

1. Agenda

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3. Cannabis Presentation

Documents:

[2016-08-03 CANNABIS PRESENTATION.PDF](#)

City of Watsonville
Medical Cannabis Advisory Committee

Meeting Agenda

August 3, 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
Justin Meek, Principal Planner

3. Cannabis Allowable Zoning Districts

- a) Report by Staff
- b) Advisory Committee Review
- c) Public Input
- d) Advisory Committee Discussion
- e) Action: See recommended action in CDD memo

4. Dates of Future Meetings: *Tentative*

September 7: Submittal requirements
October 5: Conditions of approval
November 2: Permit review and auditing
December 7: Limits on permits

5. Adjournment

City of Watsonville
Medical Cannabis Advisory Committee

Meeting Notes

August 3, 2016

5:30-7:30 p.m.

Meeting Topic: Cannabis Allowable Zoning Districts (continued)

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

- 1) **Call to order:** Suzi Merriam called the meeting to order at 5:40 p.m. and introduced the City Manager, Charles Montoya, who thanked the Committee for their commitment to this process and spoke about their role, importance of working together in ensuring the community needs are met and potential difficulties that exist or surface as we proceed with this issue. City Manager also spoke about the cultivation permit limit recently approved by Council and applicable procedure for addressing the City Council due to questions raised by Committee Members on these items.
- 2) **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, and Laurie Blackwood.
- 3) **Cannabis Allowable Zoning Districts** (continued)
 - a) **Report by Staff:** Presentation was made by Suzi Merriam summarizing changes that were made to Staff's recommendation regarding allowable zoning districts and separation requirements for medical cannabis uses based on the Committee's recommendations from the July 13, 2016, meeting and additional research by Staff.
 - b) **Advisory Committee Review:** Questions regarding the recommended separation requirements and distance measurement and how this would affect businesses approved based on the existing cultivation ordinance were clarified by Staff. Various ways on how to address existing approved businesses were suggested. Concern regarding the number and location of dispensaries as well as safety issues was expressed. Staff was asked to clarify where a dispensary approved as an ancillary use to cultivation and manufacturing businesses would be located per Staff's recommendation. Staff indicated that the intent would be to locate a dispensary approved as an ancillary use in the same building as the cultivation and/or manufacturing business.

- c) **Public Input:** Members of the public spoke about need to provide guidance through legislative intent without violating on ex post facto law, expressed concern about implementing regulations that limit ability of owners to utilize their properties, suggested allowing testing facilities in same districts as manufacturing and cultivation as well as using other potential testing facilities and allowable sites, and asked about separation requirements for libraries.
- d) **Advisory Committee Discussion:** Members discussed the potential number of dispensaries that would be allowed based on the recommended zoning districts and separation requirements as well as other factors such as operational standards and submittal requirements. Limiting the number of dispensaries based on population and use of a compliance program to address safety concerns was also discussed. In addition, questions were asked and discussed regarding the testing process, State requirements, number of potential testing facilities that may be located in the City, and the importance of their proximity to cultivation and manufacturing sites.
- e) **Action:** A motion was made by Henry Robles and seconded by Jarrad Pecoraro to allow businesses previously approved based on the City's existing cultivation ordinance to operate as a non-conforming use provided they continue to operate in compliance with all applicable regulations and laws.

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

Noes: None

Abstains: Bryce Berryessa, Erica Padilla Chavez, Thomas Frye

Motion passed

A motion was made Bryce Berryessa and seconded by Ari Parker to allow testing facilities to be included in the IG (General Industrial) District as well as IP (Industrial Park) and CO (Office Commercial) Zoning Districts.

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

Noes: None

Abstains: None

Absent: Erica Padilla Chavez

Motion passed

A motion was made Jenny Sarmiento and seconded by Bryce Berryessa to approve Staff recommendation regarding allowable zoning districts, separation requirements and distance measurement with change to allow testing facilities in IG District and inclusion of language regarding non-conforming uses.

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

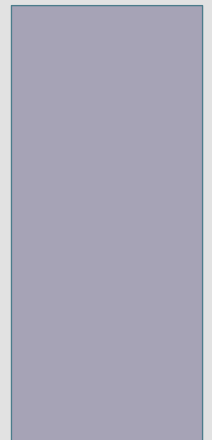
Noes: None

Abstains: None
Absent: Erica Padilla Chavez
Motion passed

- 4) **Adjournment:** Meeting was adjourned at 7:18 p.m. The next meeting is scheduled for September 7, 2016 at 5:30 p.m.

