

**RESOLUTION NO. \_\_\_\_-22 (PC)**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING APPROVAL OF A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (APPLICATION NO. 627) TO ALLOW CONSTRUCTION OF A ±1,600 SQUARE FOOT AUTOMATED MECHANICAL CAR WASH FOR AN EXISTING GAS STATION WITH MINI-MART LOCATED AT 1455 FREEDOM BLVD, WATSONVILLE, CALIFORNIA (APN 016-061-06)**

**Project: 1455 Freedom Blvd (APN: 016-061-06)**

**WHEREAS**, on September 22, 2020, an application for a Special Use Permit with Design Review and Environmental Review (Application No. 627) to allow construction of a 1,600± square foot automated mechanical car wash for an existing gas station with mini-mart on a 0.52-acre site located at 1455 Freedom Blvd (APN: 016-061-06) was filed by Brenda Ramirez, on behalf of CVEAS, Inc., applicant, and Shashi Sharma, property owner; and

**WHEREAS**, City staff determined that amendments to the zoning code text were required to allow mechanical car washes (GLU 6341) conditionally within the Neighborhood Shopping Center (CNS) zoning district with approval of a Special Use Permit by the Planning Commission; and

**WHEREAS**, on September 7, 2021, the City of Watsonville Planning Commission adopted Resolution No. 12-21 (PC) recommending that the City Council adopt an ordinance amending section 14-16.1403 (Conditional Uses Table) of the Watsonville Municipal Code to allow mechanical car washes (GLU 6341) as conditionally permitted uses in the CNS zoning district with approval of a Special Use Permit by the Planning Commission; and

**WHEREAS**, on October 26, 2021, the City of Watsonville City Council adopted Ordinance No. amending Section 14-16.1403 (Conditional Uses Table) of the Watsonville Municipal Code to allow mechanical car washes (GLU 6341) as conditionally permitted uses within the CNS zoning district with approval of a Special Use Permit by the Planning Commission; and

**WHEREAS**, the project site is designated General Commercial (CG) on the General Plan Land Use Diagram and is located within the Neighborhood Commercial Shopping Center (CNS) zoning district; and

**WHEREAS**, the project qualifies for a Class 3 (New construction or conversion of small structures) Categorical Exemption from the provision of the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the CEQA Guidelines; and

**WHEREAS**, in connection with the Class 3 CEQA Exemption, it has been determined that the project will not have an impact on an environmental resource of hazardous or critical concern, will not contribute to a significant cumulative impact, will not have a significant effect on the environment due to unusual circumstances, will not result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources within a highway officially designated as a state scenic highway, will not be located on a hazardous waste site pursuant to Section 65962.5 of the Government Code, and will not cause a substantial adverse change in the significance of a historical resource; and

**WHEREAS**, notice of time and place of the hearing to consider approval of Special Use Permit with Environmental Review (Application No. 627) was given at the time and

in the manner where appropriate public noticing procedures have been followed and a public hearing was held according to Section 14-10.900 of the Watsonville Municipal Code; and

**WHEREAS**, the Planning Commission has considered all evidence received, both oral and documentary, and the matter was submitted for decision.

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

Good cause appearing, and upon the Findings, attached hereto and marked as Exhibit "A", in support of Application No. 627, the Planning Commission of the City of Watsonville does hereby grant approval of Special Use Permit with Design Review and Environmental Review (Application No. 627), attached hereto and marked as Exhibit "C", subject to the Conditions of Approval, attached hereto and marked as Exhibit "B", to allow construction of a 1,600± square foot automated mechanical car wash for an existing gas station with mini-mart located at 1455 Freedom Blvd (APN: 016-061-06), Watsonville, California.

**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 18th day of January, 2022, 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:

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Suzi Merriam, Secretary

Planning Commission

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Jenni Veitch-Olson, Chairperson

Planning Commission

**Application No:** 627  
**APN:** 016-061-06  
**Applicant:** Shashi Sharma  
**Hearing Date:** January 18, 2022

**SPECIAL USE PERMIT FINDINGS (WMC § 14-12.513)**

1. **The proposed use at the specified location is consistent with the policies of the General Plan and the general purpose and intent of the applicable district regulations.**

**Supportive Evidence**

Land designated General Commercial (CG) in the *City of Watsonville's 2005 General Plan* allows for a variety of commercial related uses, including retail sales; personal, professional, financial, business and medical offices and services; entertainment; lodging; restaurants and automobile sales intended to serve the needs of the community and the surrounding region. Intensities in these areas shall not exceed a Floor Area Ratio (FAR) of 0.45.

The project is proposing a ±1,600 square foot automated drive thru mechanical car wash in an existing service station with a ±2,363 square foot mini-mart and ±1,215 fueling station canopy. The FAR for the proposed project is 0.23<sup>1</sup>.

