



CITY OF MENDOTA

"Cantaloupe Center Of The World"

JUAN LUNA
Chair
ALBERT ESCOBEDO
Vice-Chair
JOSE GUTIERREZ
JONATHAN LEIVA
KEVIN ROMERO
JOSE ALONSO
Alternate Commissioner

CITY OF MENDOTA PLANNING COMMISSION AGENDA

City Council Chambers
Mendota, CA 93640
SPECIAL MEETING
February 20, 2018
5:30 P.M.

VINCE DiMAGGIO
City Manager
CRISTIAN GONZALEZ
Public Works/Planning Director
KARL SCHOETTLER
City Planner

The Mendota City 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.

CALL TO ORDER

ROLL CALL

FLAG SALUTE

FINALIZE THE AGENDA

1. Adoption of final Agenda.

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the special meeting of January 24, 2018.
2. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

PLANNING 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.

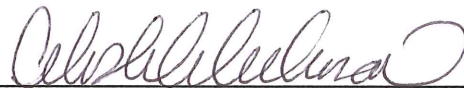
PLANNING DIRECTOR UPDATE

PLANNING COMMISSIONERS' REPORTS

ADJOURNMENT

CERTIFICATION OF POSTING

I, Celeste Cabrera, Deputy City Clerk of the City of Mendota, do hereby declare that the foregoing agenda for the Mendota Planning Commission Special Meeting of Tuesday, February 20, 2018 was posted on the outside bulletin board of City Hall, 643 Quince Street on Friday, February 16, 2018 at 12:00 p.m.



Celeste Cabrera, Deputy City Clerk



CITY OF MENDOTA PLANNING COMMISSION MINUTES

Special Meeting

Wednesday, January 24, 2018

5:30 p.m.

Meeting called to order by Chairperson Luna at 5:32 PM.

Roll Call

Commissioners Present:

Chairperson Juan Luna, Vice-Chairperson Albert Escobedo, Jose Alonso (sworn in at 5:34 p.m.), Jose Gutierrez (sworn in at 5:34 p.m.), Jonathan Leiva (entered the Council Chambers at , and Kevin Romero.

Commissioners Absent:

None.

Staff Present:

John Kinsey, City Attorney; Cristian Gonzalez, Planning & Public Works Director; Matt Flood, Economic Development Manager; and Celeste Cabrera, Deputy City Clerk.

Flag Salute led by Chairperson Luna.

FINALIZE THE AGENDA

1. Adoption of final Agenda.

A motion was made by Vice-Chairperson Escobedo to adopt the agenda, seconded by Commissioner Romero; unanimously approved (5 ayes, absent: Leiva).

SWEARING IN

1. City Clerk Flood to swear in Commissioner Jose Gutierrez and Alternate Commissioner Jose Alonso.

City Clerk Flood swore in Commissioners Gutierrez and Alonso, and explained the role of the Alternate Planning Commissioner.

Commissioner Gutierrez took a seat on the dais, and Alternate Commissioner Alonso took a seat on the dais due to Commissioner Leiva's absence.

Chairperson Luna congratulated the new members, and reminded them of their duties (at 5:37 p.m. Commissioner Leiva entered the Council Chambers and took a seat on the dais, and Alternate Commissioner Alonso stepped down from the dais and joined the audience).

2. Appointment of a Vice-Chairperson of the Planning Commission.

A motion was made by Chairperson Luna to appoint Commissioner Escobedo as Vice-Chairperson, seconded by Commissioner Leiva; unanimously approved (5 ayes).

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the special meeting of July 26, 2017, and the special Joint City Council & Planning Commission meeting of December 15, 2017.
2. 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 Romero, seconded by Commissioner Escobedo; unanimously approved (5 ayes).

PUBLIC HEARING

1. Public Hearing to adopt **Resolution No. PC 18-01**, approving Application No. 17-43, a Conditional Use Permit to authorize renovation of an existing cold storage packing facility into an industrial center for cannabis cultivation and processing located at 1269 Marie Street (APN 013-280-15).

Chairperson Luna introduced the item and Planning & Public Works Director Gonzalez summarized the report including an introduction of the application; the history related to the City Council creating a Cannabis Overlay District, and the facility being requested for use; the need for the applicant to apply for and receive a Conditional Use Permit in order to operate; the details related to renovation that the applicant must carry out; and reported on the staff recommendation.

Discussion was held on the Development Agreement that the City Council approved at the meeting the night before; the \$8 per square foot of building fee the company will have to pay to the City as a fee; and the ancillary benefits that an operation like this provides.

Tim McGraw (Canna-Hub) - provided an overview on the benefits that will come because of his company, including jobs, increase in tax base, and local business.

Discussion was held on what types of jobs that will be available and the promise to perform their due diligence in hiring local; the difficulties in hiring local individuals that the Federal Bureau of Prisons experienced; the impact of the rescinding of the Cole

memo; the need to make sure that all operators are complying with State law; the importance of controlling the odor and maintaining tight security; Canna-Hub's history of building real estate for cannabis operations; and the additional conditions that are in the Development Agreement.

At 5:58 p.m. Chairperson Luna opened the hearing to the public and, seeing no one present wishing to comment, closed it in that same minute.

A motion was made by Commissioner Escobedo to adopt Resolution No. PC 18-01, seconded by Chairperson Luna; approved (2 ayes, no: Leiva, absent: Gamez and Romero).

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

None offered.

PLANNING DIRECTOR UPDATE

Planning & Public Works Director Gonzalez reported on a presentation given at the last City Council Meeting about a proposed residential development in its early stages, and the progress on the Taco Bell building.

PLANNING COMMISSIONERS' REPORTS

None offered.

ADJOURNMENT

At the hour of 6:02 p.m. with no more business to be brought before the Planning Commission, a motion for adjournment was made by Commissioner Romero, seconded by Commissioner Leiva; unanimously approved (5 ayes).

Juan Luna, Chairperson

ATTEST:

Matt Flood, City Clerk