



City of Davis
Planning Commission Minutes
Community Chambers, 23 Russell Boulevard, Davis, CA 95616
Wednesday, November 28, 2018
7:00 P.M.

Commission Members: Herman Boschken, Cheryl Essex, Rob Hofmann (Chair), Stephen Mikesell, David Robertson, Stephen Streeter (Vice Chair), Greg Rowe (Alternate)

Commissioners Absent: Darryl Rutherford

Staff: Community Development & Sustainability Director Heidi Tschudin/
Planner Cathy Camacho

1. Call to Order. Chair Hofmann called the meeting to order at 7:00 p.m.

2. Approval of Agenda

H. Boschken moved, seconded by S. Mikesell, to approve the agenda. Motion passed by the following vote:

AYES: Boschken, Essex, Mikesell, Robertson, Rowe, Streeter, Hofmann

NOES: None

ABSENT: Rutherford

3. Brief Announcements from Staff, Commissioners, and Liaisons

H. Tschudin: Introduced new Principal Planner Sheri Metzker

4. Public Comment

Andreas Mofftin, Kia Leaf: Recently received Conditional Use Permit for manufacturing, mobile delivery and distributing cannabis. Status update: Hired director of operations and submitted application for city business permit yesterday.

5. Regular Items

A. Public Hearing: 2121 Second Street: Davis Cannabis Collective: Mobile Medical and Adult-Use Cannabis Delivery Use: Planning Application #18-77, Revised Conditional Use Permit #18-18

Planner Cathy Camacho: Proposal to revise existing CUP #8-17 to add mobile cannabis delivery to retail cannabis dispensary operations; delivery services would operate in 555 sq. ft. of the 2,400 sq. ft. already approved for the dispensary.

Chair Hofmann opened the public hearing.

Ashley Hammer, Davis Cannabis Collective: Currently operating as retail storefront, opened on October 19. Request to add delivery services in order to better serve home

bound patients and customers. Committed to contributing up to 5% to non-profits in Davis and Yolo County as well as contribution for traffic study on Second St.

Dave Carlson: Landlord at 2121 2nd Street. Support project.

Chair Hofmann closed the public hearing.

H. Boschken moved, seconded by S. Streeter, to make the following recommendations to City Council:

1. That the project is exempt from CEQA Guidelines Sections 15301 and 15303
2. That the Resolution to Approve Cannabis Retailer Use Permit to permit mobile medical and adult-use cannabis delivery use at 2121 Second Street be approved, based on the Findings and subject to the Conditions of Approval

Motion passed unanimously.

B. Public Hearing: Proposed Ordinance to Limit the Total Number of Non-Storefront, Delivery-Only Cannabis Retailers

Planner Cathy Camacho: An Urgency Ordinance limiting the non-storefront, delivery-only cannabis retailers in the City to four is currently in place. If adopted by City Council, the proposed regular Ordinance will supersede the Urgency Ordinance.

Chair Hofmann opened the public hearing.

Dave Carlson: Oppose limiting retails. Instead, Ordinance should focus on addressing unfair competition, those that aren't complying with regulations. If another quality operator should emerge, they should be allowed to operate.

Connor Gorman: Generally in favor of limit temporarily. If too much competition, could drive all out of business. Need to ensure out of town deliveries comply with regulations.

Tracey Dewitt: Support limitation. Assess what is already in place. Not support long-term limitation.

Chair Hofmann closed the public hearing.

S. Mikesell moved, seconded by H. Boschken, to make the following recommendations to Council:

1. Find this project exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) and Business and Professions Code Section 26055(h)
2. Adopt Ordinance amending Section 40.26B.080 of the Davis Municipal Code limiting the total number of non-storefront, delivery-only cannabis retailers in the City to four based on the Findings and subject to the Condition provided in the Ordinance

Motion passed unanimously.

6. Commission and Staff Communications

H. Tschudin: Optional ethics training for commissioners on December 10. City offices will be closed December 26, 27 and 28. Appointments to commissions will be at City Council meeting on December 4.

A. Davis Downtown Liaison Update. None

B. Upcoming Meeting Dates

January 9 meeting may include an Ordinance related to Accessory Dwelling Units.

7. Adjournment. Meeting was adjourned at 7:42 p.m.