

# T&L Micro Cannabis Facility

Fall 2020 General Plan Amendment Package

General Plan Amendment

Rezoning

Major Conditional Use Permit

3515 and 0 Industrial Drive

November 12, 2020

Andrew Trippel  
Acting Supervising Planner  
Planning and Economic Development

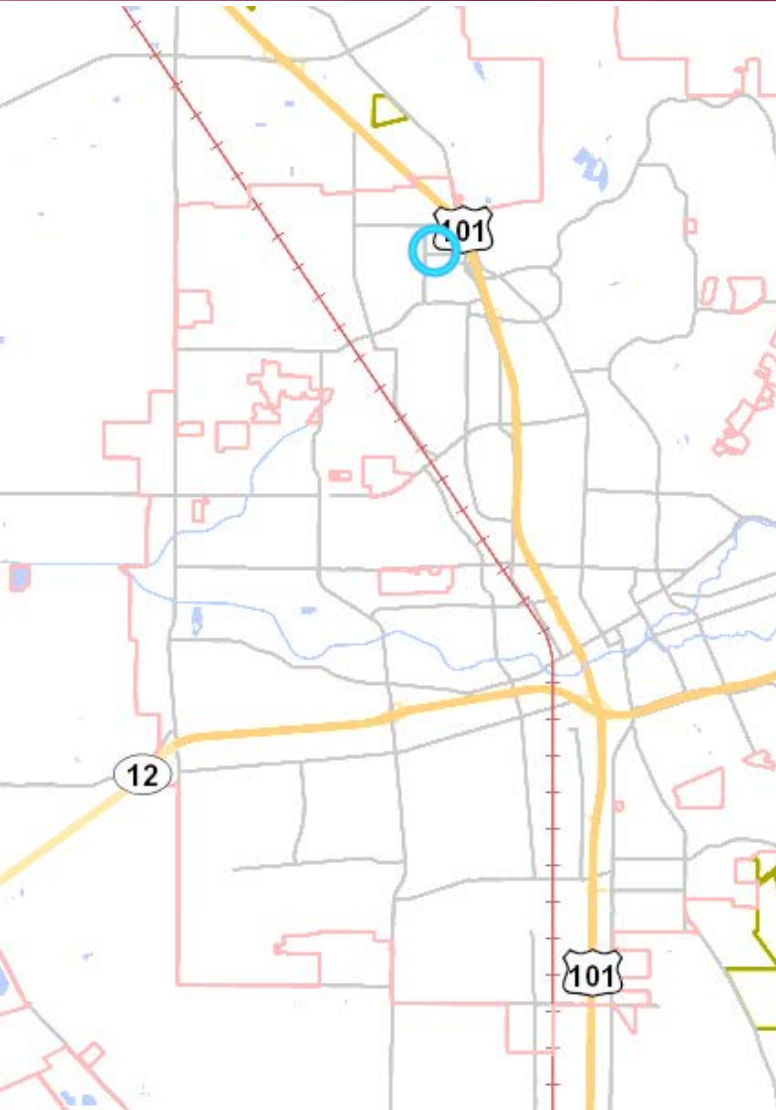
## T&L Micro Cannabis Facility

- General Plan Amendment from Retail & Business Services to Light Industry
- Rezoning from General Commercial (CG) to Light Industrial (IL)
- Major CUP for Cannabis Cultivation > 5,0001 SF with Manufacturing (non-volatile), and Distribution