MEDICAL CANNABIS ADVISORY COMMITTEE

AUGUST 3, 2016



AGENDA

Summary of Recent Council Actions

Medical Cannabis Allowable Zoning Districts & Separation Requirements

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

Dates of future meetings

Adjournment

CULTIVATION, DISTRIBUTION, TRANSPORTATION, MANUFACTURING

- 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 (00001627)

This document is a graphic representation using the best currently available sources. The City of Watsonville assumes no responsibility for any errors.

TESTING

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

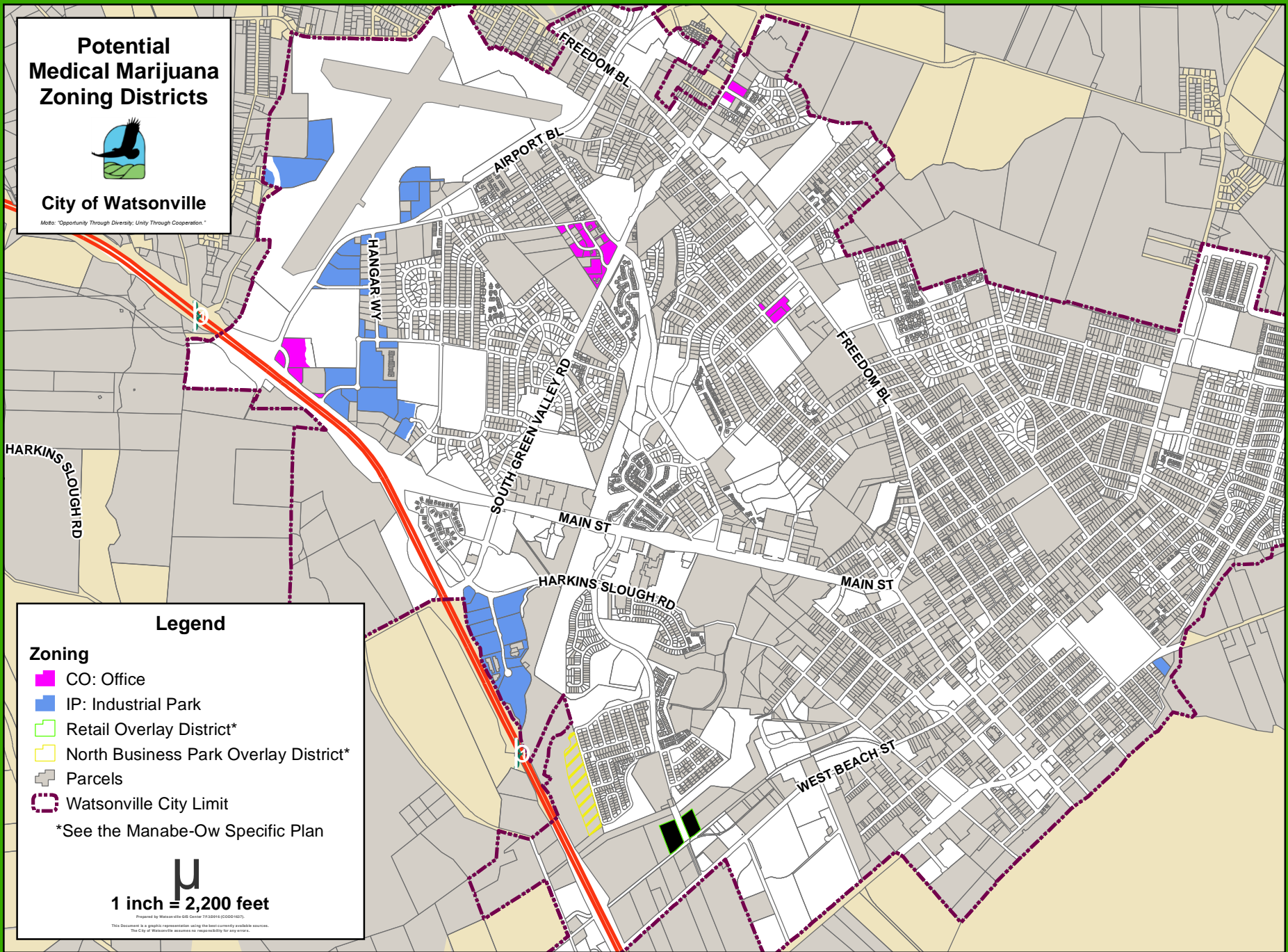


Potential Medical Marijuana Zoning Districts



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

Prepared by Watsonville GIS Center 7/13/2016 (00001607)
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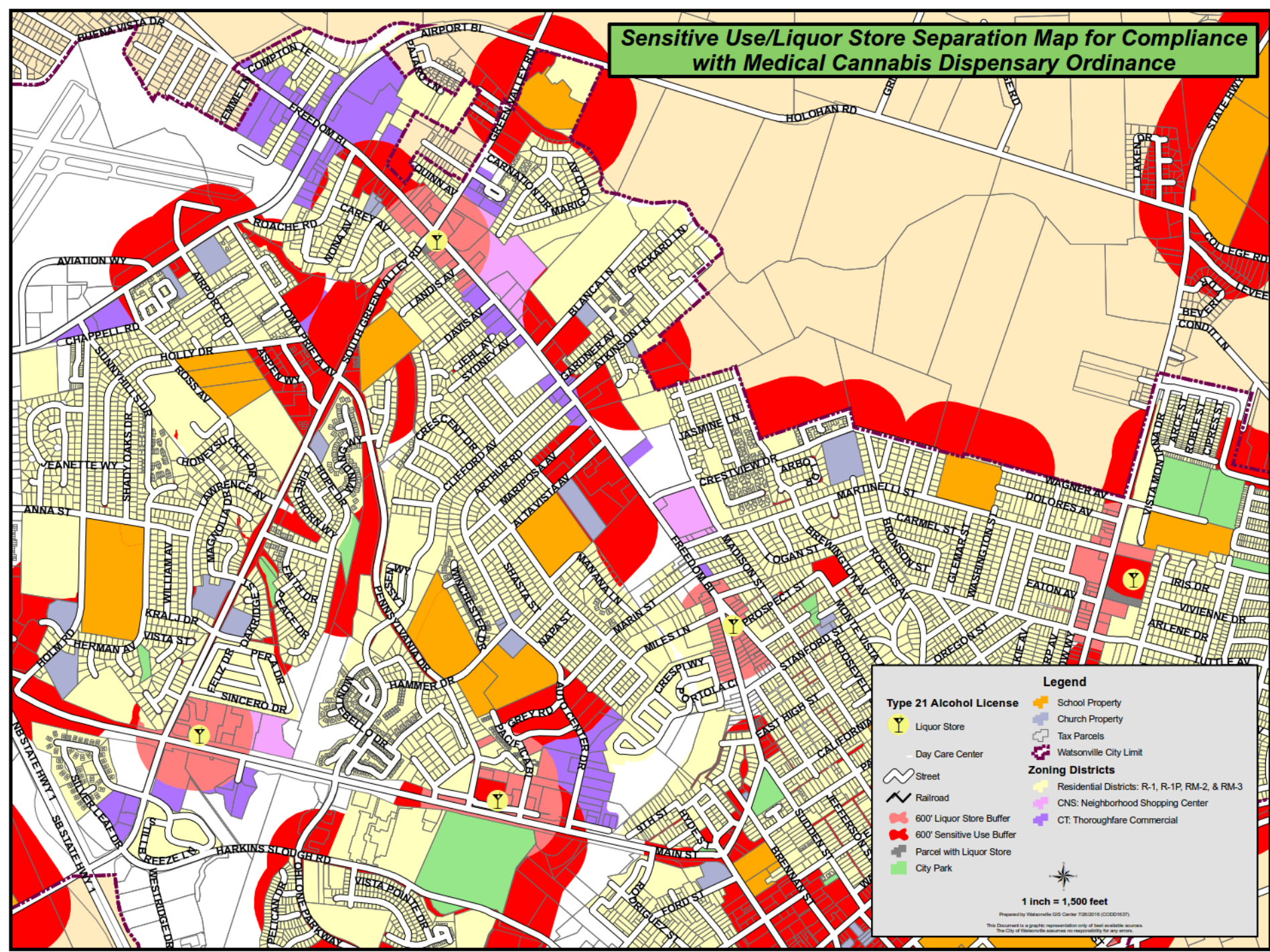
DISPENSARIES

