
FALL 2020 GENERAL PLAN AMENDMENT PACKAGE

T&L Micro Cannabis Facility

General Plan Amendment

Rezoning

3515 and 0 Industrial Drive

December 8, 2020

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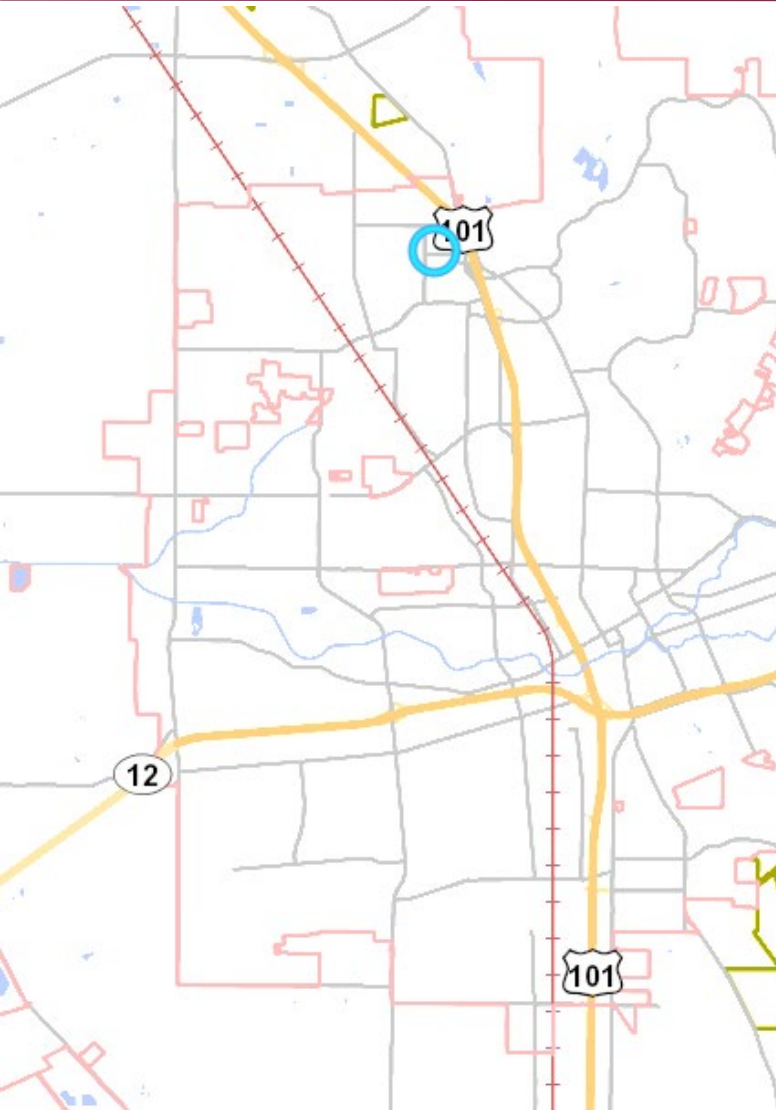
T&L Micro Cannabis Facility

