

**CITY OF CALEXICO
PLANNING COMMISSION
REGULAR MEETING AGENDA**

July 11, 2022

6:30 P.M.

Calexico City Hall

Fernando "Nene" Torres Council Chambers

608 Heber Avenue

Calexico, CA 92231

Planning Commissioners

Bill Hodge, Chairperson

Jose Alejos, Secretary

Marcos Dylan Castillo, Commissioner

Jose Hinojosa, Commissioner

James Beaver, Commissioner

City Council Members

Javier Moreno, Mayor

Raul Ureña, Mayor Pro-Tem

Camilo Garcia, Councilmember

Gloria G. Romo, Councilmember

Rosie Arreola-Fernandez, Councilmember

City Manager

Esperanza Colio Warren

Development Services Director

Lisa Tylanda

AGENDA

CALL TO ORDER

Due to the Declaration of Emergency, this meeting is being held pursuant to AB 361 Approved by Governor of California on September 16, 2021 and some or all of the Planning Commissioners may participate in this meeting by teleconference.

Pursuant to Imperial County Public Health Department guidelines, Planning Commission meetings are now open for public attendance at 100% of capacity of the council chambers.

Zoom Meeting

<https://us06web.zoom.us/j/81356218722?pwd=S3ZobkVSR0FWNnpodUY2c0NGRG5KUT09>

By Phone: (669) 900-6833

Meeting ID: 813 5621 8722

Passcode: 812924

Members of the public will be able to make public comments in the following ways:

- 1) Submit public comments via email by 2:00 p.m. on Monday July 11, 2022 to planning@calexico.ca.gov. These comments will be read aloud during the meeting.
- 2) Live on Zoom by submitting the request via Zoom Chat. Persons should submit name and section of the agenda they wish to speak on such as "Public Comments" or state the "Agenda Item No."
- 3) In person comments.

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC COMMENTS - NON AGENDIZED ITEMS

NOTE: (Not to Exceed 3 Minutes) This is the time for the public to address the Planning Commission on any item not appearing on the agenda that is within the subject matter jurisdiction. The Chairperson will recognize you. When you come to the microphone, please state your name and place of residence for the record. It is unlawful to disturb or delay the Planning Commission meeting with personal or slanderous remarks. The Planning Commission is prohibited by State law from taking action or discussing items not included on the printed agenda. If the item you wish to comment on is on the Public Hearings portion of the agenda, we will take your comment once that item is reached.

CONSENT AGENDA

All matters listed under the Consent Agenda are to be considered routine by the Planning Commission and will be enacted by one motion in the form listed. Any item may be removed from the Consent Agenda and considered separately by the Commission.

1. Approval of Planning Commission Meeting Minutes for June 13, 2022.
2. Election of Planning Commission Vice Chairman.

PUBLIC HEARINGS

3. Revocation of Conditional Use Permits issued for the following cannabis activities (outlined in table below) due to non-compliance with Conditions of Approval as outlined on the corresponding Resolutions' "Other Pertinent Conditions" Sections:

"The applicant shall begin selling cannabis products within six (6) months of obtaining this conditional use permit. If cannabis sales does not begin within six (6) months, this permit may be revoked..." and/or

"The Conditional Use Permit and Regulatory Agreement shall be deemed void if the developer fails to submit construction plans for review and approval or commence construction within six (6) months of the execution of this (the) Resolution."

Reso. No.	Reso. Date	Applicant	Commercial Cannabis Activity	Project Address	APN
2019-C-006	06/10/19	Valley Greens	Retail, On-site Consumption	344 Weakley Rd.	058-030-083
2019-C-007	06/10/19	Imperial Greens	Retail	338 Weakley Rd.	058-030-083
2019-C-009	06/10/19	JJ Pharma	Cultivation, Manufacturing, Distribution	2251 Portico Boulevard	058-030-083
2020-02	01/13/20	The Finer Things Collective DBA Valley Holistic	Retail	2420 Portico Blvd., Ste. C	059-342-015
2019-C-016	08/05/19	Imperial Valley Environmental Laboratory	Testing Laboratory	501 E 3rd Street	058-492-008
2019-21	10/14/19	Calexico Dynamic Ventures	Cultivation	374 Camacho Rd	058-030-054
2019-25	10/14/19	Calexico Group, LLC	Manufacturing, Distribution	374 Camacho Rd.	058-030-054
2019-17	09/23/19	Valley Made, LLC	Manufacturing, Distribution	2421 Portico Blvd., Ste. D	059-344-010

- a. Open public hearing, solicit public input, close public hearing
- b. **Staff Report:** Lisa Tylenda, Development Services Director
- c. **Planning Commission Discussion**
- d. **Recommended Action:** Approve Resolution No. 2022- 05 for the Revocation of the Conditional Use Permits listed in the table above.

