

**MINUTES
CITY OF IMPERIAL
PLANNING COMMISSION
DECEMBER 12, 2018**

**A.
ROLL CALL**

COMMISSIONERS PRESENT: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

COMMISSIONERS ABSENT: NONE

OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR MORA, PLANNER TYLENDIA, MANAGEMENT ANALYST CHAULPNIK, AND POLICE CHIEF BARRA

CHAIRMAN LUCAS called the meeting to order at 6:30 P.M. and led those present in the Pledge of Allegiance.

**B.
PUBLIC APPEARANCES:**

None

**C.
CONSENT CALENDAR:**

- a. Approve Planning Commission Meeting Minutes for November 28, 2018.

Item tabled.

NEW BUSINESS:

D-1. SUBJECT: PUBLIC HEARING: CONDITIONAL USE PERMIT- CUP18-07, TO ALLOW FOR THE OPERATION OF A MEDICAL CANNABIS FACILITY LOCATED AT 2433 MARSHALL ROAD, IMPERIAL, CA.

The public hearing was opened at 6:32 P.M.

PLANNER TYLENDIA presented the staff report. The applications for a cannabis license to be issued by the city were reviewed by third party consultant, Hdl Companies for recommendation to the city council. She informed the Commission that the applicant for the CUP is March and Ash (Blake Marchand).

The proposed site of the medical cannabis dispensary was constructed in 2006 and was previously occupied as a furniture store. Since the closure of the furniture store, the building has been vacant. The applicant intends to remodel the interior to house the business and to make minor exterior additions to the building.

The business plan and site plan details were reviewed along with the conditions of approval.

Questions were raised by members of the commission such as the proximity of the dispensary to a pediatrician's office and if it was considered a sensitive use. Staff informed them that by definition this is not a sensitive use.

Bret Peach, General Counsel for the applicant addressed the question about being next door to the pediatric office. The business is appreciative of the opportunity to come in to the city. He stated that they have a signed labor peace agreement in place and will extend the same with local employees. Mr. Peach informed the commission about a formal apprenticeship program that has been entered into with San Diego Community College.

Blank Marchand principle owner of March and Ash introduced himself to the commission and was available to answer questions.

Commission discussion took place regarding condition #20 (disposal of unused product) and the process for disposal; condition #23 (successor-in-interest) and its relationship to condition #3 (valid only to March & Ash at 2433 Marshall Rd); condition #34 (3% gross profits use) and #35 (5 % gross profits use) in regards to the percentage of profits to youth programs and public safety to be channeled towards being confined to those within city of Imperial. There was some discussion about the site plan review and approval process.

Staff responded that condition #23 can be removed; conditions 34 & 35 to be specific to programs within City of Imperial and that the site plan review be brought back to the Planning Commission.

Staff went through the site plan process upon applications for all permits for any project being applied for.

Public Hearing was closed at 6:45 P.M.

1. Approve Resolution No. PC 2018-18, a Resolution of the Planning Commission of the City of Imperial Granting a Conditional Use Permit and Conditional of Approval for March and Ash Medical Cannabis Dispensary.

Motion by HAUGH, seconded by MCDADE to approve Resolution No. PC 2018-18, with modifications as discussed.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

E. REPORTS:

E-1 CHAIRMAN AND COMMISSIONERS' REPORTS

GUILLEN reported a concern with a sprinkler head behind the pitcher's mound that is not level and would like staff to look into this. This is the baseball field on 14th Street. (Irving field).

HAUGH requested restriping-reflectors-lights in the area leaving the city from Barioni Blvd. to Worthington Rd. as it is very dark which makes it difficult to see current road markings. Staff replied that the portion of the road in question is a county road.

E-2. DIRECTOR'S REPORT

MORA reported that recent rain has caused some delays for construction projects in city

Planning Commission meeting adjourned at 6:50 P.M.