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

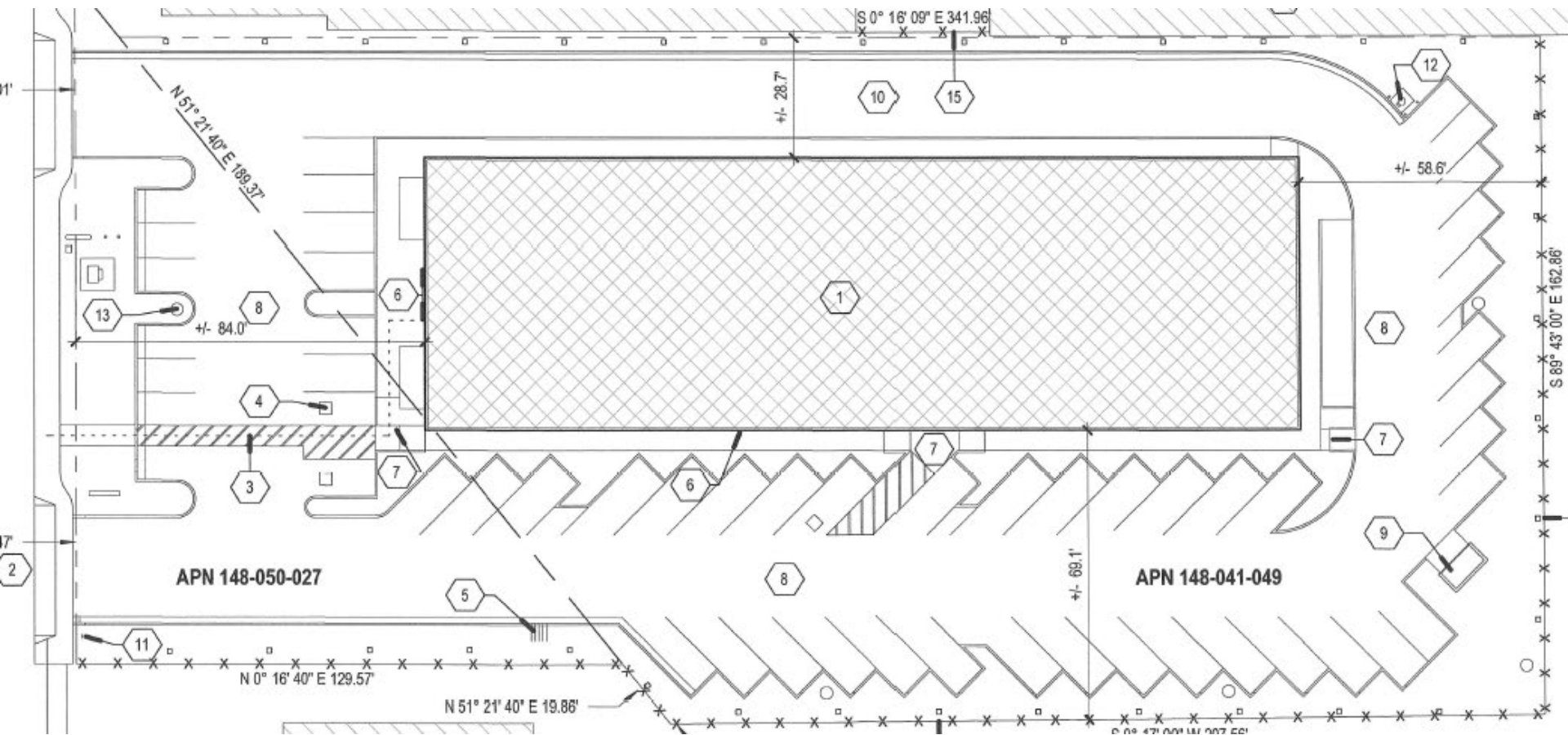


Project Location

3515 and 0 Industrial Drive



Project Site 3515 and 0 Industrial Drive



Project Site 3515 and 0 Industrial Drive



3



2



1



5



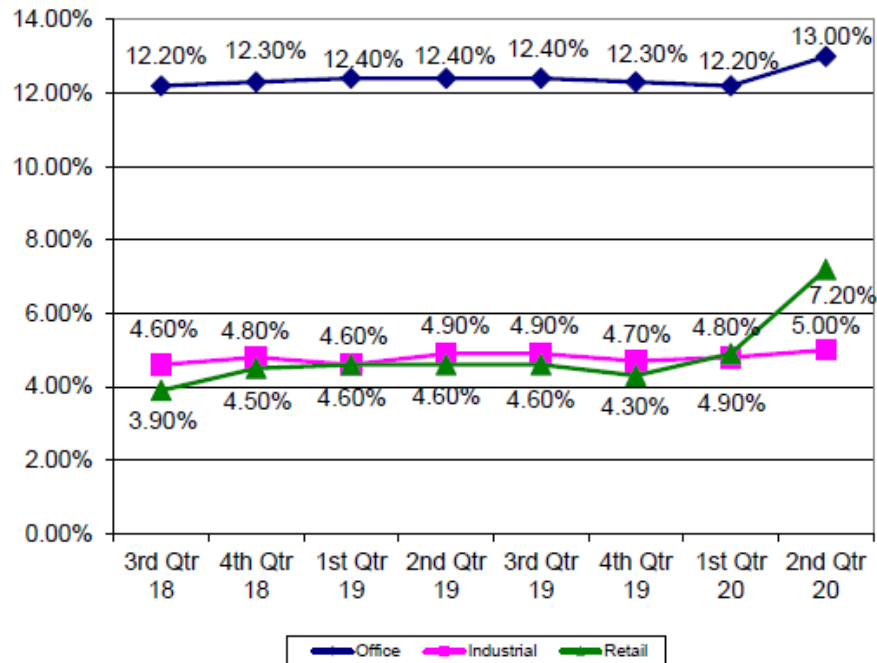
