



CITY OF MERCED

Merced Civic Center
678 W. 18th Street
Merced, CA 95340

Minutes Planning Commission

Wednesday, November 3, 2021

7:00 PM

A. CALL TO ORDER

Chairperson HARRIS called the Regular Meeting to order at 7:00 PM

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Commissioner DYLINA led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Clerk's Note: Commissioner WHITE was absent, excused.

The Planning Commission has one vacancy at the time.

Present: 5 - Chairperson Michael Harris, Member Robert Dylina, Member Jose Delgadillo, Vice Chair Mary Camper, and Member Jeremiah Greggains

Absent: 1 - Member Dorothea White

C. ORAL COMMUNICATIONS

There were no public comments.

D. CONSENT CALENDAR

Approval of the Consent Agenda

A motion was made by Member Greggains, seconded by Vice Chair Camper, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Chairperson Harris
Member Dylina
Member Delgadillo
Vice Chair Camper
Member Greggains

No: 0

Absent: 1 - Member White

D.1

SUBJECT: Planning Commission Minutes of October 20, 2021

ACTION:

Approving and filing the Planning Commission Minutes of October 20, 2021

ATTACHMENTS

- 1. Draft Minutes of October 20, 2021

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1

SUBJECT: Commercial Cannabis Business Permit #20-01, initiated by Paul Whitcomb on behalf of James and Lynda Moulton, trustees. This application is to permit the cultivation of cannabis and cannabis-based products at 103 Heron Way, on a parcel of approximately 1.25 acres. The property is zoned Light Industrial (I-L), with a General Plan designation of Manufacturing Industrial (IND). **PUBLIC HEARING**

ACTION:

Approve/Disapprove/Modify

- 1) Environmental Review #20-41 (*Categorical Exemption*)
- 2) Commercial Cannabis Business Permit #20-01

SUMMARY

This application is for a permit to utilize the property at 103 Heron Way for cannabis-related business activities. The permit seeks to allow Custom Cultivators, LLC. to operate a cultivation facility for cannabis and cannabis-related products. The project proposes to use and modify an existing building, which has access to utilities. Staff is recommending approval.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #20-41 (*Categorical Exemption*), and Commercial Cannabis Business Permit (CCBP) #20-01, subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of the Draft Resolution at Attachment A.

Principal Planner HREN and Development Services Technician II DAVIS reviewed the report on this item. For further information, refer to Staff Report #21-737.

Public testimony was opened at 7:11 PM

Speaker from the Audience in Favor:

PAUL WHITCOMB, applicant

There were no speakers in opposition to the project.

Public testimony was closed at 7:25 PM

A motion was made by Member Dylina, seconded by Vice Chair Camper, to adopt a Categorical Exemption regarding Environmental Review #20-41, and approve Commercial Cannabis Business Permit #20-01, subject to the Findings and twenty (20) Conditions (RESOLUTION #4074). The motion carried by the following vote:

Aye: 5 - Chairperson Harris
Member Dylina
Member Delgadillo
Vice Chair Camper
Member Greggains

No: 0

Absent: 1 - Member White

E.2

SUBJECT: Cancellation of November 17 and December 22, 2021, Planning Commission Meetings due to the holidays

ACTION:

Cancel the Planning Commission Meetings of November 17 and December 22, 2021

A motion was made by Vice Chair Camper, seconded by Member Delgadillo, to cancel the Planning Commission Meetings of November 17 and December 22, 2021, due to the holidays. The motion carried by the following vote:

Aye: 5 - Chairperson Harris
Member Dylina
Member Delgadillo
Vice Chair Camper
Member Greggains

No: 0

Absent: 1 - Member White

F. INFORMATION ITEMS

F.1

SUBJECT: Report by Planning Manager of Upcoming Agenda Items

ACTION

Information only.

Planning Manager ESPINOSA went over items for the next several Planning Commission meetings.

Commissioner DYLINE asked for an update on Planning Commission members being able to add items to the agenda. Deputy City Attorney MADAYAG indicated that more research is being conducted.

F.2

SUBJECT: Calendar of Meetings/Events

- Nov. 1 City Council, 6:00 p.m.
- 3 Planning Commission, 7:00 p.m.
- 15 City Council, 6:00 p.m.
- 17 Planning Commission, 7:00 p.m. (To be Cancelled)
- Dec. 6 City Council, 6:00 p.m.
- 8 Planning Commission, 7:00 p.m.
- 20 City Council, 6:00 p.m.
- 22 Planning Commission, 7:00 p.m. (To be Cancelled)
- 28 Bicycle/Pedestrian Advisory Commission, 4:00 p.m. (May be Rescheduled)

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 7:35 PM

A motion was made by Vice Chair Camper, seconded by Member Greggains , to adjourn the Regular Meeting. The motion carried by the following vote:

Aye: 5 - Chairperson Harris
Member Dylina
Member Delgadillo
Vice Chair Camper
Member Greggains

No: 0

Absent: 1 - Member White