



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE

June 3, 2025

6:05 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 summary of the action taken.

1. ROLL CALL

Time Stamp 7:09 (video)

Chair Peter Radin, Commissioners Lowell Hurst, Lucy Rojas, and Jenni Veitch-Olson were present. Vice-Chair Brando Sencion, Commissioners Ed Acosta and Daniel Dodge were absent.

A. MOTION TO EXCUSE ABSENT PLANNING COMMISSIONERS (IF ANY)

1st MOTION: It was moved by Commissioner Hurst to excuse absent Commissioners. Motion failed due to no second.

2nd MOTION: It was moved by Commissioner Rojas, seconded by Commissioner Hurst, and carried by the following vote to excuse Vice-Chair Sencion and Commissioner Dodge:

AYES: COMMISSIONERS: Hurst, Radin, Rojas, Veitch-Olson

NOES: COMMISSIONERS: None

ABSENT: COMMISSIONERS: Acosta, Dodge, Sencion

Staff members present were Community Development Director David Brletic, Assistant Community Development Director Justin Meek, Assistant City Attorney Denise Bazzano, Assistant Chief of Police David Rodriguez, Assistant Planner Alvaro Madrigal, Executive Assistant Celia Castro, Permit Technician Rob Manansala, and City Interpreter Carlos Landaverri.

2. PLEDGE OF ALLEGIANCE

Time Stamp 10:10 (video)

Community Development Director Brletic led the Pledge of Allegiance.

3. PRESENTATIONS & ORAL COMMUNICATIONS

Time Stamp 10:40 (video)

A. ORAL COMMUNICATIONS FROM THE PUBLIC

None

B. ORAL COMMUNICATIONS FROM THE COMMISSION

Commissioner Hurst shared a comment regarding Wine, Beer and Art Walk event.

4. CONSENT AGENDA

Time Stamp 12:44 (video)

None

5. PUBLIC HEARINGS

Time Stamp 12:55 (video)

A. PUBLIC HEARING TO CONSIDER APPROVAL OF A ONE-YEAR ENTITLEMENT TIME EXTENSION (#PP2025-8806) FOR SPECIAL USE PERMIT AND DESIGN REVIEW PERMIT #PP2022-2883 TO ALLOW CONSTRUCTION OF A 175,760-SQUARE-FOOT INDUSTRIAL WAREHOUSE DISTRIBUTION CENTER BUILDING ON A 13.4-ACRE SITE LOCATED AT 100 MANABE OW ROAD (APN 018-711-38), FILED BY CA/FSRE WATSONVILLE INDUSTRIAL, L.L.C., APPLICANT AND PROPERTY OWNER AND FINDING THE ACTION EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AS IT IS NOT A "PROJECT"

1) Staff Report

Time Stamp 13:40 (video)

Assistant Planner Alvaro Madrigal gave the staff presentation.

2) Planning Commission Clarifying & Technical Questions

Time Stamp 19:25 (video)

Assistant Planner Alvaro Madrigal and Community Development Director Brletic answered Commissioners' questions.

3) Applicant Presentation

Time Stamp 27:00 (video)

Applicant, William Lu, gave the presentation.

4) Planning Commission Clarifying & Technical Questions

Time Stamp 28:40 (video)

Applicant, William Lu, answered Commissioners' questions.

5) Public Hearing

Time Stamp 41:17 (video)

Chair Radin opened the public hearing.

Cesar Plascencia shared a comment regarding item 5.a.

Hearing no further comments, Chair Radin closed the public hearing.

Chair Rading reopened the Public Hearing as a request from the Commission.

Applicant, William Lu, responded to the public comment.

6) Appropriate Motion(s)

Time Stamp 46:20 (video)

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

RESOLUTION NO. 08-25 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE APPROVING A ONE-YEAR ENTITLEMENT TIME EXTENSION (PP2025-8806) FOR A SPECIAL USE PERMIT AND DESIGN REVIEW PERMIT (PP2022-2883) TO ALLOW CONSTRUCTION OF A NEW 175,760 SQ. FT. WAREHOUSING AND DISTRIBUTION FACILITY ON A 13.4-ACRE SITE LOCATED AT 100 MANABE OW ROAD (APN: 018-711-38)

7) Deliberation

Time Stamp 48:00 (video)

Commissioners Hurst, Veitch-Olson, Rojas and Chair Radin shared a comment.

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

Time Stamp 52:20 (video)

AYES:	COMMISSIONERS:	Hurst, Radin, Rojas, Veitch-Olson
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Acosta, Dodge, Sencion

B. CONSIDERATION OF AN APPLICATION FOR A DESIGN REVIEW PERMIT AND ENVIRONMENTAL REVIEW (PP2025-8587) TO ALLOW EXTERIOR MODIFICATIONS TO A HISTORIC STRUCTURE INCLUDING THE CREATION OF AN OUTDOOR SCULPTURE GARDEN FOR THE PORTER BUILDING LOCATED AT 280 MAIN STREET (APN 017-182-18) FILED BY BRIAN SPECTOR, APPLICANT, ON BEHALF OF PAJARO VALLEY ARTS, PROPERTY OWNER

1) Staff Report

Time Stamp 52:50 (video)

Assistant Community Development Director Meek requested for item to be moved to date certain of July 1, 2025.

