

MAC Meeting 6/9/2021

Meeting called to order 6:34pm

Matt Maldonado - any opposed to recording meeting - no objections

Sup. Spiegel lead Pledge of Allegiance

Roll Call - Jeff Girod, Emily Hollingsworth, Jenn Grob, Mussa ___ present
Katie___ absent

Jenn motion to approve 5/19/2021 minutes
Mussa 2nd ** motions passes

5 A - Mussa motion to appoint Jenn Grob as Secretary
Emily 2nds ** motion passes

5 B - Highgrove Update - Sup Spiegel
Item 1 - Update

- WMWD Drive Thru Resource Event 6/15/21 at Norton Community Center 2pm-5pm
Volunteers welcome at 1pm
- Sup Spiegel inherited cannabis approval for Highgrove. Currently 4 approved 1 pending.
Sup, believes this is enough for community
- mapmycounty.com shows existing approvals and proposed business sites

Item 2 KB commercial Parcel

- Spring St and Mt. Vernon proposed 5.4 acre dedicated to commercial - planning stages
currently - no proposed businesses
- 20 acre park
- Number of rooftops are too low to attract large grocer
- Questions/Comments
 - J Garcia Community Member - need more park space. Help retain home values
 - Jeff -MAC Board - Would like to see large playing fields such as soccer and baseball.
Currently no local park that can accommodate a league for youth sports
 - Jose Medina - Community member - Possible increase in crime. Would be great to have
sporting activities

5 C - KB Representatives present 10 acre project Center/Mt.Vernon

- response to community concerns for lack of retail space, food service
- Site to be multi use - residential and retail
 - 52 home gated community and 7-11 Mini grocery store format
 - Will have inshore restaurant Larado Taco with indoor/patio dining
 - Retail space is set for drive-thru business
- 7/11 interior 4400 sq ft
- 12 gas pump
- 3 EV charging
- Questions/comments
 - JennGrob_MAC board - hours of operations? 24 hour model alcohol sales from 6am-2am
 - Community member - where are we in the process - discretionary approve process 1st
community input the to planning
 - Sup. Speigel - this is in response to previous meetings where residents requested retail
and grocer for this immediate area

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5 D - Joel Highrove Town Center

- Mixed use 70% residential
- 20 dwelling units per acres (max allowed 40 per acre)
- 846 townhomes
- Center to Spring new street " Street A"
- Cost of home \$350k-\$450K
- Comments:
 - Jeff - Board: commended builder for not building max amount of homes
 - Jeff - Board: Traffic - response no environmental study required or done
 - Deborah - Comm. member : parking issue? Response - each home 2 garage parking
 - Ray - comm member: Power problem - we already see a strain on service, also drought and traaffic
 - Rochelle - Comm Member - concerned about low income housing as option - response: home cost is upwards of \$350k

5 E - The Castle Shawn, The Syndicate

- Multiple locations
- 24 hr security guards (2 on site) security camera access
- Castle vacant for years
- Active in community
- Examples of business helping meet the needs of locals during pandemic
- \$ investment into community annually upwards of \$140k
- 100% to community
- Questions/Comments:
 - Jeff - Board: Met multiple times with Shawn.Happy with establishment potential as well as community investment dollars
 - Mussa- Board: where in the process are we? Currently have 4 approved this would be 5th. Who has final say - Speigel response - 5th and final. This is the final step before decision on approval
 - Jenn - Board: clarify - no consumption on site Responses:no consumption
 - Deborah - comm member:\$ funds from annual community investment; is it set to stay in Highgrove? - Public word from SPEigel as long as she is here, funds will stay in community
 - Jenny - Comm Member: \$ Bene in writing?
 - Ray - Comm member: Freeway congestion at exit ? Response: no, increase will be minimal
 - Stephanie - Comm Member: Understand business will contribute to youth, but concerned promotion cannabis business will be visible Respons: contributions will be private and business owner doesn't allow promotion at youth events

Vote to approve

Jeff - yes

Emily - Yes

Mussa - no

Jenn- No

Revisit concerns before revote - direct yes/no and reason

Jenny - Comm member - Yes: upgrade the look of the building is a plus

Deborah - Comm member - No - high crime rate is seen in other areas that allow cannabis establishments

Stephanie - Comm member - No - where do we draw the line to say enough of this same type of business for a low rooftop community

Zoom User Jackie - comm member - No, Children still present walking over freeway bridge

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Rochell - comm member : already an existing methadone clique - brings the wrong type of visitors to the area
Emily - Board - Yes; will fill empty building - bring a better exterior to the building. Has seen positive changes with one close to her work location

2nd Vote

Jeff - no

Emily-yes

Mussa - yes

Jenn-yes

Final comments

Deborah - comm member; not happy with approval- with a potion of 600 signatures against, why was this approved

Jeff - board change of vote due to children present

FUTURE agenda items:

Parking on Center

Adjust public comments back to 3 min

approved on July 28, 2021

Emily Hallowhurst

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