The proposed project is also consistent with the following General Plan goals, policies and implementation measures:

- **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.2 – Neighborhood Commercial Land Use.** The City shall designate an appropriate amount of land for neighborhood commercial services to meet the daily shopping needs of surrounding residential populations.

The project proposes construction of a new ±1,600 square foot automated drive thru mechanical car wash in an existing service station with a ±2,363 square foot

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<sup>1</sup> Floor Area Ratio Calculation: building area ÷ lot area = FAR (5,178 SF ÷ 22,956 SF = 0.23

mini-mart. The new car wash would complement the existing gas station with mini-mart and shopping center by providing a convenient location for residents to patronize. The car wash would also serve the surrounding neighborhoods as the project site is located on Freedom Blvd, a major arterial road, that can sustain higher volumes of traffic.

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

#### **Supportive Evidence**

The proposed project is supplemental to the service station with mini-mart. The addition of the car wash would complement the minimart and service station and would not result in higher volumes of traffic, because the carwash would primarily be used by customers already onsite for the service station and mini-mart. Therefore, it is not anticipated that there will be a significant amount of extra trips to the project site due to project's construction.

In addition, the driveway approach derived off Alta Vista Ave would be replaced with a sidewalk, curb, gutter, and landscaping strip. This would create better vehicular circulation. Landscaping is also provided adjacent to the car wash, screening the war wash from public view. With associated landscaping and a new 42-inch tall wrought iron fencing enclosing the car wash from the shopping center, the site would be enhanced aesthetically.

The carwash is also located adjacent to a shopping center where the nearby surrounding uses are restaurants, a grocery store, professional offices, and a paint store. The carwash and the surrounding uses are consistent as patrons utilizing the shopping center now have access to a service station with an automatic carwash.

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

### **Supportive Evidence**

As the existing site is developed with a service station with mini-mart, the car wash would not generate any new traffic which would conflict with anticipated traffic in the area.

The project is conditioned to replace the driveway approach off Alta Vista Ave with a sidewalk, curb, gutter, and landscaping strip. Also, the turning lane on Alta Vista Ave would be expanded by 130 feet. These proposals required an encroachment permit issued by the Public Works Department.

- 4. The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

### **Supportive Evidence**

The original project included three driveway entrances, two off Freedom Blvd and the third off Alta Vista Ave. A fourth entrance provides access to the adjacent shopping center. The project is conditioned to replace the driveway approach off Alta Vista Ave with a sidewalk, curb, gutter, and landscaping strip. This would allow for better on-site vehicular circulation and queuing of vehicles using the car wash. The addition of a car wash would not result in a change in use or further intensification of the site, as the remaining two driveway approaches would accommodate anticipated traffic to the site.

The project is also conditioned to extend the turn lane 130 feet on Alta Vista Ave with a 60-foot bay taper. As conditioned, the project incorporates roadway improvements as needed to reduce development impact on the surrounding neighborhood streets.

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

### **Supportive Evidence**

The project includes a Planting Plan that shows the location of proposed landscaping based on the Landscaping Plan. The plant palette includes an attractive mix of ground covers, shrubs, and trees. The proposed landscaping would enhance the area, including screening the car wash from public view.

The carwash is also located adjacent to a shopping center where the nearby surrounding uses are restaurants, a grocery store, professional offices, and a paint store. The carwash and the surrounding uses are consistent as patrons utilizing the shopping center now have access to a service station with an automatic carwash.

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**

Conditions of Approval have been included to provide for the adherence to all City standards not addressed by the submittal.

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 Special Use, as conditioned, 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. The project is proposing new landscaping, a 42-inch tall wrought iron fencing, replacing a driveway approach with sidewalk, curb, gutter, and landscaping strip. As well as providing a new 130-foot-long turning lane on Alta Vista Ave.

In summary, the project represents an added convenience that complements the service station, mini-mart, adjacent shopping center, and the vehicles traveling on Freedom Blvd.



**Application No:** 627  
**APN:** 016-061-06  
**Applicant:** Shashi Sharma  
**Hearing Date:** January 18, 2022

**DESIGN REVIEW FINDINGS (WMC § 14-12.403)**

1. **The proposed development is consistent with the goals and policies embodied in the adopted General Plan and the general purpose and intent of the applicable district regulations.**

**Supportive Evidence**

Land designated General Commercial (CG) in the *City of Watsonville's 2005 General Plan* allows for a variety of commercial related uses, including retail sales; personal, professional, financial, business and medical offices and services; entertainment; lodging; restaurants and automobile sales intended to serve the needs of the community and the surrounding region. Intensities in these areas shall not exceed a Floor Area Ratio (FAR) of 0.45.

The project is proposing a ±1,600 square foot automated drive thru mechanical car wash in an existing service station with a ±2,363 square foot mini-mart and ±1,215 fueling station canopy. The FAR for the proposed project is 0.23<sup>2</sup>.

