless contributions and providing leadership in the advancement of Community Action Board of Santa Cruz County, Inc., and wish her continued success in all her future endeavors.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Watsonville to be affixed this 29<sup>th</sup> day of October, Two thousand and twenty one.



**Jimmy Dutra, Mayor**