

Manifest Venture

2489 Guerneville Road

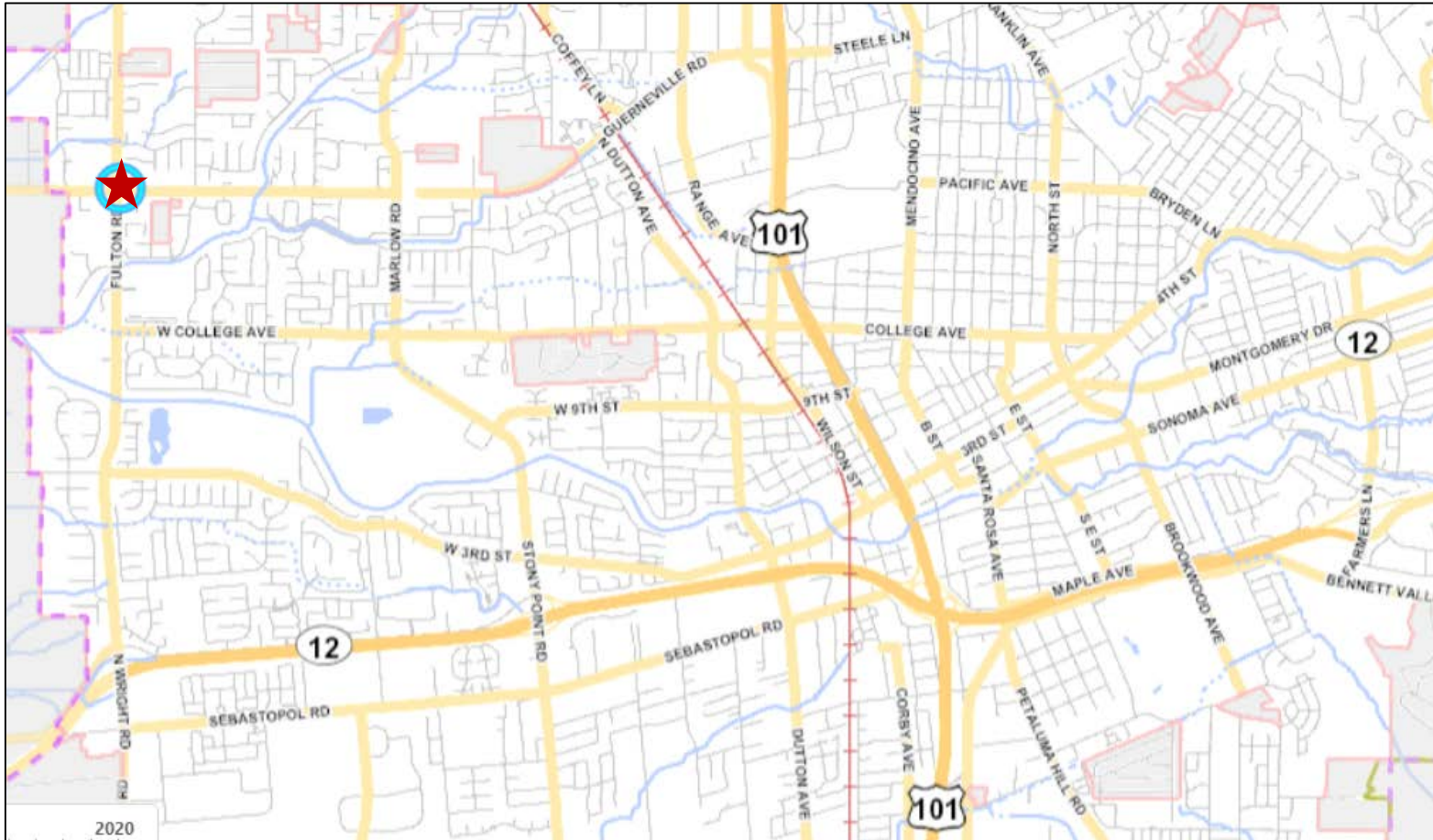
February 25, 2021

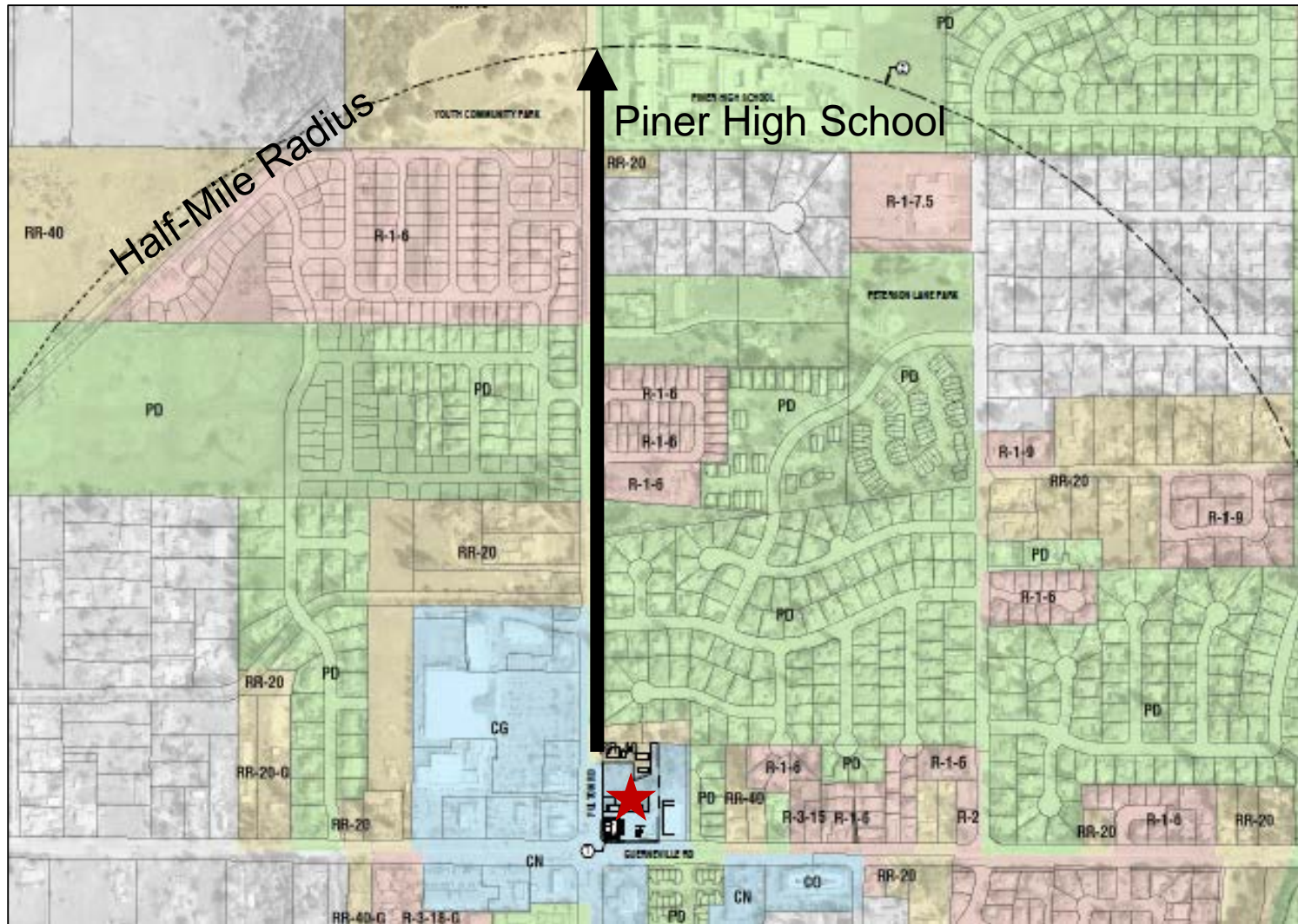
Kristinae Toomians
Senior Planner
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- Manifest Venture (Project) proposes to operate a cannabis retail facility with delivery within a 1,554-square-foot tenant space of an existing 2,754-square-foot building.
 - Hours of operation - 9:00am and 9:00pm | 7 days a week.
 - The applicant proposes delivery service.
 - The applicant does not propose on-site consumption.

