

## Planners approve plan for building

A buffer of 100 feet between a farm and a beer distributorship on Riverside Drive was approved by the Watsonville Planning Commission last night.

Firman Brown plans to build a 41,000-square-foot building to house a beer distributorship next to the Santa Cruz Metropolitan Transit District's service center at Sakata Lane. The property is owned by Planning Commissioner George Sakata and his family, so Sakata stepped down from the dais when this item was discussed.

Although the City Council, Planning Commission and Design Review Commission are scheduled to meet next week to consider revisions to the city's agricultural-buffer policy, Sakata asked his fellow planners last night not to delay on approving this project. The commission then approved the project, with the condition that if the City Council ends up adopting a more stringent

policy on agricultural buffers, this project will be subject to the new rules.

Planning Director Bud Carney said there will be 100 feet between the building's truck dock and the adjacent farm land and 145 feet between the farm land and the main part of the building.

The buffers for Brown's beer distributorship were approved by the commission on a vote of 4-0. Sakata had disqualified himself and there are two vacancies on the commission.

In other items before the Planning Commission last night:

●An appeal of the city staff's denial of permit for a fence at the Alta Vista Shopping Center was denied. Shopping center owner Victor Ginelli wants to put in the fence to prevent patrons and employees of the new Skippers Restaurant from parking in his lot.

Carney denied the permit for the fence because he thought it "is not reasonably necessary, is unsightly and could cause pedestrian and traffic hazards." The commission upheld Carney's decision and commission Chairman Nat Bua agreed to try to mediate the dispute between Ginelli and the management of Skippers.

●The commission gave Rick DeCarlo permission to open a pet and feed store at 1035 Main Street. The commission had told DeCarlo last month he would not get his permit until his landlord, Anthony Petroutsas, either removed the U-Haul trucks he has parked on the property or applied for a permit for the U-Haul business.

Petroutsas has since applied for the necessary permits, and the commission agreed there was no need to hold up DeCarlo the several months it would take for those permits to be processed.

●Commissioner Chuck Reinhart was appointed to represent the commission on the city's General Plan Steering Committee.

○On a related matter, a public workshop scheduled for tomorrow night on the General Plan has been delayed. Carney said the third and final workshop will be held June 24.