

Northern Standard

2220 Mercury Way

September 3, 2020

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Planning and Economic Development

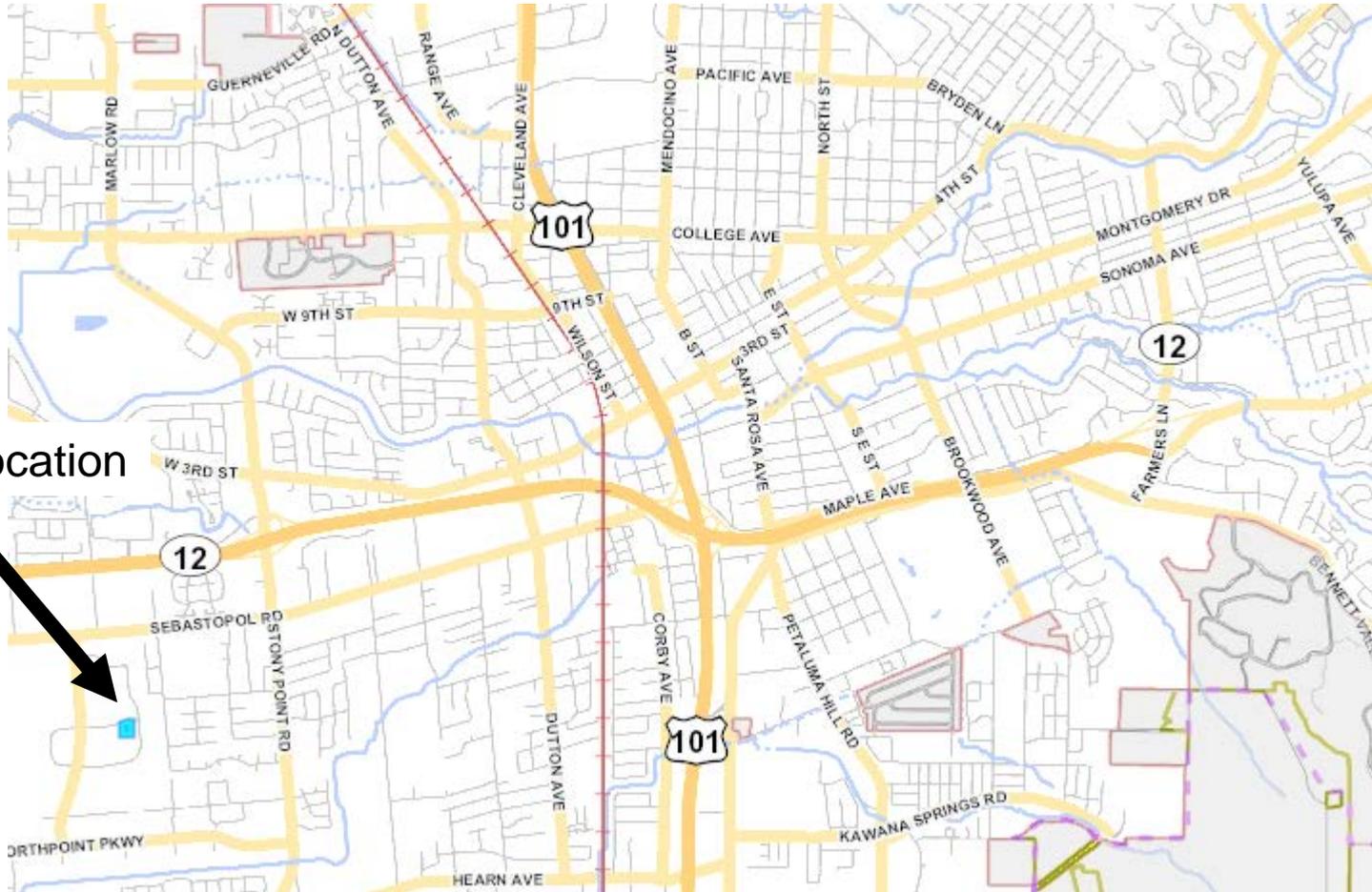
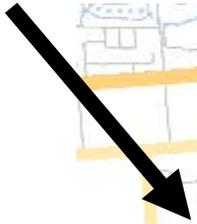
Minor Conditional Use Permit

