

Flora Terra

Conditional Use Permit

File No. CUP21-097

4575 Highway 12, Suite B

September 8, 2022

Monet Sheikhali, Senior Planner
Planning and Economic Development

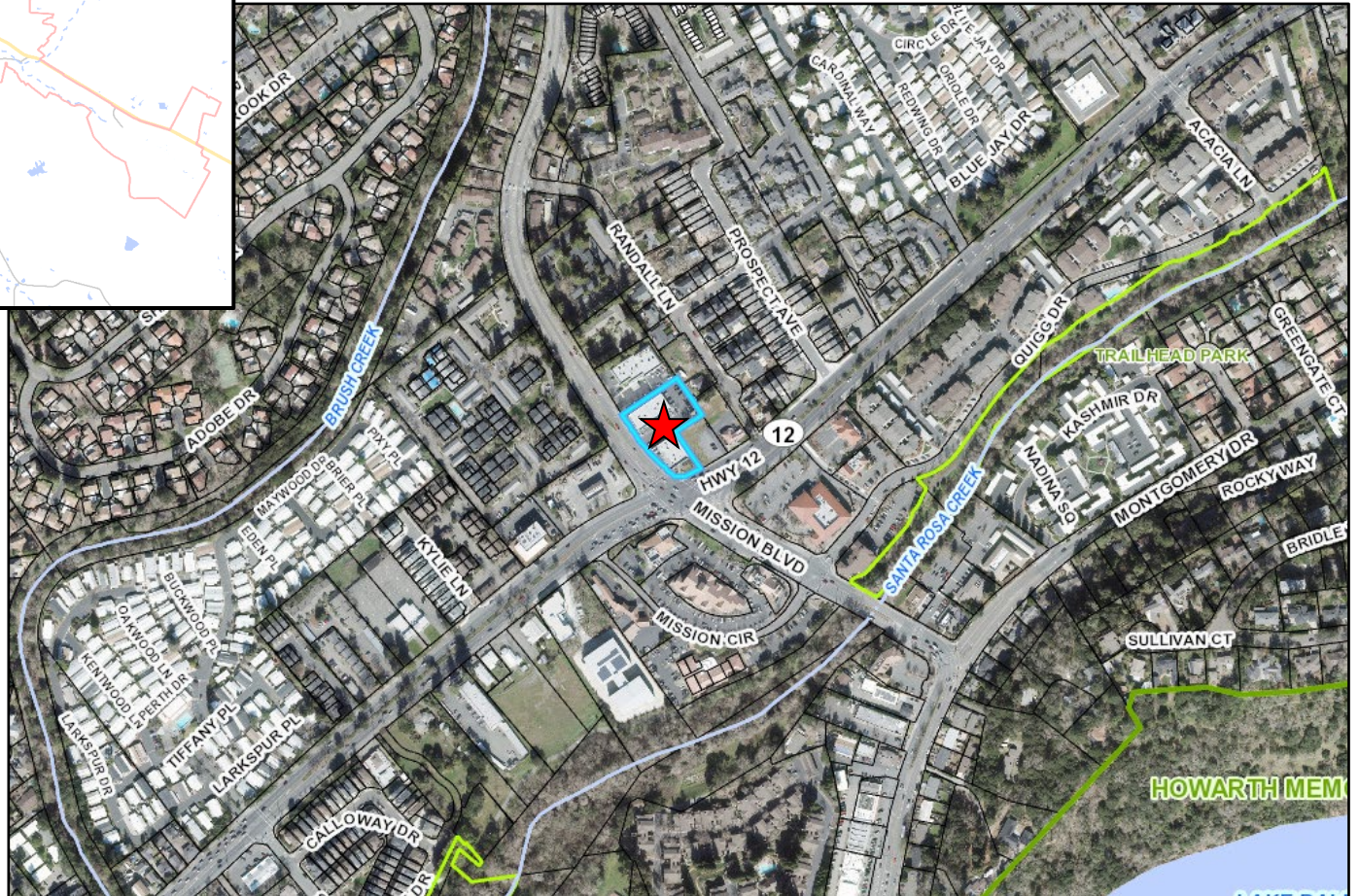
Project Description

Conditional Use Permit to allow a commercial (Type 10) Cannabis Retail (Dispensary) use and sale of cannabis smoking devices within an existing 2,031 square foot commercial building. Retail and delivery hours of operation will be from 9:00 a.m. to 9:00 p.m. seven days a week.