2) Public Hearing

Time Stamp 55:00 (video)

Chair Radin opened the public hearing.

Hearing no comments, Chair Radin closed the public comment.

3) Appropriate Motion(s)

Time Stamp 55:35 (video)

MAIN MOTION: It was moved by Commissioner Rojas, seconded by Commissioner Hurst, to continue item 5.B. to date certain of July 1, 2025 meeting:

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

Time Stamp 56:19 (video)

AYES: COMMISSIONERS: Hurst, Radin, Rojas, Veitch-Olson
NOES: COMMISSIONERS: None
ABSENT: COMMISSIONERS: Acosta, Dodge, Sencion

C. RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING CHAPTER 14-46 (AFFORDABLE HOUSING ORDINANCE) WITHIN TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE (CEQA EXEMPT)

1) Staff Report

Time Stamp 56:35 (video)

Leila J. Moshref-Danesh and Housing Manager, Carlos Landaverry, gave the staff presentation.

2) Planning Commission Clarifying & Technical Questions

Time Stamp 1:02:55 (video)

Leila J. Moshref-Danesh with Burke, Williams & Sorensen, LLP and Housing Manager Carlos Landaverry, addressed the Planning Commission questions.

Additionally, Community Development Director Brletic helped answer Commissioners' questions.

3) Public Hearing

Time Stamp 1:50:07 (video)

Chair Radin opened the public hearing. The following individuals spoke:

Bill Hansen
Neva Hansen
Casey Clark

Leila J. Moshref-Danesh and Assistant City Attorney Bazzano addressed commissioners' questions.

Hearing no comments, Chair Radin closed the public hearing.

Chair Radin reopened the public hearing. The following individuals spoke:

William Hansen

Hearing no comments, Chair Radin closed the public hearing.

4) Appropriate Motion(s)

Time Stamp 02:09:44 (video)

MAIN MOTION: It was moved by Commissioner Rojas, seconded by Commissioner Hurst, to approve the following resolution with the amendments to Ordinance proposed by staff:

RESOLUTION NO. 09-25 (PC)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN ORDINANCE AMENDING CHAPTER 14-46 (AFFORDABLE HOUSING ORDINANCE) OF THE WATSONVILLE MUNICIPAL CODE

5) Deliberation *Time Stamp 2:11:10 (video)*

Commissioners shared comments regarding the motion and staff clarified the language of on the amendments.

6) Chair Calls for a Vote on Motion(s) *Time Stamp 2:19:25 (video)*

AYES:	COMMISSIONERS:	Hurst, Radin, Rojas, Veitch-Olson
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Acosta, Dodge, Sencion

D. 6th CYCLE HOUSING ELEMENT IMPLEMENTAION

1) Staff Report *Time Stamp 2:22:00 (video)*

Interim Assistant Community Development Director Matt Orbach gave staff presentation.

2) Planning Commission Clarifying & Technical Questions time *Time Stamp 1:51:20 (video)*

Interim Assistant Community Development Director Matt Orbach and Assistant City Attorney Denise Bazzano answered Commissioners' questions.

3) Public Hearing *Time Stamp 2:33:35 (video)*

Chair Radin opened the public hearing.

Hearing no comments, Chair Radin closed the public hearing.

4) Appropriate Motion(s) *Time Stamp 2:35:03 (video)*

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

RESOLUTION NO. 10-25 (PC)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WATSONVILLE RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING CODE TEXT AMENDMENTS TO MULTIPLE CHAPTERS WITHIN TITLE 14 (ZONING) OF THE WATSONVILLE MUNICIPAL CODE AND ADOPT AMENDMENTS TO THE DOWNTOWN WATSONVILLE SPECIFIC PLAN RELATED TO IMPLEMENTATION OF PROGRAMS WITHIN THE 6th CYCLE 2023-2031 HOUSING ELEMENT; AND FINDING THE ACTION EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AS IT IS NOT A PROJECT BUT IF A PROJECT, EXEMPT PURSUANT TO CEQA GUIDELINES SECTION 15061(B)(3)

5) Deliberation

Time Stamp 2:35:16 (video)

Commissioners shared comments.

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

Time Stamp 2:36:20 (video)

AYES:	COMMISSIONERS:	Hurst, Radin, Rojas, Veitch-Olson
NOES:	COMMISSIONERS:	None
ABSENT:	COMMISSIONERS:	Acosta, Dodge, Sencion

6. REPORT OF THE SECRETARY

Time Stamp 2:36:40 (video)

Community Development Director Brletic shared the report.

7. ADJOURNMENT

Chairperson Radin adjourned the meeting at 8:36 PM. The next Planning Commission meeting is scheduled for July 1, 2025, at 6:00 PM.

David Brletic, Secretary
Planning Commission

Peter Radin, Chair
Planning Commission