

Erudite Dispensary Conditional Use Permit

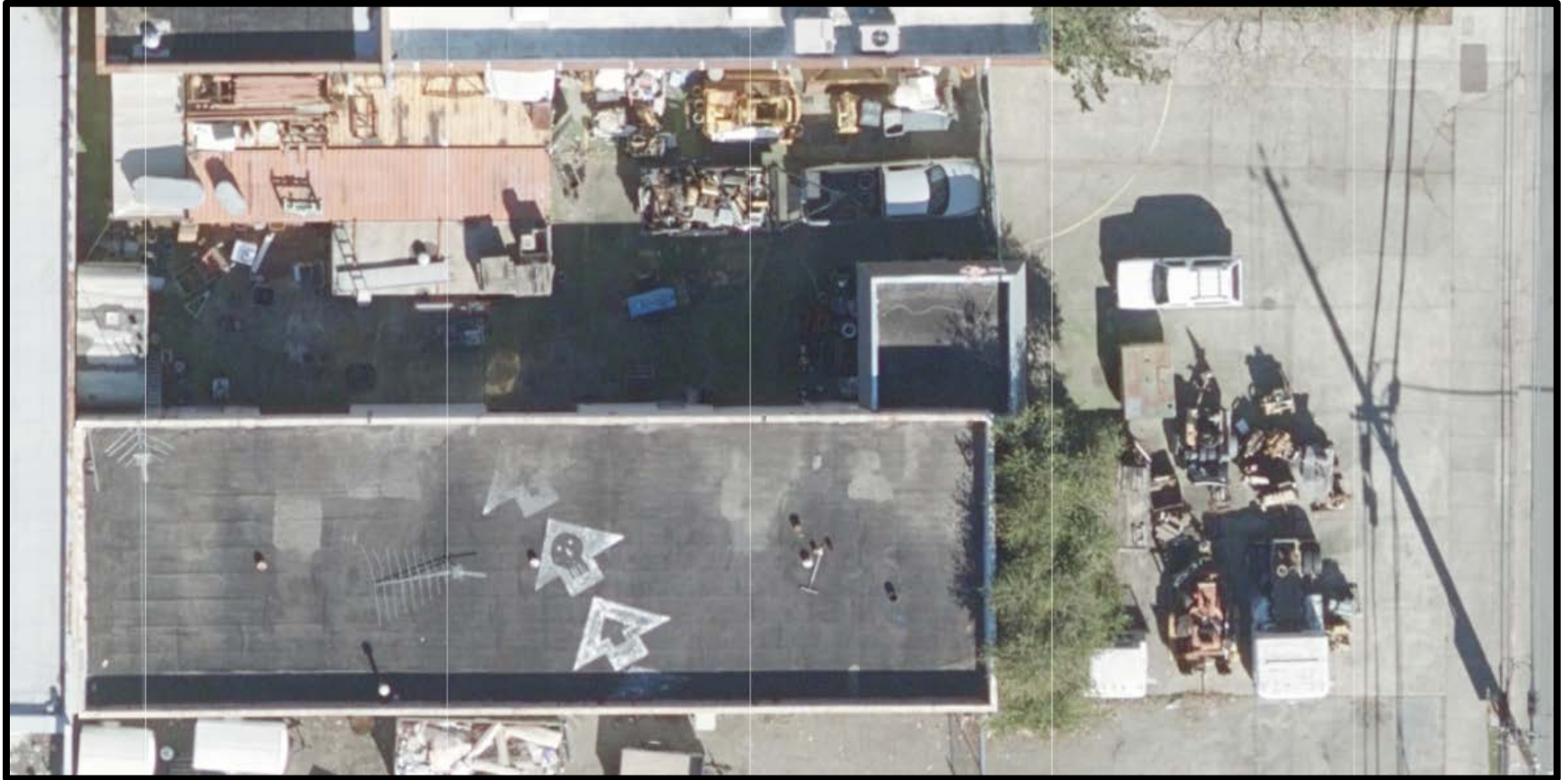
3059 Coffey Lane

September 23, 2021

Susie Murray, Senior Planner
Planning and Economic Development

- Operate an approximately 2,500-square foot dispensary
- Delivery Service
- Medical and adult use products
- Conditional Use Permit
- Design Review



