

Mira Mesa Community Planning Group Meeting Minutes

1.	Robert Mixon	6.	Jeff Stevens	11.	Julia Schriber	16.	Bari Vaz
2.	Craig Radke	7.	Ted Brengel	12.	Wayne Cox	17.	Albert Lee
3.	Bruce Brown	8.	Marv Miles	13.	Tom Derr	18.	Chris Morrow
4.	Joe Punsalan	9.	Jon Labaw	14.	Craig Jackson	19.	Justin Mandelbaum
5.	Kent Lee	10.	Ralph Carolin	15.	Michael Linton	20.	

(HIGHLIGHTED INDICATES ATTENDANCE)

**Mira Mesa Community Planning Group**

Mira Mesa Community Planning Group: Meeting minutes

Date/Time: Thursday, January 18, 2017, 7:00pm

Location: Mira Mesa Public Library, 8405 New Salem Street, San Diego CA 92126

**Call to Order/Confirm quorum: quorum present at 7 PM.**

- 1) Non-Agenda Public Comments: None.
- 2) Modifications to the Agenda.
  - a) Luis to give report early
- 3) Adopt Previous Meeting Minutes (Action). Minutes approved.
- 4) Report of the Chair
  - a) 15 MPF's on agenda tonight for information only. Will be back as action items when their cycle reports are completed.
  - b) Mail:**
  - c) Right of Entry Permit allowing San Diego State University to conduct research to on the effects of population isolation and habitat fragmentation on herpetofauna. Sampling shall include non-lethal capture of Alligator lizards, western skinks, and southern pacific rattlesnakes using live traps and manual search techniques. Upon capture, individuals shall be gently restrained for measuring and weighing and behavior testing.
  - d) Notice of slurry sealing with list of roads.
  - e) Notice of Oak Study by the California Native Plant Society.
  - f) Letter from Brown Deer Park Industrial Condominiums Owners Association objecting to a proposed MPF, which violates their Association rules.
  - g) Special event applications for D6 Night Market on May 19 and Asian Cultural Festival on May 5.
  - h) All way stop at Flanders and Amantha approved via alternative process.
  - i) All way stop at Westmore and Garde approved via alternative process.
  - j) Stop sign at Huennekens and Waples met criteria for a stop sign.
  - k) Preliminary cycle reports for 8 MPF's.
  - l) Reminder: February meeting is on Thursday February 22.**

## Mira Mesa Community Planning Group Meeting Minutes

- 5) Old Business
  - a) None
- 6) New Business
  - a) Conditional Use Permits for Marijuana Production Facilities (Joe Esposito):
    - i) #585441 MPF at 7128 Miramar Road, Suites 6 & 7 (*Near Miramar Café*)
    - ii) #585486 MPF at 7740 Formula Place *Bakery*
    - iii) #585583 MPF at 7830 Trade Street
    - iv) #585414 MPF at 7920 Arjons Drive *OBJECTION LETTER*
    - v) #585470 MPF at 9151 Rehco Road
    - vi) NOTES
      - (1) Cash only concerns
      - (2) Windows
      - (3) No of employees? 4-20 based on SF
      - (4) Growers and other will be making edibles/oils
      - (5) Water treatment? Biocides/Mites/Etc.
  - b) Conditional Use Permits for Marijuana Production Facilities (Becca Taylor):
    - i) #585386 MPF on 8485 Production Ave (*current operators*) *manuf*
    - ii) #585533 MPF on 7542 Trade St (staff report received) (*current operators*) *manuf only*
    - iii) #585637 MPF on 7540 Trade St
    - iv) #585378 MPF on 9220 Mira Este Court (staff report received) (manufactu)
    - v) #585399 MPF on 7128 Miramar Rd (*current operators*) *manuf 29000 SF*
    - vi) #585092 MPF on 7720 Kenamar Ct (*manuf and cultivation*) *LEED certification; Climate Action Plan applies;*
    - vii) QUESTIONS
      - (1) 3-4 people on site on average
      - (2) Yearly inspections
  - c) Conditional Use Permits for Marijuana Production Facilities (Marty Reed):
    - i) #585651 MPF at 7755 Arjons Drive
    - ii) QUESTIONS
      - (1) Adjacent to another applicant
      - (2) 10,000 SF facility
      - (3) White labeling
      - (4) 5-10 employees
  - d) Conditional Use Permits for Marijuana Production Facilities (Tammy Hoang):
    - i) #585402 MPF at 9938 Mesa Rim Road (staff report received)
      - (1) QUESTIONS
      - (2) 14,000 SF
      - (3) 25-30 employees
      - (4) Cultivation/Manufacturing/Kitchen
      - (5) Statement from condo association
      - (6) Need to provide report
  - e) Conditional Use Permit for Marijuana Production Facilities (Bradley Hochendoner)
    - i) #585603 MPF CUP at 6364 Ferris Square

