

SO CO Grow, LLC

Cannabis Microbusiness

CUP21-098

1626 Piner Road

October 13, 2022

Christian Candelaria, City Planner
Planning and Economic Development

Project Description

- Conditional Use Permit to allow a Cannabis Microbusiness with Cannabis Retail (Dispensary & Delivery), Cannabis Manufacturing – level 1 (non-volatile), Cannabis Distribution, and Cannabis Cultivation within an existing 4,130 square-foot Light Industry IL zoned industrial building located at 1626 Piner Road.



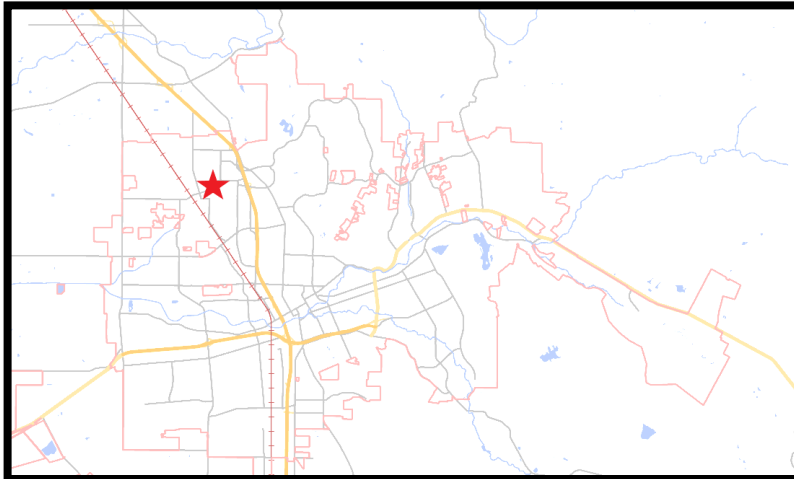
Hours of Operation

- Cultivation will be twenty-four hours a day, seven days a week.
- Distribution will be Monday to Friday, 9:00 AM to 7:00 PM.
- Manufacturing will be Monday to Friday be 9:00 AM to 7:00 PM seven days a week.
- Retail with Dispensary are Sunday to Thursday, 11:00 AM to 7:00 PM, and Friday & Saturday, 11:00 AM to 9:00 PM.
 - The Cannabis Retail Dispensary will be open to the public while the other uses will not be open to the public.

