

1. Agenda Revised

Documents:

[2016-07-13 AGENDA REVISED.PDF](#)

2. Meeting Notes

Documents:

[2016-07-13 MEETING NOTES.PDF](#)

3. Cannabis Presentation

Documents:

[2016-07-13 CANNABIS PRESENTATION.PDF](#)

**City of Watsonville**  
**Medical Cannabis Advisory Committee**

**Meeting Agenda**

July 13, 2016  
5:30-7:30 p.m.

**1. Call to order**

**2. Roll call**

Technical Advisory Committee Members:

Dorma Baker	Bryce Berryessa	Erica Padilla Chavez	Allan Flores
Thomas Frye	Felipe Hernandez	Aaron Newsom	Ari Parker
Jarrad Pecoraro	Henry Robles	Jenny Sarmiento	

Staff:

Suzi Merriam, Assistant CDD Director  
Laurie Blackwood, Administrative Analyst  
Doug Mattos, Administrative Analyst

**3. Cannabis Allowable Zoning Districts**

- a) Report by Staff
- b) Advisory Committee Review
- c) Public Input
- d) Advisory Committee Discussion
- e) Action

**4. Dates of Future Meetings: *Tentative***

August 3: Submittal requirements

September 7: Conditions of approval

October 5: Permit review and auditing

November 2: Limits on permits

**5. Adjournment**

**City of Watsonville**  
**Medical Cannabis Advisory Committee**

**“Corrected” Meeting Notes**

July 13, 2016  
5:30-7:30 p.m.

Meeting Topic: Cannabis Allowable Zoning Districts

Technical Advisory Committee Members:

Dorma Baker	Bryce Berryessa	Erica Padilla Chavez	Allan Flores
Thomas Frye	Felipe Hernandez	Aaron Newsom	Ari Parker
Jarrad Pecoraro	Henry Robles	Jenny Sarmiento	

Staff:

Suzi Merriam, Assistant CDD Director  
Justin Meek, Principal Planner  
Laurie Blackwood, Administrative Analyst  
Doug Mattos, Administrative Analyst

I. **Call to order:** Suzi Merriam called the meeting to order at 5:39 p.m.

II. **Roll call:** Committee members present were Dorma Baker, Bryce Berryessa, Erica Padilla Chavez, Allan Flores, Thomas Frye, Felipe Hernandez, Aaron Newsom, Ari Parker, Jarrad Pecoraro, Henry Robles, and Jenny Sarmiento. No committee members were absent. Staff present were Suzi Merriam, Justin Meek, Laurie Blackwood, and Doug Mattos.

**III. Cannabis Allowable Zoning Districts**

**Report by Staff:** Presentation was made by Suzi Merriam summarizing recent City Council actions, role of committee, and Staff’s recommendation regarding allowable zoning districts and separation requirements for medical cannabis uses.

- a) **Advisory Committee Review:** Several members expressed frustration over recent Council actions and desire to have their suggestions communicated more effectively to the Council. Members discussed electing a Committee spokesperson and process for determining and presenting the information to Council. Staff assured Committee that they will continue to present the Committee’s recommendations in an effective manner but that it is ultimately the Council’s decision.

A motion was made by Ari Parker and seconded by Felipe Hernandez to elect Allan Flores as Committee representative and possibly Chairperson. Motion was amended by Ari Parker and seconded by Felipe Hernandez to elect a Committee representative, which may change from meeting to meeting.

Ayes: Dorma Baker, Bryce Berryessa, Erica Padilla Chavez, Allan Flores, Thomas Frye, Felipe Hernandez, Aaron Newson, Ari Parker, Jarrad Pecoraro, Henry Robles, and Jenny Sarmiento.

Noes: None

Abstains: None

Motion passed

Questions regarding reasons behind zoning district recommendations for transporter businesses and dispensaries were asked as well as need for alcohol separation requirements and what types of alcohol businesses were included.

- b) **Public Input:** Several members of the public commented on why dispensaries should be located in commercial areas, issues with regulations in other jurisdictions, separation measurements, and reasonable application of requirements.
- c) **Advisory Committee Discussion:** There was some discussion regarding differences between alcohol and medical marijuana, need for an alcohol separation requirement and reasons why dispensaries need to be in safe, well-lighted areas and not restricted to the industrial zones. Reason for allowing transporter businesses in the IP District was also discussed as well as suggested modifications to separation measurement for dispensaries from residential areas in order to make it feasible for these types of businesses to locate in commercial areas of the City. Members also asked about timelines and possibility of allocating more resources to assist staff.
- d) **Action:** A motion was made by Bryce Berryessa and seconded by Allan Flores to eliminate the recommended alcohol separation requirement for dispensaries.

Ayes: Bryce Berryessa, Allan Flores, Thomas Frye, Felipe Hernandez, Aaron Newson, Jarrad Pecoraro, and Jenny Sarmiento.

Noes: Dorma Baker, Erica Padilla Chavez, Ari Parker, Henry Robles.

Abstains: None

Motion passed

Motion was amended by Bryce Berryessa and seconded by Thomas Frye to eliminate the recommended alcohol separation requirement for dispensaries except for liquor stores.

Ayes: Bryce Berryessa, Thomas Frye, Felipe Hernandez, Aaron Newson, Ari Parker, Jarrad Pecoraro, Henry Robles, and Jenny Sarmiento.

Noes: Dorma Baker, Erica Padilla Chavez, and Allan Flores

Abstains: None

Motion passed

A motion was made by Henry Robles and seconded by Ari Parker to modify how the separation requirement is measured for dispensaries and residential areas to straight line from nearest exterior wall of the leased space occupied by the dispensary to the nearest parcel line of the residential zone without regard to intervening structures and include CNS and CT commercial areas as allowable zoning districts for dispensaries.