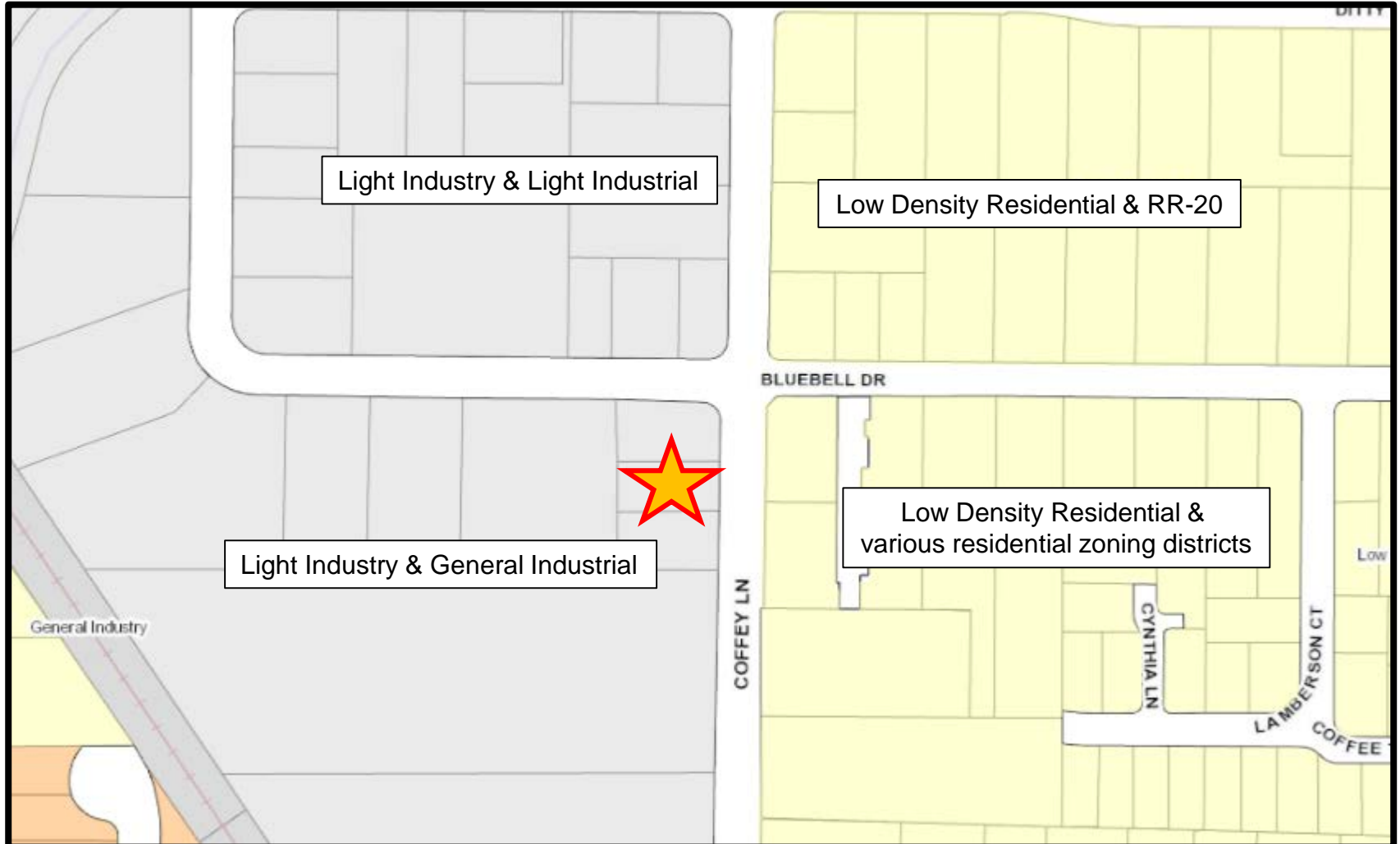


3059 Coffey Lane – Recent Street View



Neighborhood Context





- June 3, 2019 – Conditional Use Permit application was submitted;
- October 30, 2019, the application was deemed complete;
- January 15, 2020, a Neighborhood Meeting was held; and
- April 12, 2021, revised plans were submitted.