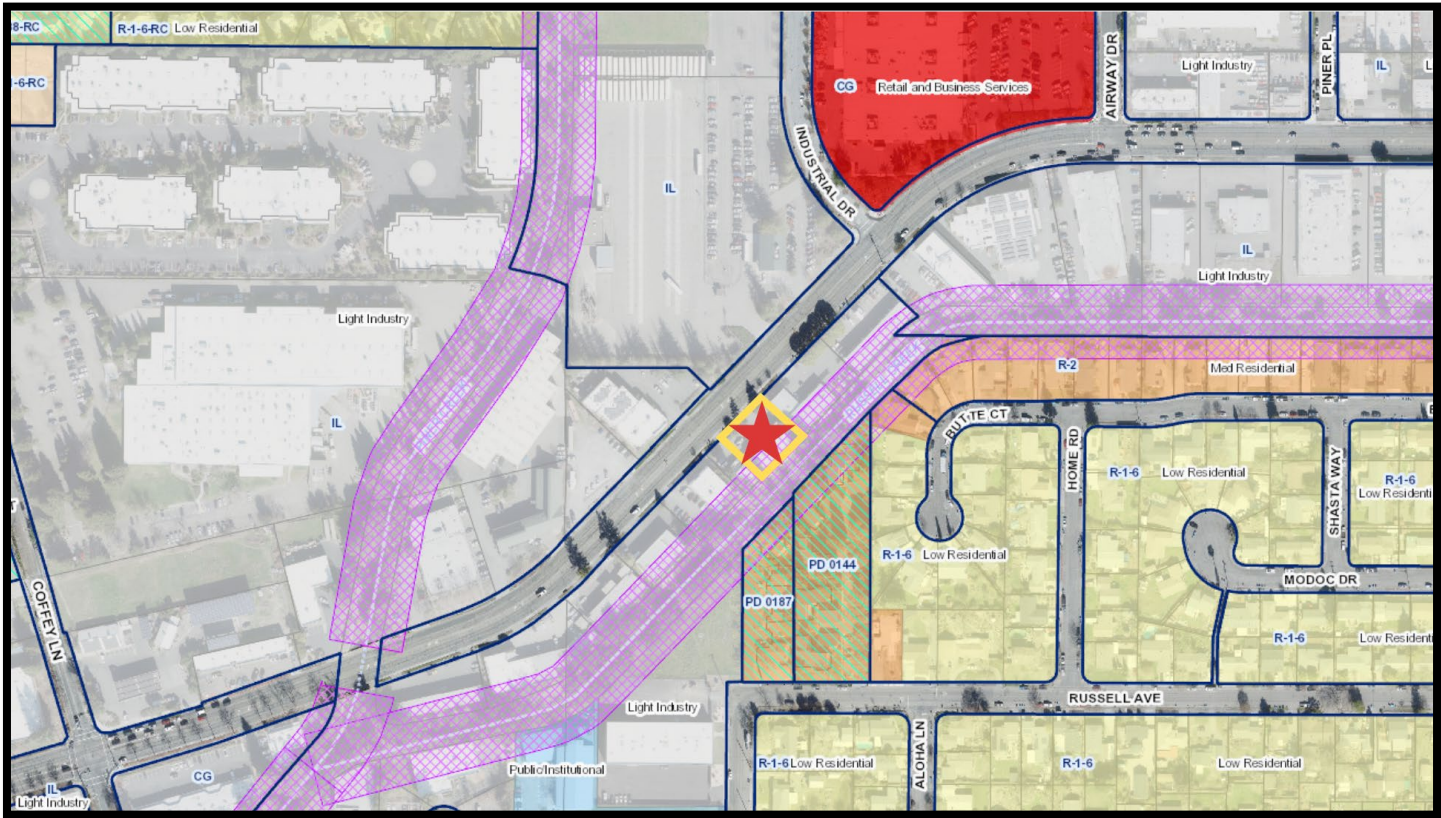
Size per Use

- Cultivation - 1,293 sf
- Distribution – 1,289 sf
- Manufacturing - 463 sf
- Retail with Dispensary - 567 sf