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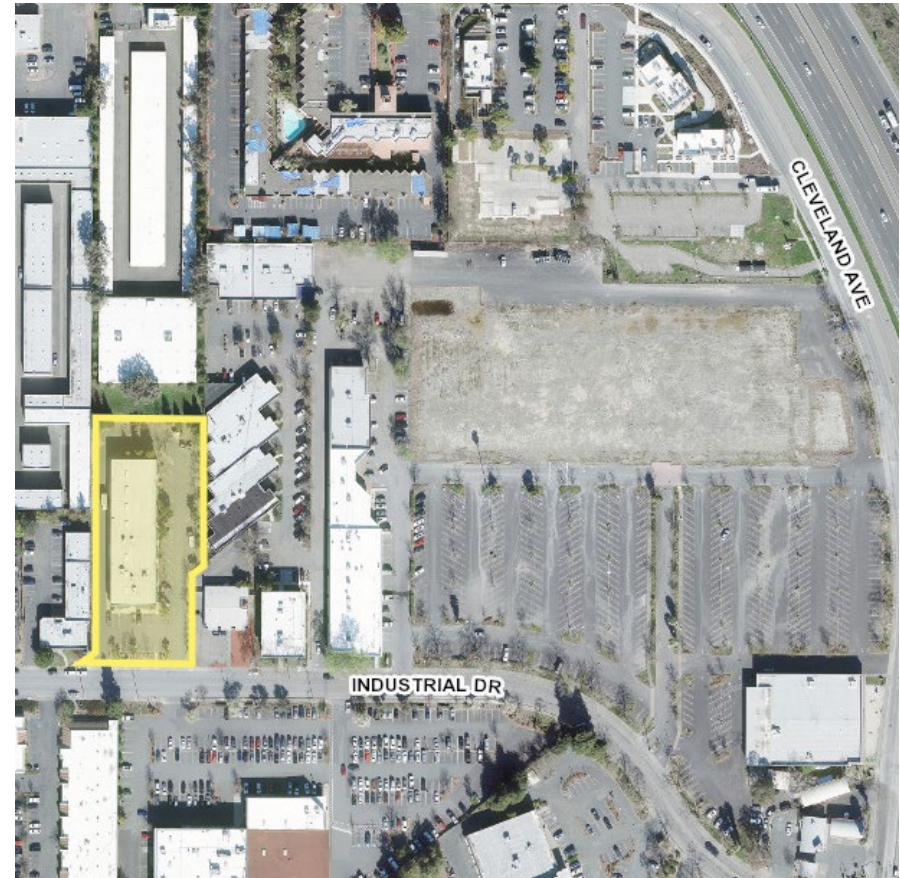
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September 30, 2019	Applications Submitted
October 18, 2019	SB 18 Notification
January 30, 2020	AB 52 Notification
June 22, 2020	IS/MND 30-day Public Review
November 12, 2020	Planning Commission Public Hearing