The proposed project is also consistent with the following General Plan goals, policies and implementation measures:

- **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.2 – Neighborhood Commercial Land Use.** The City shall designate an appropriate amount of land for neighborhood commercial services to meet the daily shopping needs of surrounding residential populations.

The project proposes construction of a new ±1,600 square foot automated drive thru mechanical car wash in an existing service station with a ±2,363 square foot mini-mart. The new car wash would complement the existing gas station with mini-

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<sup>2</sup> Floor Area Ratio Calculation: building area ÷ lot area = FAR (5,178 SF ÷ 22,956 SF = 0.23

mart and shopping center by providing a convenient location for residents to patronize. The car wash would also serve the surrounding neighborhoods as the project site is located on Freedom Blvd, a major arterial road, that can sustain higher volumes of traffic.

2. **The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.**

**Supportive Evidence**

The proposed project is supplemental to the service station with mini-mart. The addition of the car wash would complement the minimart and service station and would not result in higher volumes of traffic, because the carwash would primarily be used by customers already onsite for the service station and mini-mart. Therefore, it is not anticipated that there will be a significant amount of extra trips to the project site due to project's construction.

In addition, the driveway approach derived off Alta Vista Ave would be replaced with a sidewalk, curb, gutter, and landscaping strip. This would create better vehicular circulation. Landscaping is also provided adjacent to the car wash, screening the war wash from public view. With associated landscaping and a new 42-inch tall wrought iron fencing enclosing the car wash from the shopping center, the site would be enhanced aesthetically.

The carwash is also located adjacent to a shopping center where the nearby surrounding uses are restaurants, a grocery store, professional offices, and a paint store. The carwash and the surrounding uses are consistent as patrons utilizing the shopping center now have access to a service station with an automatic carwash.

3. **The proposed development 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 subject site is located on Freedom Blvd, a major arterial road that can withstand higher levels of vehicular traffic. As the existing site is developed with a service station with mini-mart, the car wash would not generate any new traffic which would conflict with anticipated traffic in the area.

The project is conditioned to replace the driveway approach off Alta Vista Ave with a sidewalk, curb, gutter, and landscaping strip. Also, the turning lane on Alta Vista Ave would be expanded by 130 feet. These proposals required an encroachment permit issued by the Public Works Department.

4. **The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.**

#### **Supportive Evidence**

The original project included three driveway entrances, two off Freedom Blvd and the third off Alta Vista Ave. A fourth entrance provides access to the adjacent shopping center. The project is conditioned to replace the driveway approach off Alta Vista Ave with a sidewalk, curb, gutter, and landscaping strip. This would allow for better on-site vehicular circulation and queuing of vehicles using the car wash. The addition of a car wash would not result in a change in use or further intensification of the site, as the remaining two driveway approaches would accommodate anticipated traffic to the site.

The project is also conditioned to extend the turn lane 130 feet on Alta Vista Ave with a 60-foot bay taper. As conditioned, the project incorporates roadway improvements as needed to reduce development impact on the surrounding neighborhood streets.

5. **The proposed development incorporates features to minimize adverse effects including visual impacts of the proposed development on adjacent properties:**
  - 1) **Harmony and proportion of the overall design and the appropriate use of materials;**
  - 2) **The suitability of the architectural style for the project; provided, however, it is not the intent of this section to establish any particular architectural style;**
  - 3) **The sitting of the structure on the property, as compared to the sitting of other structures in the immediate neighborhood;**
  - 4) **The size, location, design, color, number, and lighting; and**
  - 5) **The bulk, height, and color of the project structure as compared to the bulk, height, and color of other structures in the immediate neighborhood.**

### **Supportive Evidence**

The Plan Set includes elevations and renderings for the proposed car wash (Attachment 1, sheet A2.0). The proposed architectural design is compatible with an automated mechanical car wash setting. It has a modern look, with some façade articulation with colors to create visual interest. Proposed materials include concrete with a stucco finish.

The project also includes a Planting Plan that shows the location of proposed landscaping based on the landscaping plan. The plan palette includes an attractive mix of groundcovers, shrubs, and trees. The proposed landscaping would enhance the area and screen to car wash from public view. A new 42-inch tall wrought iron fencing is also proposed to enclose the site, separating the site from the adjacent shopping center.

The carwash is also located adjacent to a shopping center where the nearby surrounding uses are restaurants, a grocery store, professional offices, and a paint store. The carwash and the surrounding uses are consistent as patrons utilizing the shopping center now have access to a service station with an automatic carwash.

6. **The proposed special development complies with all additional standards imposed on it by the particular provisions of this chapter, any City of Watsonville architectural guidelines, development and public improvement standards, and all other requirements of this title applicable to the proposed development.**

### **Supportive Evidence**

Conditions of Approval have been included to provide for the adherence to all City standards not addressed by the submittal.