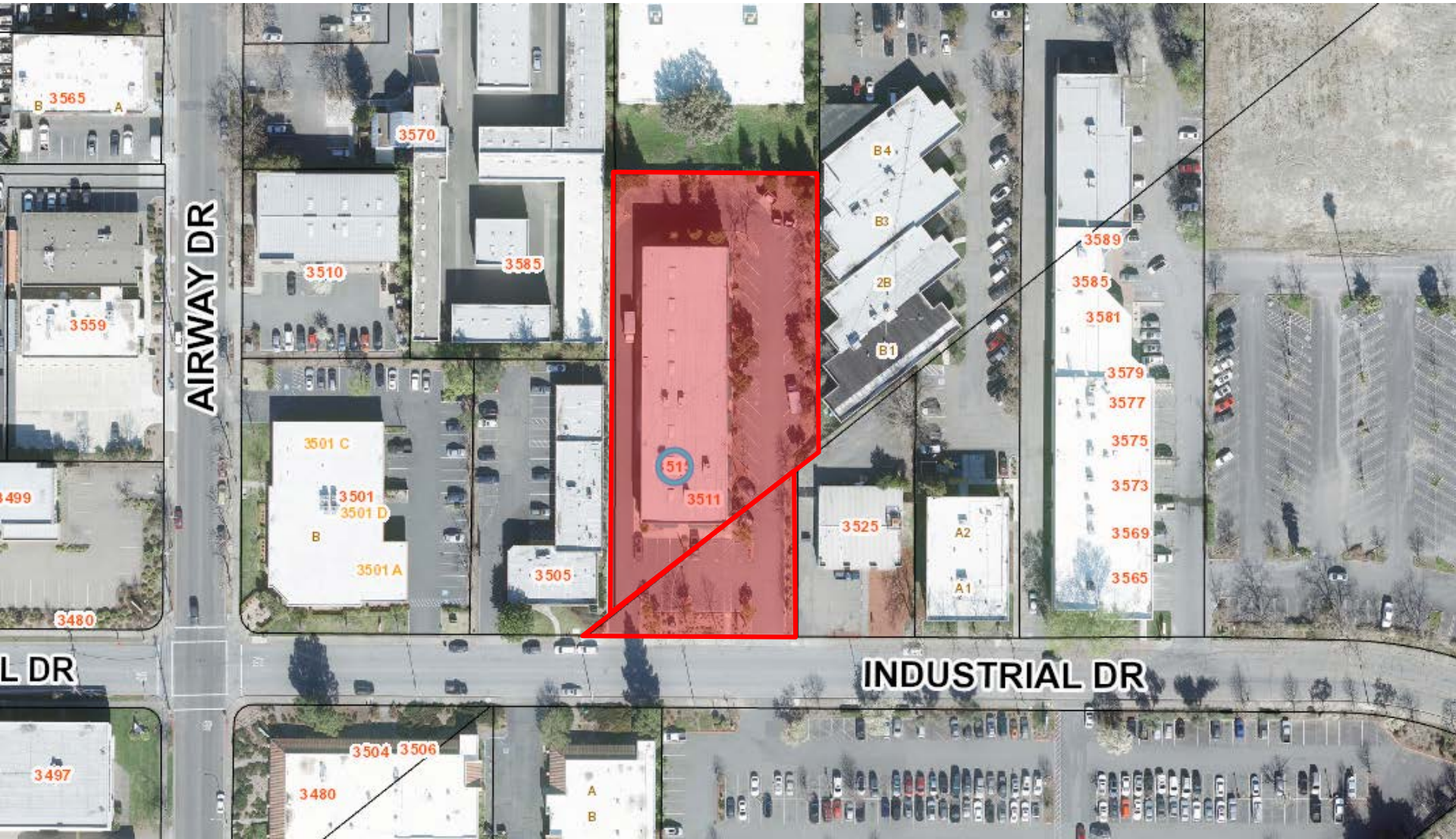


# Project Location 3515 and 0 Industrial Drive

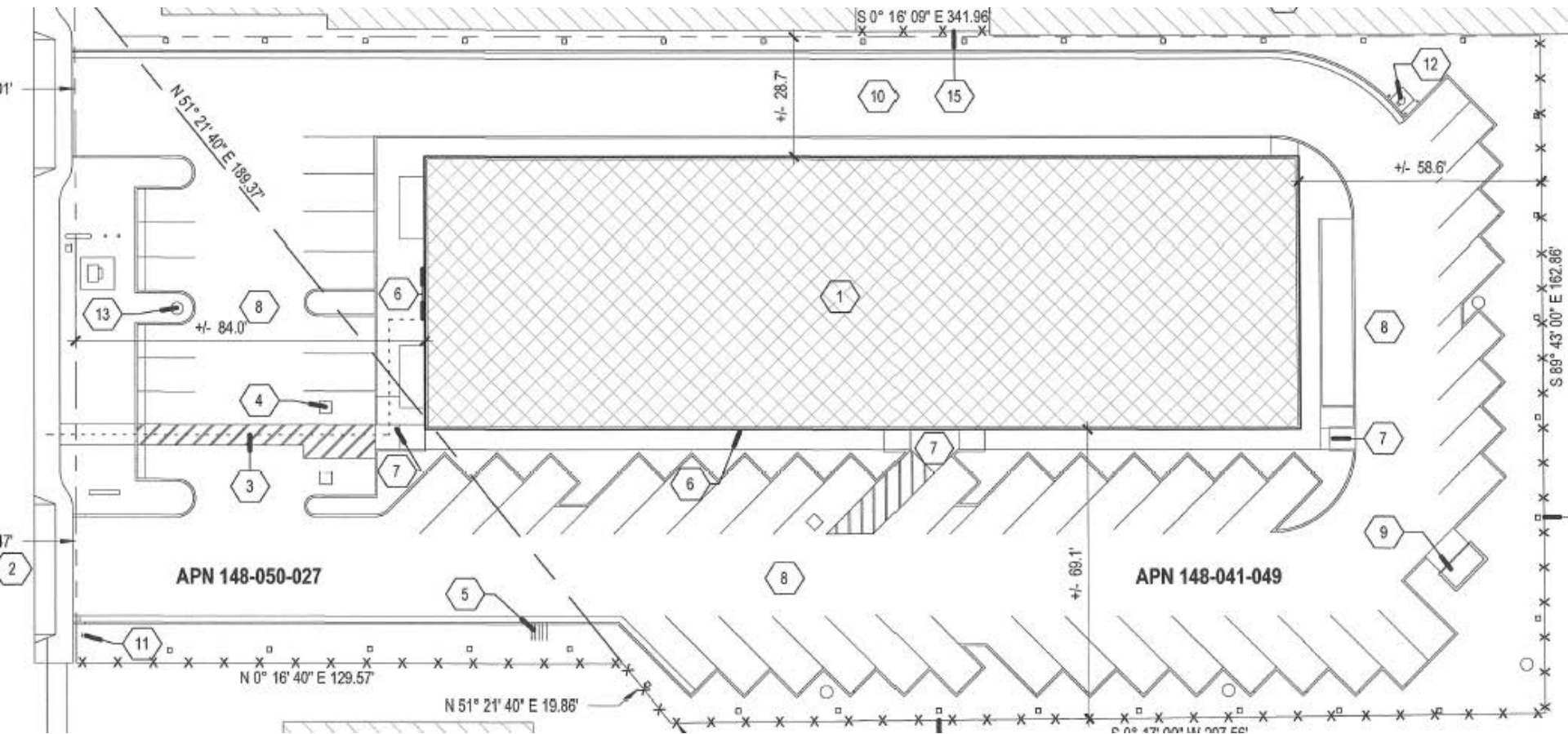




# Project Location 3515 and 0 Industrial Drive



# Project Site 3515 and 0 Industrial Drive





# Project Site 3515 and 0 Industrial Drive



3



2



1



5

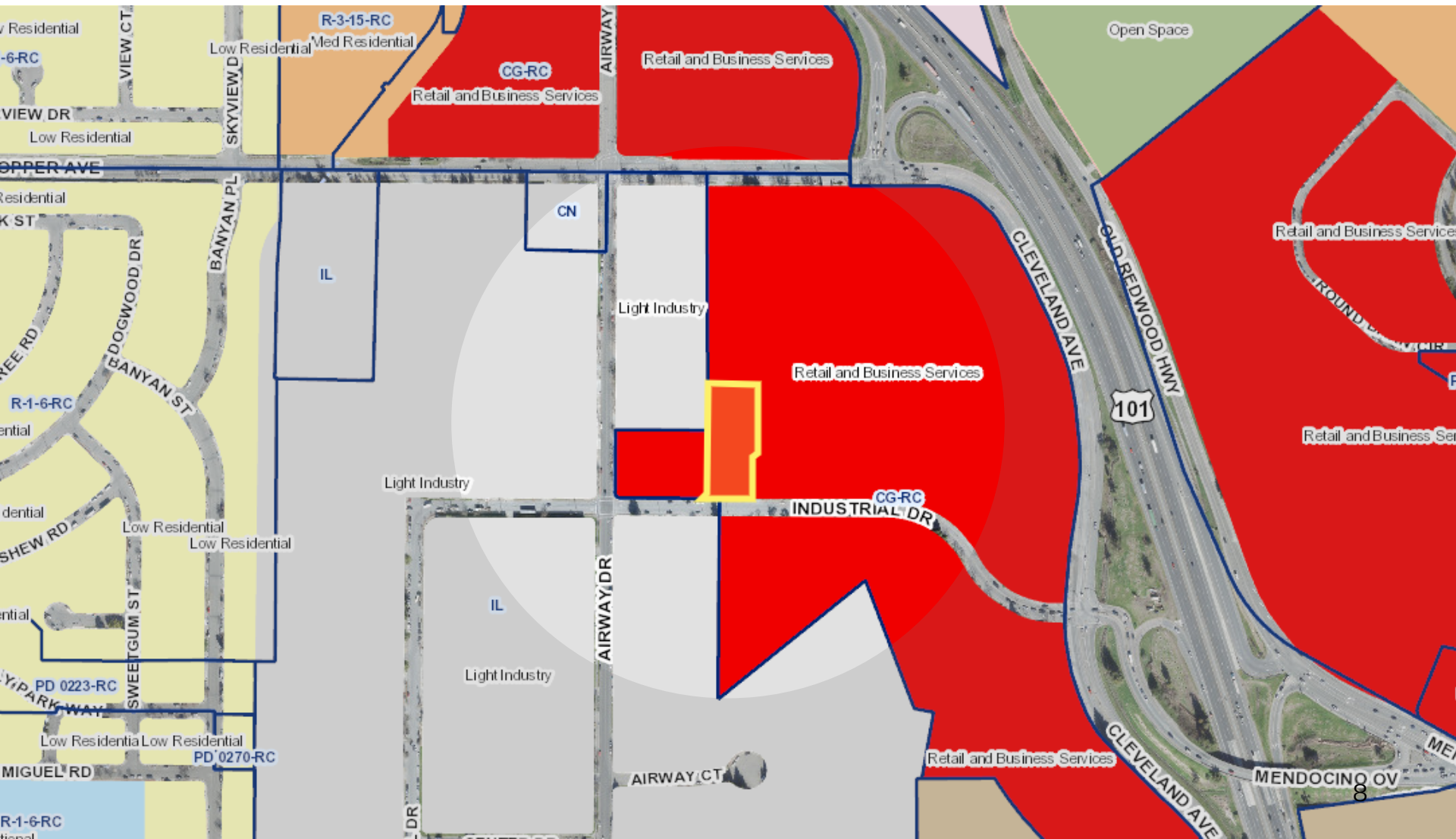


