

CITY OF MENDOTA PLANNING COMMISSION MINUTES

Regular Meeting

Tuesday, April 20, 2021

6:30 p.m.

Meeting called to order by Chairperson Luna at 6:30 PM.

Roll Call

Commissioners Present: Chairperson Juan Luna, Vice-Chairperson Jose Gutierrez, Commissioners Libertad Lopez, Jonathan Leiva, and Jessica Sanchez (at 6:34 p.m.)

Commissioners Absent: Commissioner Joshua Perez

Staff Present: Cristian Gonzalez, City Manager; Jeffrey O'Neal, City Planner; Jennifer Lekumberry, Director of Administrative Services; and Celeste Cabrera-Garcia, City Clerk

Flag Salute led by Commissioner Lopez

FINALIZE THE AGENDA

1. Adjustments to Agenda
2. Adoption of final Agenda

A motion was made by Commissioner Leiva to adopt the agenda, seconded by Commissioner Lopez; unanimously approved (4 ayes, absent: Perez and Sanchez).

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the regular Planning Commission meeting of February 16, 2021, and the minutes of the special Planning Commission meetings of February 17, 2021 and March 3, 2021.
3. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

A motion to approve items 1 and 2 was made by Commissioner Leiva, seconded

Commissioner Lopez; unanimously approved (4 ayes, absent: Perez and Sanchez).

At 6:34 p.m. Commissioner Sanchez joined the meeting.

PUBLIC HEARING

1. Commission discussion and consideration of **Resolution No. PC 21-01**, recommending that the City Council amend Mendota Municipal Code Section 17.99.080 to repeal the prohibition of cannabis dispensaries in the Commercial Cannabis Overlay District.

Chairperson Luna introduced the item and City Planner O'Neal provided the report.

Discussion was held on the item.

At 6:38 p.m. Chairperson Luna opened the hearing to the public and, hearing no one present willing to comment, closed it in that same minute.

City Clerk Cabrera-Garcia conducted a roll call vote for the approval of Resolution No. PC 21-01, recommending that the City Council amend Mendota Municipal Code Section 17.99.080 to repeal the prohibition of cannabis dispensaries in the Commercial Cannabis Overlay District.

Chairperson Luna: Yes; Vice-Chairperson Gutierrez: Yes; Commissioner Lopez: No; Commissioner Perez: Absent; Commissioner Sanchez: Yes; and Commissioner Leiva: No.

Resolution No. PC 21-01 was approved by a unanimous vote of three (3) ayes (no: Leiva and Lopez, absent: Perez).

2. Commission discussion and consideration of **Resolution No. PC 21-02**, making a determination of exemption from the California Environmental Quality Act and approved a conditional use permit, and **Resolution No. PC 21-03**, recommending that the City Council approve a development agreement with Element 7 Mendota LLC.

Chairperson Luna introduced the item and City Planner O'Neal summarized the report.

Discussion was held on the item.

At 6:49 p.m. Chairperson Luna opened the hearing to the public.

Josh Black – commented on the item.

Discussion was held on the comments made by Mr. Black and on the project.

Dino Perez – commented on the item.

Discussion was held on the comments made by Mr. Perez and on the item.

At 7:24 p.m. Chairperson Luna closed the hearing to the public.

City Clerk Cabrera-Garcia conducted a roll call vote for the approval of Resolution No. PC 21-02, making a determination of exemption from the California Environmental Quality Act and approved a conditional use permit.

Chairperson Luna: Yes; Vice-Chairperson Gutierrez: Yes; Commissioner Lopez: No; Commissioner Perez: Absent; Commissioner Sanchez: Yes; and Commissioner Leiva: No.

Resolution No. PC 21-02 was approved by a unanimous vote of three (3) ayes (absent: Perez).

City Clerk Cabrera-Garcia conducted a roll call vote for the approval of Resolution No. PC 21-03, recommending that the City Council approve a development agreement with Element 7 Mendota LLC.

Chairperson Luna: Yes; Vice-Chairperson Gutierrez: Yes; Commissioner Lopez: No; Commissioner Perez: Absent; Commissioner Sanchez: Yes; and Commissioner Leiva: No.

Resolution No. PC 21-03 was approved by a unanimous vote of three (3) ayes (no: Lopez and Leiva, absent: Perez).

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

Jessica Sanchez – commented on the Element 7 Mendota LLC project.

Discussion was held on Commissioner Sanchez's comments.

PLANNING DIRECTOR UPDATE

City Manager Gonzalez reported on the upcoming Earth Day event scheduled for Thursday, April 22nd; the grand opening of the Las Primas Lavolandia; the grand opening of the Mendota Pharmacy; an upcoming job fair for the Boca Del Rio project that will be held on May 1st; and the City being awarded a Proposition 64 grant.

City Planner O'Neal provided a timeline on the items that were discussed and approved at the meeting.

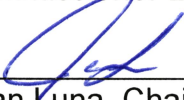
PLANNING COMMISSIONERS' REPORTS

Commissioner Leiva reported on other cities who hold trainings for their Planning Commission.

Discussion was held on Commissioner Leiva's comments.

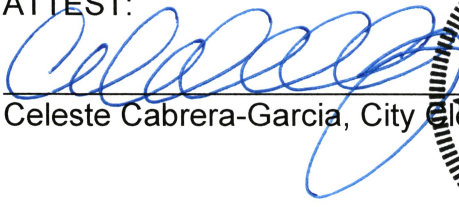
ADJOURNMENT

At the hour of 7:34 p.m. with no more business to be brought before the Planning Commission, a motion for adjournment was made by Commissioner Leiva, seconded by Commissioner Lopez; unanimously approved (5 ayes, absent: Perez).



Juan Luna, Chairperson

ATTEST:



Celeste Cabrera-Garcia, City Clerk