1626 Piner Road



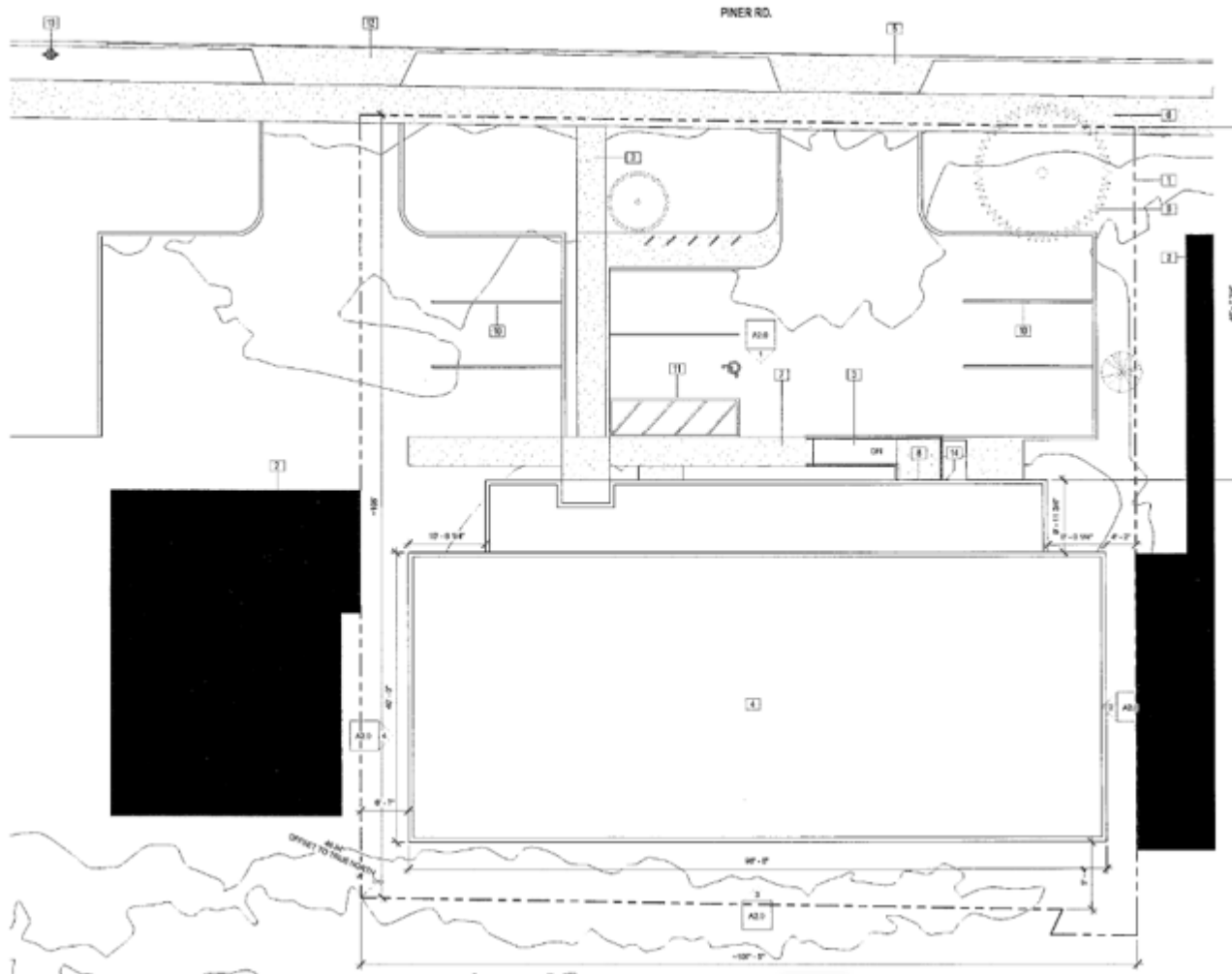
General Plan: Light Industry
Zoning: Light Industrial (IL)



- **Dec 15, 2021** – Application submitted
- **Jan 5, 2022** – Notice of Incomplete Application sent to applicant
- **Feb 9, 2022** – Neighborhood meeting held
- **September 1, 2022** – Application was deemed complete
- **October 3, 2022** – Planning Commission public hearing noticing distributed