- On February 26, 2020, the applicant submitted Major Conditional Use Permit Review application.
- On July 29, 2020, Planning staff held a virtual neighborhood meeting to discuss the proposed project. Several neighbors participated in the meeting and voiced concerns and opposition to a cannabis retail facility proposed near the residential neighborhood to the east, as well as Piner High School to the north of the project site.
- On January 21, 2021 the application was deemed complete.

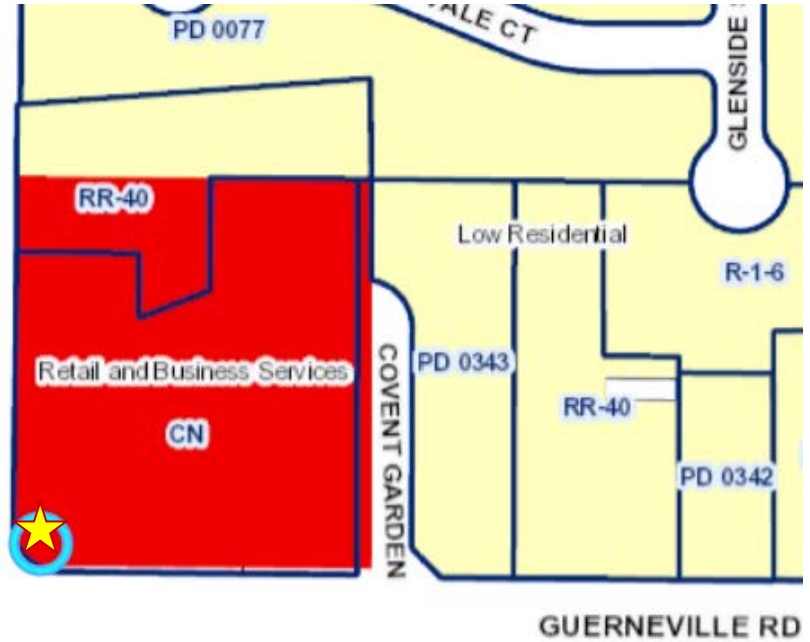
Project Location



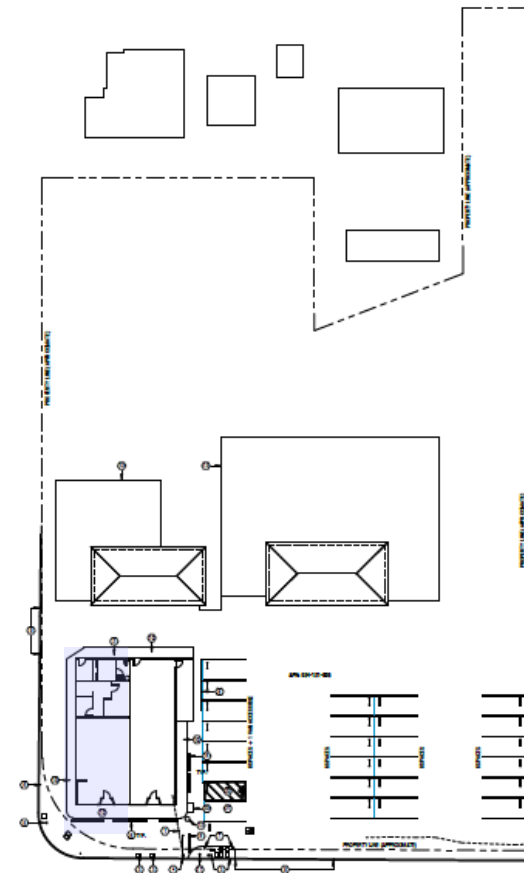


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Parking

Use	Square Feet	Code Requirement	Required Spaces
Retail & Delivery	1,554	1 space/250 SF	7
Adjacent Massage Facility	1,200	1 space/1,000 SF	5
<u>Subtotal</u>	2,754		12

25 Parking Spaces Provided

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Recommendation

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow a cannabis retail facility with delivery at 2489 Guerneville Rd.

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