**MINUTES
CITY OF IMPERIAL
PLANNING COMMISSION
JANUARY 9, 2019**

**A.
ROLL CALL**

COMMISSIONERS PRESENT: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

COMMISSIONERS ABSENT: NONE

OTHERS PRESENT: COMMUNITY DEVELOPMENT DIRECTOR MORA, PLANNER TYLENDIA, CITY CLERK JACKSON, AND POLICE CHIEF BARRA

CHAIRMAN LUCAS called the meeting to order at 6:30 P.M. and led those present in the Pledge of Allegiance.

**B.
PUBLIC APPEARANCES:**

None

**C.
CONSENT CALENDAR:**

- a. Approve Planning Commission Meeting Minutes for November 28, 2018 and December 12, 2018.

Motion by HAUGH, seconded by HOLBROOK to approve the minutes for the November 28, 2018 meeting.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

Minutes for December 12, 2018 tabled at this time.

NEW BUSINESS:

D-1. SUBJECT: PUBLIC HEARING: CONDITIONAL USE PERMIT # 19-01 TO ALLOW FOR THE OPERATION AND MODIFICATION OF AN EXISTING TELECOMMUNICATION FACILITY LOCATED AT 463 WEST ATEN ROAD, IMPERIAL, CA

The Public Hearing was opened at 6:36 PM

PLANNER TYLEND A informed the Commission that the applicant has requested the hearing be continued in order to have time to review the suggested conditions of approval for their project.

Hearing is continued to January 23, 2019 at 6:30 P.M.

D-2. SUBJECT: PUBLIC HEARING: CONDITIONAL USE PERMIT #19-02 TO ALLOW FOR THE EXPANSION OF THE EXISTING LOCATION OF HUMBLE FARMER BREWERY INTO VACANT SUITES “E & F” LOCATED AT 116 S. IMPERIAL AVENUE, IMPERIAL, CA.

The Public Hearing was opened at 6:38 P.M.

TYLEND A provided the staff report informing the Commission that Humble Farmer Brewing Company currently operates as a brewery and restaurant at 116 S. Imperial Avenue. The business is interested in expanding their establishment from suites “C & D” to include suites “E & F” of the building. The applicants request to have live on-site entertainment both inside and outside the building. The zoning for this location is Village Commercial and as such requires a conditional use permit for establishments that serve alcoholic beverages and have live entertainment. The applicant has been informed of the city’s requirement to obtain a Special Events permit if they wish to have outdoor events in the parking lot and/or close the parking lot. The conditions of approval for this request are the same as imposed for Pentagonal Brewery.

Police Chief BARRA requested that a an additional condition be imposed that would include the payment of additional fees in order to help offset the cost of providing police patrol, etc. to the area, especially during times of special events being held at the location. He suggested up to \$8.000 per year for a five-year period. It was mentioned that this should be applied to all similar type business and not just Humble Farmer.

Commissioner HOLBROOK inquired if any study was conducted to determine the suggested amount. A discussion was held regarding the fee requested by Chief Barra. Several suggestions were made such as amending the special event application to include an additional fee to help with police costs and to conduct a study to determine an appropriate amount. Consensus is to not impose such a fee to CUPs being applied for and to look at other areas to offset police department costs.

The applicant, Eric Strahm was present and informed the commission that he is opposed to paying such a fee as a conditional of approval.

Hearing closed at 7:04 P.M. and the following action taken:

1. APPROVE RESOLUTION NO. PC 2019-02, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF IMPERIAL GRANTING A CONDITIONAL USE PERMIT AND THE CONDITIONS OF APPROVAL FOR THE EXPANSION AND OPERATION OF HUMBLE FARMER

BREWERY INTO SUITES E & F LOCATED AT 116 S. IMPERIAL AVENUE, IMPERIAL, CA.

Motion by HOLBROOK seconded by HAUGH to approve Resolution No. PC 2019-02.

AYES: GUILLEN, HAUGH, HOLBROOK, MCDADE, AND LUCAS

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

MOTION CARRIED 5-0

E. REPORTS:

E-1 CHAIRMAN AND COMMISSIONERS' REPORTS

None.

E-2. DIRECTOR'S REPORT

MORA updated the commissioners on the Transit Park project. The estimated completion date is January 25, 2019.

Planning Commission meeting adjourned at 7:07 P.M.