

Mt. Shasta Regular Planning Commission Meeting Minutes

City Park Upper Lodge 1315 Nixon Rd.

Mt. Shasta Tuesday, October 15, 2019; 6:00 p.m.

Item

STANDING AGENDA ITEMS

1. Call to Order and Flag Salute – Vice-Chair Beck called to order at 6:01PM

2. Roll call

Present:, Commissioners Beck, Higuera, Saryon, and Pardee

Absent: Chair Findling and Commissioners McDowell, and Kirby

3. Public Comment:

Tom Scovill: Discussion on Jefferson Soul location, cannabis buffer length, and cannabis regulations in the City. Support for enforcing regulations regarding cannabis operations and subdivision regulation.

Steve Hillman: Discussion on Jefferson Soul cannabis industry application. Discussion on 600-foot buffer and measurement

Johanna Altofer: Discussion on the Golden Eagle project. Looking for compromise on school location. Concerned about road location and noise of the project. Discussion on preferred alternative.

Robert C: Discussion on potential use at 1119 Ream Avenue. Concerned about proposed retail non-storefront and concerned for traffic and the increase in retail.

Rob Blomberg: Discussion on cannabis facility near the “I AM” school. Discussion on safe school campuses instead of just the school. Believes the City is making up provisions to allow cannabis.

Justin: Discussion on cannabis use and 600-foot buffer. Request for denial of agenda item 5 due to having a cannabis use. Oppose Jefferson Soul lot split and location of cannabis location.

Carol Kim: Discussion on lot split and the location of the cannabis business near the school. The City should include the whole school campus in the 600-foot buffer instead of just the school.

Ally: Resident of “I AM” school residence. Discussion on the smell of cannabis in the area and against having the use at the facility.

Susan Hialman: Discussion on City politics and permitting. Discussion on lawsuits and does not want the City to get into a lawsuit. Discussion on [California Environmental Quality Act] CEQA and not getting the City into a lawsuit.

Olivia: Discussion on 600-foot buffer of cannabis businesses and against having a cannabis business near the “I AM” School. Discussion on youth access to Juul and vaping.

Estee Davis: Lives at the “I AM” residence. Discussion on cannabis smell in the air and the smell waking up them up in the house. Discussion on smell and where is it coming from. Concerned about the location of the cannabis business and safety of children.

Luke Tunis: Discussion on vaping and Jefferson Soul production of vaping products. Concerned about the production of THC vape products by Jefferson Soul in Mt. Shasta. Questions about why

the City is helping Jefferson Soul, why is the City leading with Jefferson Soul at the economic development strategy.

Barbara Rodriguez: Discussion on City Council and Planning Commission role. Discussion on violations that are being committed.

John Duncan: Questions about application completeness for Item #5. Concerned about possible hazards and health to kids. Question about 5 jobs and is that worth it.

4. Meeting Minutes:

A. Meeting Minutes for Regular Meeting September 17, 2019

COMMISSION ACTION: Tabled due to lack of quorum of members present

5. 1119 Ream Avenue Lot Split– Public Hearing

City Staff: Presentation of staff report.

Clarifying questions on parking and the concern over the parking onsite, shared parking agreement, changes in use of property, square footage of the building, Notice of Exemption description language, 600-foot buffer for cannabis uses, and conditional use permit and uses.

Project Applicant, Reny Townsend: Discussion on the project application and tentative uses, improvements of water and sewer lines, ADA Bathroom in the facilities, and reasoning for parcel split.

Public Hearing opened at 7:03 PM:

Tom Scovill: Discussion on “cherry picked” regulations for consideration of use. Discussion of regulations and time limits. Discussion on illegal activities and allowing for this illegal action to take place. Feels more information is needed to decide. Asks for postponement of the public hearing.

Andrew Montgomery: Discussion on “I AM” School public comment letter. Disagrees with the City Planner’s application. Discussion on existing and former use. Discussion on expansion of use and the application of state law and court cases.

Steve Hillman: Discussion on CEQA process and feels an environmental analysis is required. Feels the CEQA review is wrong and should include the 600 foot buffer of the school.

Michael Huffman: Discussion on CEQA process and regulations. Feels there are cumulative effects and impacts to the surrounding properties. Believes the school should have been noticed in this process.