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- (1) QUESTIONS
- (2) 8000 SF
- (3) Distribution and lab space
- (4) Need letter from neighbors
- (5) Insurance
- f) Conditional Use Permit for Marijuana Production Facilities (Bert Telles)
  - i) #585509 at 5752 Oberlin Drive
    - (1) QUESTIONS
    - (2) Laboratory/extraction/packaging
    - (3) Single owner of business park.
- 7) Elected Officials/Government Agencies
  - a) San Diego – City Council District 6
    - i) Homeless survey in progress
    - ii) Production facility – questions afterwards in back of room
- 8) Announcements: 2 Minutes per speaker. None
- 9) Reports
  - a) Stone Creek Subcommittee – no report
  - b) Community Park Subcommittee – no report
  - c) Marijuana Dispensaries Subcommittee (joint with Torrey Pines) – already done
  - d) Community Planners Committee – no meeting
  - e) Los Peñasquitos Canyon Preserve Citizens Advisory Committee – meeting tonight
- 10. Adjourn

## **Marijuana Processing Facility Summary**

Jan 22, 2018

Jeff Stevens, Chair, Mira Mesa Community Planning Group

This note is to summarize what we learned and what issues are particularly important regarding the Marijuana Processing Facility presentations that we heard at last Thursday's meeting.

1. **Odor control:** All applicants claimed to be using state of the art air purification systems with carbon filters that would allow no odors to escape. However, people who have visited existing MPF's describe strong odors.

*We need to ensure that the air purification systems do indeed exist and work as advertised, and we need strong and rapid code enforcement for any violations.*

2. **Impact on adjacent industrial businesses:** Several of the applicants are in buildings that are part of an industrial condominium or a similar association with neighboring businesses. Some of the neighboring businesses are very concerned that the MPF will affect their businesses negatively. One business was told that their association would lose insurance coverage if it contained an MPF.

*We need to ensure that any proposed MPF will not negatively impact existing businesses. If the MPF will be part of a business association, a letter of consent from the business association should be a requirement.*

3. **Impact on adjacent commercial businesses:** Some of the proposed MPF's are close to restaurants or other commercial businesses that would be very strongly impacted by any odors.

*Given the observations of odors in #1, we should remove this risk by not allowing MPF's close to restaurants or other businesses that could be negatively impacted.*

4. **Security:** Both marijuana and cash are attractive to criminal elements. Some of the applicants said they wouldn't have much cash on site and instead have an administrative office at another site to handle the cash, but that means there is another unidentified location that will have the large cash on hand problem and the MPF's still have a lot of valuable product.

*Security needs to be very strong at both the MPF's and their administrative offices.*

5. **Environmental Issues:** The MPF's may use a lot of power and water and have the potential to generate air and water pollution.

*Environmental assessment needs to be performed and any issues addressed before approval. Rooftop solar power is recommended to reduce energy impact. Recyclable water systems are recommended to reduce water use.*

**Resolved issues:** Traffic and parking were on our list of questions, but these did not appear to be significant issues based on the number of employees and expected trips.