



CITY OF MENDOTA PLANNING COMMISSION MINUTES

Special Meeting

Wednesday, July 26, 2017

6:00 p.m.

Meeting called to order by Chairperson Luna at 6:00 PM.

Roll Call

Commissioners Present: Chairperson Juan Luna, Commissioners Albert Escobedo, and Jonathan Leiva.

Commissioners Absent: Vice-Chairperson Martin Gamez and Commissioner Kevin Romero.

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 Commissioner Escobedo to adopt the agenda, seconded by Commissioner Leiva; unanimously approved (3 ayes, absent: Gamez and Romero).

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the regular meeting of April 18, 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 Escobedo, seconded by Commissioner Leiva; unanimously approved (3 ayes, absent: Gamez and Romero).

PUBLIC HEARING

1. Public Hearing to adopt **Resolution No. PC 17-05**, recommending that the City Council adopt an ordinance amending Title 17 of the Mendota Municipal Code creating a commercial marijuana overlay district and amending Chapter 8.36 for consistency therewith.

Chairperson Luna introduced the item and Planning & Public Works Director Gonzalez requested that City Attorney Kinsey provide the report.

City Attorney Kinsey summarized the report including that the City Council had provided direction to staff to draft revisions to the Mendota Municipal Code to allow the cultivation of cannabis in certain areas of the city; that there is interest from various groups that are engaged in the commercial cannabis operations to come to the city; the additional revenues that the city would realize if such businesses were allowed in the city; exploring the possibility of allowing certain cultivation under highly controlled circumstances; the proposed ordinance attempting to address the concerns associated with issues, such as possible crime and nuisances; the proposed ordinance creating an overlay district that would facilitate commercial cannabis cultivation businesses; the location of the proposed overlay district; the requirement that applicants obtain a conditional use permit; the requirement that the applicant and the city must enter into a development agreement; the revisions it makes to the city's existing marijuana ordinance; and summarized staff's recommendation.

Discussion was held on the location of the proposed overlay district; the various restrictions for cannabis cultivation businesses contained in the ordinance; the amount of security that the facilities would need to have; the water recycling plan requirement for each business; the possibility of adding additional requirements in the development agreement; and the prohibition of dispensaries.

At 6:08 p.m. Chairperson Luna opened the hearing to the public.

Jessica Gutierrez (647 Perez Street) – inquired as to why dispensaries are not allowed in the city.

Discussion was held on the Council's rationale on not allowing dispensaries in the city, and the uncertainty on whether such businesses would have a negative propensity on other issues.

At 6:10 p.m. Chairperson Luna closed the hearing to the public.

A motion was made by Commissioner Escobedo to adopt Resolution No. PC 17-05, 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 that Taco Bell had submitted building plans.

PLANNING COMMISSIONERS' REPORTS

None offered.

ADJOURNMENT

At the hour of 6:12 p.m. with no more business to be brought before the Planning Commission, a motion for adjournment was made by Commissioner Escobedo, seconded by Commissioner Leiva; unanimously approved (3 ayes, absent: Gamez and Romero).



Juan Luna, Chairperson

ATTEST:



Matt Flood, City Clerk