Ayes: Dorma Baker, Bryce Berryessa, Allan Flores, Thomas Frye, Felipe Hernandez, Aaron Newson, Ari Parker, Jarrad Pecoraro, Henry Robles, and Jenny Sarmiento.

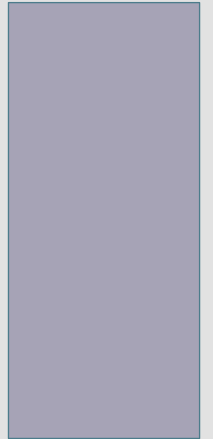
Noes: Erica Padilla Chavez

Abstains: None  
Motion passed

**IV. Adjournment:** Meeting was adjourned at 7:45 p.m. The next meeting is scheduled for August 3, 2016 at 5:30 p.m.

# MEDICAL CANNABIS ADVISORY COMMITTEE

JULY 13, 2016



# AGENDA

Summary of Recent Council Actions

Medical Cannabis Allowable Zoning Districts

- Report by staff
- Advisory Committee questions
- Public hearing
- Advisory Committee discussion
- Motion

Dates of future meetings

Adjournment

# RECENT COUNCIL ACTION

1 cultivation business allowed per parcel

6 cultivation permit applications allowed

Staff recommended cannabis tax adopted by City Council



# ADVISORY COMMITTEE PURPOSE

## **Review original draft medical cannabis ordinance**

- Make recommendations on revised draft ordinance to be considered by City Council

*Staff and City Council may or may not accept Advisory Committee recommendation*

# CULTIVATION

- Industrial Park and General Industrial Zoning Districts
- Special Use Permit Required



# Potential Medical Marijuana Zoning Districts



City of Watsonville

Motto: "Opportunity Through Diversity; Unity Through Cooperation."

## Legend

### Zoning

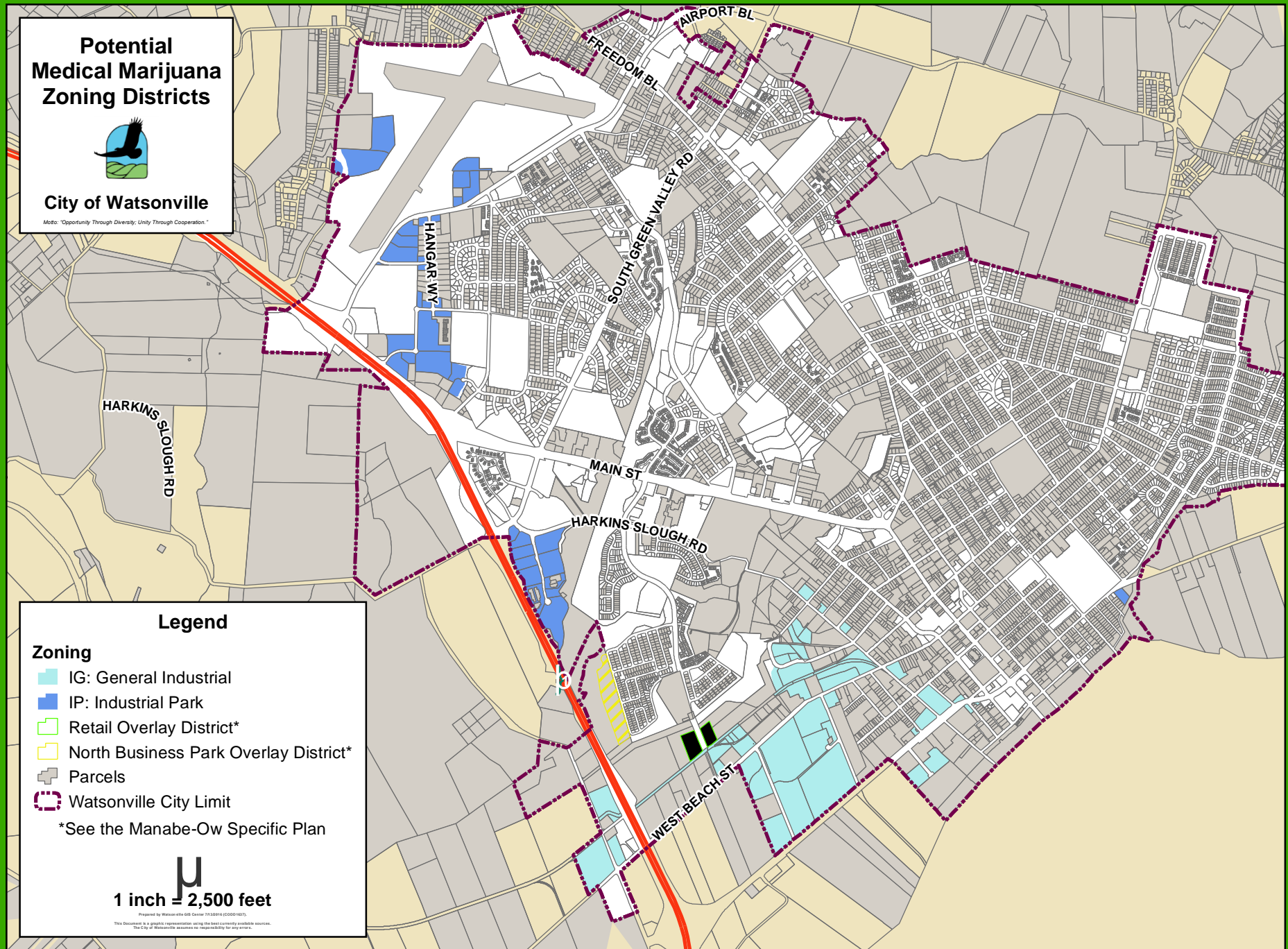
- IG: General Industrial
- IP: Industrial Park
- Retail Overlay District\*
- North Business Park Overlay District\*
- Parcels
- Watsonville City Limit

\*See the Manabe-Ow Specific Plan

1 inch = 2,500 feet

Prepared by Watsonville GIS Center 7/13/2014 (C0001627)

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# TESTING

- Industrial Park and Office Commercial Zoning Districts
- Administrative Use Permit Required





# Potential Medical Marijuana Zoning Districts



City of Watsonville

Motto: "Opportunity Through Diversity; Unity Through Cooperation."

