



CITY OF MENDOTA

"Cantaloupe Center Of The World"

CITY OF MENDOTA PLANNING COMMISSION

AGENDA

City Council Chambers
643 Quince Street
Mendota, CA 93640
REGULAR MEETING

March 21, 2023

6:30 P.M.

ALBERT ESCOBEDO
ALEX GARCIA
JONATHAN LEIVA
JOSHUA PEREZ
JESSICA SANCHEZ
JOSE GUTIERREZ
Alternate Commissioner

CRISTIAN GONZALEZ
City Manager
Public Works/Planning Director
JEFFREY O'NEAL
City Planner

The City of Mendota Planning Commission welcomes you to its meetings, which are scheduled for the 3rd Tuesday every month. Your interest and participation are encouraged and appreciated. Notice is hereby given that Planning Commissioners may discuss and/or take action on any or all of the items listed on this agenda. Please turn your cell phone off. Thank you for your respect and consideration.

Any public writings distributed by the City of Mendota to at least a majority of the Planning Commission regarding any item on this regular meeting agenda will be made available at the front counter at City Hall located at 643 Quince Street Mendota, CA 93640, during normal business hours.

In compliance with the Americans with Disabilities Act, those requiring special assistance to participate at this meeting please contact the City Clerk at (559) 655-3291. Notification of at least forty-eight hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to the meeting.

CALL TO ORDER

ROLL CALL

FLAG SALUTE

FINALIZE THE AGENDA

1. Adjustments to Agenda
2. Adoption of final Agenda

SWEARING IN

1. City Clerk Cabrera-Garcia to swear in Commissioners Albert Escobedo, Alex Garcia, and Jose Gutierrez.

REORGANIZATION OF THE PLANNING COMMISSION

1. City Clerk Cabrera-Garcia to conduct the Commission reorganization proceedings and accept nominations for the following offices:
 - a) Chairperson
 - b) Vice-Chairperson

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the special Planning Commission meeting of January 18, 2023.
2. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

WORKSHOP

1. City staff to give brief presentations on the role of the Planning Commission and various planning policies, processes, and functions.

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

The public is invited to speak to the Planning Commission at this time about any item that is not on the Agenda. Please limit your comments to five (5) minutes. Please note that the Planning Commission cannot take action on any item not listed on the agenda.

PLANNING DIRECTOR UPDATE

PLANNING COMMISSIONERS' REPORTS

ADJOURNMENT

CERTIFICATION OF POSTING

I, Antonio Pizano, Deputy City Clerk of the City of Mendota, do hereby declare that the foregoing agenda for the Mendota Planning Commission Regular Meeting of Tuesday, March 21, 2023 was posted on the outside bulletin board of City Hall, 643 Quince Street on Friday, March 17, 2023 at 5:00 p.m.



Antonio Pizano, Deputy City Clerk



CITY OF MENDOTA PLANNING COMMISSION MINUTES

Special Meeting

Wednesday, January 18, 2023

6:00 p.m.

Meeting called to order by Vice Chairperson Gutierrez at 6:08 PM.

Roll Call

Commissioners Present: Vice-Chairperson Jose Gutierrez, Commissioners Jessica Sanchez, Josue Urias, Jonathan Leiva (at 6:35 p.m.), and Alternate Commissioner Alex Garcia.

Commissioners Absent: Commissioner Joshua Perez

Staff Present: Cristian Gonzalez, City Manager; Assistant City Attorney, Hunter Castro; Kevin Smith, Chief of Police; Marilu Sandoval, Finance Administrative Supervisor; Celeste Cabrera-Garcia, City Clerk; and Antonio Pizano, Deputy City Clerk.

Flag Salute led by Vice Chairperson Gutierrez

FINALIZE THE AGENDA

1. Adjustments to Agenda
2. Adoption of final Agenda

A motion was made by Commissioner Sanchez to adopt the agenda as requested by staff, seconded by Commissioner Urias; unanimously approved (4 ayes, absent: Perez).

SWEARING IN

1. ~~City Clerk Cabrera-Garcia to swear in Commissioners Alex Garcia and Josue Urias.~~

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

None offered.

PUBLIC HEARING

1. Public hearing to consider and review the status of default, entitlements, and termination of development agreement with Odyssey Agricultural Development, LLC, Odyssey Agricultural Holdings, LLC, and Valley Agricultural Holdings, LLC, regarding the construction and operation of a cannabis cultivation, processing, and distribution facility on approximately 36 acres) portion of APN 013-030-68ST) located at 418 West Belmont Ave, Mendota, California 93640.

Vice-Chairperson Gutierrez introduced the item and City Manager Gonzalez deferred to Assistant City Attorney Castro who summarized the report.

Discussion was held on the item.

At 6:35 p.m. Commissioner Leiva entered the Council Chambers.

Alex Freedman, President and General Counsel of Odyssey Agricultural Development, LLC (“Odyssey”), provided information on the project, including its history and background, its ongoing financial plan, and future plans for the business.

Discussion was held on the item.

Aaron Mamann of Odyssey and Mr. Freedman commented on a potential reform of the logistics of the project in terms of its finances and on the growth and processing of cannabis.

Discussion was held on the item and on the project.

Mr. Mamann commented on the status of the economy.

Julie commented on her experience working at the Odyssey farm.

Gabriela Martinez shared how her employment positively affects her life and commented in favor of Odyssey.

Anna Ruiz shared how her employment positively affects her life and commented in favor of Odyssey.

At 7:22 p.m., Commissioner Sanchez left the Council Chambers.

Angelica Torres shared how her employment positively affects her life and commented in favor of Odyssey.

Erika Ramirez shared how her employment positively affects her life and commented in favor of Odyssey.

At 7:24 p.m., Commissioner Sanchez returned to the Council Chambers.

Jose Beltran shared how his employment positively affects his life and commented in favor of Odyssey.

Guillermo Parra shared how his employment positively affects his life and commented in favor of Odyssey.

At 7:27 p.m., seeing no additional individuals willing to comment, a motion was made by Commissioner Sanchez to close the Public Hearing, seconded by Commissioner Urias; unanimously approved (5 ayes, absent: Perez).

A motion was made by Commissioner Leiva to recommend that the City Council: (1) consider implementing a revised tax structure; and (2) consider and approve the developers' proposed repayment plan, seconded by Vice Chairperson Gutierrez; unanimously approved (5 ayes, absent: Perez).

ADJOURNMENT

At the hour of 7:40 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 Sanchez; unanimously approved (5 ayes, absent: Perez).

Jose Gutierrez, Vice Chairperson

ATTEST:

Celeste Cabrera-Garcia, City Clerk