- 9,994-square-foot, two-story building

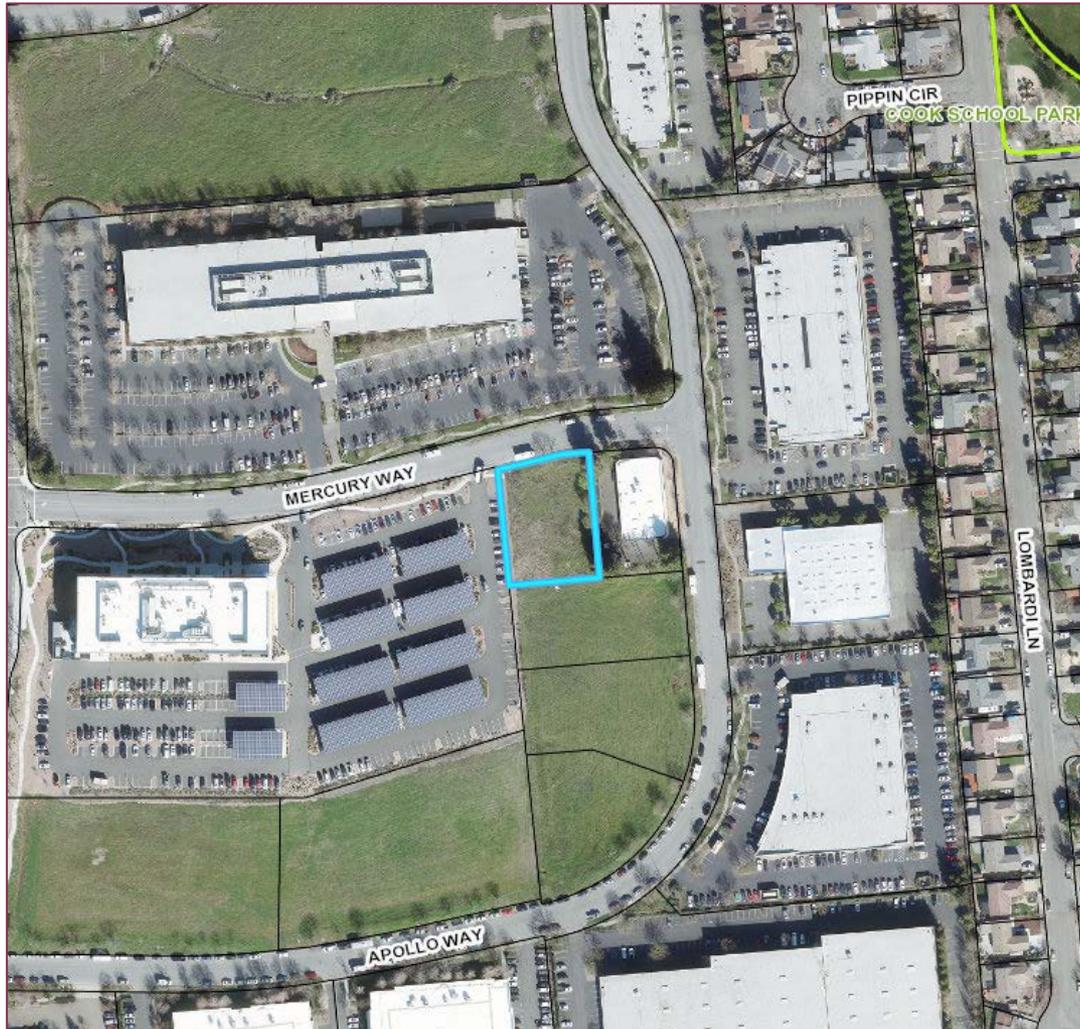
- On May 3, 2018, the Zoning Administrator approved plans for an approximately 3,200-square-foot craft spirits distillery. The project never moved forward.
- On September 25, 2018, the City Council approved a summary vacation of a 1,700-square-foot public service easement, located along the west property line.
- On September 9, 2019, the applicant submitted Major Conditional Use Permit and Minor Design Review application.
- On June 1, 2020 the application was deemed complete.