7. **The proposed development 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 Special Use, as conditioned, 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. The project is proposing new landscaping, a 42-inch tall wrought iron fencing, replacing a driveway approach with sidewalk, curb, gutter, and landscaping strip. As well as providing a new 130-foot-long turning lane on Alta Vista Ave.

In summary, the project represents an added convenience that complements the service station, mini-mart, adjacent shopping center, and the vehicles traveling on Freedom Blvd.

**Application No:** 627  
**APN:** 016-061-06  
**Applicant:** Shashi Sharma  
**Hearing Date:** January 18, 2022

**SPECIAL USE PERMIT WITH DESIGN REVIEW CONDITIONS OF APPROVAL**

**General Conditions**

1. **Approval.** This approval applies to the plans titled "Watsonville Car Wash" received by the Community Development Department on September 22, 202, and revised on April 2, 2021, revised again on May 5, 2021, filed by Brenda Ramirez for CVEAS, Inc., project applicant, on behalf of Shashi Sharma, property owner. (CDD-P)
2. **Conditional Approval Timeframe.** This Special Use Permit with Design Review shall be null and void if not acted upon within **24 months** from the effective date of the approval thereof. Time extensions may be considered upon receipt of written request submitted no less than forty-five (45) days prior to expiration and in accordance with the provisions of Section 14-10.1201 of the Watsonville Municipal Code (WMC). (CDD-P)
3. **Modifications.** Modifications to the project or conditions imposed may be considered in accordance with Section 14-12.1000 of the Watsonville Municipal Code (WMC). All revisions shall be submitted prior to field changes and are to be clouded on the plans. (CDD-P)
4. **Substantial Compliance.** Project development shall be accomplished in substantial accordance with the approved Plan Set. Any required revisions to the Plan Set shall be completed to the satisfaction of the Community Development Director or designee. (CDD-P)
5. **Grounds for Review.** The project shall be in compliance with the conditions of approval, all local codes and ordinances, appropriate development standards, and current City policies. Any deviation will be grounds for review by the City and may possibly result in revocation of the Use Permit, pursuant to Part 13 of WMC Chapter 14-10. (CDD-P)
6. **Effective Date.** This approval is shall be effective 14 days after the date of approval by the decision-making body or following final action on any appeal. (CDD-P)

7. **Necessary Revisions.** The applicant shall make and note all revisions necessary to comply with all conditions of approval. The applicant shall certify in writing below the list(s) of conditions that the building plans comply with the conditions of approval. (CDD-P)
8. **Findings.** Approval is subject to making findings and supportive evidence in accordance with WMC Section 14-12.403 (Design Review Findings), with attached said Findings, and made a part of this Minor Design Review Permit and Environmental Review. (CDD-P)
9. **Conditions of Approval.** A copy of the conditions of approval must be printed within the first or second sheet of plans submitted for future permits. ***Plans without the conditions of approval printed directly on the first or second page shall not be accepted at the plan check phase.*** (CDD-P)
8. **Required Statement.** The applicant and contractor who obtains a building permit for the project shall be required to sign the following statement, which will become conditions of the building permit:

“I understand that the subject permit involves construction of a building (project) with an approved Design Permit. I intend to perform or supervise the performance of the work allowed by this permit in a manner which results in a finished building with the same level of detail, articulation, and dimensionality shown in the plans submitted for building permits. I hereby acknowledge that failure to construct the building as represented in the building permit plans, may result in delay of the inspections process and/or the mandatory reconstruction or alteration of any portion of the building that is not in substantial conformance with the approved plans, prior to continuation of inspections or the building final.”

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Signature of Building Contractor
Date

**Building and Fire-related conditions:**

10. **Required Permits.** The applicant shall obtain all required building permits (Building, Electrical, Plumbing, Mechanical, Grading, etc.) for this project. (CDD-B-E)
11. **Building Code.** Project construction shall comply with all applicable provisions of Title 24 of California Code of Regulations, such as the latest version of the California Building Code. (CDD-B)