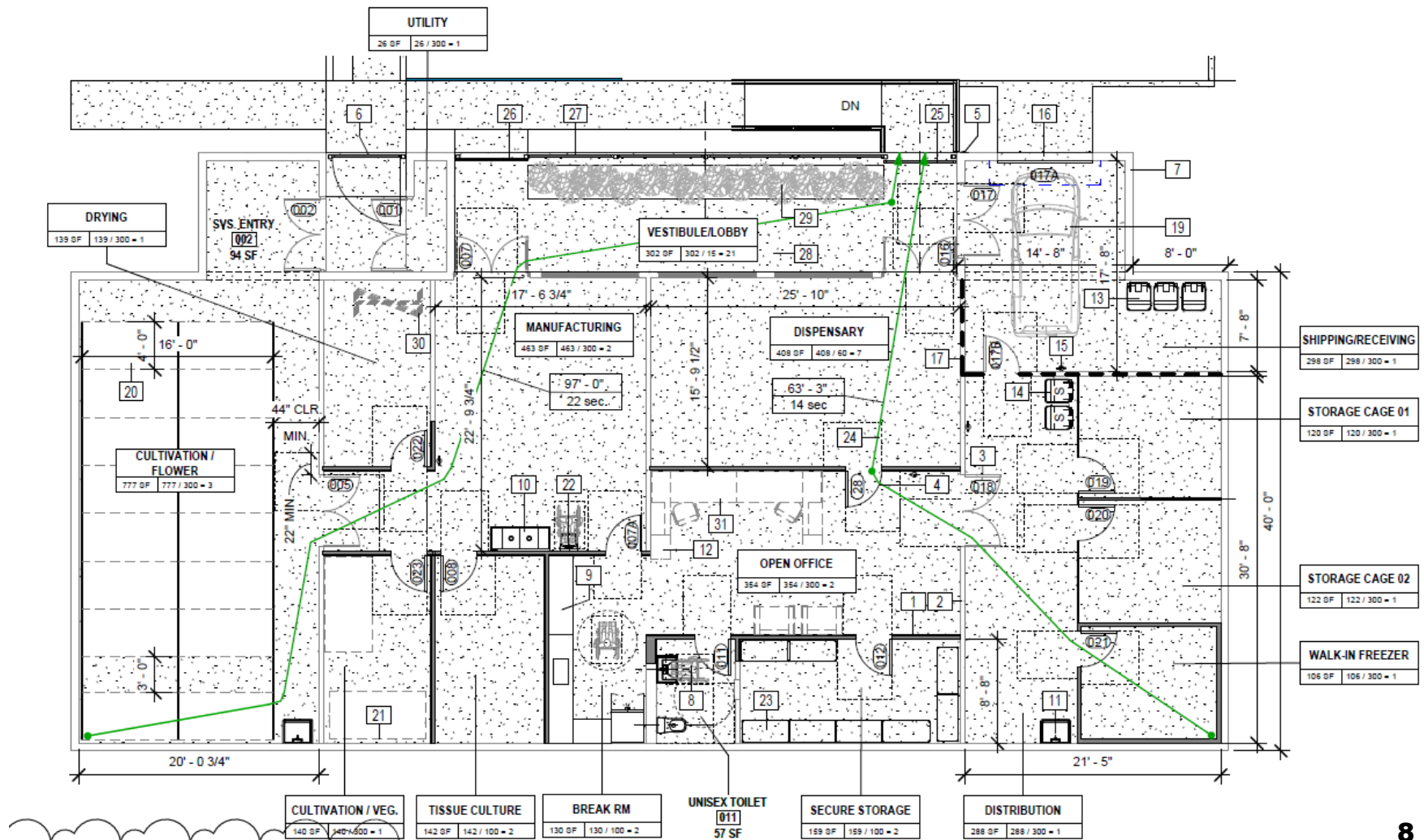
Site Plan

1626 Piner Road – CUP21-098



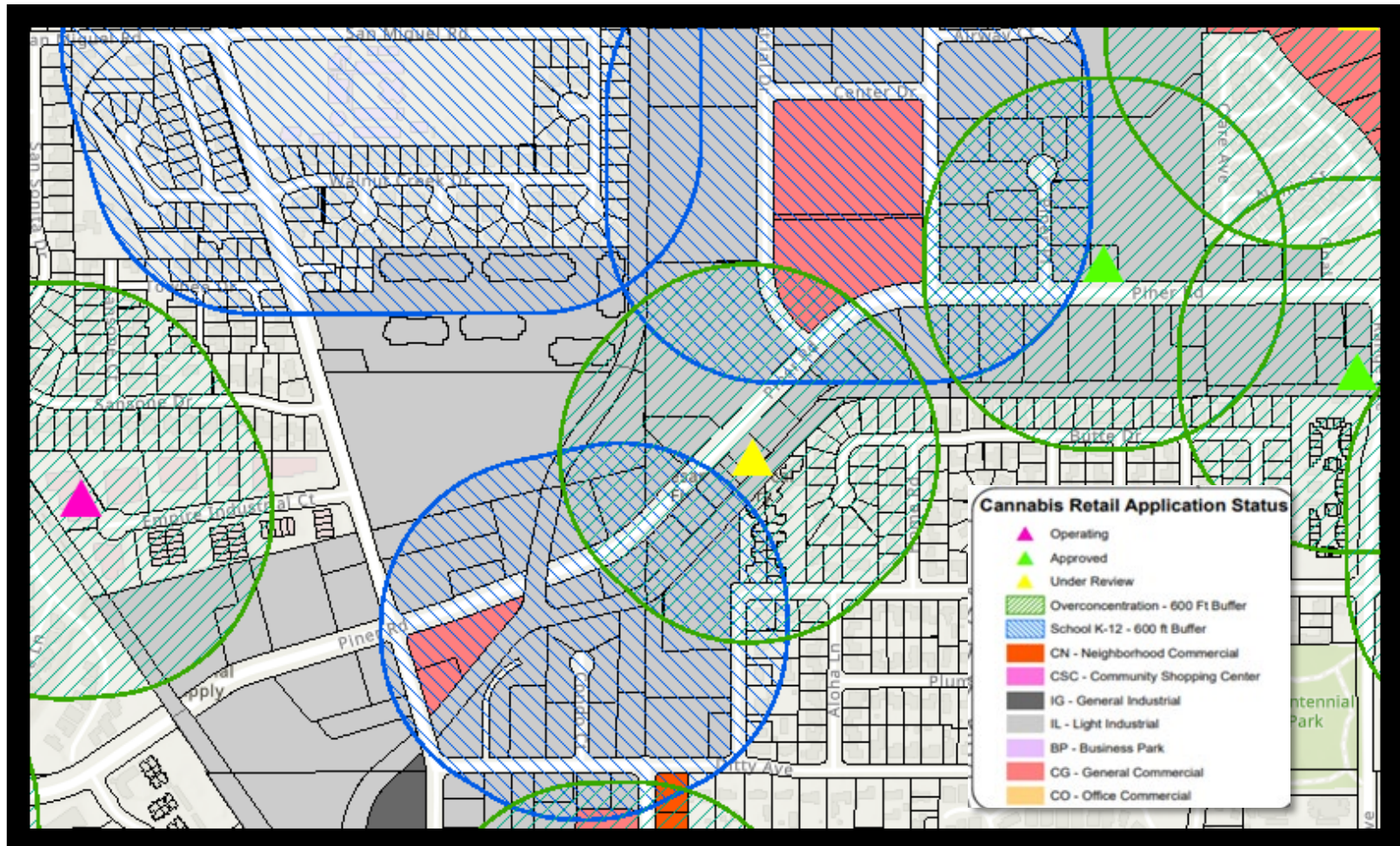
Floor Plan

1626 Piner Road – CUP21-098



Cannabis Retail Buffer Map

1626 Piner Road – CUP21-098



1626 Piner Road

General operating requirements

- The project Odor Mitigation Plan has been certified by a licensed engineer ensuring that all mitigation controls are sufficient to effectively mitigate odors from all sources.
- The project Security Protocol procedures to effectively prevent theft or diversion of any cannabis or currency, as well as to discourage loitering, crime, and illegal or nuisance activities through a camera surveillance system, a professionally monitored alarm system and secure storage.
- The transport/delivery area will be inside of the building to facilitate secure transport of material to and from the business.
- The project is subject to Building and Fire permits, as described in Building and Fire Code Requirements for Cannabis Related Occupancies.

Environmental Review

California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and staff has determined that the project qualifies for:

- Class 1 Categorical Exemption under CEQA Guidelines Section 15301
- Class 3 Categorical Exemption under CEQA Guidelines Section 15303
- Class 32 Categorical Exemption under CEQA Section 15332

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow a Cannabis Microbusiness with Cannabis Retail (Dispensary & Delivery), Cannabis Manufacturing – level 1 (non-volatile), Cannabis Distribution, and Cannabis Cultivation within an existing 4,130 square-foot Light Industry IL zoned industrial building located at 1626 Piner Road.

Questions:

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