Project Location

4575 Hwy 12, Suite B

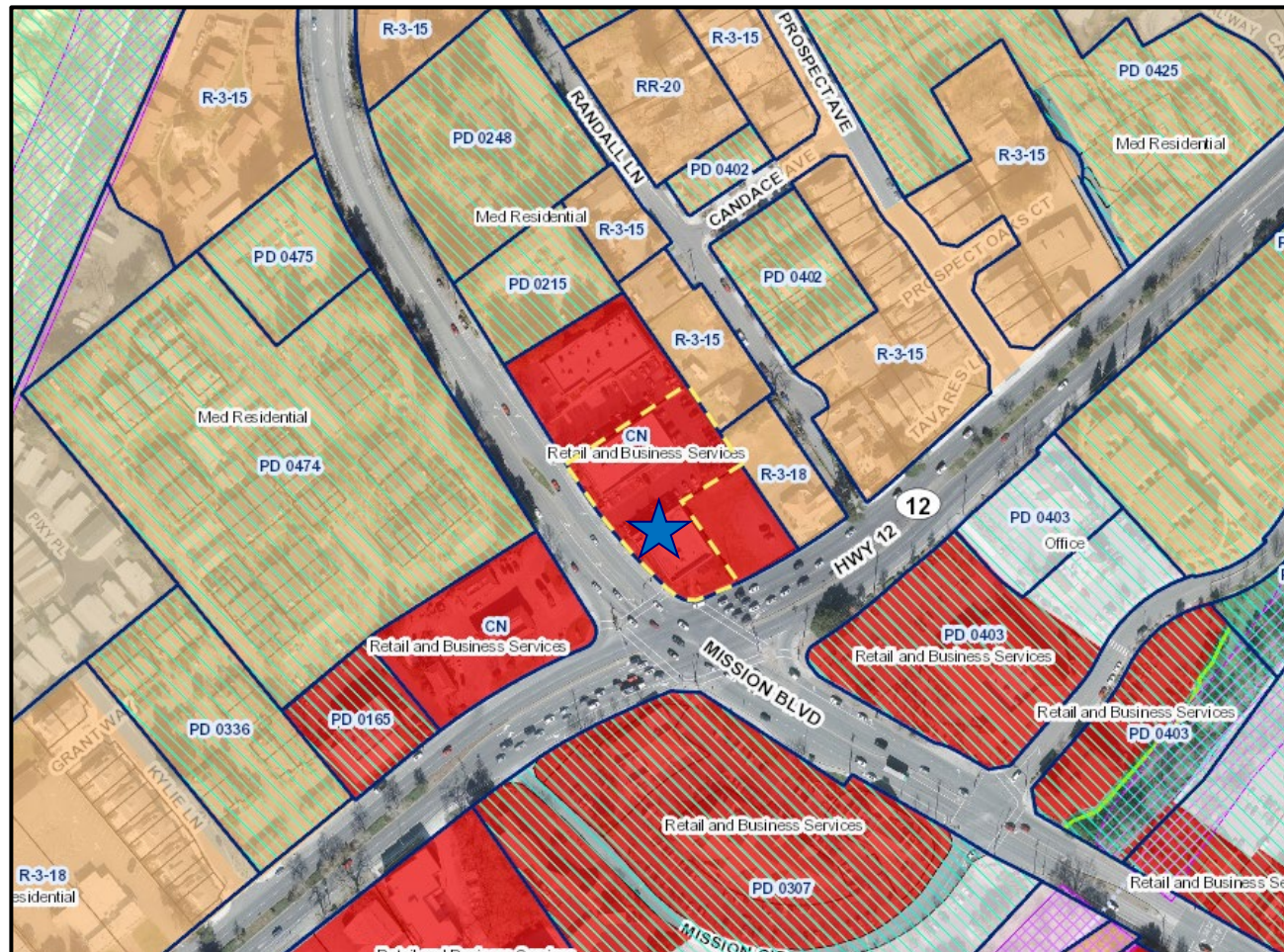


