

CITY OF CALEXICO PLANNING COMMISSION

June 10, 2019
6:30 P.M.

Calexico City Hall
Fernando "Nene" Torres Council Chambers
608 Heber Avenue
Calexico, CA 92231

Planning Commissioners:

Mary Salazar, Chairperson
Michael Mayne, Commissioner
Francisco Zarate, Commissioner
Leticia Cota, Commissioner
Henry G. Zamarripa, Commissioner

City Council Members

Lewis Pacheco, Mayor
Bill Hodge, Mayor Pro-Tem
David Romero, Council Member
Rosie Arreola-Fernandez, Council Member
Morris Reisin, Council Member

Planning Staff

Ralph Morales, Building/Planning Manager
Mark Vasquez, Associate Planner
Christopher Velasco, Planning Consultant

AGENDA

CALL TO ORDER

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 of the Planning Commission. The Chairperson will recognize you and when you come to the microphone, please state your name and place of residence for the record. While members of the public are encouraged to participate, it is unlawful to disturb or delay the Planning Commission meeting with personal or slanderous remarks. If the item you wish to comment on is a closed session or consent item, please comment now. The Planning Commission is prohibited by State law from taking action or discussion items not included on the printed agenda. If the item you wish to comment on is on the public portion of the agenda, we will take your comment when we get to the item on the agenda. Please direct your questions and comments to the Planning Commission.

CONSENT AGENDA

All matters listed under the Consent Calendar 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 Calendar and considered separately by the Committee.

1. Approval of Regular Planning Commission Minutes for March 25, 2019.

PUBLIC HEARING

2. UA2019-14 Cannabis Overlay Zone Ordinance Amendments - Title 17, Chapter 17.11, Article X, Section 17.11.1010 of the Calexico Municipal Code Regarding the definition of “Cannabis Overlay Zone”. In particular, the definition of the “Cannabis Overlay Zone” will be expanded to include APN: 058-020-019-000 (120 W. Cole Blvd.) and includes areas within the Industrial (I), Industrial Rail Served (IR) and Commercial Highway (CH) zones bounded by the railroad tracks on the west; the Adler Canal on the north; West Van de Graff Avenue and Scaroni Avenue on the east; and Weakley Street and Camacho Road on the south. The property is currently zoned Commercial Highway (CH).

Presentation: Miguel Figueroa, Assistant City Manager
Christopher Velasco, Planning Consultant

Recommendation: Open public hearing, solicit public input, close public hearing and Recommend approval of Zoning Ordinance Amendment to the Calexico City Council

3. UA2019-16, Commercial Cannabis Activity Regulatory Permit Number and Structure - Title 17, Chapter 17.11, Article X, Section 17.11.1040 of the Calexico Municipal Code regarding the number of Cannabis Cultivation, Manufacturing and Distribution establishments. Specifically, the proposal increases the number of facilities allowed to operate from the current ten (10) per category to up to twenty (20) facilities for Cultivation, up to twenty (20) facilities for Manufacturing and up to twenty (20) facilities for Distribution. The proposal also increases the number of “Shared-Use” manufacturing facilities or secondary permittees from fifteen (15) to thirty (30).

Presentation: Miguel Figueroa, Assistant City Manager
Christopher Velasco, Planning Consultant

Recommendation: Open public hearing, solicit public input, close public hearing and Recommend approval to the Calexico City Council.

4. UA2019-CUP 006, Valley Greens - The proposed Conditional Use Permit is being requested to operate a Cannabis Storefront Retail Business and Non-Storefront Retail Business with onsite consumption within the Cannabis Overlay Zone. The property is located at 344 Weakley Avenue, Calexico, Ca. 92231, and is exempt from formal environmental review pursuant to Section 15332 (a-d), In-fill development of the CEQA guidelines.

Presentation: Miguel Figueroa, Assistant City Manager
Christopher Velasco, Planning Consultant

Recommendation: Open public hearing, solicit public input, close public hearing and Recommend approval to the Calexico City Council.

5. UA2019-CUP 007, Imperial Greens - The proposed Conditional Use Permit is being requested to operate a Cannabis Storefront Retail Business within the Cannabis Overlay Zone. The property is located at 338 Weakley Avenue, Calexico, Ca. 92231, and is exempt from formal environmental review pursuant to Section 15332(a-d), In-fill development of the CEQA guidelines.

Presentation: Miguel Figueroa, Assistant City Manager
Christopher Velasco, Planning Consultant

Recommendation: Open public hearing, solicit public input, close public hearing and Recommend approval to the Calexico City Council.

6. UA2019-CUP 008, Elemental Hollistic Care Corporation - The proposed Conditional Use Permit is being requested to operate a Cannabis Storefront Retail Business with onsite consumption within the Cannabis Overlay Zone. The property is located at 2403 Van de Graaff Avenue, Calexico, Ca. 92231, and is exempt from formal environmental review pursuant to Section 15332(a-d), In-fill development of the CEQA guidelines.

Presentation: Miguel Figueroa, Assistant City Manager
Christopher Velasco, Planning Consultant

Recommendation: Open public hearing, solicit public input, close public hearing and Recommend approval to the Calexico City Council.

7. UA2019-CUP 009, JJ Pharma - The proposed Conditional Use Permit is being requested to operate a Cannabis Cultivation and Distribution Business within the Cannabis Overlay Zone. The property is located at 2251 Portico Boulevard., Calexico, Ca. 92231, and is exempt from formal environmental review pursuant to Section 15332(a-d), In-fill development of the CEQA guidelines.

Presentation: Miguel Figueroa, Assistant City Manager
Christopher Velasco, Planning Consultant

Recommendation: Open public hearing, solicit public input, close public hearing and Recommend approval to the Calexico City Council

8. UA2019-CUP 010, AMG Dynamic Enterprises Inc.- The proposed Conditional Use Permit is being requested to operate a Cannabis Manufacturing and Distribution Business within the Cannabis Overlay Zone. The property is located at 2420 Portico Boulevard., Suite A, Calexico, Ca. 92231, and is exempt from formal environmental review pursuant to Section 15332(a-d), In-fill development of the CEQA guidelines.

Presentation: Miguel Figueroa, Assistant City Manager
Christopher Velasco, Planning Consultant

Recommendation: Open public hearing, solicit public input, close public hearing and Recommend approval to the City of Calexico City Council.

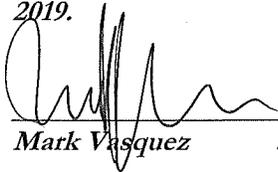
INFORMATIONAL ITEMS

9. 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 5:00 p.m. Thursday June 6, 2019.



Mark Vasquez

6-6-19

5.00 p.m. June 6, 2019