6



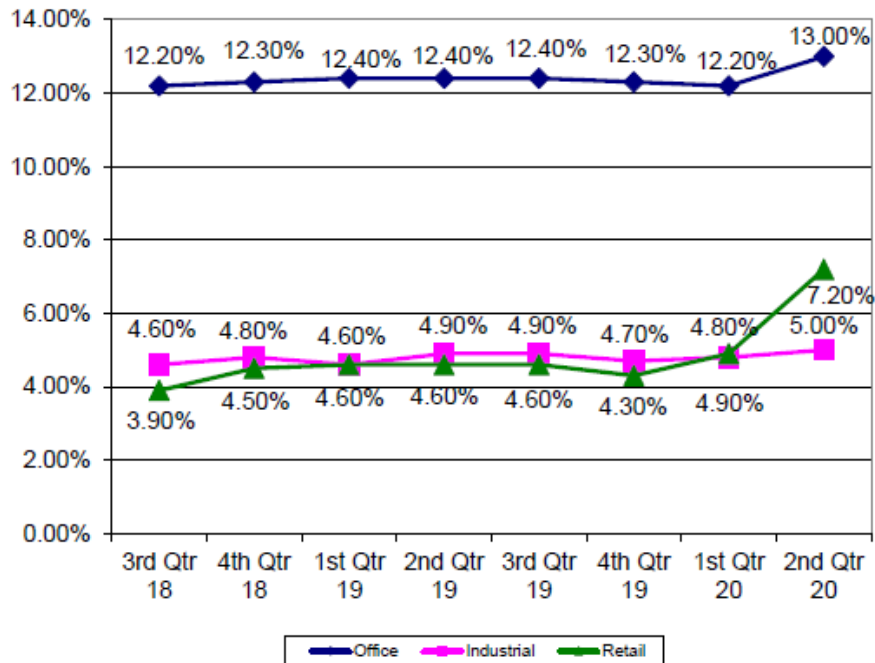
7

<b>September 30, 2019</b>	<b>Applications Submitted</b>
<b>October 18, 2019</b>	<b>SB 18 Notification</b>
<b>January 30, 2020</b>	<b>AB 52 Notification</b>
<b>June 22, 2020</b>	<b>IS/MND 30-day Public Review</b>
<b>October 31, 2020</b>	<b>Planning Commission Public Hearing Noticed</b>





## Industrial Vacancy



## Retail Environment



**LUL-A**

Foster a compact rather than a scattered development pattern in order to reduce travel, energy, land, and materials consumption while promoting greenhouse gas emission reductions citywide.

**LUL-K**

Protect industrial land supply and ensure compatibility between industrial development and surrounding neighborhoods.

**EV-B**

Facilitate the retention and expansion of existing businesses and provide sufficient land for business expansion and attraction of new employers that utilize the area's existing labor pool.

**EV-B-7**

Focus business attraction efforts on filling vacancies in commercial and industrial structures.