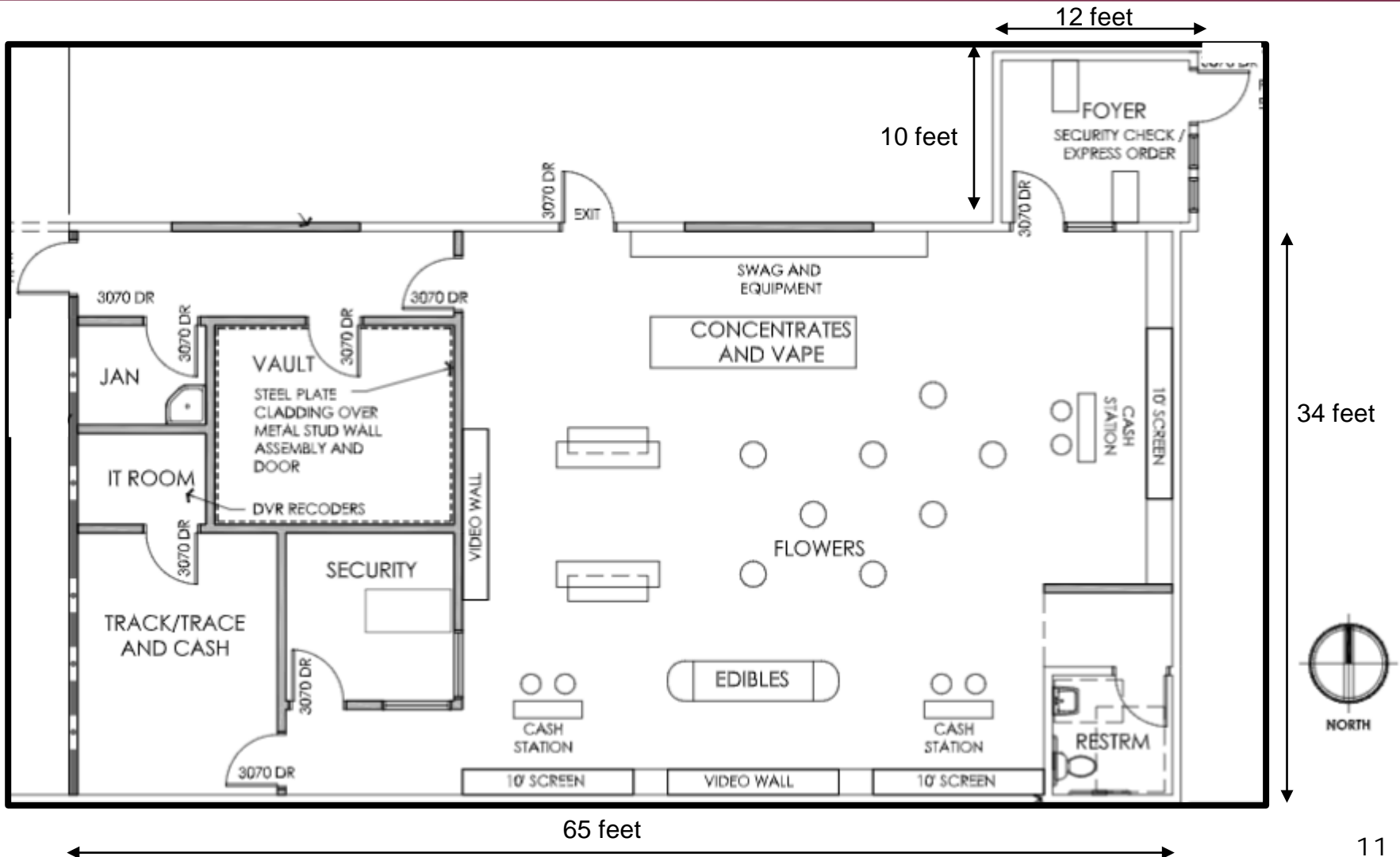
- August 12, 2021 - Planning Commission granted a request for continuance to its meeting of September 9, 2021, to allow additional review of the traffic conditions
- September 9, 2021 - Item continued to September 23, 2021, due to a clerical error
- The September 23, 2021, meeting was re-noticed

Environmental Review





California Environmental Quality Act (CEQA)