12. **Fire Code.** Project construction shall comply with California Fire Code as adopted by the City. (WFD)
13. **Work Hours.** No work for which a building permit is required shall be performed within the hours of 7 p.m. to 7 a.m. Monday through Friday, nor prior to 8 a.m. or after 5 p.m. on Saturday. No work shall be performed on Sundays or holidays. A sign shall be posted at a conspicuous location near the main entry to the site, prominently displaying these hour restrictions and identifying the phone # of the Job superintendent. (CDD-B)
14. **Preconstruction Meeting.** Prior to issuance of a building permit or the commencement of any site work, the project applicant and the general contractor shall attend a pre-construction meeting with the Building Official and City staff to discuss the project conditions of approval, working hours, site maintenance and other construction matters. The general contractor shall acknowledge that he/she has read and understands the project conditions of approval, particularly those pertaining to construction practices and site safety, and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction. (CDD-E, B)
15. **Energy Efficiency.** The project design shall conform with energy conservation measures articulated in Title 24 of the California Administrative Code and will address measures to reduce energy consumption such as low-flow shower heads, flow restrictors for toilets, low consumption lighting fixtures, and insulation and shall use drought tolerant landscaping. (CDD-B)
16. **Water Conservation.** The operation of a new carwash must employ the best available water conservation technology, pursuant to WMC Section 6-3.432(e). (PW)
17. **Sand/Oil Interceptor.** The applicant shall provide a plumbing detail of the underground reclaimed vaults' sand/oil interceptor for Source Control staff review and approval. (PW)

### **Project Specific Conditions**

18. **Photometric Plan.** Prior to submitting a building permit application, revise the plans to include a photometric lighting plan for the required on-site security lighting. The maximum height for all pole-mounted lighting shall be 25-Feet. The maximum foot-candles shall be 30fc's. (CDD-P)
19. **Light Shields.** All proposed lighting adjacent to the public right-of-way (Hangar Way) and adjacent residential development shall incorporate shielding or cutoffs



to reduce light glare to the public right-of-way and adjacent residential development. (CDD-P)

20. **Lighting Sensors.** The new lighting systems shall incorporate occupancy sensors to enhance the light intensity after close of business. The lighting systems shall incorporate motion detectors that programs lighting intensities when sensing motion. (CDD-P)
21. **Light Angles.** All lighting shall have 0 degrees of tilt and direct light downward on site to reduce glare and light pollution. (CDD-P)
22. **Disabled access for site.** Public and private site improvements shall be designed in accordance with the Americans with Disabilities Act (ADA) and CBC Chapter 11. Site plan shall include a site accessibility plan identifying exterior path of travel and detailing running slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, and raised detectable warnings. The design professional shall ensure that the site accessibility plan is in compliance with the latest Federal and State regulations. Path of travel shall be provided from the public right of way and accessible parking space to each building. Accessible paths of travel shall be identified and designed to access all public facilities. The designer of record or a CASP certified inspector shall provide a certification of compliance, that the project complies with disabled access requirements of the CBC Chapter 11 A and/or 11B and all applicable required Federal and State Disabled Access Standards prior to final inspection by the City of Watsonville Building Inspector. (CDD-B)
23. **Disabled access for building.** Public and private buildings shall be designed in accordance with ADA and CBC Chapter 11. Plans shall include an accessibility plan identifying all accessible elements required to comply with the ADA and California Building, Plumbing, Electrical and Mechanical Codes as they apply to accessibility detailing ramps, handrails, signage, restrooms, bathing facilities, kitchens, common areas, drinking fountains, doors, entries and all elements of this project required to be accessible. The design professional shall ensure that the building accessibility plan is in compliance with the latest Federal and State regulations. Accessible paths of travel within the building shall be identified and designed to access all public facilities. The designer of record or a CASP certified inspector shall provide a certification of compliance that the project complies with disabled access requirements of CBC Chapter 11 A and/or 11B and all applicable required Federal and State Disabled Access Standards prior to final inspection by the City of Watsonville Building Inspector. (CDD-B)
24. **Encroachment Permit.** All proposed work in the public right-of-way requires an encroachment permit issued by the Public Works Department. No work shall commence in the public right-of-way until an encroachment permit has been issued by the Public Works Department. (CDD-PW)

25. **Fire Service Assembly.** The fire sprinkler system requires installation of a fire service backflow device. The fire service backflow device shall comply with all City of Watsonville Public Improvement Standards. (CDD-PW)
26. **Backflow Protection.** The landscaping plans call for a new one-inch irrigation meter. The new irrigation meter shall be backflow protected per City of Watsonville Public Improvement Standard W-10. (CDD-PW)
27. **Wastewater Discharge.** Any wastewater generated from individuals pre-washing their vehicles before entering the car wash is prohibited from discharging to the new valley gutter connecting to the storm drain. (CDD-PW)
28. **Source Control.** Source Control requires additional detail on plants indicating the point of connection where the car wash wastewater discharge will tie into the existing four-inch sewer lateral serving the property. (CDD-PW)
29. **Clarifiers.** Source Control requires additional details on the size and location of the clarifiers needed for pretreatment of the car wash wastewater prior to discharging to the City sewer. (CDD-PW)