4. Revocation of Commercial Cannabis Retail Activity Conditional Use Permit, Resolution No. 2020-08 for applicant Pure Roots Corp. DBA Calmex Collective, at 2406 W Van de Graaf Avenue, otherwise known as APN 059-010-047.
 - a. Open public hearing, solicit public input, close public hearing
 - b. **Staff Report:** Lisa Tylenda, Development Services Director
 - c. **Planning Commission Discussion**
 - d. **Recommended Action:** Deny the revocation of the Conditional Use Permit and extend performance period via amendment to the condition of approval.

5. Revocation of Commercial Cannabis Retail Activity Conditional Use Permit, Resolution No. 2020-05 for applicant Calexico Dispensary, at 2411 Enterprise Boulevard, otherwise known as APN 059-343-008.
 - a. Open public hearing, solicit public input, close public hearing
 - b. **Staff Report:** Lisa Tylenda, Development Services Director
 - c. **Planning Commission Discussion**
 - d. **Recommended Action:** Deny Resolution No. 2022-07 for the Revocation of Conditional Use Permit.

6. Revocation of Commercial Cannabis Retail Activity Conditional Use Permit, Resolution No. 2019-C-07 & Renewal Resolution No. 2021-02 for applicant Real Industries, LLC DBA Supreme Greens, at 559 Scaroni Road, otherwise known as APN 058-020-022.
 - a. Open public hearing, solicit public input, close public hearing
 - b. **Staff Report:** Lisa Tylenda, Development Services Director
 - c. **Planning Commission Discussion**
 - d. **Recommended Action:** Approve Resolution No. 2022-08 for the Revocation of Conditional Use Permit.

7. Amendment of Condition of Approval No. 31 for Conditional Use Permit Resolution No. 2021-03 which authorized for a Cannabis Retail Facility at APN: 058-020-026 to applicant A&M Elite Commerce, LLC.
 - a. Open public hearing, solicit public input, close public hearing
 - b. **Staff Report:** Lisa Tylenda, Development Services Director
 - c. **Planning Commission Discussion**
 - d. **Recommended Action:** Approve Resolution No. 2022-09 amending Conditional Use Permit conditions of approval for performance period.

8. Amendment of Condition of Approval No. 30 for Conditional Use Permit Resolution No. 2019-C-002 which authorized for a Cannabis Retail Facility at 556 Scaroni Road, otherwise known as APN: 058-020-024 to applicant UL Calexico, LLC/ Keystone Industries Calexico, LLC.
 - a. Open public hearing, solicit public input, close public hearing
 - b. **Staff Report:** Lisa Tylenda, Development Services Director
 - c. **Planning Commission Discussion**
 - d. **Recommended Action:** Approve Resolution No. 2022-10 amending Conditional Use Permit conditions of approval for performance period and changes to approved site plans.

DISCUSSION AND POTENTIAL ACTION ITEMS

9. Presentation by Development Services Director Lisa Tylenda for updates on Conditional Use Permit application by iClean Carwash, Inc. to allow for the use and operation of an approximately 5,507 square-foot carwash facility within the Commercial Highway (CH) Zone at 1101 Paulin Avenue; more specifically APNs: 058-155-007, 058-155-008, 058-155-003, 058-155-004, 058-155-005, & 058-155-006.

10. Approval of Covenants, Conditions, and Restrictions (CC&R'S) for the multi-family development project at 1273 C.N. Perry Avenue, otherwise known as APN: 058-161-001.

INFORMATIONAL ITEMS

11. Planning Commission Attendance Record


STAFF COMMENTS

PLANNING COMMISSIONER COMMENTS

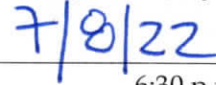
ADJOURNMENT

It is the intention of the City of Calexico to comply with the Americans with Disabilities Act in all respects. If you are a person with a disability who requires a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services please request such modification or accommodation from the City Clerk at (760)768-2102. Notification of at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Please advise us at the time whether you will require accommodations to participate in meetings on a regular basis. Any person affected by any application on this agenda may submit their concerns in writing prior to the meeting or appear in person and be heard in support or opposition to the proposal at which time the matter is considered on the agenda. The staff reports, applications and environmental documents may be viewed at the office of the City Clerk, 608 Heber Avenue from 8:00 a.m. until 5:00 p.m. Monday through Thursday, except legal holidays. Telephone inquiries may be made at (760) 768-2102. If you challenge any agenda issue in court, you may be limited to raising only those issues that you or someone else raised at the public meeting described in this notice, or in written correspondence delivered to the City of Calexico at, or prior to, the public meeting.

This notice of the agenda is hereby certified to have been posted on or before 6:30 p.m. on July 8, 2022



Lisa Tylenda, Planning & Building Services Director



6:30 p.m. on July 8, 2022