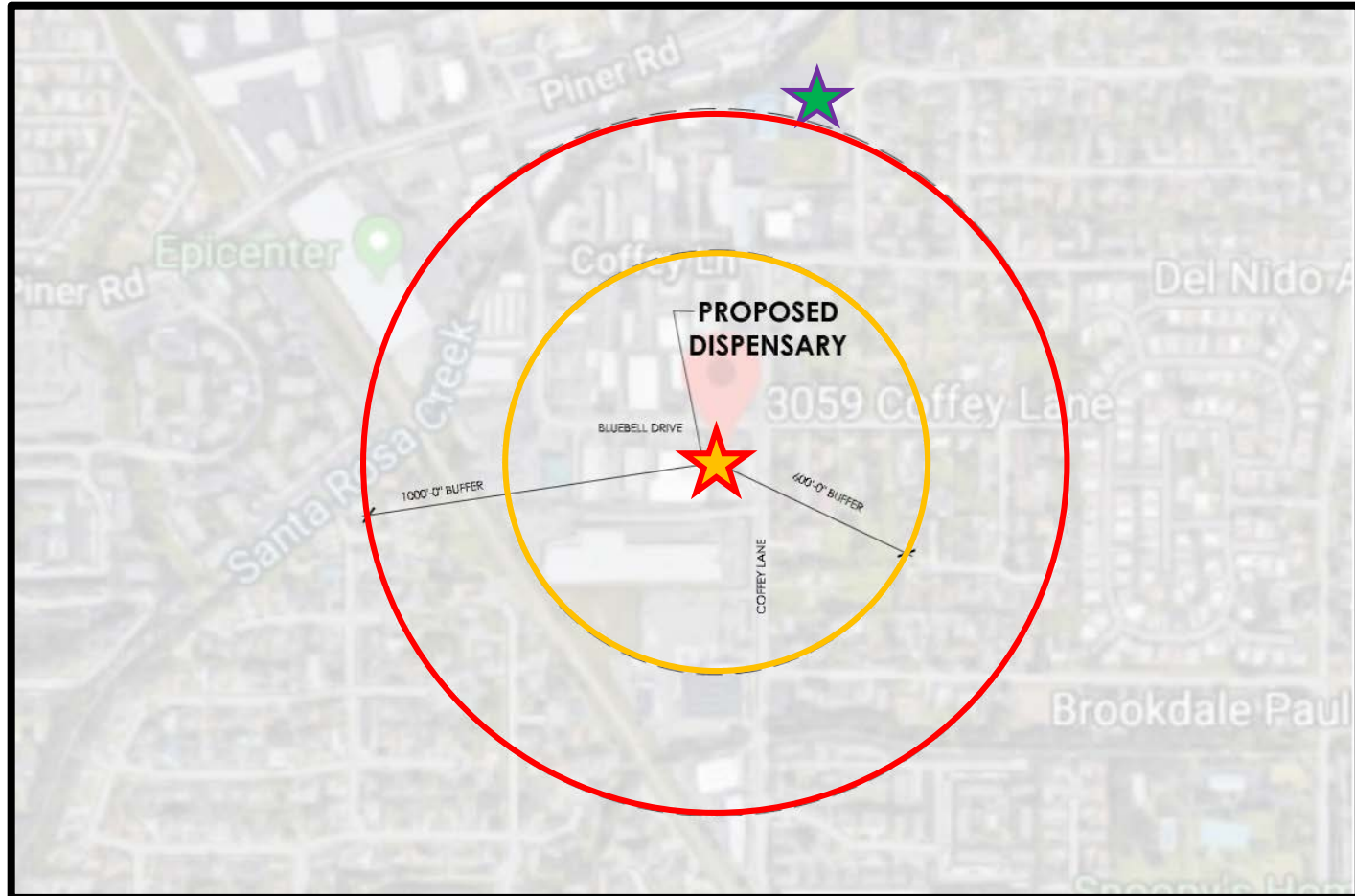
- Section 15301 - Involves minor modifications to an existing structure.
- Section 15303 - Involves the conversion of an existing structure from one use to a another where only minor modifications to the structure will be made.
- Section 15332 - Infill development.
- Section 15183 - Consistent with the General Plan
 - Environmental Impact Report (EIR) was certified by Council in 2009.
 - In December 2017, Council enacted comprehensive regulations for cannabis. Analysis concluded that cannabis-related uses were similar in terms of environmental impacts to other allowable uses in the General Industrial zoning district.