**Prior to issuance of a Building Permit, the following requirements must be met:**

30. **Building Permit Fees.** Prior to issuance of a building permit, all outstanding and applicable associated fees with processing this project shall be paid to the Community Development Department.
31. **Easement Required.** Prior to issuance of a building permit, the applicant is required to record a utility easement with APN: 016-061-10 to allow utilities to cross the site onto the public right-of-way. Evidence of the easement recordation is required to be submitted to the Community Development Department. No permit will be issued until this condition is satisfied. (CDD-P)
32. **Traffic Impact Fees.** Prior to issuance of a building permit, the applicant/property owner is required to pay all Traffic Impact Fees to the Community Development Department. A building permit will not be issued until the Traffic Impact Fees are paid. (CDD-P, PW)
33. **Alta Vista Turning Lane.** Prior to issuance of a building permit, the plans shall be revised to show the required 130 foot turning lane on Alta Vista Ave with a 60-foot bay taper. (CDD-P, PW)
34. **Landscaping & Irrigation Plan.** The applicant shall submit three copies of the final Landscaping and Irrigation Plan for review and approval by the Community Development Director prior to issuance of a building permit. The Landscaping Plan shall provide drought-tolerant plants suitable for the Central Coast region in

landscaping the front yard, patio, planter and perimeter areas. The Irrigation Plan shall provide an automatic water system (e.g., drip system) to irrigate all landscape areas. (CDD-B-E-P)

- a. LANDSCAPING – The Landscape Plan shall indicate the types, quantities, locations and sizes of all plant material, including any existing major vegetation designated to remain and method of protecting planting areas from vehicular traffic. The Landscape Plan shall be drawn to scale, and plant types shall be clearly located and labeled. The plant list shall give the botanical name, common name, gallon sizes to be planted, and quantity of each planting. A minimum of 25 percent of all shrub material shall have a minimum 5-gallon container size. (CDD-E-P)
  - b. IRRIGATION SYSTEM – Automatic, low-flow irrigation system(s) shall be installed in all landscaped areas. Irrigation shall be programmed for night or early morning hours in order to minimize evaporation. (CDD-P)
  - c. WATER CONSERVATION – The project shall utilize water conservation, water recycling, and xeriscaping to the maximum extent possible. Irrigation systems shall be designed and maintained to avoid run-off, over-spray, or other similar conditions where water flows to waste. (CDD-B-E-P)
  - d. TREES – The project shall provide at least the same number of trees shown on the Planting Plan. (CDD-P)
  - e. LANDSCAPE & IRRIGATION INSTALLATION – All landscaping and irrigation shall be approved and installed prior to occupancy of the project. (CDD-P)
  - f. WATER EFFICIENT LANDSCAPE ORDINANCE – The applicant shall submit a landscape documentation package and demonstrate compliance with WMC Section 6-3.8 Water Efficient Landscape Ordinance. (CDD-P, -E)
35. **Non-Invasive Plant Species.** The Landscape Plan shall not include any invasive plant species. (CDD-P)
36. **Irrigation System.** Automatic, low-flow irrigation system(s) shall be installed in all landscaped areas. Irrigation shall be programmed for night or early morning hours in order to minimize evaporation. (CDD-P, E)
37. **Water Efficient Landscape Ordinance.** The applicant shall submit a landscape documentation package and demonstrate compliance with the California Model Water Efficient Landscape Ordinance, pursuant to WMC section 6-3.801. (CDD-P, E)

38. **Water Conservation.** All development shall utilize water conservation, including low-flow faucets, laundry facilities, toilets and showerheads, water recycling, and xeriscaping to the maximum extent possible. Irrigation systems shall be designed and maintained to avoid run-off, over-spray, or other similar conditions where water flows to waste. Turf shall not be used in median strips, parking islands, or in areas less than eight (8) feet wide, or on slopes that will result in excess irrigation water run-off. (CDD-P, B, E)
39. **Post Construction Stormwater Ordinance.** The project is subject to the WMC Section 6-3.535 (Post Construction Requirements). The applicant shall prepare a stormwater control plan (SWCP) that demonstrates compliance with the ordinance to the satisfaction of the City Engineer. (CDD-P, E)
40. **Erosion Control.** Prior to issuance of an Engineering Permit, an Erosion Control Plan shall be submitted with the permit application. Erosion control plans shall provide Best Management Practices (BMPs) during construction to prevent erosion of constructed slopes, and sediment and contaminants from being entrained in runoff. BMPs shall comply with the City of Watsonville Erosion Control Standards, the best management construction practices per the Monterey Bay Unified Air Pollution Control District (MBUAPCD), and the Erosion and Sediment Control Field Manual by the California Regional Water Quality Control Board, San Francisco Region, latest edition. Erosion control measures shall be installed according to each phase of construction as outlined by the erosion control plan. The applicant shall ensure that all contractors are responsible for the upkeep of all erosion control standards and BMPs. (CDD-B, E)
41. **Dust Control.** To minimize dust/grading impacts during construction the applicant shall:
- a. Time activities so that paving and building construction begins as soon as possible after grading is completed and when feasible limit major earth moving to mornings and/or periods of light winds.
  - b. Providing and using water trucks on-site (but not on public streets) to spray water on all exposed surfaces)
  - c. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day to minimize dust.
  - d. Use tarpaulins or other effective covers on all stockpiled earth material and on all haul trucks to minimize dust.
  - e. Landscaping disturbed soils as soon as possible.
  - f. Sweep the adjacent street frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.
  - g. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site.