General Plan

Retail and Business Services

Zone

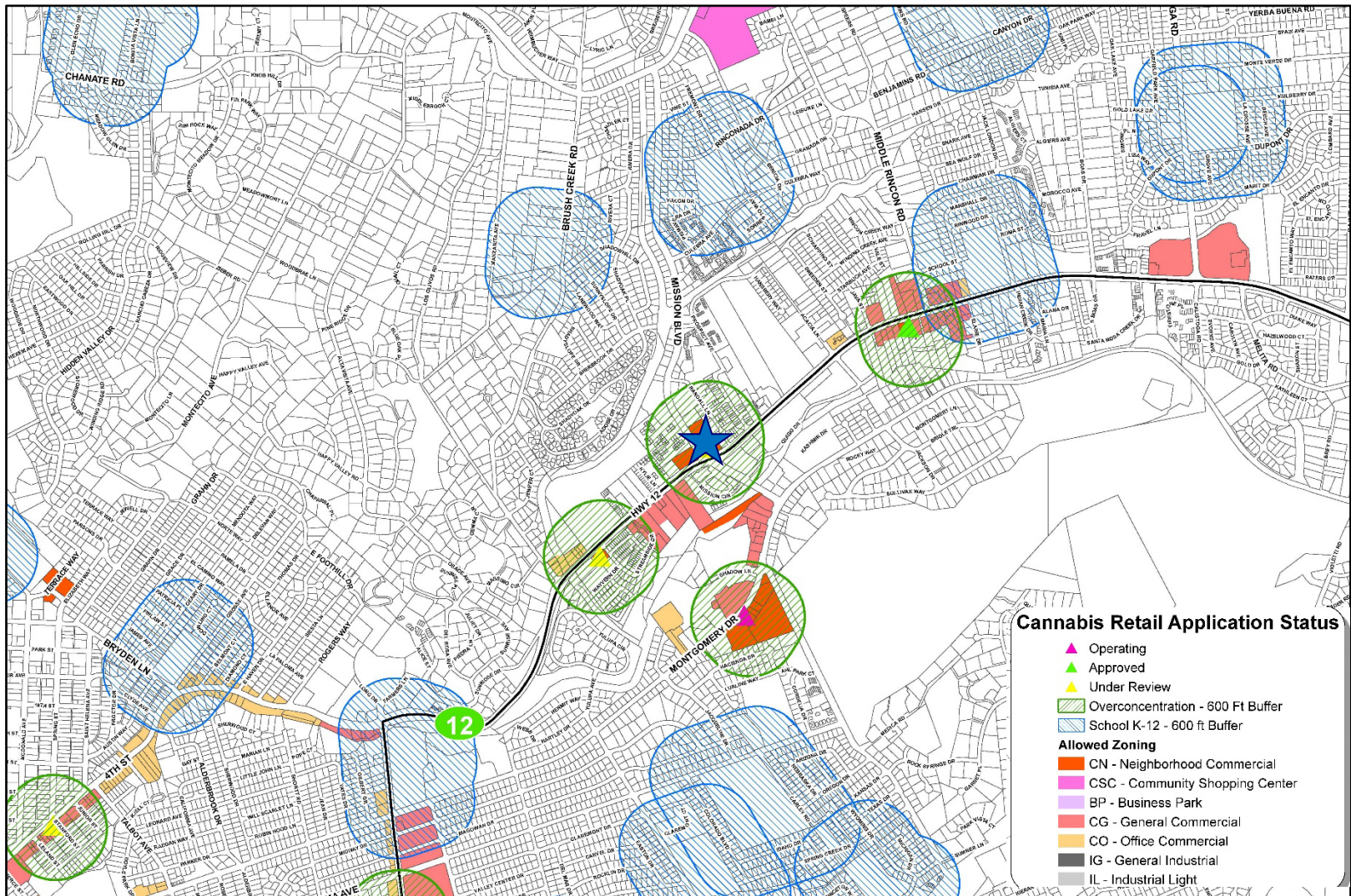