## Legend

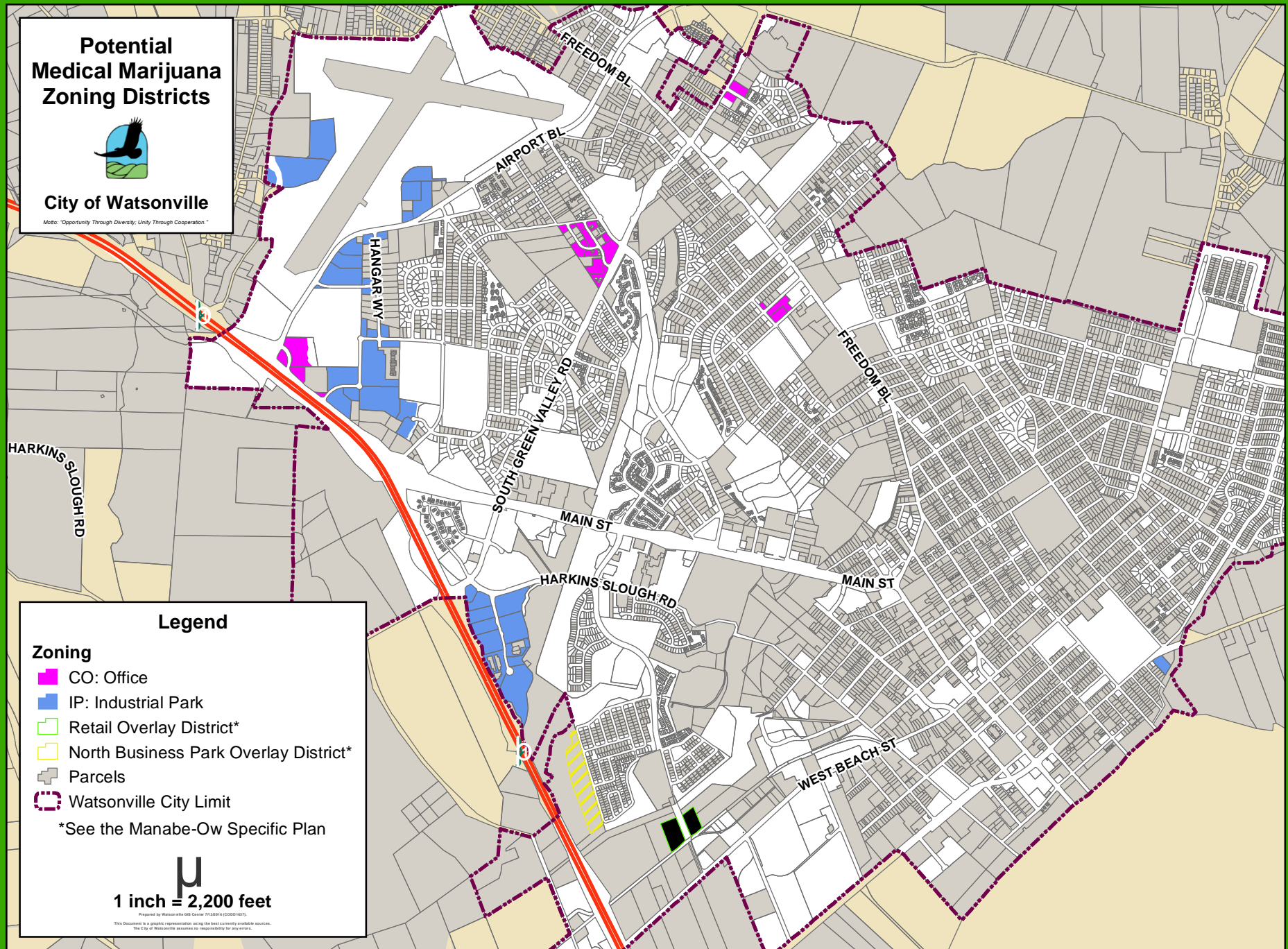
### Zoning

- CO: Office
- IP: Industrial Park
- Retail Overlay District\*
- North Business Park Overlay District\*
- Parcels
- ⬢ Watsonville City Limit