- h. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control or excessive wind conditions contribute to fugitive dust emissions. (CDD-E)
42. Post a publicly visible sign which specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the MBUAPCD shall be visible to ensure compliance. (CDD-B, E)
43. **Onsite Superintendent.** The applicant shall have onsite at all times a superintendent that shall act as the owner's representative and as a point of contact for the City's Public Works Inspector. The superintendent shall be authorized by the owner to direct the work of all contractors doing work on public and private improvements. (CDD-E)
44. **On/Off Site Permit.** Separate On/Off Site Permits are required for work onsite and in the public right-of-way. For instance, the applicant shall obtain an encroachment permit for new street improvements for driveways and utility work in the public right-of-way. In addition, the applicant shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, and sidewalks. (CDD-E)
45. **Public Improvement Standards.** Unless otherwise noted, City of Watsonville Public Improvement Standards shall be used for private as well as public improvements. All development shall comply with the City of Watsonville Public Improvement Standards. Plans and design documents shall be signed and stamped by a California Licensed Civil Engineer. Deviations to the City Standards must be approved by the City. City Standard Drawings shall be included in the plans. (CDD-E)
46. **Street Improvements.** The applicant shall construct street improvements along all property frontages meeting the current requirements of the Public Improvement Standards. Street improvements shall include, but not be limited to: curbs, gutters, sidewalks, and access ramps. (CDD-E)
47. **Repair of Existing Street Improvements.** The applicant shall repair any curbs, gutters and sidewalks located adjacent to the project which exhibit damage either caused by the construction or preexisting before construction to the satisfaction of the City Engineer. (CDD-E)
48. **Underground Utilities.** All electrical and communication utility cables and equipment shall be installed underground within or adjacent to the development. Aerial services are prohibited: no new overhead services to the property or overhead extensions of main lines will be permitted. (CDD-E)

49. **Solid Waste Service Plan.** Solid waste generated during the construction shall be serviced by the City of Watsonville Solid Waste Division. Applicant shall submit a Solid Waste Service Plan on the City form. (CDD-E)
50. **Video Inspection.** All sanitary sewers and storm drains which will be dedicated to the City shall be video inspected and recorded in the Mpeg format. The DVD shall be delivered to the City for its review and approval. (CDD-E)
51. **Impact Fees.** The Project shall be subject to all standard City Impact Fees at time of building permit issuance. (CDD-E)
52. **Civil Plans.** Prior to issuance of a building permit, civil plans are required to show all utilities and locations for the utility connections, reconstructed driveway approaches, new curb, gutter, and sidewalks. Ensure all applicable standards are attached to the plans. (CDD-P, PW)

**During Construction, the following conditions shall be complied with:**

53. **Construction Vehicles.** Developer shall use properly maintained construction vehicles and equipment and the best available control technology to minimize emissions from internal combustion engines. (CDD-E)
54. **Work Hours.** No work for which a building permit is required shall be performed within the hours of 7 p.m. to 7 a.m. Monday through Friday, nor prior to 8 a.m. or after 5 p.m. on Saturday. No work shall occur on Sundays or holidays. A sign shall be posted at a conspicuous location near the main entry to the site, prominently displaying these hour restrictions and identifying the phone # of the Job superintendent. (CDD-B)
55. **Best Management Practices.** Provide BMPs during construction to prevent sediment, debris and contaminants from draining offsite. BMPs shall comply with the City of Watsonville Erosion Control Standards and the Erosion and Sediment Control Field Manual by the California Regional Water Quality Control Board, San Francisco Region, latest edition. All erosion control shall be installed prior to October 15 and be maintained in place until April 15. Provide a note on the improvement plans stating that construction should take place between April 15 and October 15. The applicant shall ensure that all contractors are aware of all erosion control standards and BMPs. (CDD-E)
56. **Solid Waste Disposal.** All solid waste generated inside City limits must be hauled from the site of generation by the City of Watsonville Solid Waste Division, pursuant to Chapter 3 (City Utilities) of Title 6 (Sanitation and Health) of the Watsonville Municipal Code. This includes all wastes generated at construction sites, excavation projects, land clearing, demolition, earthwork projects, remodels, grading, and tenant improvement projects as well as ongoing business/residential

use on the premises. Applicant shall comply with all applicable requirements for removal and disposal of hazardous materials. (PW)