**EV-C-2**

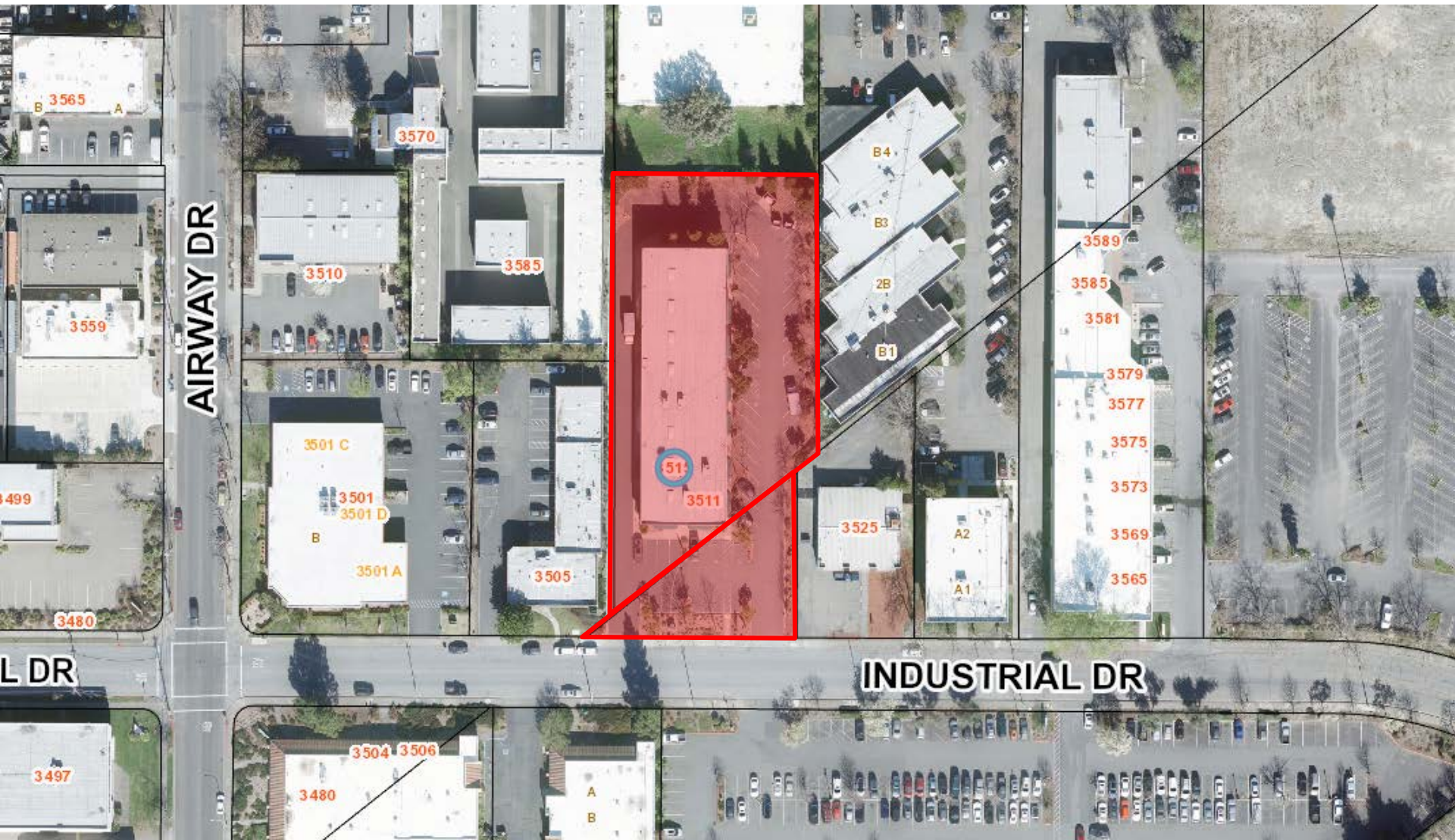
Establish and inventory of ready-to-go non-residential sites complete with zoning, infrastructure, and environmental clearances.

