

Sunstone Advisors, Inc.

CUP18-070

330, 350/358 Yolanda Ave

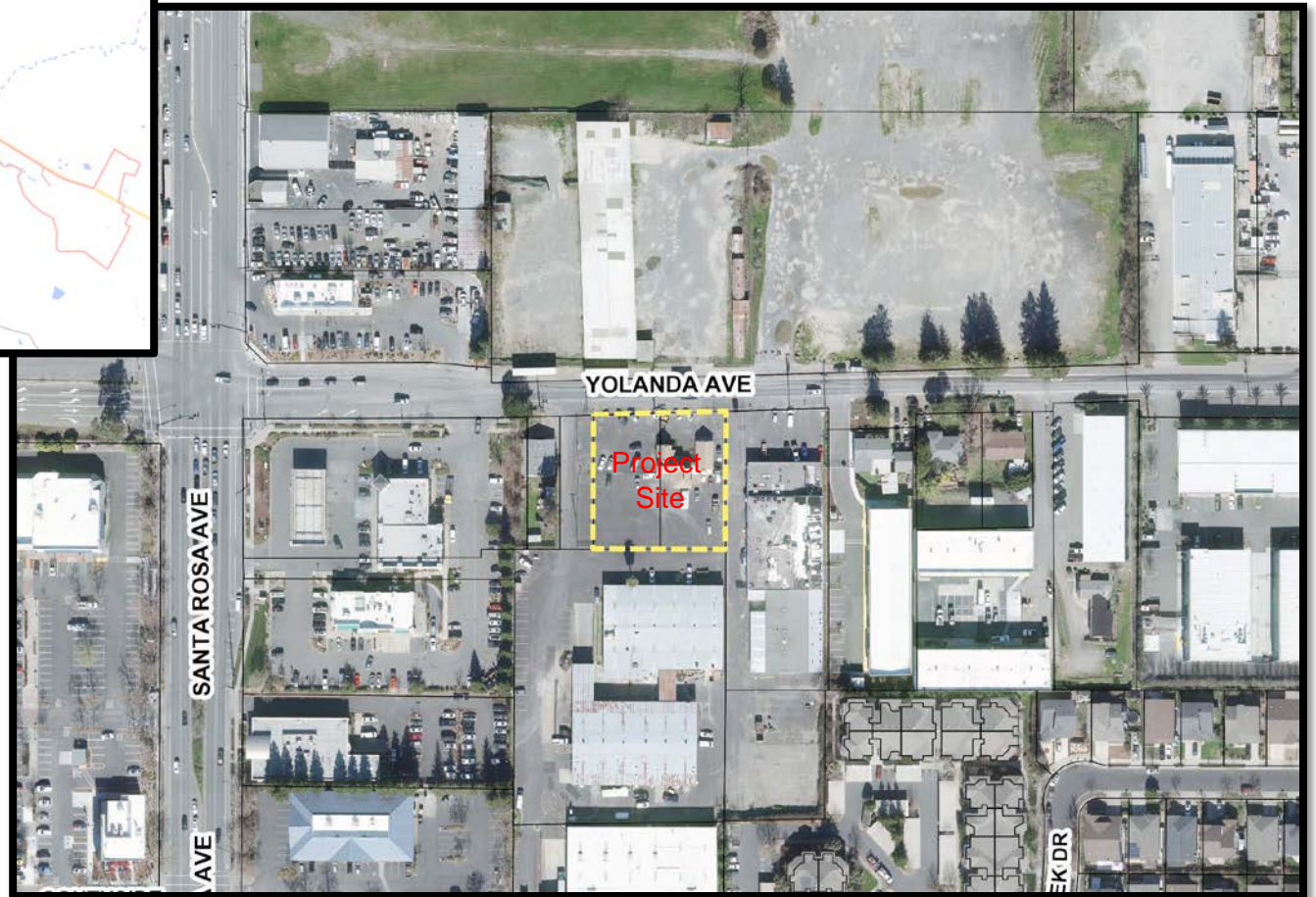
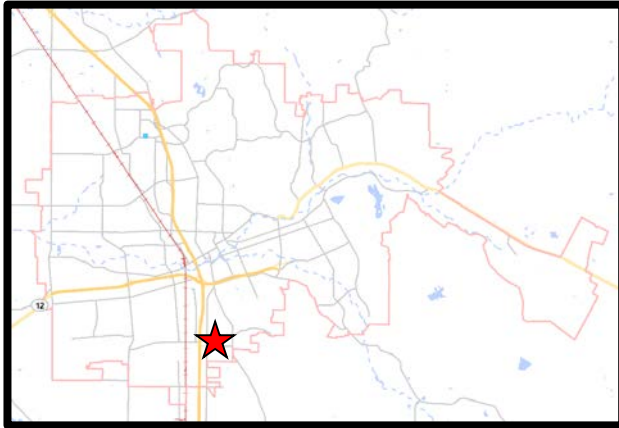
May 13, 2021