Proposed Floor Plan



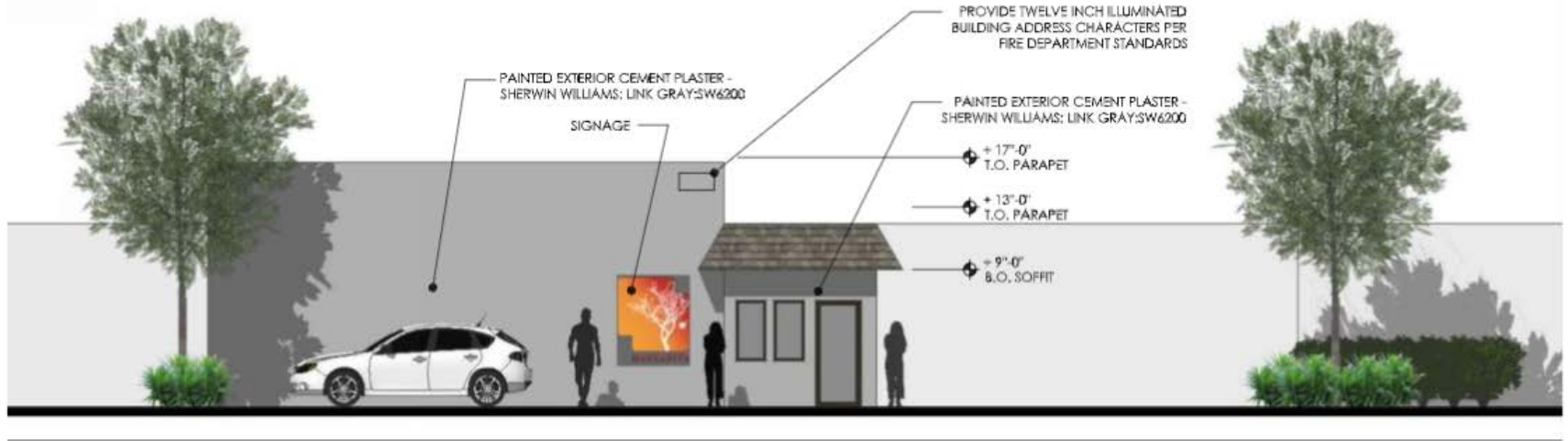
Proximity to Schools

-  North Valley School
-  1,000-foot buffer
-  600-foot buffer
-  Project site

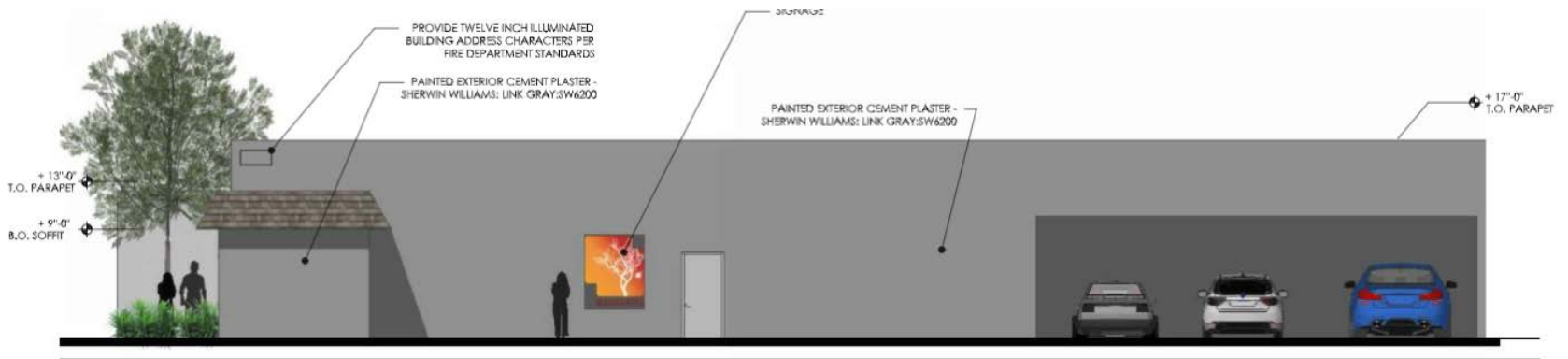




Proposed Elevations



EAST ELEVATION



NORTH ELEVATION

Two issues were addressed during staff review:

- Onsite parking and general site plan configuration
- Trip Generation – A Traffic Impact Study concluded no significant impact.

There are no unresolved issues.

Two public comments received:

- Traffic
- Overconcentration of Cannabis Retail facilities



It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a Conditional Use Permit for Erudite Dispensary to operate a Cannabis Retail facility with delivery service at 3059 Coffey Lane.

Susie Murray, Senior Planner
Planning and Economic Development
SMurray@SRCity.org
(707) 543-4348