**EV-D**

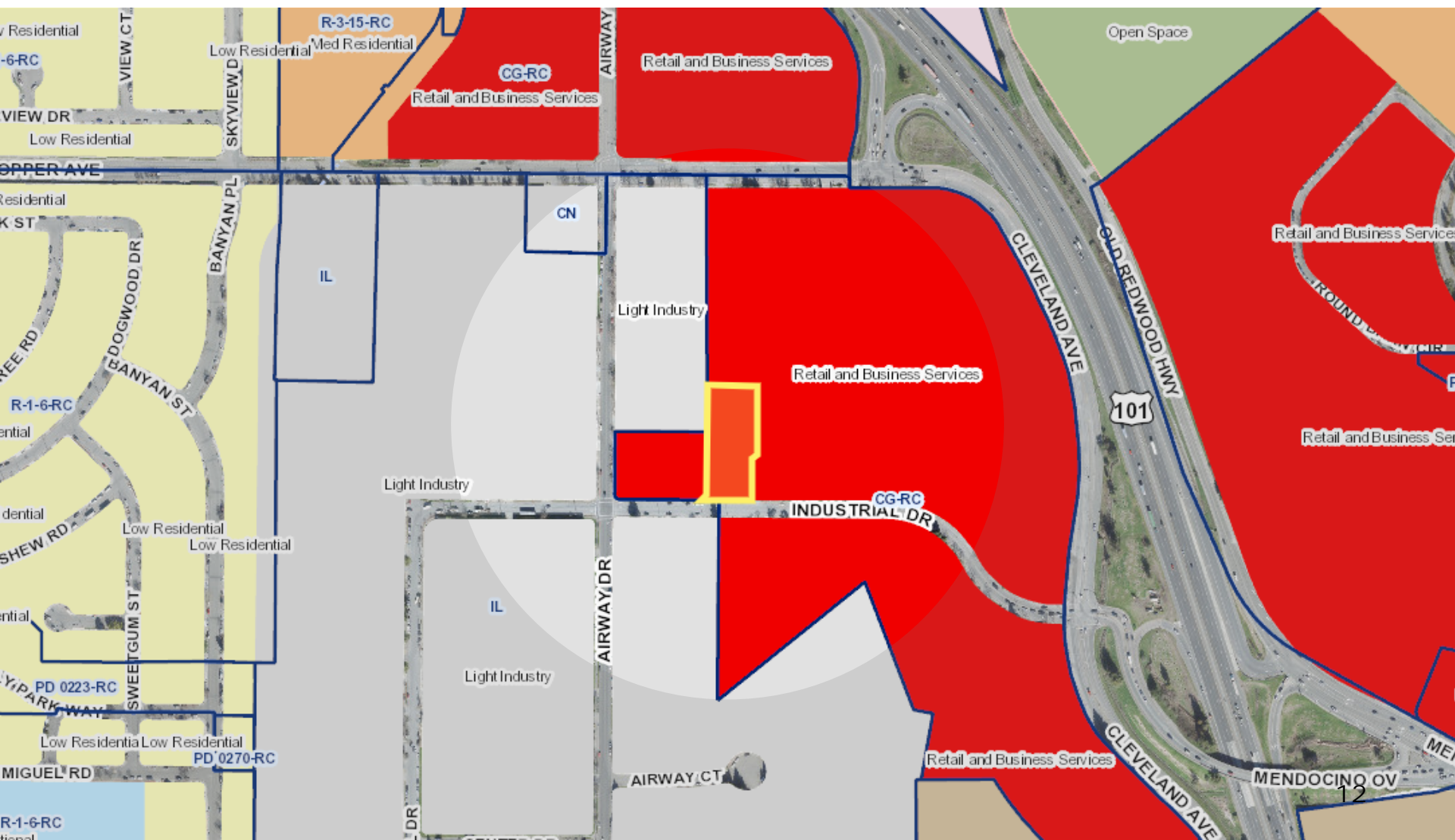
Maintain the economic vitality of the downtown, business parks, offices and industrial areas.



