

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE



TELECONFERENCE/REMOTE

November 17, 2020

6:07 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 Matthew Jones, Vice-Chair Anna Kammer, and Commissioners Ed Acosta, Gina Cole, Veronica-Dorantes Pulido, and Jenni Veitch-Olson were present. Commissioner Jenny T. Sarmiento was absent.

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

2. PLEDGE OF ALLEGIANCE

Chair Matthew Jones led the Pledge of Allegiance.

3. PRESENTATIONS & ORAL COMMUNICATIONS

Commissioner Gina Cole invited the public to participate in the Santa Cruz County Active Transportation Plan survey.

A. PRESENTATION TO PLANNING COMMISSION ON CURRENT PLANNING VS ADVANCED PLANNING

The presentation was given by Community Development Director Suzi Merriam.

In answering Commissioner Veitch-Olson, Community Development Director Merriam provided some insight as to how and when the General Plan is updated.

Director Merriam answered questions from Vice-Chair Kammer regarding revisions to Chapter 12 (Public Safety) of the General Plan.

4. CONSENT AGENDA

A. MOTION APPROVING MINUTES OF SEPTEMBER 1, 2020 REGULAR MEETING

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

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

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Sarmiento

5. PUBLIC HEARINGS

A. AN APPLICATION FOR A SPECIAL USE PERMIT (APPLICATION NO. 70) TO ALLOW THE ESTABLISHMENT OF AN OFF-SALE GENERAL (TYPE 21) ABC LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING LIQUOR STORE (WATSONVILLE FIESTA LIQUORS) LOCATED AT 602 EAST LAKE AVENUE (APN 018-302-06), FILED BY SAMER KRIDI, APPLICANT, ON BEHALF OF CLEMENTINE JONES, PROPERTY OWNER

1) Staff Report

The staff report was given by Assistant Planner Sarah Wikle.

2) Planning Commission Clarifying & Technical Questions

In answering Commissioner Cole, Assistant Planner Wikle clarified that the Special Use Permit will apply to both addresses at 602 and 604 East Lake Avenue, as both parcels are under one common ownership.

3) Applicant Presentation

Eddy Barakat, on behalf of the applicant, gave an overview of the business.

4) Planning Commission Clarifying & Technical Questions

In answering Commissioner Acosta, Mr. Barakat stated that the Barsi's Liquor sign will remain where it is currently.

5) Public Hearing

Chair Jones opened the public hearing.

Hearing no comment, Chair Jones closed the public hearing.

6) Appropriate Motion(s)

MAIN MOTION: It was moved by Vice-Chair Kammer, seconded by Commissioner Dorantes-Pulido, to approve the following resolution:

RESOLUTION NO. 18-20 (PC):

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (APPLICATION NO. 70) TO ALLOW THE ESTABLISHMENT OF AN OFFSALE GENERAL (TYPE 21) ABC LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING ± 2,000 SQUARE FOOT LIQUOR STORE (WATSONVILLE FIESTA LIQUOR) LOCATED AT 602 EAST LAKE AVENUE, WATSONVILLE, CALIFORNIA (APN 017-063-02)

7) Deliberation

In answering Commissioner Cole's questions regarding signage and parking lot improvements, Assistant Planner Wikle stated any changes would need to be reviewed and approved by City staff, as the Special Use Permit only applies for the change of ownership.

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

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

AYES:	COMMISSIONERS:	Acosta, Cole, Dorantes-Pulido, Kammer, Veitch-Olson, Jones
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Sarmiento

- B. AN APPLICATION FOR A SPECIAL USE PERMIT (APPLICATION NO. 359) TO ALLOW THE ESTABLISHMENT OF SMALL BEER MANUFACTURER (TYPE 23) ABC LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING MICROBREWERY WITH A 780 SQUARE FOOT TASTING ROOM (ELKHORN SLOUGH BREWING LLC DBA THE SLOUGH BREWING COLLECTIVE) LOCATED AT 65 HANGAR WAY, SUITE D (APN 015-111-24), FILED BY THE SLOUGH BREWING COLLECTIVE, APPLICANT, ON BEHALF OF SAM BISHOP, PROPERTY OWNER**

1) Staff Report

The staff report was given by Assistant Planner Sarah Wikle.

2) Planning Commission Clarifying & Technical Questions

Assistant Planner Wikle answered questions from Commissioner Cole regarding the condition of approval for the increased brewery floor space.

3) Applicant Presentation

Ben Ward, Erix Celis, and Jorge Vazquez, applicants, gave a brief overview of their business experience.

4) Planning Commission Clarifying & Technical Questions

In answering Commissioner Veitch-Olson, Assistant Planner Wikle and Director Merriam spoke about brewpub/brewery license allowance within city limits.

5) Public Hearing

Chair Jones opened the public hearing.

Xitlali spoke in support of the license transfer.

Michael Enos, Elkhorn Slough Brewery owner, spoke favorably about the transfer and new owners.

Frances Salgado Chavez spoke in support of staff recommendation.

Lupita Sanchez expressed her support for the transfer and spoke highly about Elkhorn Slough Brewery.

Hearing no further comment, Chair Jones closed the public hearing.

6) Appropriate Motion(s)

MAIN MOTION: It was moved by Commissioner Veitch-Olson, seconded by Vice-Chair Kammer, to approve the following resolution:

RESOLUTION NO. 19-20 (PC):

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, APPROVING A SPECIAL USE PERMIT (APPLICATION NO. 359) TO ALLOW THE ESTABLISHMENT OF A SMALL BEER MANUFACTURER (TYPE 23) ABC LICENSE UNDER NEW OWNERSHIP FOR AN EXISTING MICROBREWERY WITH A 780 SQUARE FOOT TASTING ROOM (ELKHORN SLOUGH BREWING LLC DBA THE SLOUGH BREWING COLLECTIVE) LOCATED AT 65 HANGAR WAY, SUITE D, WATSONVILLE, CALIFORNIA (APN 015-111- 24)

7) Deliberation

Commissioner Veitch-Olson thanked Ms. Rebecca Royston for submitting a letter in support of staff recommendation.

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

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

AYES:	COMMISSIONERS:	Acosta, Cole, Dorantes-Pulido, Kammer, Veitch-Olson, Jones
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Sarmiento

6. REPORT OF THE SECRETARY

The report was given by Director Merriam.

7. ADJOURNMENT

Chair Jones adjourned the meeting at 7:26 PM. The next remote/teleconference Planning Commission meeting is scheduled for Tuesday, December 1, 2020, at 6:00 PM.

Suzi Merriam, Secretary
Planning Commission

Matthew H. Jones, Chair
Planning Commission