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Project Location



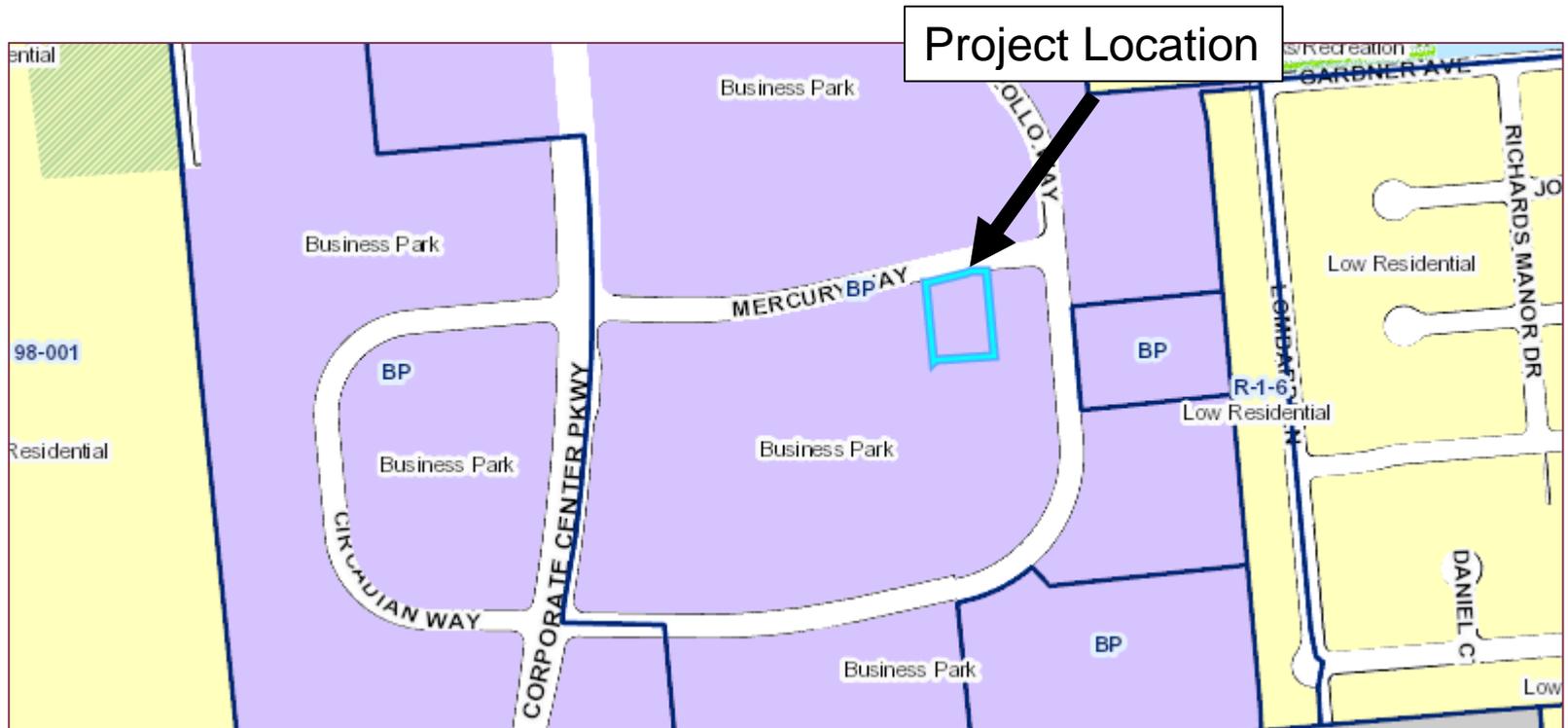
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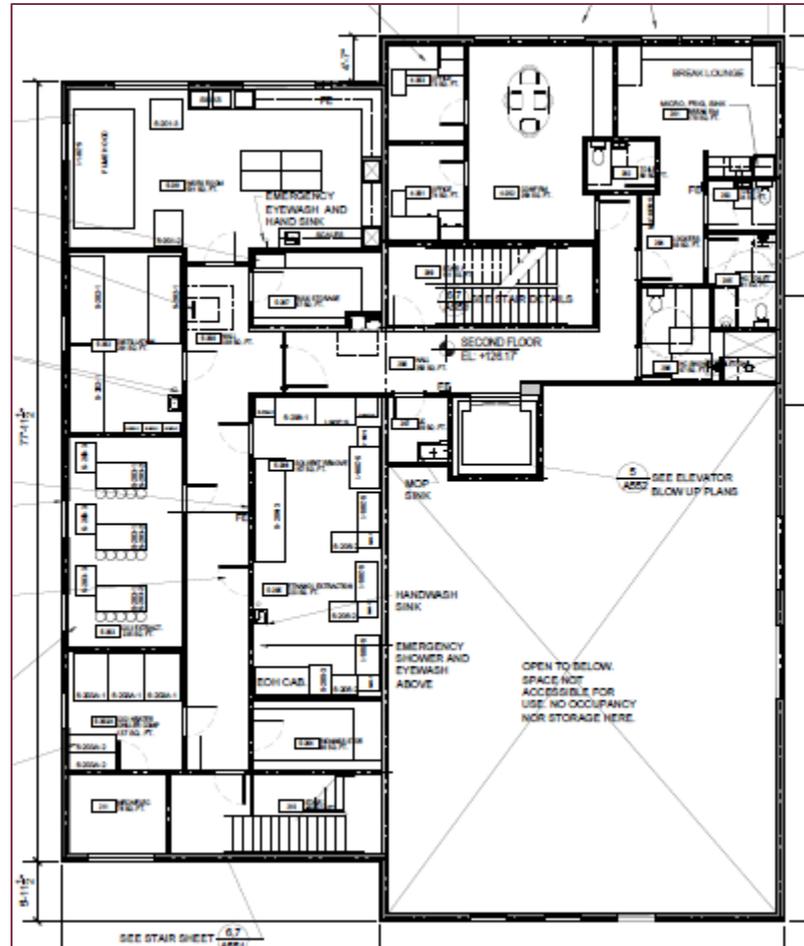
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General Plan & Zoning Business Park, BP



Floor Plan Second Floor



Use	Square Feet	Code Requirement	Required Spaces
Retail & Delivery	781	1 space/250 SF	3
Distribution	4,964	1 space/1,000 SF	5
Manufacturing	4,249	1 space/350 SF	12
<u>Subtotal</u>	<u>9,994</u>	-	<u>20</u>

Environmental Review

California Environmental Quality Act (CEQA)

Found in compliance with CEQA:

- Pursuant to CEQA Guidelines Section 15303, the project qualifies for a Class 3 Categorical Exemption, in that it involves the construction of a small structure in an urban environment. In urbanized areas, the exemption applies to buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

The Planning and Economic Development Department recommends that the Planning Commission:

- The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow a cannabis retail with delivery, distribution, and non-volatile manufacturing (Type 1) uses located at 2220 Mercury Way.

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