CNS (Neighborhood Commercial) and CT (Thoroughfare Commercial) Zoning Districts

Industrial Park and General Industrial districts only in conjunction with another medical cannabis use
Special Use Permit

600 foot separation proposed between dispensaries

Sensitive Use/Liquor Store Separation Map for Compliance with Medical Cannabis Dispensary Ordinance



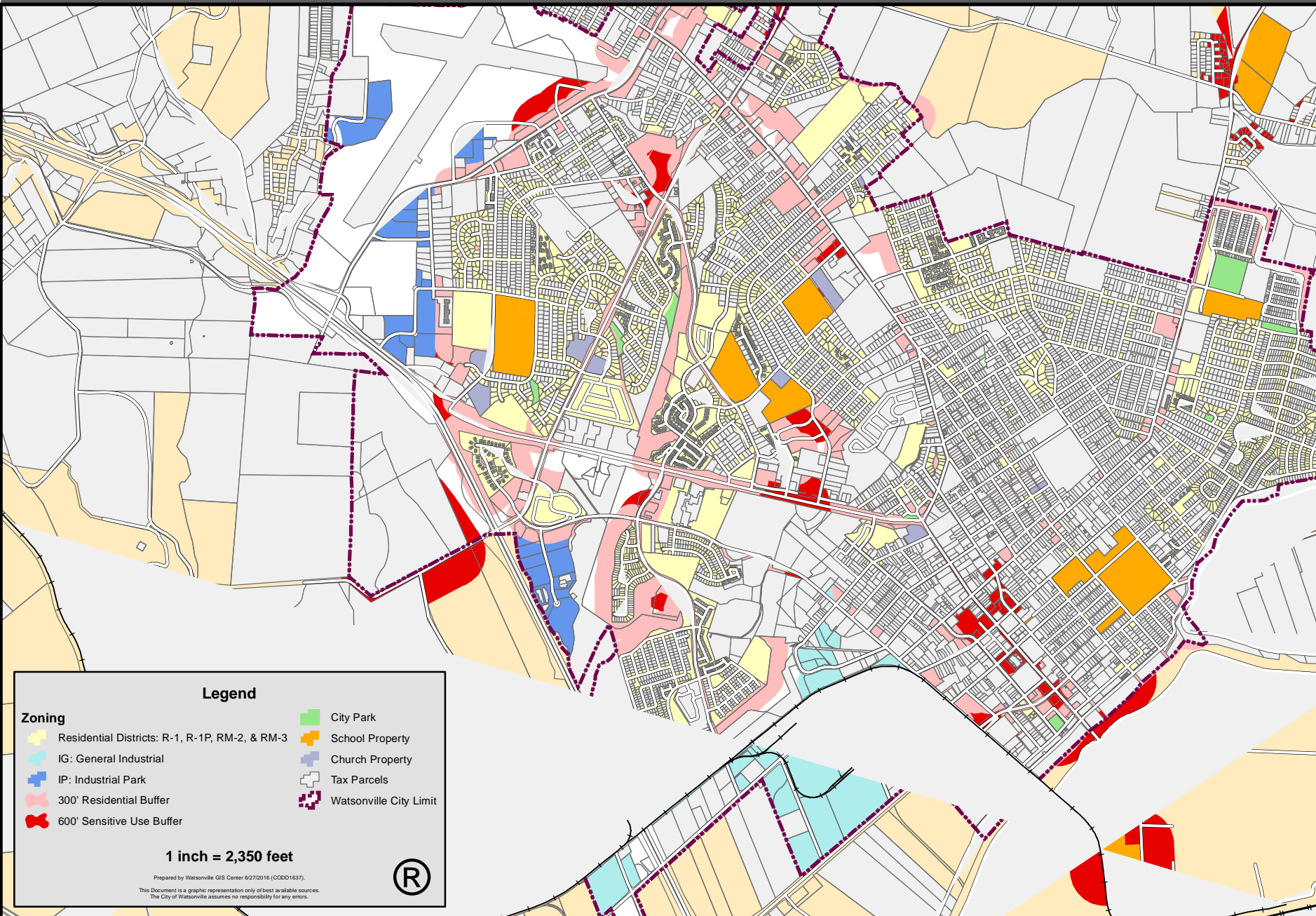
SEPARATION REQUIREMENTS

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'	
Marijuana Dispensary		600'				
Liquor Store		600'				
Faith Based Facility**	600'	600'	600'		600'	
Dispensary		600'				

