



**PLANNING COMMISSION**  
MARK HAMMERNES, CHAIRPERSON  
STACY MENDOZA, VICE CHAIRPERSON  
ALICE ABATTI, COMMISSIONER  
VERONICA HARVEY, COMMISSIONER  
RUBEN RIVERA, COMMISSIONER

# **MINUTES**

**PLANNING COMMISSION**  
**WEDNESDAY, August 25<sup>th</sup>, 2021**

**THIS MEETING WAS CONDUCTED PURSUANT TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDER N-29-20**

**A. PLANNING COMMISSION CALL TO ORDER AT 6:30 PM:**

**Chairperson Hammerness called the Regular Meeting of the Imperial Planning Commission to Order at 6:30 PM**

**PLANNING COMMISSION PARTICIPATION:**

**PHYSICAL ATTENDANCE: ABATTI, HARVEY, RIVERA, MENDOZA AND HAMMERNES**

**\*VIRTUAL ATTENDANCE: NONE**

**CITY STAFF PARTICIPATION:**

**PHYSICAL ATTENDANCE: MORITA, BROWN, HOLBROOK, AND MORA**

**\*VIRTUAL ATTENDANCE: NONE**

**PLEDGE OF ALLEGIANCE WAS LED BY COMMISSIONER HARVEY**

**ADJUSTMENTS TO THE AGENDA: *None***

**B. PUBLIC APPEARANCES**

No public appearances for items on or off the agenda. No comments were received by the City Clerk prior to the Planning Commission Meeting.

**C. CONSENT CALENDAR**

**ACTION:**

**MOTION BY MENDOZA, SECOND BY HARVEY to approve the Planning Commission Meeting Minutes for August 11, 2021 and August 14, 2021 as presented.**

**D. PLANNING COMMISSION NEW BUSINESS: (DISCUSSION/ACTION –RECOMMEND/DENY)**

**D-1: Public Hearing, Discussion/Action: Amendment of Conditional Use Permit 18-07 to allow for the use and operation of a Medical and Adult Use Cannabis Cultivation Facility at the following address: 2433 Marshall Avenue; Imperial, CA 92251, APN 044-701-013.**

**PUBLIC HEARING WAS OPENED AT: 6:30 PM.**

**DISCUSSION:**

MORA Presented the item to the Planning Commission. SPENCER ANDREWS, Public Affairs Director for MARCH and ASH (applicant) was present and represented the applicant interests. ABATTI requested clarification on the definition of “canopy space” as identified in the permit. ANDREWS explained that “canopy” refers to the grow space within the facility. ANDREWS further explained the use of canopy space as shown in the plans submitted with the CUP. MENDOZA asked if the use was approved in the current ordinance. BROWN explained that, yes, cultivation is one of the seven uses approved within City Ordinance 795. MENDOZA requested information on their odor control plan. ANDREWS explained that there would be carbon filtration and scrubbers throughout the facility. HAMMERNESS asked for further information on the disposal of waste. ANDREWS informed commission that cannabis waste must be handled as hazardous waste, and a contracted environmental company would be disposing the materials as often as needed. Expected waste tonnage is around 100 pounds at the time of pick. All waste would be stored indoors away from public view. HARVEY asked if the grown operation area would be accessible to the public(?). ANDREWS stated no, the cultivation area is only open to employees with access. MENDOZA and RIVERA expressed concerns for security and public safety accessibility. ANDREWS explained the security plan for the facility and further clarified that the Imperial Police Department has, and will have, remote access to their facility. MORA explained that a knocks box would be installed onsite for Fire, and that the applicant would complete their improvements to the Fire Code specifications. MENDOZA, ABATTI and HAMMERNESS asked about the access to the facility through existing doors and pick up of the materials. ANDREWS further explained some of the tenant improvements and considerations that were in review of the site plan. HARVEY and MENDOZA asked for an explanation on the curing process of the cannabis and what protective measures are to ensure the product is secure from the employees. ANDREWS explained the process and that the plants will be on a perpetual cycle, and that each sapling was assigned an identification number for tracking and tracing. HARVEY and MENDOZA asked staff if the neighboring businesses were notified and if adequate parking for the facility was available. MORA stated that all businesses within a three-hundred (300) square foot radius were notified and that the parking is based off square footage of the facility. Since the facility is existing, all parking requirements have been met. No further discussion was had by the Planning Commission.

CHAIRPERSON HAMMERNESS CLOSED THE PUBLIC HEARING AT 7:04 P.M.

ACTION:

MOTION BY HARVEY, SECOND BY RIVERA to approve **RESOLUTION No. PC 2021-11 approving the amendment to Conditional Use Permit 18-07 in include the use and operation of a medical and adult use cannabis cultivation facility at 2433 Marshall Avenue, Imperia, CA 92251.**

**E. REPORTS:**

E-1: Commissioners Reports.

HAMMERNESS requested an update on the striping at Cannon and Neckel Road. MORA informed the Commission that the striping was there, but it was not the traditional striping that Hammerness was expecting.

*No other reports were given by the planning commission.*

E-2: Staff Reports.

*No reports by staff*

**MEETING ADJOURNED AT 7:07 P.M. Until the next Regularly Scheduled Planning Commission Meeting on Wednesday, September 8, 2021 at 6:30 P.M.**

NOTE: Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available at the front counter at City Hall, located at 420 South Imperial Avenue, during normal business hours.