

MINUTES

PLANNING COMMISSION 155 W. Durian Ave., Coalinga CA 93210 TUESDAY July 25, 2017

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA: CDD Brewer said he is changing the Agenda to bring forward Discussion and/or Potential Action Item 1 and 2 for consideration prior to Public Hearings.

ROLL CALL

Commissioners:

Chairman Stoppenbrink
Vice Chairman Sailer
Commissioner Jacobs
Commissioner Gonzales
Commissioner Helmar

Staff:

Sean Brewer, Community Development Director
Marissa Trejo, City Manager

Wanda Earls, Secretary/City Clerk

PUBLIC COMMENTS (None)

INFORMATION/CONSENT CALENDAR

1. Approval of Minutes from the July 11, 2017 Planning Commission Meeting

*Motion by Sailer, Second by Gonzales to Approve Consent Calendar Minutes of July 11, 2017. Motion **Approved** by a Majority Voice Vote.*

PUBLIC HEARINGS

1. Approval of Conditional Use Permit No. 17-02 For The Development of a Commercial Cannabis Testing Facility to be located at 1717 W. Elm Ave Building B, Unit 100

2. Approval Conditional Use Permit No. 17-03 For The Development of a Commercial Cannabis Testing Facility to be located at 1717 W. Elm Ave Building B, Unit 100
3. Approval of Conditional Use Permit No. 17-05 For The Development of a Commercial Cannabis Distribution Facility to be located at 1717 W. Elm Ave Building B, Unit 200
4. Approval of Conditional Use Permit No. 17-06 For The Development of a Commercial Cannabis Manufacturing Facility to be located at 1375 W. Elm Avenue
5. Approval of Conditional Use Permit No. 17-07 For The Development of a Commercial Cannabis Manufacturing Facility to be located at 1717 W. Elm Ave Building A

Mr. Brewer discussed the followings in reference to 17-02:

- Required for applicants to operate within the City
- Planning – Parking
- SB 94
 - MRRSA – ALMA
 - Consolidation and laws to repeal MRRSR.
- Legislation Law Changes (400 Pages)
- Adult use / Medical (A or M)
- Permits to Operate
- Apps apply to strategic licenses

The Cal State Agricultural Testing representative is here to answer any questions you might have.

- 9-51F Regular permit (CUP)
- 2 applications
- 2018 State Accepting Applications
- New laws, new regulations for Adult use and Medical
- Independent tests in labs
- Product has no odor and must meet criteria

17-03 Scope is the same

- Distribution – Intermediary to move product (Taxes)
- Product package to labeled
- Commercial Vehicle and random routes and times to apply
- Third party testing
- General Plan zoning MBZ

- Mr. Barnum in charge
- Parking – seven stalls
- Fuel storage
- Fire compression
- Water use
- Public Hearing – notices were sent

17-05 Distribution License

- Type II license
- Operation same

17-06 Cannabis Manufacturing Facility

- Solvents
- Visited main facility
- License
- Regulations not established yet
- Manufacturing process
- Separate from plants
- BHO – oil – butane/honey oil oleoresin
- FD to insure safety
- Certified by licensed engineers
- Sign stamped by engineer
- Closed (cannot understand word) system approved by F/D
- Everything within Conditions of Improvements

17-07

- Security same
- Odor control
- Hours 6-10
- Parking Stalls
- No chemicals in water waste

Financial Benefits to City from taxes and licenses

- Hazmat part of training with PD
- Flow of products – through distribution
- Products not converted
- Protocol in place
- Timeline and full impact of revenue
 - Will begin at start of 1st full year
 - Quarterly payments

Chairman Stoppenbrink opened the public hearing.

Ms. Teri Yanez asked how many people were notified about public hearings.

Mr. Brewer said everyone within 300 ft. People were notified.

Caballo Club – traffic insignificant

Police Chief Salvador said traffic will be insignificant. No big vans, high value product, Amour Car type and non descriptive. Increase will be no more than what the feed store created.

Speaker wanted to know number of employees: 12-15 with average hourly wage of \$15 – 25 per hour.

In reference to 17-02 Pat at Cal State said 3-5 employees at \$19-25 per hour.

Ms. Terry Yanez asked about parking and shifts.

Police Chief said minimal traffic because of shifts and no major parking problems.

There has been some refining at Claremont.

You will not know what is going on.

Ms. Terri Yanez turns to speak to audience and she cannot be heard at all by the clerk.

Mr. Barnum said he is the landlord for all businesses. They are shadow operators and you won't know they are around. No retail and in and out product.

He has made many improvements to buildings and has held to the letter of the law. He is responsible at Cody Street and all five businesses being discussed. He is the landlord.

Police Chief Salvador showed packets in reference to background checks on all employees. They have a tracking system.

Coalinga will have the most ideal processes in the State. People coming to Coalinga to investigate. City is looking out for its residents.

He has interviewed every person and imposed all standards. It is all part of the regulatory permit process. It takes 45 days to complete background process.

Mr. Brewer and we have worked 18 months and they are confident with partnerships. They will accept emails and phone calls from those with questions.

Regulatory permits to Council.

