

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE DENYING A SPECIAL USE PERMIT WITH DESIGN REVIEW AND ENVIRONMENTAL REVIEW (PP2019-18) TO NOT ALLOW THE ESTABLISHMENT OF A PROPANE STORAGE AND TRANSFER FACILITY (AKA BULK PROPANE PLANT) ON A 0.7± ACRE PROPERTY LOCATED AT 950 WEST BEACH STREET, WATSONVILLE, CALIFORNIA (APN 018-331-28)

WHEREAS, the subject site was previously owned by Venture Oil Company and contained four underground fuel storage tanks. Investigation reports indicated that the tanks were leaking, and the project site was listed as a LUST Cleanup Site by the State Water Resources Control Board. Cleanup was completed under the review of the State Water Resources Control Board and the case closed in 2014. The site has been vacant for a number of years; and

WHEREAS, on July 19, 2018, the Zoning Administrator approved Administrative Use Permit (PP2018-181) to allow the temporary storage of an empty 50,000 gallon propane tank located at 950-950X West Beach Street (APNs 018-331-05 & -06). A condition of approval required that Mountain Propane apply for a Special Use Permit with Design Review and Environmental Review for the establishment of a permanent propane storage and transfer facility (aka bulk facility plant). Another condition of approval requires the removal the propane tank from the site if a Special Use Permit is not approved; and

WHEREAS, on January 18, 2019, an application for a Special Use Permit with Design Review and Environmental Review (PP2019-18) to allow the establishment of a propane storage and transfer facility (aka bulk propane plant) on a 0.7± acre property located at 950 West Beach Street, Watsonville, California, was filed by David Dauphin

with C2G on behalf of Richard Kojak with Mountain Propane Service, applicant and property owner; and

WHEREAS, the project site is designated Industrial on the General Plan Land Use Diagram and is within the General Industrial (IG) Zoning District; and

WHEREAS, pursuant to Sections 14-16.603(b) of the Watsonville Municipal Code (WMC), petroleum bulk station and terminal (DLU 152) facilities are allowed conditionally in the IG Zoning District with issuance of a Special Use Permit; and

WHEREAS, Ordinance No. 851-90 (CM) concerning onshore oil facilities stipulates that the City Council shall consider a request for a Special Use Permit for development involving the storing, transporting, or processing of liquid petroleum products; and

WHEREAS, pursuant to WMC Section 14-12.400, development subject to Design Review include all new construction, exterior remodeling, additions, or changes in use requiring additional parking, which involves structures used for multi-family residential, commercial, industrial or public purpose; and

WHEREAS, on September 1, 2020, the Planning Commission of the City of Watsonville adopted Resolution No. 16-20 (PC), recommending the City Council adopt a resolution denying Special Use Permit with Design Review and Environmental Review (PP2019-18) to not allow the establishment of a propane storage and transfer facility (aka bulk propane plant) on the subject site: and

WHEREAS, when denying a project, the City does not need to make a determination on the appropriate level of environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA); and

WHEREAS, notice of time and place of the hearing to consider approval of Special Use Permit with Design Review and Environmental Review (PP2019-18) 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;

WHEREAS, the City Council has considered all evidence, both oral and documentary, and the matter submitted for decision.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:

Good cause appearing, and upon the Findings, attached hereto and incorporated herein as Exhibit "A," the City Council hereby denies the Special Use Permit with Design Review (PP2019-18) to allow the establishment of a propane storage and transfer facility (aka bulk propane plant) on a 0.7± acre property located at 950 West Beach Street, Watsonville (APN 018-331-28).