Neighborhood Commercial

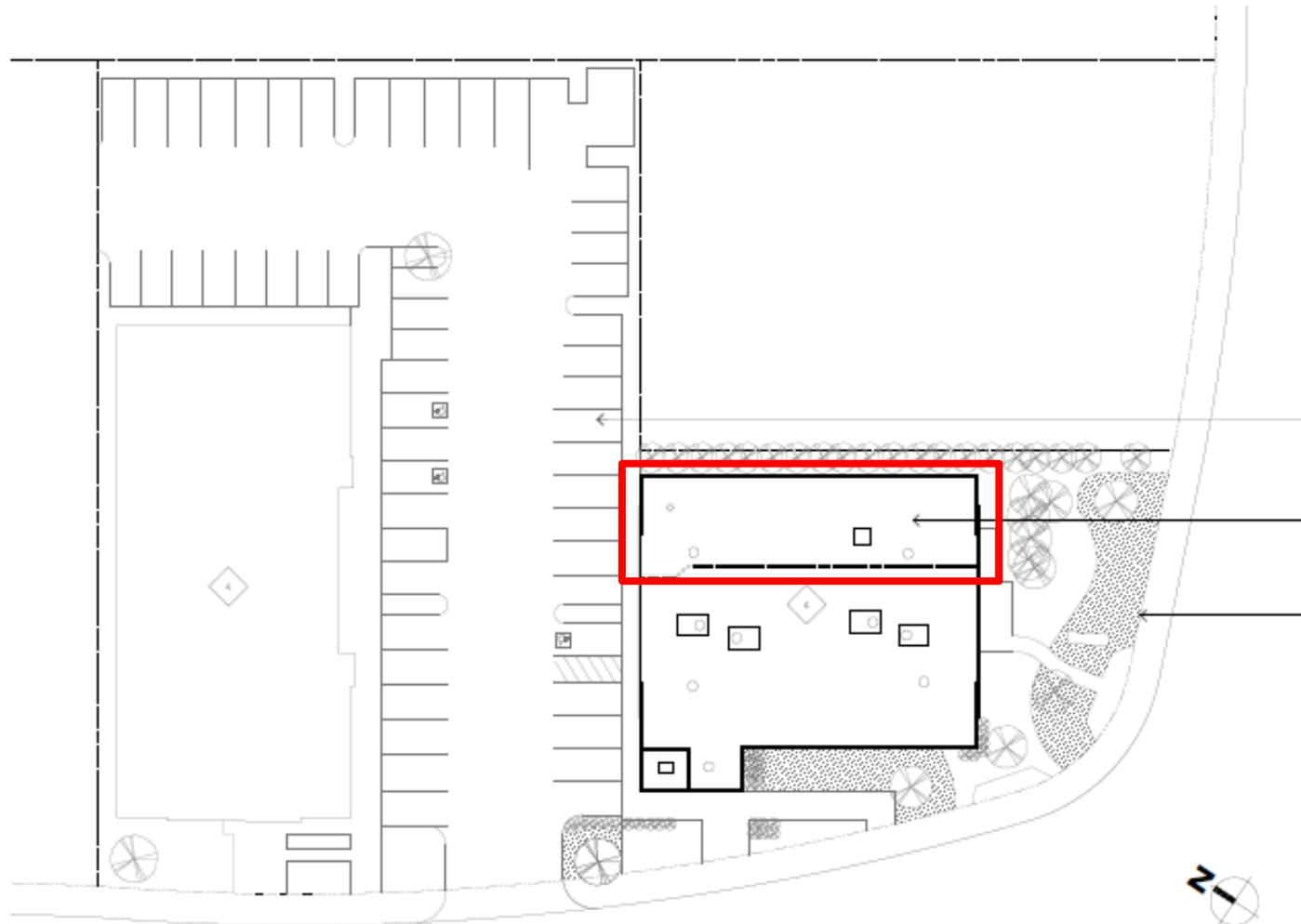