Monet Sheikhal, City Planner
Planning and Economic Development

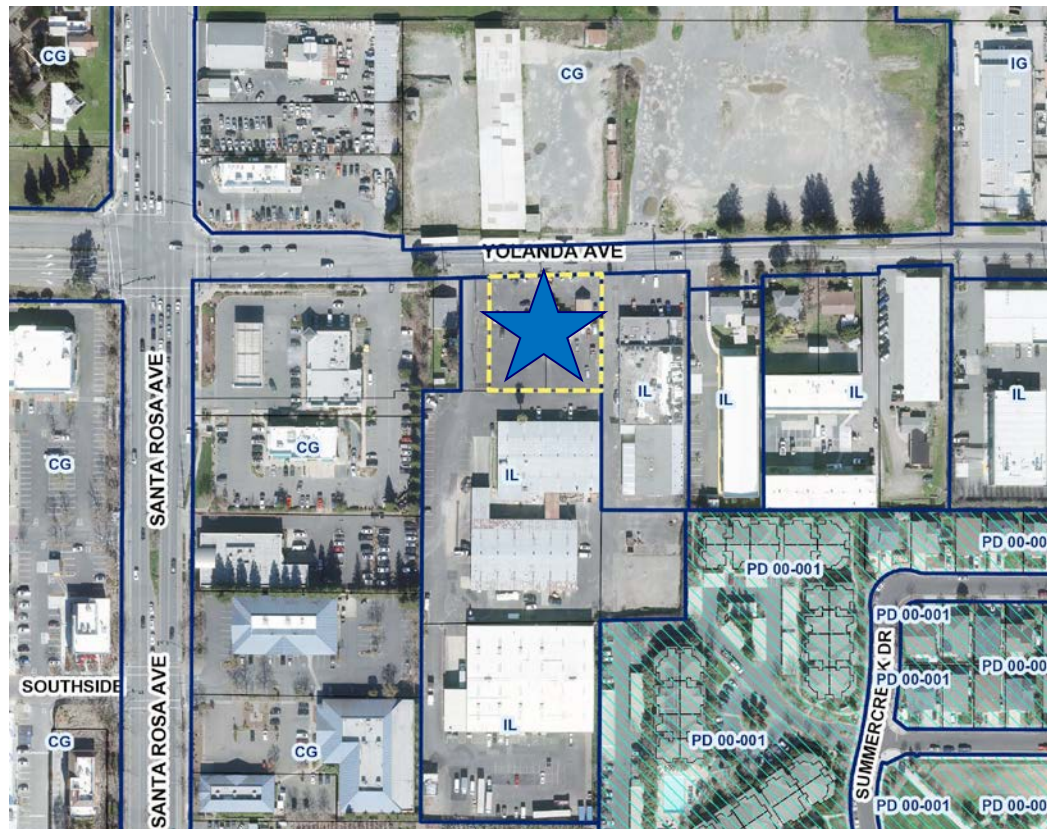
- Conditional Use Permit to allow a Cannabis Retail (Dispensary) and Delivery with on-site consumption; Cannabis Manufacturing – Level 1 (non-volatile); Cannabis Cultivation; and Cannabis Distribution within a 5,893-square foot area of a proposed new 8,441-square foot commercial building.
- Dispensary hours of operation are proposed from 9:00 am to 9:00 pm seven days a week.
- Zoning Administrator will act on Minor Design Review following Planning Commission review.