\*See the Manabe-Ow Specific Plan

1 inch = 2,200 feet

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# MANUFACTURING

Industrial Park and General Industrial districts  
Special Use Permit





# Potential Medical Marijuana Zoning Districts



City of Watsonville

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## Legend

### Zoning

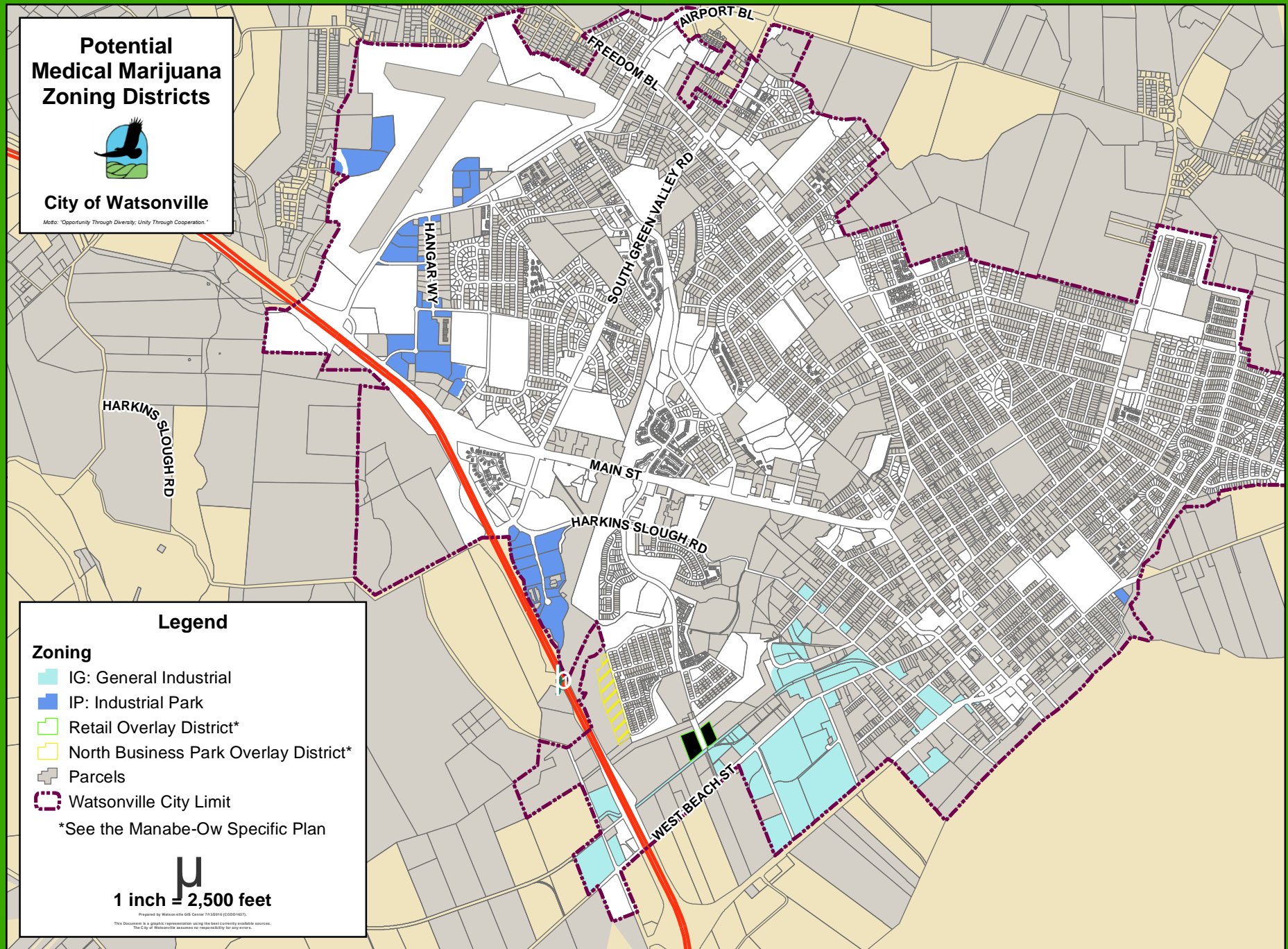
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# DISTRIBUTION

Industrial Park and General Industrial districts  
Special Use Permit





# Potential Medical Marijuana Zoning Districts



City of Watsonville

Motto: "Opportunity Through Diversity; Unity Through Cooperation."

## Legend

### Zoning

- IG: General Industrial
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- Retail Overlay District\*
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- Parcels
- Watsonville City Limit

\*See the Manabe-Ow Specific Plan

1 inch = 2,500 feet

Prepared by Watsonville GIS Center 7/13/2014 (00001627)