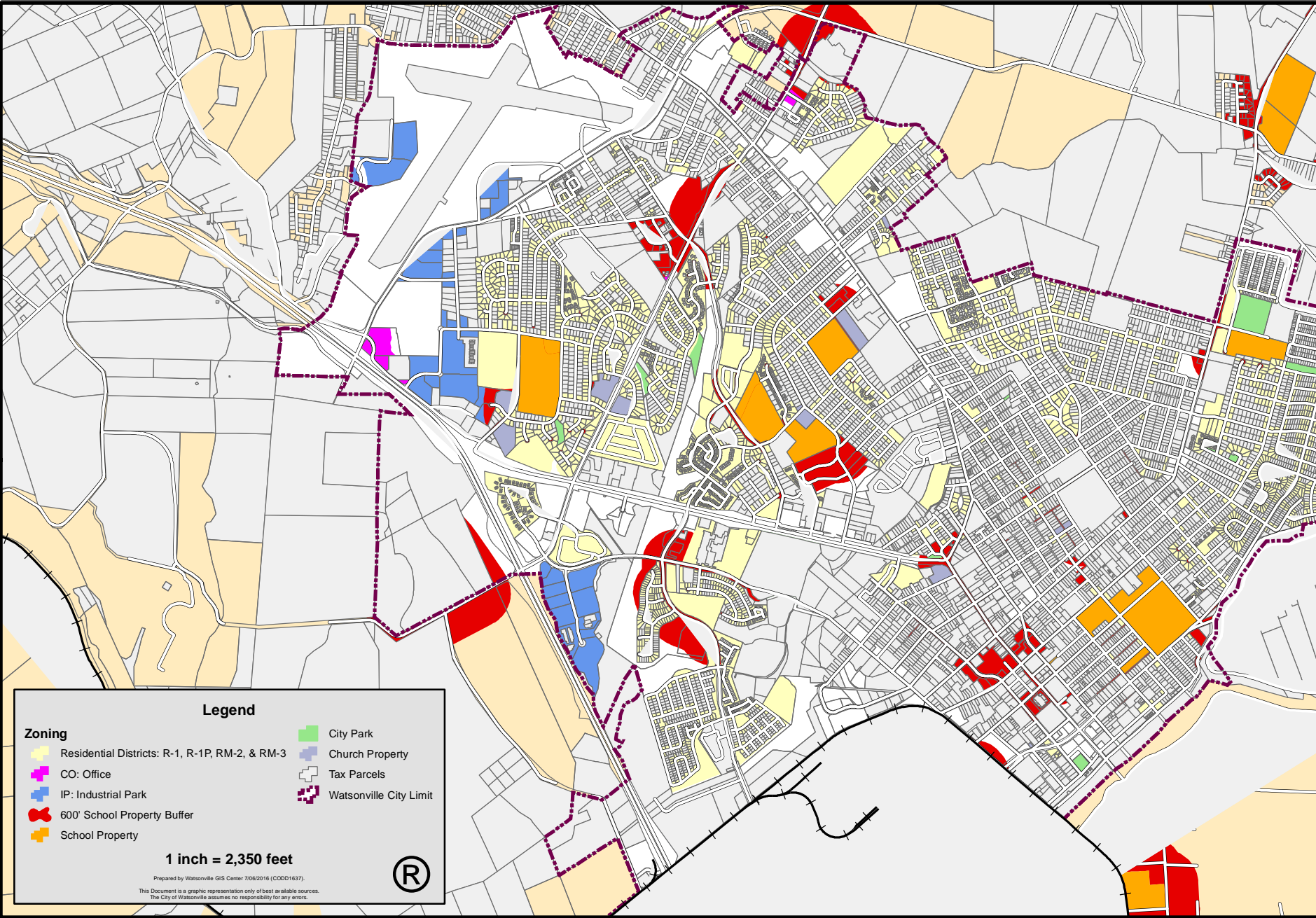
Medical Cannabis Facilities: Distance is measured from parcel line to parcel line

Medical Cannabis Dispensaries: Distance is measured from residential property line to nearest exterior wall of dispensary lease space

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



DISCUSSION

Advisory Committee Questions

1. Allowable Zoning Districts
2. Separation Requirements

Public Comment

Advisory Committee Discussion

Advisory Committee Action

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