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

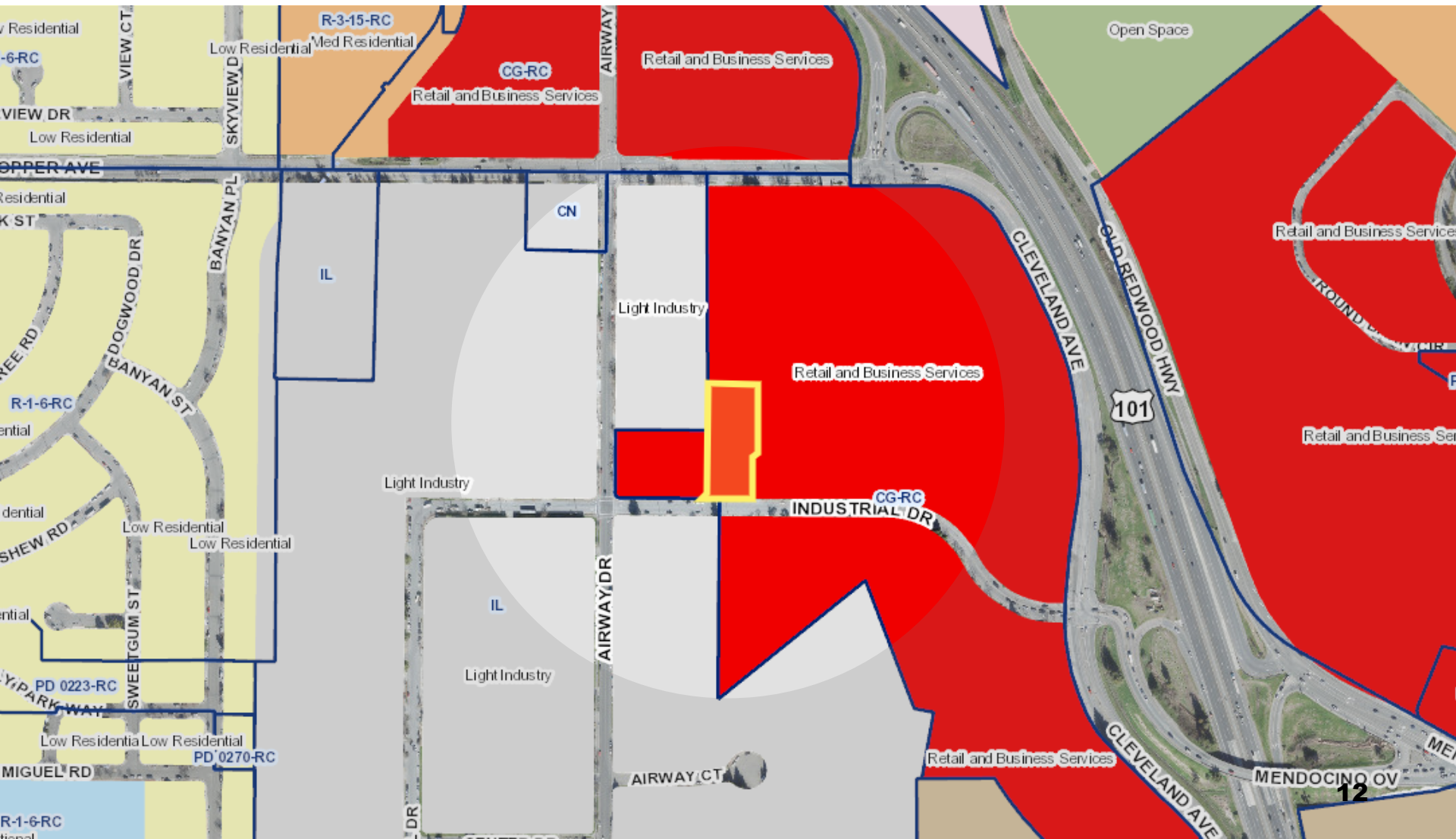
Maintain the economic vitality of the downtown, business parks, offices and industrial areas.