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# TRANSPORTING

General Industrial district  
Special Use Permit

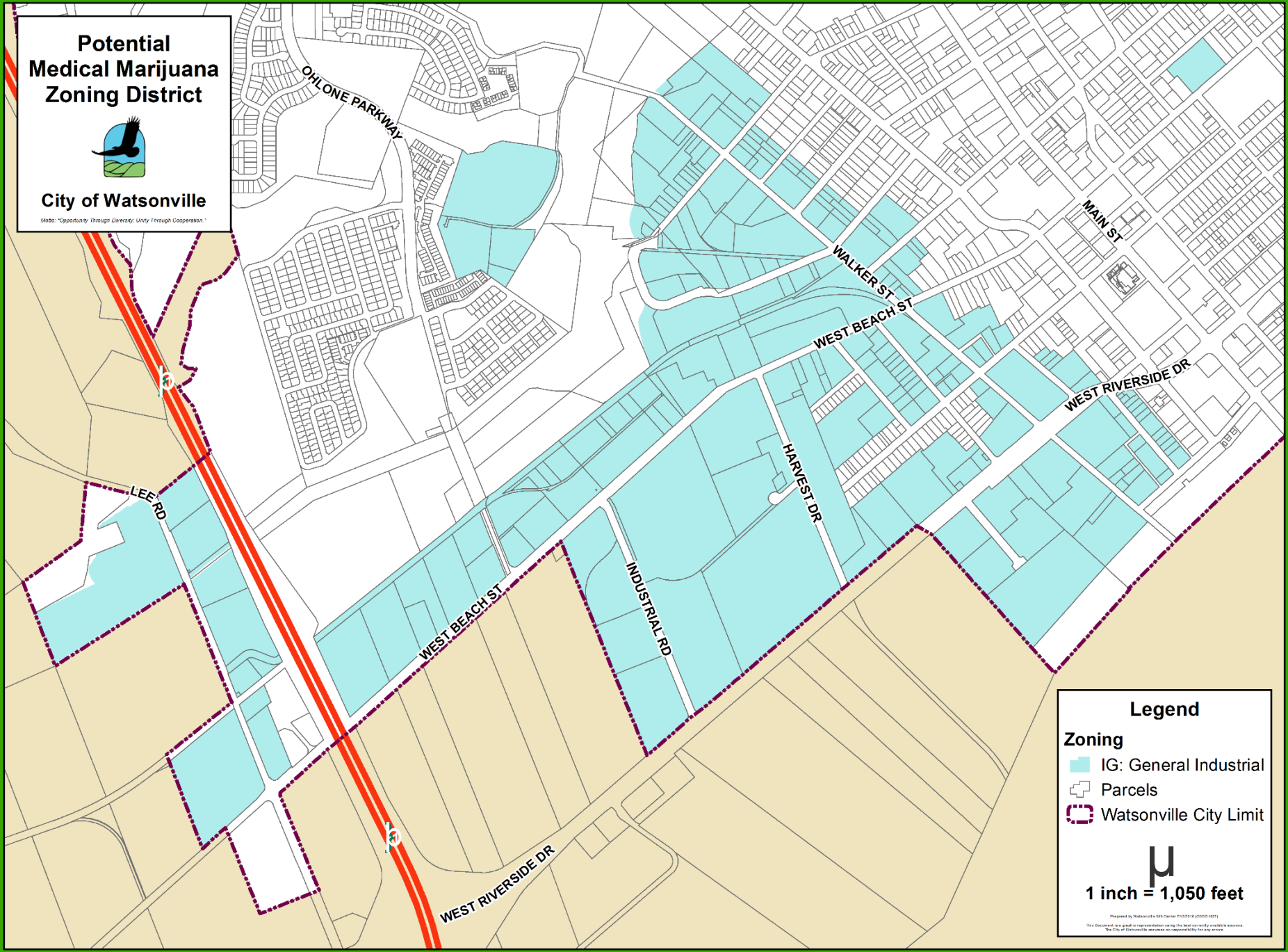


# Potential Medical Marijuana Zoning District



City of Watsonville

Motto: "Opportunity Through Diversity; Unity Through Cooperation."



## Legend

### Zoning

- IG: General Industrial
- Parcels
- Watsonville City Limit



1 inch = 1,050 feet

Prepared by Watsonville GIS Center 7/15/21 10:05 AM 10/1/21  
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# DISPENSARIES

Industrial Park and General Industrial districts

Special Use Permit

600 foot separation proposed between dispensaries

# Potential Medical Marijuana Zoning Districts



City of Watsonville

Motto: "Opportunity Through Diversity; Unity Through Cooperation."

## Legend

### Zoning

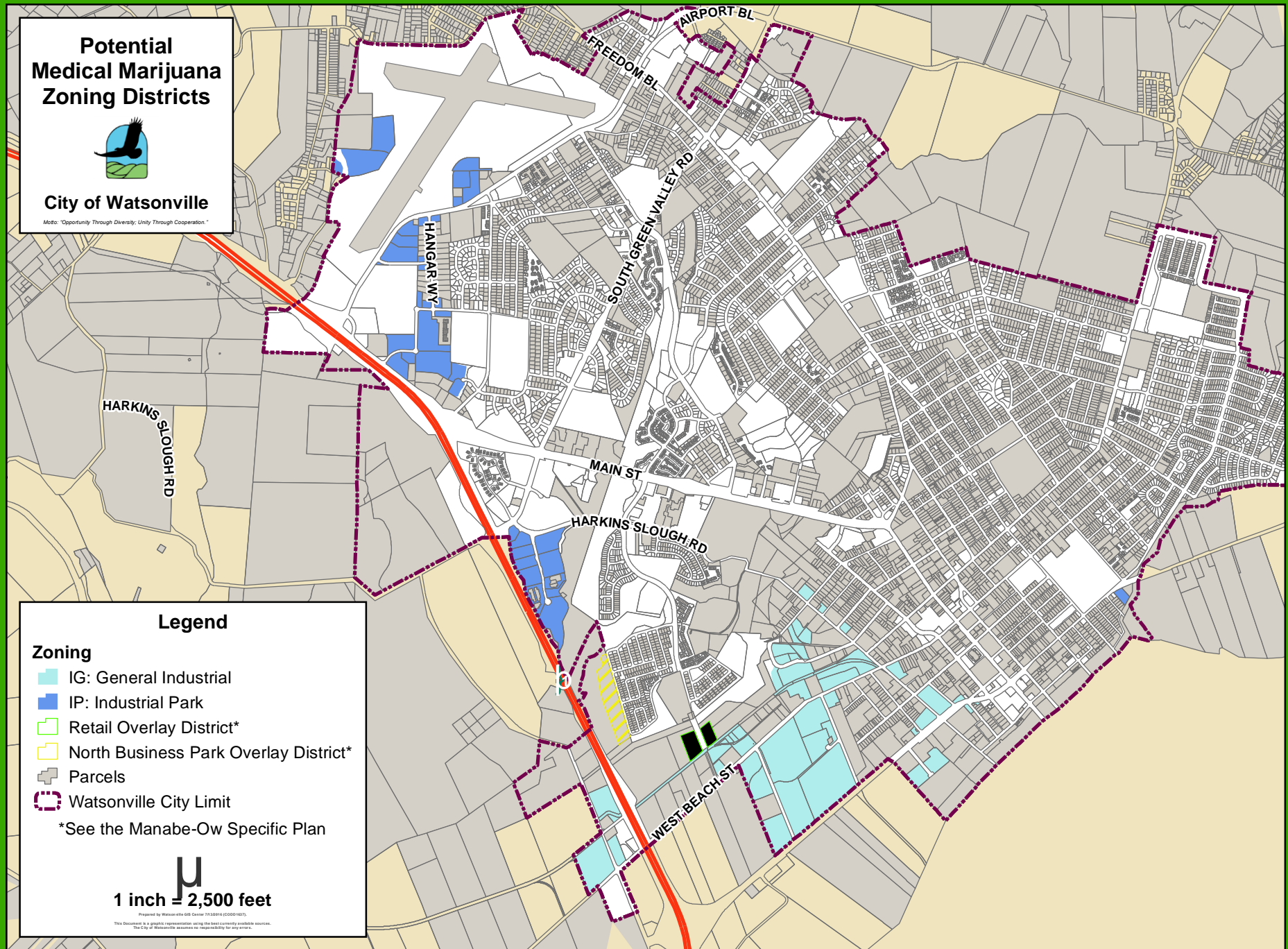
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1 inch = 2,500 feet

Prepared by Watsonville GIS Center 7/13/2014 (00001627)

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# SEPARATION REQUIREMENTS

## Per Existing Cultivation Ordinance

	<u>Cultivate</u>	<u>Dispense</u>	<u>Manufacture</u>	<u>Transport</u>	<u>Distribute</u>	<u>Test</u>
School (k-12)	600'	1,000'				
Park	600'	1,000'				
Residential Zone	300'	1,000'				
Faith Based Facility**	600'	1,000'				

Distance is measured by closest path of foot travel from property line of sensitive use to nearest entrance of business.

