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:

<table>
<thead>
<tr>
<th>Dorma Baker</th>
<th>Bryce Berryessa</th>
<th>Erica Padilla Chavez</th>
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<td>Ari Parker</td>
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<td>Henry Robles</td>
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   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
Meeting Topic: Cannabis Allowable Zoning Districts

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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.
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.
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.

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.

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

City of Watsonville

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

Potential Medical Marijuana Zoning Districts

Prepared by Watsonville GIS Center 7/13/2016 (CODD 1637).
The City of Watsonville assumes no responsibility for any errors.
TESTING

- Industrial Park and Office Commercial Zoning Districts
- Administrative Use Permit Required
Motto: "Opportunity Through Diversity; Unity Through Cooperation."

City of Watsonville

Zoning

Legend

<table>
<thead>
<tr>
<th>Zoning Type</th>
<th>Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>CO: Office</td>
<td>Magenta</td>
</tr>
<tr>
<td>IP: Industrial Park</td>
<td>Light Blue</td>
</tr>
<tr>
<td>Retail Overlay District*</td>
<td>Yellow</td>
</tr>
<tr>
<td>North Business Park Overlay District*</td>
<td>Green</td>
</tr>
<tr>
<td>Parcels</td>
<td>Gray</td>
</tr>
<tr>
<td>Watsonville City Limit</td>
<td>Pink</td>
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</tbody>
</table>

*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


City of Watsonville

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Zoning
- IG: General Industrial
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DISTRIBUTION

Industrial Park and General Industrial districts
Special Use Permit
Motto: "Opportunity Through Diversity; Unity Through Cooperation."

City of Watsonville

Legend

- 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
TRANSPORTING

General Industrial district
Special Use Permit
DISPENSARIES

Industrial Park and General Industrial districts
Special Use Permit
600 foot separation proposed between dispensaries
Potential Medical Marijuana Zoning Districts

City of Watsonville


City of Watsonville

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

Potential Medical Marijuana Zoning Districts

*See the Manabe-Ow Specific Plan
# SEPARATION REQUIREMENTS

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

<table>
<thead>
<tr>
<th>Location</th>
<th>Cultivate</th>
<th>Dispense</th>
<th>Manufacture</th>
<th>Transport</th>
<th>Distribute</th>
<th>Test</th>
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</thead>
<tbody>
<tr>
<td>School (k-12)</td>
<td>600'</td>
<td>1,000'</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Park</td>
<td>600'</td>
<td>1,000'</td>
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<tr>
<td>Residential Zone</td>
<td>300'</td>
<td>1,000'</td>
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<tr>
<td>Faith Based Facility**</td>
<td>600'</td>
<td>1,000'</td>
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** Per Existing Cultivation Ordinance
# Separation Requirements

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<th>Cultivate</th>
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<td>600'</td>
<td>600'</td>
<td>600'</td>
<td>600'</td>
<td>600'</td>
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</tr>
<tr>
<td>Child Care Facility</td>
<td>600'</td>
<td>600'</td>
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<tr>
<td>Residential Zone</td>
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<td>300'</td>
<td>300'</td>
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<td></td>
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<tr>
<td>Marijuana Dispensary</td>
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<td>Alcohol Related Business</td>
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<tr>
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Distance is measured: from parcel line to parcel line
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