# General Plan Findings 3515 and 0 Industrial Drive



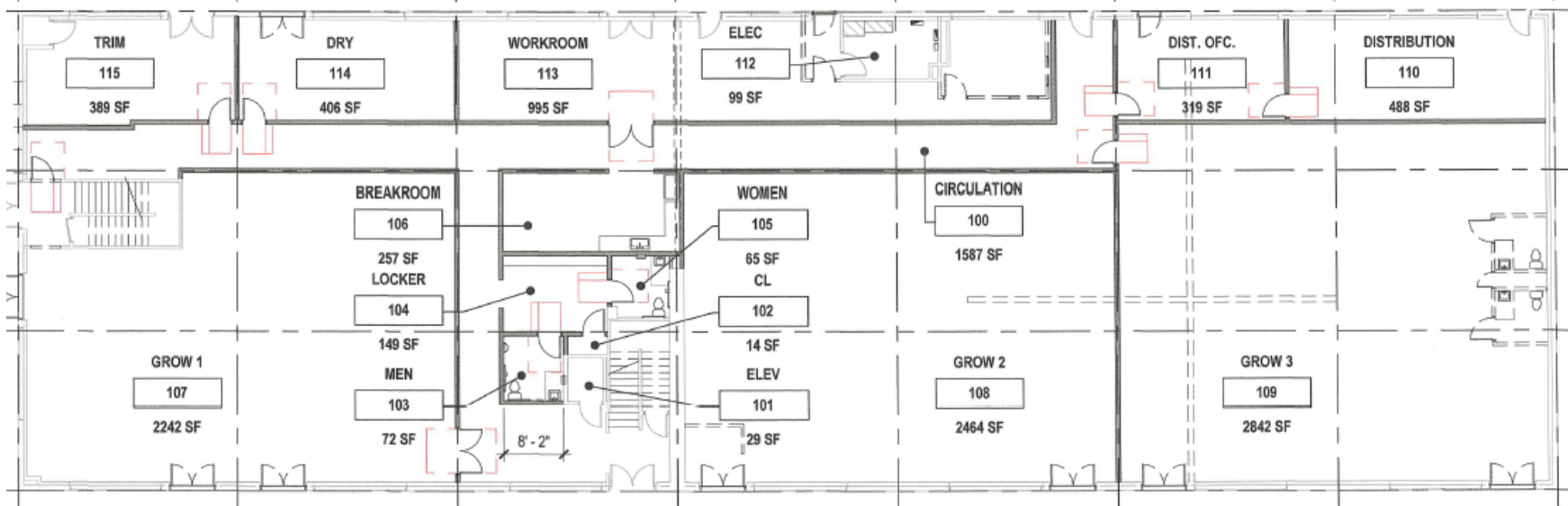
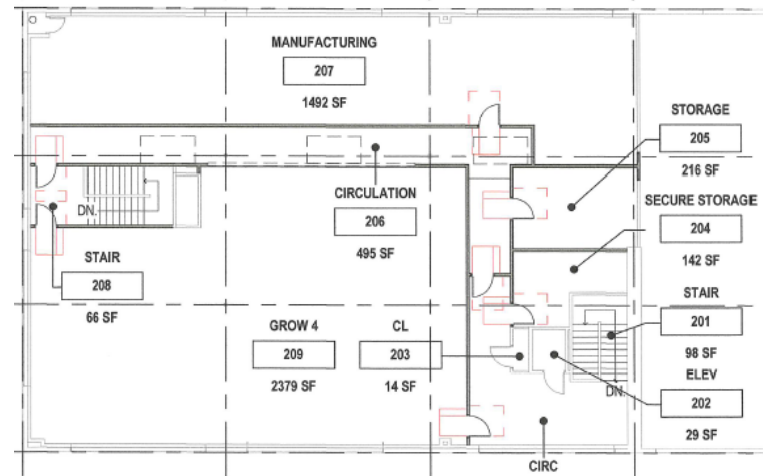
# Zoning Map Amendment Findings





# Proposed Cannabis Uses

<b>10,202</b>	Cultivation
<b>3,282</b>	Manufacturing (non-volatile)
<b>6,016</b>	Distribution
<b>PARK</b>	20 required, 54 available



# Proposed Cannabis Use Findings

- Major CUP for Cultivation > 5,001 SF
- Manufacturing (non-volatile) permitted use in IL
- Distribution permitted use in IL
- Compliance with Comprehensive Cannabis Ordinance (Chapter 20-46)
  - Dual Licensing
  - Odor Mitigation
  - Security



# Environmental Review

## California Environmental Quality Act (CEQA)

- Initial Study/Mitigated Negative Declaration
- June 19, 2020
- T&L Commercial Microbusiness Facility
- Mitigation measures related to:
  - Air Quality – Odor Mitigation
  - GHG – Real-time energy and water tracking
  - Transportation – Signage and circulation markings

No significant issues were addressed during Planning review, and no issues remain to be resolved.

No public comments have been received at the time that this presentation was prepared.



It is recommended by Planning and Economic Development Department that the Planning Commission:

- Adopt a MND and MMRP;
- Recommend that City Council approve a General Plan Amendment resolution to change land use designations to Light Industry;
- Recommend that the City Council adopt a Rezoning ordinance to amend the Zoning Map to IL – Light Industrial; and
- Approve a Major Conditional Use Permit, subject to City Council approval of the proposed General Plan Amendment and Rezoning, to allow Cannabis Cultivation (10,202 SF), Manufacturing (non-volatile) (3,282 SF), and Distribution (6,016 SF) land uses.

Andrew Trippel  
Acting Supervising Planner  
Planning and Economic Development  
[atrippel@srcity.org](mailto:atrippel@srcity.org)  
(707) 543-3223



## T&L Micro Cannabis Facility

- General Plan Amendment from Retail & Business Services to Light Industry
- Rezoning from General Commercial (CG) to Light Industrial (IL)
- Major CUP for Cannabis Cultivation > 5,0001 SF with Manufacturing (non-volatile), and Distribution