57. **Unanticipated Discovery of Archeological Resources.** In the unlikely event that archeological resources are discovered during the earth-moving process, all development activities shall cease immediately and remain stopped until an assessment has been completed by an archaeological specialist and approved by the City. (CDD-E)

**Construction notes to be included with the Improvement Plans:**

58. **Damaged Public Facilities.** Existing public facilities damaged during the course of construction or in an existing state of disrepair shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City. (CDD-E)
59. **Inspection Notice.** Contractor shall provide a minimum of 48 hours notice in advance of any required inspection. Any temporary suspension of work or returning to work for any reason shall be cause for the developer or contractor to telephone the Public Works Inspector at 831-768-3100. (CDD-E)

**Prior to Final Occupancy:**

60. **Letters from Design Professionals.** Prior to final City acceptance of the project, all design professionals who prepared improvement plans for the project (civil, geotechnical, electrical and structural engineers), shall provide letters attesting that they have periodically monitored the construction and have reviewed the completed work and that it was constructed in substantial conformance with their plans and recommendations. Where special inspections and testing were involved, the letters of compliance shall be accompanied by inspection logs, testing and analysis that support the engineer's conclusions. (CDD-B, E)
61. **Site Cleanup.** All trash and construction debris shall be removed from the site. (CDD-B)
62. **Improvements.** All improvements identified on the plans must be completed. (CDD-E)
63. **Landscaping & Irrigation.** All landscaping and irrigation shall be installed and approved prior to occupancy of the project. (CDD-P, E)
64. **Signatures.** All final improvements shall be signed off by all responsible licensed professionals. (CDD-B, E)
65. **Utility Easement.** A utility easement shall be prepared and recorded to the satisfaction of the Community Development Director. The utility easement shall be

recorded on the adjacent APN 016-016-10 to allow the utility to connection onto the public right-of-way. (CDD-P, PW, E)

### **Ongoing Conditions**

66. **Lighting and Landscaping Maintenance.** Lighting, landscaping and all other site improvements shall be maintained by the property owner in perpetuity. Landscaping shall be maintained in good growing condition by a professional landscape maintenance company; and such maintenance shall include, where appropriate, weeding, mowing, pruning, cleaning, fertilizing and regular watering. All dead, dying and diseased vegetation shall be immediately replaced in kind. (CDD-P)
67. **Post Construction Stormwater Ordinance – Inspection, Maintenance and Annual Reporting.** The property owner or representative shall perform inspections, maintenance to the post construction storm water mitigation facilities and report to the city each year on these activities as outlined by the City approved stormwater operation and maintenance plan and agreement. (CDD-E)
68. **Indemnification.** The applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter “City”) from any claim, action or proceeding (hereinafter “Proceeding”) brought against the City to attack, set aside, void or annul the City’s actions regarding any development or land use permit, application, license, denial, approval, or authorization, including, but not limited to, variances, use permits, development plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the Applicant’s Project (“Challenge”). City may, but is not obligated to, defend such Challenge as City, in its sole discretion, determines appropriate, all at Applicant’s sole cost and expense. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, attorney’s fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the Applicant, City, and/or parties initiating or bringing such Proceeding. If the Applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall retain the right to select the counsel who shall defend the City. Per Government Code Section 66474.9, the City shall promptly notify Applicant of any Proceeding and shall cooperate fully in the defense.



**Key to Department Responsibility**

CDD-B = Community Development Department - Building Division

CDD-P = Community Development Department - Planning Division

CDD-E = Community Development Department - Engineering Division

PW = Public Works Department

CM = City Manager

WFD = Fire Department

WPD = Police Department

**CITY OF WATSONVILLE  
PLANNING COMMISSION**

**EXHIBIT "C"**

**Application No:** 627

**APN:** 016-061-06

**Applicant:** Shashi Sharma

**Hearing Date:** January 18, 2022

**Applicant:** Brenda Ramirez on behalf of CVEAS, Inc.

**Address:** 2511 Logan Street, Selma, CA 93662

**Project:** Special Use Permit with Design Review and Environmental Review to allow construction of a 1,600± square foot automated mechanical car wash for an existing gas station with mini-mart.

**Location:** 1455 Freedom Boulevard

**Property Owner:** Shashi Sharma

**Address:** 82 North Main Street, Milpitas, CA 95035

A Special Use Permit with Design Review and Environmental Review (Application No. 627) to allow construction of a 1,600± square foot automated mechanical car wash for an existing gas station with mini-mart located at, 1455 Freedom Blvd, Watsonville, CA (APN: 016-061-06), was reviewed by the Planning Commission at a public hearing on January 18, 2022, and was conditionally approved by adoption of Planning Commission Resolution No. \_\_\_\_\_ (PC) together with findings and conditions of approval attached hereto and made a part of this permit.

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Suzi Merriam  
Community Development Director