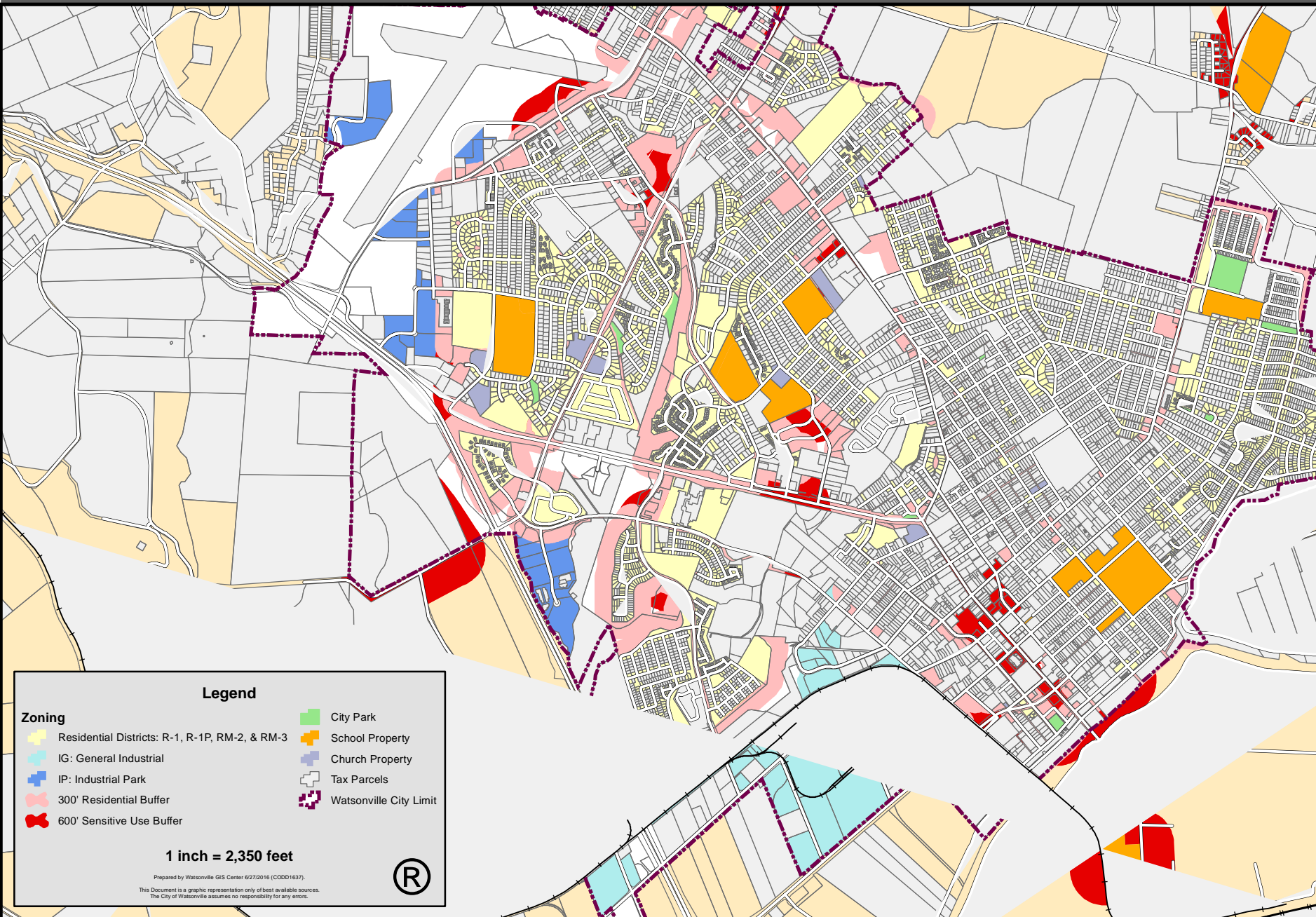
# SEPARATION REQUIREMENTS

	Recommended					
	<u>Cultivate</u>	<u>Dispense</u>	<u>Manufacture</u>	<u>Transport</u>	<u>Distribute</u>	<u>Test</u>
School (k-12)	600'	600'	600'	600'	600'	600'
Park	600'	600'	600'		600'	
Child Care Facility	600'	600'	600'		600'	
Residential Zone	300'	300'	300'		300'	
Marijuana Dispensary		600'				
Alcohol Related Business		600'				
Faith Based Facility**	600'	600'	600'		600'	
Dispensary		600'				