Eric Price: Continues the comments of Andrew. Believes there is collusion. Discussion on application. Asks for deferment to City Council.

Betty Kreuger: Believes that there are no transparency and fully informed people. Discussion on general application, General Plan information, and municipal code information. Discussion on ad hoc change of the requirements. Discussion about missing information and application is not

complete.

Peggy Risch: Believes that the City Staff is ignoring the information tonight. Asks that the Planning Commission look at the uses. Believes the application letter is incomplete. Does not feel this project is not exempt from CEQA. Asks for Planning Commission to deny the application. Believes that City Staff is not being transparent.

Robert Kim: Concerned with parking. Feels that the property is inadequate for the parking situation. Feels that the parking needs to be considered more.

Shelly Blomberg: Feels that the application needs a CEQA analysis of impacts. Feels that the application does not include enough information. Discussion on CEQA and application. Feels the application will lead to more development and property owners doing the same thing. Asks for CEQA review.

Jane Hoffman: Concerned about parking on the property and the lack of property downtown. Discussion on cannabis referendum and Jefferson Soul using the backdoor.

Public Hearing closed at 7:32 PM:

Commissioner Pardee: Question on the 600-foot buffer and the proposed buffer. Question on the 600-foot buffer distance measurement. Discussion on the general application requirements and the municipal code section.

Commissioner Saryon: Discussion on the lot split and no issues in general. The owner/applicant is also a cannabis business owner. The point of measurement should be from the campus instead the school property. The larger map in the CUP is a larger area. Even if there is no building on the lot and that may or may not be used in the future. Feel the existing is changing and there are cumulative impacts. Proposes to step back and reassess the legality and look at the application items.

Commissioner Higuera: Discussion on measurement of the buffer zone is done appropriately. A lot split is a good business move due to the ability to sell a smaller scale industrial building. The CEQA aspect is confusing. The people against the project are using CEQA as a point of contention. The 600-foot buffer is set, and the person is splitting the lot. Feels the lot split is legitimate.

Vice-Chair Beck: Discussion on the original cannabis ordinance. Discussion on manufacturing facility, cannabis use, and 600-foot buffer. Discussion on cannabis regulations. Concerned with the measurement of the 600-foot buffer and wants the buffer on the tentative parcel.

Commissioner Higuera: Discussion on requesting more information about parking and CEQA. Does not feel CEQA will favor the

COMMISSION ACTION: Motion to table to a future meeting with additional information related to:

- The 600 foot buffer in relation to the proposed project
- Information on square footage for parking

- CEQA notice of exemption

MOVED: Commissioner Pardee

SECOND: Commissioner Saryon

AYES: Commissioners Beck, Pardee, Saryon, and Higuera

NAYS:

ABSTAIN:

ABSENT: Chair Findling and Commissioners Kirby and McDowell.

6. Housing Element Workshop

Discussion on housing topics that should be included in a future housing workshop. Topics suggested were short-term rentals, City of Weed success in building housing, incentives or subsidies to encourage more housing, discussion on smaller units, and use of City lots for housing projects.

7. Commission and Staff Comments

City Staff: Discussion on traffic sign in cross walk and transportation planning grant

Higuera: Discussion on odor from cannabis facilities is not an issue. The odor experienced is from outdoor grows at homes. Worried about odor growing outdoor gardens.

Saryon: Question on report of cannabis odor. Question on Golden Eagle application.

Beck: Discussion on vaping and issues that have been experienced. Discussion on retail licensing.

Discussion on sign placement at Castle Street for the “No Smoking” Sign. Request to switch the sign to face the pedestrian side. Concern about skateboarding and biking on the sidewalk.

Discussion on the noise ordinance and the need to address the live music scene.

9. Future Agenda Items – Future items are topics brought to the Planning Commission from a public petition, city staff, Planning Commission member(s), and City Council for review and action. All dates refer to first introductions to the Planning Commission and can be altered due to time and priority level. **Items that are bolded correlate with the General Plan Revision Process**

****Announcement that the Special Meeting scheduled for September 24, 2019 is cancelled due to posting error.**

- a. Golden Eagle Charter School Parcel Map, Conditional Use Permit, and Architectural Design – TBD

Discussion on adding noise ordinance to the future agenda items.

10. Adjourn – Adjourned at 8:30 PM