General Plan Findings

3515 and 0 Industrial Drive

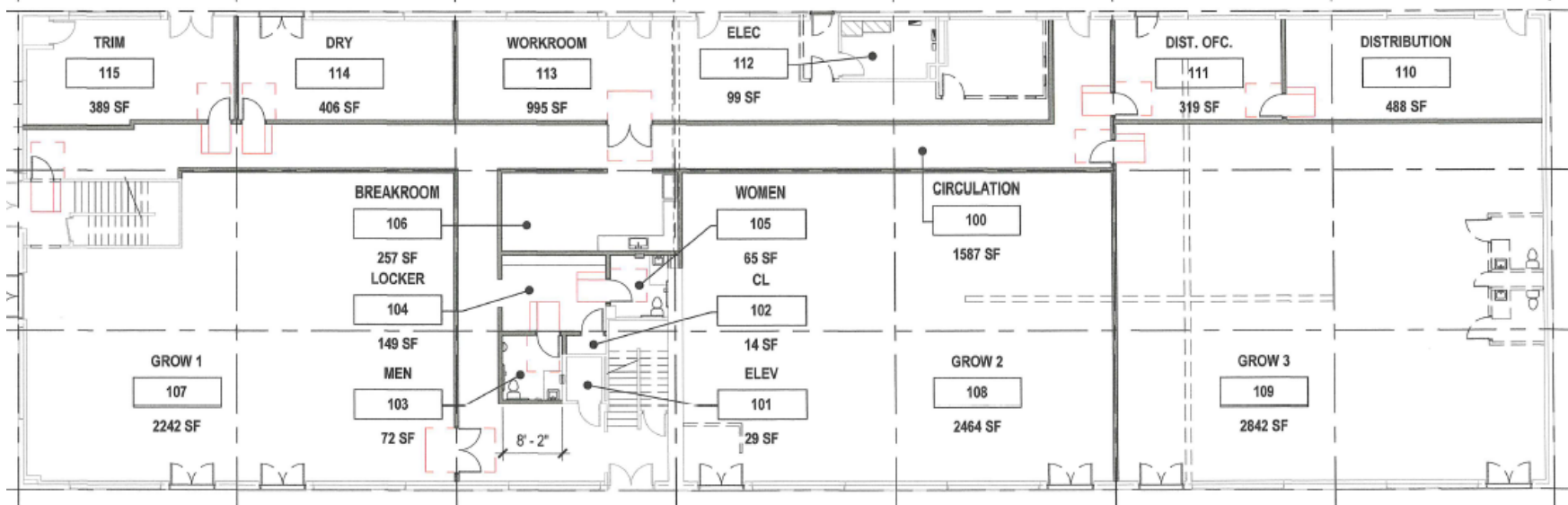
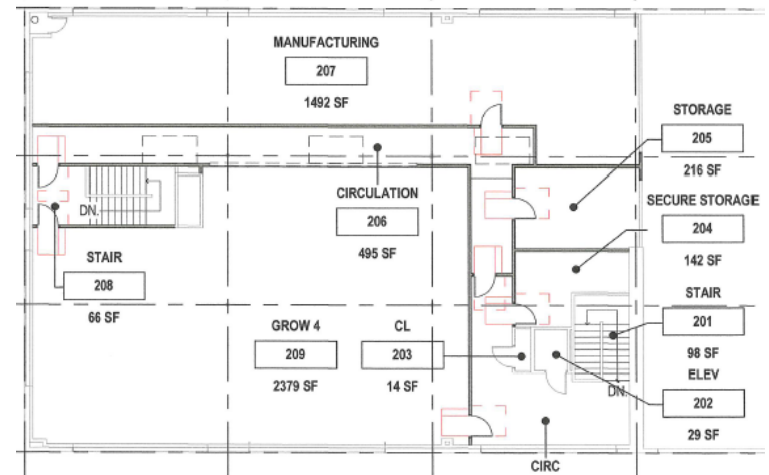


Zoning Map Amendment Findings



T&L Micro Cannabis Facility

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



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 the Planning Commission and Planning and Economic Development Department that City Council:

- By resolution, approve a General Plan Amendment changing the General Plan land use designations from Retail & Business Services to Light Industry;
- Introduce an ordinance to rezone parcels from CG (General Commercial) to IL (Light Industrial)

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