Distance is measured: from parcel line to parcel line

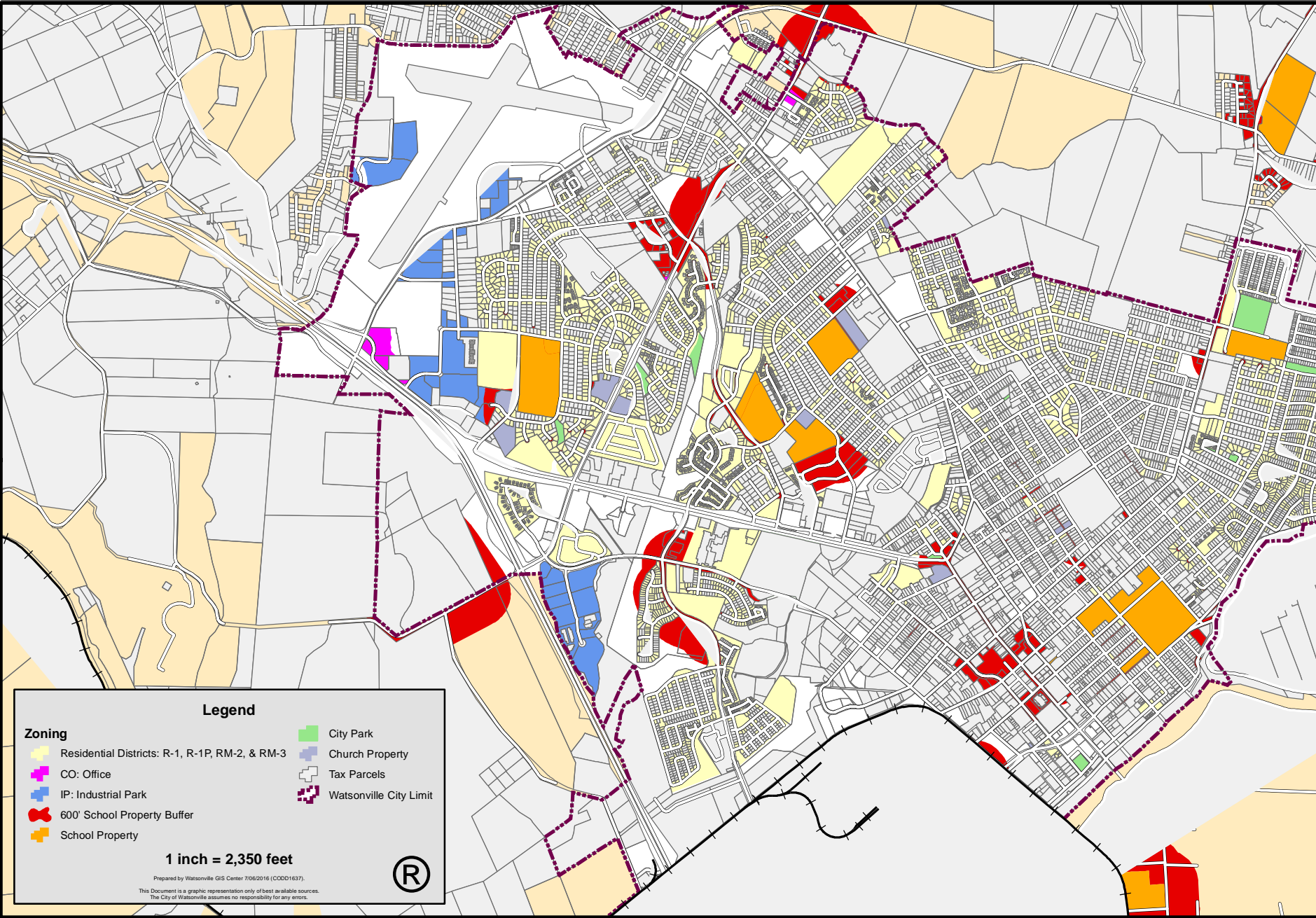


# Residential/Sensitive Use Separation Map for Compliance with Medical Cannabis Cultivation/Manufacturing/Distribution Ordinance