Speaker: When the prison came in, they made promises and when the State Hospital came in they made promises which did not materialize. Perception is not pretty.

Police Chief Salvador said group has gone through processes and lots of moves. People have met requirements. Best Practices will be applied.

Speaker (Clerk cannot understand everything being said.) Cannabis risk to the City.

Police Chief said he can't say it can't be a risk to the City. We are surrounded by oilfields. There is no increased risk.

Speaker said no Code Enforcement Officer.

Sean said he and Chief will do inspections and they will take place. Code enforcement is with the PD now.

Mr. Barnum said revenue will begin after one full quarter of operation.

\$2.5M tax basis and property taxes.

There are extra layers of protection. They don't want you to know they are there. Of greater risk is fertilizer which can explode.

He wants to be a good neighbor.

Chairman Stoppenbrink closed the public hearing.

*1. Motion by Gonzales, Second by Helmar to Approve Conditional Use Permit No. 17-02 for The Development of a Commercial Cannabis Testing Facility to be located at 1717 W. Elm Ave Building B, Unit 100. Motion **Approved** by a Majority Voice Vote.*

*2. Motion by Gonzales, Second by Helmar to Approve Conditional Use Permit No. 17-03 for The Development of a Commercial Cannabis Testing Facility to be located at 1717 W. Elm Ave Building B, Unit 300. Motion **Approved** by a Majority Voice Vote.*

3. Motion by Helmar, Second by Gonzales to Approve Conditional Use Permit No. 17-05 for The Development of a Commercial Cannabis Distribution Facility to be located at 1717 W. Elm Ave Building B, Unit 200. Motion Approved by a Majority Voice Vote.

*4. Motion by Helmar, Second by Gonzales to Approve Conditional Use Permit No. 17-06 for The Development of a Commercial Cannabis Manufacturing Facility to be located at 1375 W. Elm Avenue. Motion **Approved** by a Majority Voice Vote.*

5. Motion by Gonzales, Second by Helmar to Approve Conditional Use Permit No. 17-07 for The Development of a Commercial Cannabis Manufacturing Facility to be located at 1717 W. Elm Ave Building A. Motion **Approved** by a Majority Voice Vote.

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. **Approval of Site Plan Review Application 17-01 for the Development of a Commercial Cannabis Facility at 1375 W. Elm Ave**
2. **Approval of Site Plan Review Application 17-02 for the Development of a Commercial Cannabis Facility at 1717 W. Elm Ave**

Community Development Director Brewer summarized the Staff Report for the following:

Fred Barnum CUP 17-01 1375/1717 West Elm Avenue, LLC
Applicant Fred Barnum

- Recommendation for approval.
- Background
- Proposals and Analysis
- Project Summary
- CUP Analysis
- General Plan/Zoning Consistency
- Location
- Security
- Building Access
- Odor Control
- Hours of Operation
- Parking
- Water Use
- Water Disposal
- Surrounding Land Use Settings
- Public Notifications
- Environmental Clearance
- Fiscal Impact
- Reasons for Recommendations
- Required findings:
 - General Plan consistency
 - Neighborhood compatibility
 - Asset for the Neighborhood

Fred Barnum CUP: 17-02 1375/1717 West Elm Street, LLC
Applicant: Pat Hastic, Cal State Agricultural Testing, LLC

- Recommendation
- Background
- Tenant Improvements
- Land use
- Findings
- Access
- Utilities
- Parking
- Refuse Containers
- Landscaping
- Lighting
- Signage
- Improvement – offsite
- Environmental Considerations
- Notice of Exemption to County Clerk's Office

Comments:

- Insure that all things meet and line up with tenant conditions
- Extraction Process - Butane
- Carbon NFPA
- Electronics
- Apps with PG&E
- Power minimal

Mr. Barnum said PG&E is verified and being worked on. Should be installing above ground transformer.

Chairman Stoppenbrink asked for any additional comments from the public and there were none.

*Motion by Helmar, Second by Gonzales to Approve Site Plan Review Application 17-01 for the Development of a Commercial Cannabis Facility at 1375 W. Elm Ave and Approve Site Plan Review Application 17-02 for the Development of a Commercial Cannabis Facility at 1717 W. Elm Ave. Motion **Approved** by a Majority Voice Vote.*

DEPARTMENT REPORTS (None)

COMMUNICATIONS

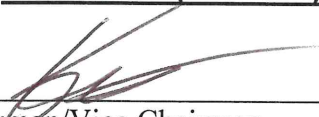
1. **Staff Announcements** (None)
2. **Commissioner Announcements** (None)
3. **Chairman Announcements**

Chairman Stoppenbrink asked about the Food Trucks.

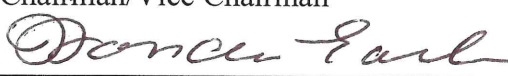
Mr. Brewer said the recommendation of the Council is to not bring in until after Farmer's Market.

Chairman Stoppenbrink asked if they could have tabs in their notebooks.

ADJOURN (7:48 PM)



Chairman/Vice Chairman



City Clerk/Deputy Clerk

8-22-17

Date