Project Location 330 and 350/358 Yolanda Ave

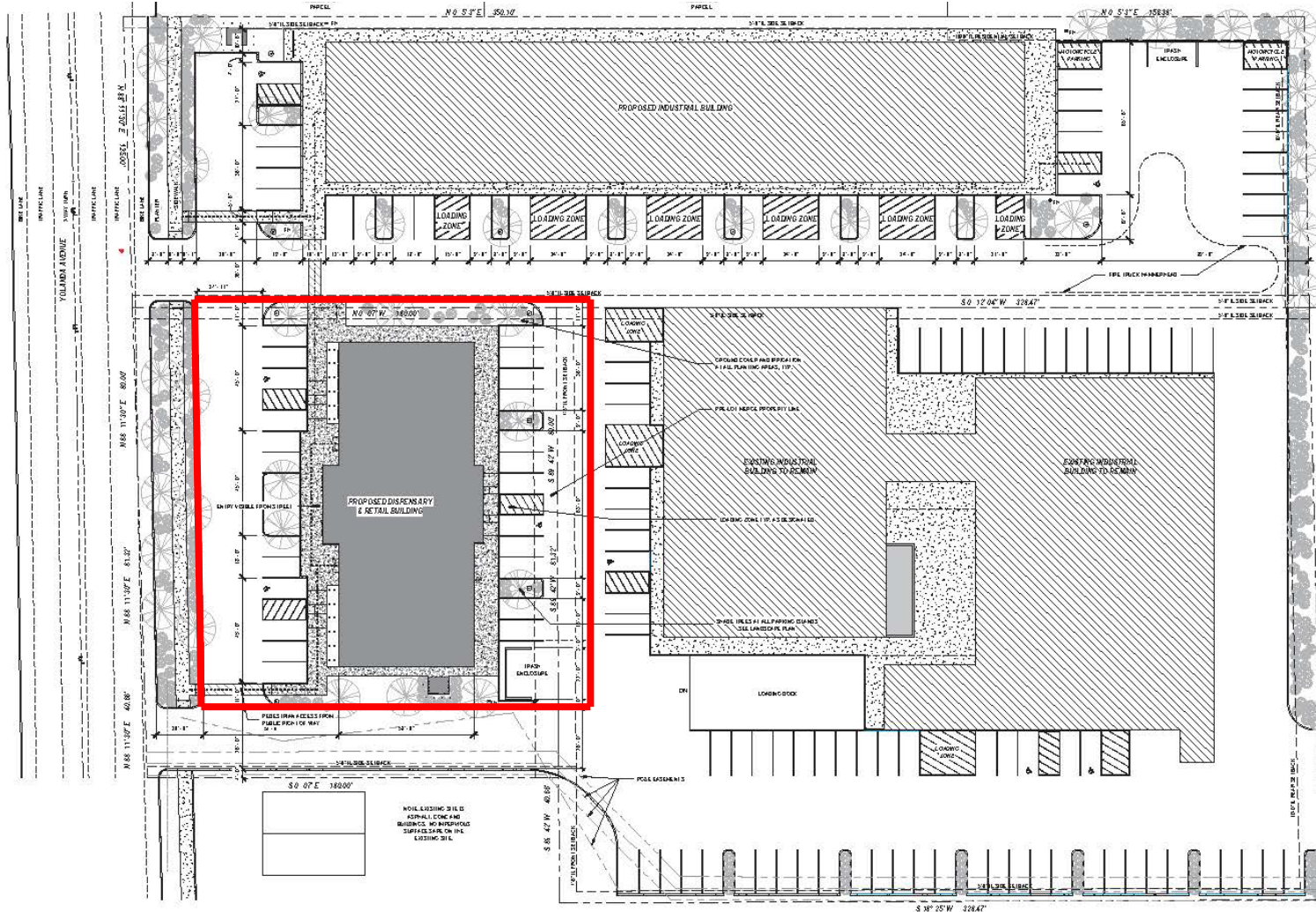


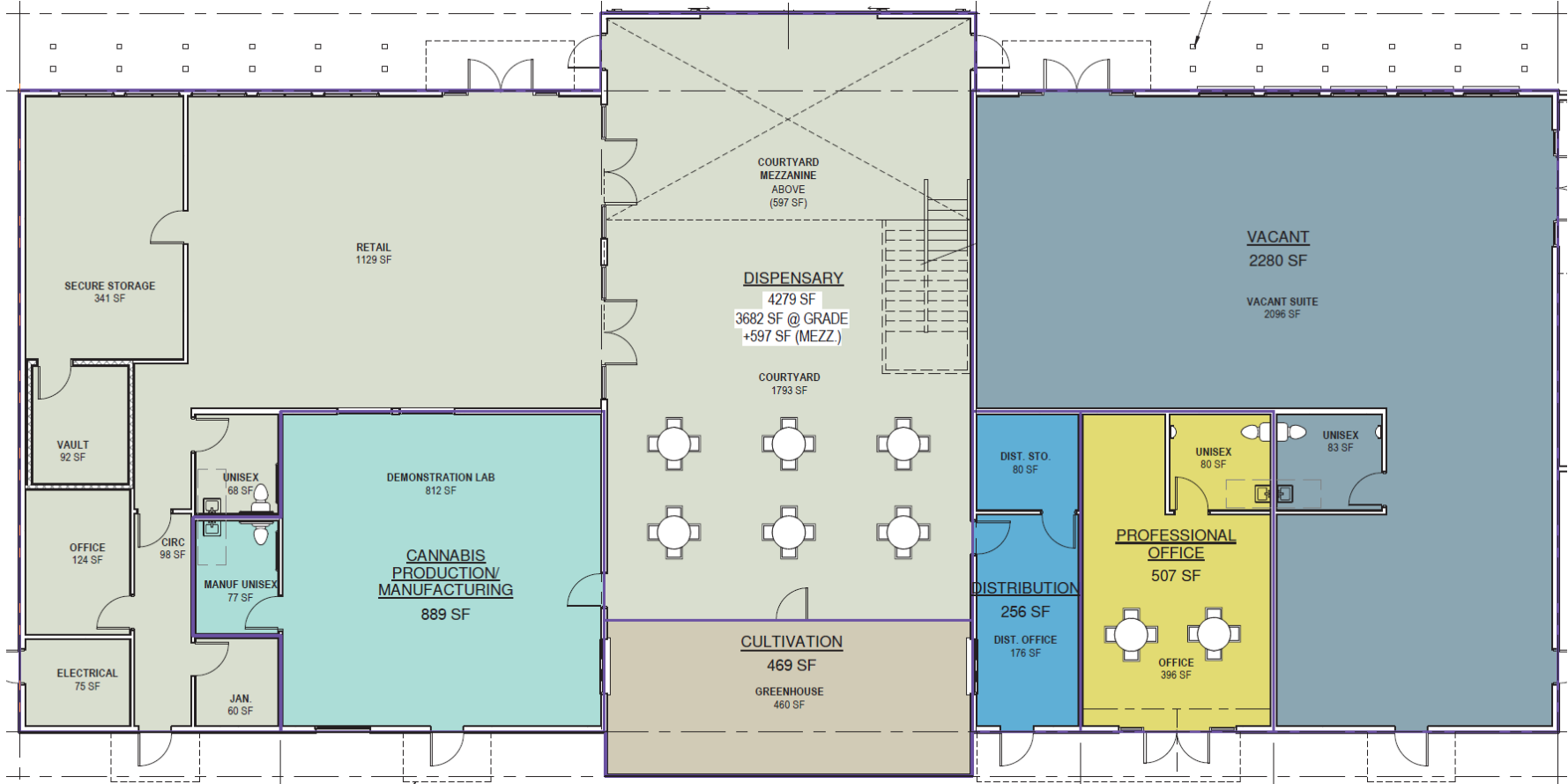
General Plan: Light Industry Zoning: Light Industrial



- **Apr 20, 2018** Conditional Use Permit (CUP) application submitted
- **May 31, 2018** Notice of Incomplete application sent to applicant
- **Jun 12, 2018** Neighborhood meeting held
- **Jun 21, 2018** Application deemed complete
- **Nov 14, 2018** Cannabis Policy Subcommittee (Subcommittee) selected the project to move forward through the CUP review process in an area of high concentration
- **Nov 26, 2018** An appeal of the Subcommittee's decision was submitted
- **Mar 12, 2019** City Council upheld the Subcommittee's decision allowing the Dispensary to continue through the review process

Site Plan 330, 350/358 Yolanda Ave





- Cannabis Retail (Dispensary) and Delivery with on-site consumption (4,279 sf)
- Cannabis Cultivation (469 sf)
- Cannabis Manufacturing – Level 1 (non-volatile) (889 sf)
- Cannabis Distribution (256 sf)

- No public comments

Environmental Review

California Environmental Quality Act (CEQA)

- The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The proposed project is within the scope of the previously adopted Mitigated Negative Declaration (MND) for the Yolanda Industrial Project certified by the City Council on December 8, 2020.

- The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow a Cannabis Retail (Dispensary) and Delivery with on-site consumption; Cannabis Manufacturing – Level 1 (non-volatile); Cannabis Cultivation; and Cannabis Distribution within a 5,893-square foot area of a proposed new 8,441 square foot commercial building located at 330 and 350/358 Yolanda Avenue.

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