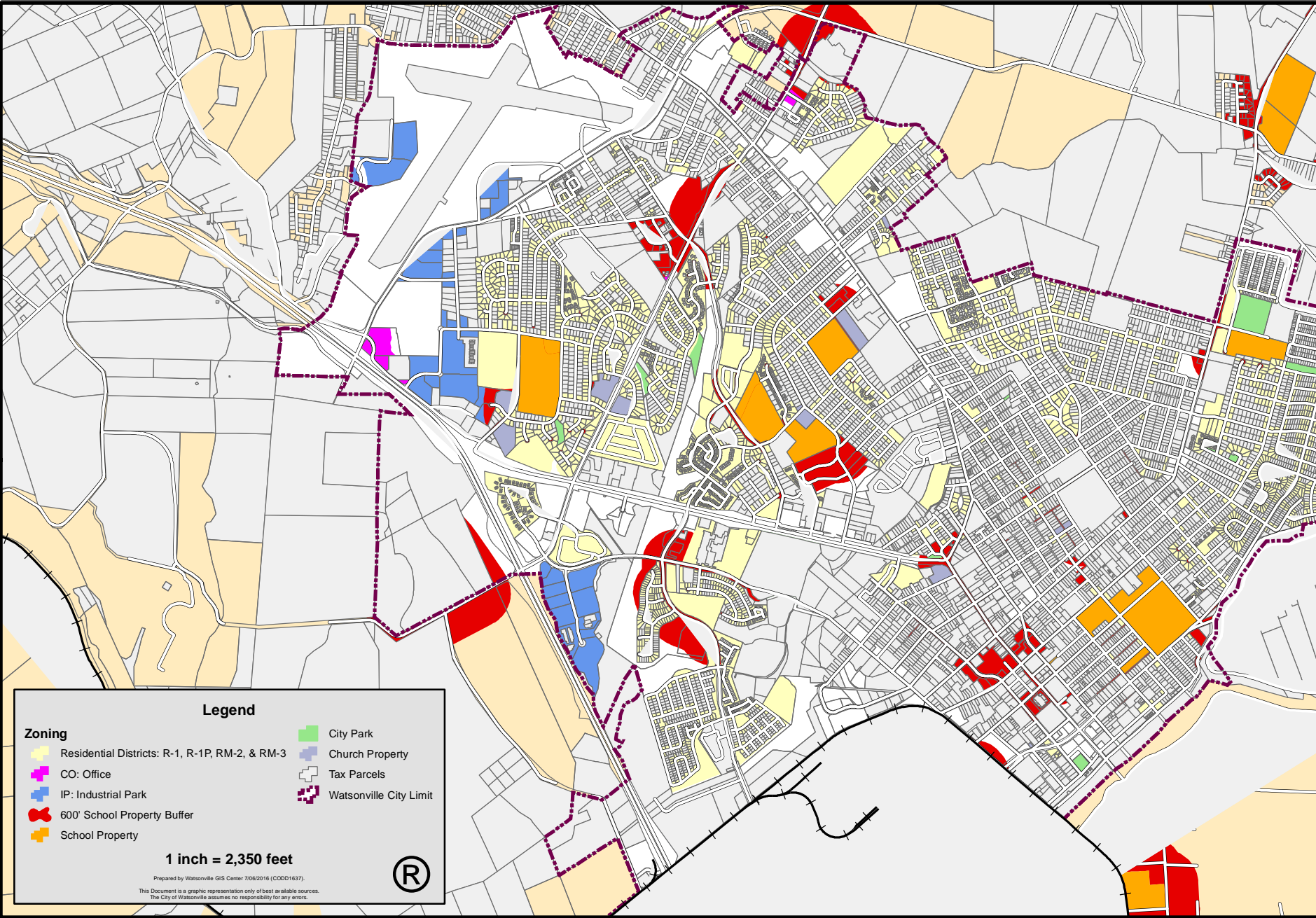




# Residential/Sensitive Use Separation Map for Compliance with Medical Cannabis Testing Ordinance

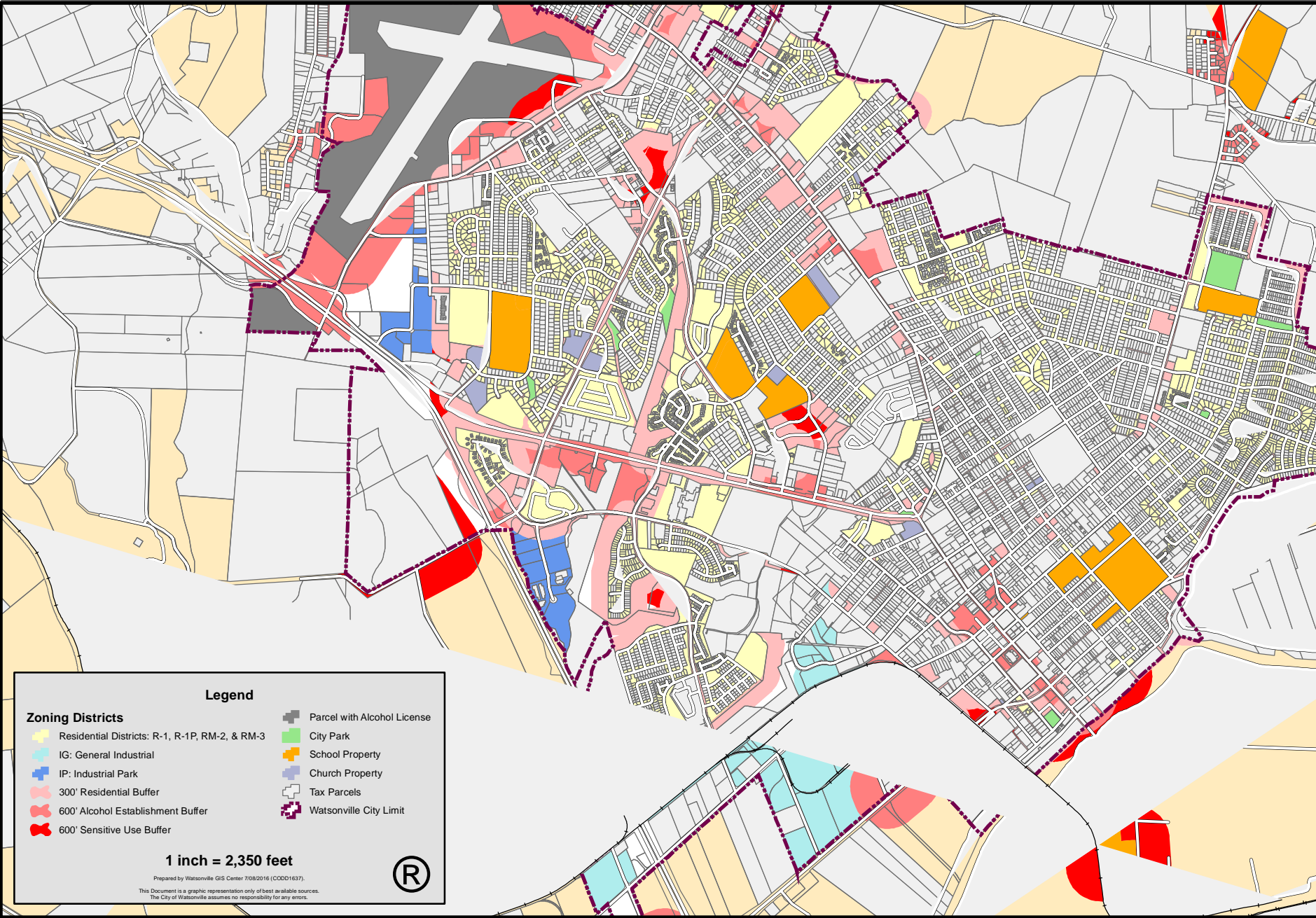


# Residential/Sensitive Use Separation Map for Compliance with Medical Cannabis Testing Ordinance





# Residential/Sensitive Use Separation Map for Compliance with Medical Cannabis Dispensary Ordinance



# DISCUSSION



# FUTURE MEETING DATES

August 3: Submittal Requirements

September 7: Conditions of Approval

October 5: Permit Review and Auditing

November 9: Permit Limits, Parcel-Premise Discussion