

MINUTES

PLANNING COMMISSION

155 W. Durian, Coalinga, CA 93210
TUESDAY, February 26, 2019

The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

Commissioners: Chairman Sailer
Vice Chairman Jacobs
Commissioner Helmar (Absent)
Commissioner Garza
Commissioner Pruitt

Staff: Community Development Director, Sean Brewer
City Clerk, Shannon Jensen

Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.

INFORMATION/CONSENT CALENDAR (NONE)

PUBLIC HEARINGS

1. Planning Commission Review and Approval of a Conditional Use Permit Application (CUP 18-05), Submitted by the Applicant Next Green Wave, to Manufacture and Cultivate Commercial Cannabis and Cannabis Products with Ancillary Research and Development at 1275 West Elm Ave.

Community Development Director Sean Brewer gave a brief overview of the item.

Chairman Josh Sailer asked if there were any response from the Public Notice?

Mr. Brewer answered, I received no comments.

Chairman Sailer opened the Public Hearing.

Commissioner Pruitt, referencing that the applicants must have Phase I completed within one year, asked will the applicants be needing PG&E to do anything for the facility?

Michael Jennings, Chief Operating Officer of Next Green Wave, answered that all processes are on a small scale, artisanal style methods, to get a premium product. The point being there is no huge power usage for that type of extraction. The current infrastructure fits with that style of extraction. However, Phase II which is the Research and Development facility, that will require a significant amount of power and will require PG&E. Splitting the project into two phases will give us the time we need to get PG&E out there.

Commissioner Pruitt asked, what is the process if we're at the two-year mark and PG&E is putting them off?

Mr. Brewer responded they would just submit a letter requesting an extension. From what I understand power requests in that area are moving a lot faster. Out in the Industrial Park there is no infrastructure at all which has extended the time it takes for PG&E.

Mr. Jennings said, Sean is correct, because there is existing infrastructure here, it is a much simpler project then what we are doing out at the Juniper Ridge Industrial Park.

Vice-Chairman Jacobs asked if the employees in the nursery will be separated from the employees in the manufacturing facility?

Mr. Jennings answered yes, there will be a quarantine area. The R&D facility is all about gathering data and research, we want to keep all the staff rooms separate. The two groups of staff will be managed separately and there will be no chance of co-mingling.

Vice-Chairman Jacobs asked, will you be using some of the employees from the other location, moving them back and forth?

Mr. Jennings answered, no, these are all new hires.

Vice-Chairman Jacobs asked, the second phase, will you be expanding the building, adding a second floor?

Mr. Jennings answered no, it will be all the same floor plan. It will just be another part of the building. All the major infrastructure will be done in Phase I, with just a few walls being put up in Phase II.

Mr. Brewer pointed out that the exhibit included with the Staff Report that has the green and blue hatch lines shows the two phases of the facility.

Chairman Sailer asked Mr. Jennings, have you read, understand and agree to the terms and conditions regarding the approval of the Conditional Use Permit Application?

Mr. Jennings answered yes, absolutely.

Chairman Sailer apologized for not being able to make the tour of the Juniper Ridge Industrial Park facility.

Mr. Jennings said you are welcome out anytime, in fact there have been several changes since the tour and anyone who would like to come out is welcome.

Mr. Jennings thanked Mr. Brewer for all his help during this process.

Chairman Sailer closed the Public Hearing.

*Motion by Jacobs, Second by Garza to Approve a Conditional Use Permit Application No. 18-05 and Adopt Resolution No. 019P-003. **Approved** by a 4/0 Majority Roll-Call Vote. Helmar Absent*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS (NONE)

DEPARTMENT REPORTS

1. Departmental Announcements

Mr. Brewer announced he will be attending a Cannabis Summit in Sacramento on April 10th and 11th so he would like to cancel the Planning Commission Meeting scheduled for April 9th.

Consensus of the Planning Commission is to cancel the April 9th Planning Commission Meeting.

COMMUNICATIONS

1. Staff Announcements

NONE

2. Commissioner Announcements

NONE

3. Chairman Announcements

NONE

ADJOURN 6:25 PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date