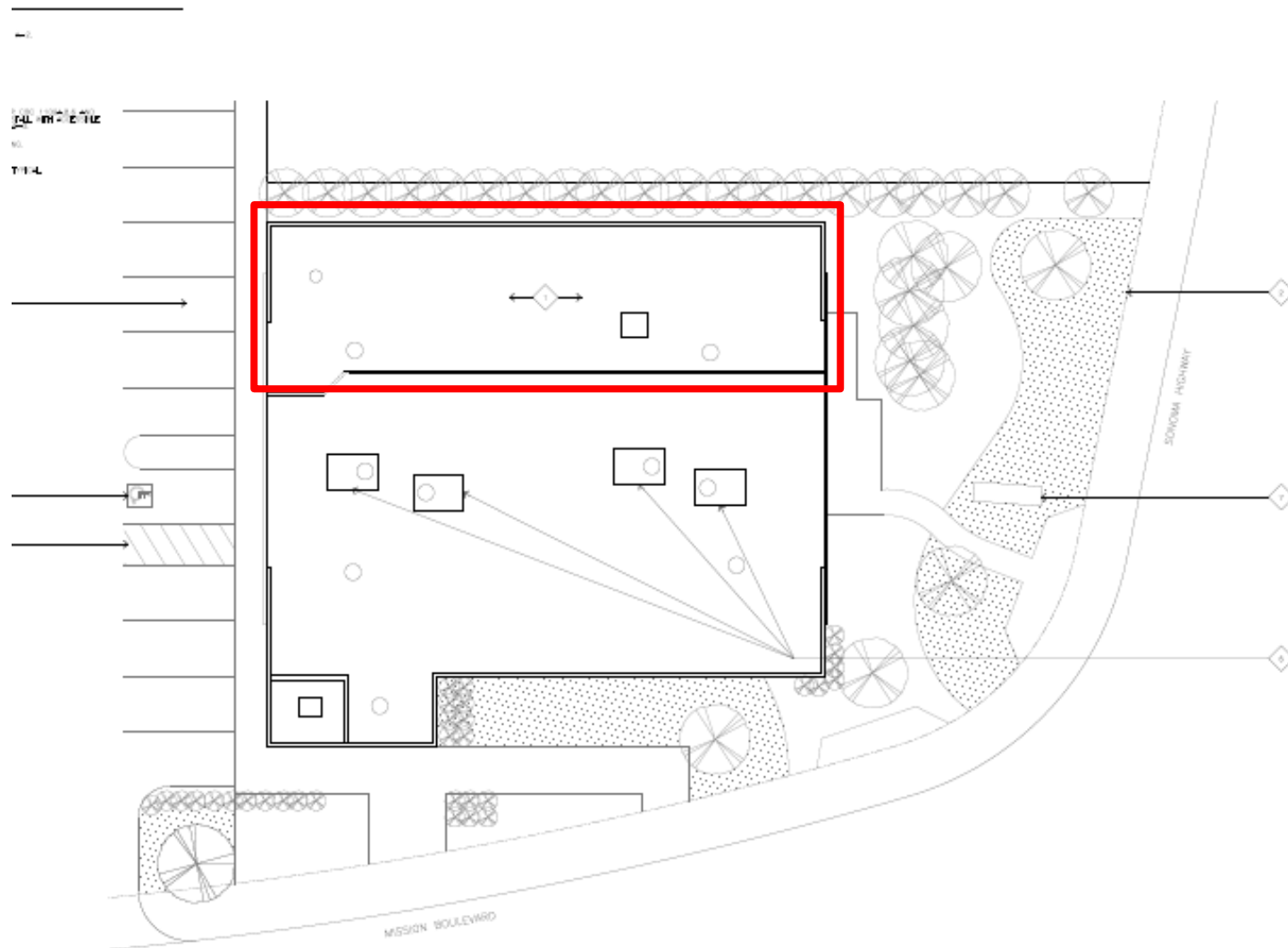
Oct 18, 2021	Neighborhood meeting was held
Dec 8, 2021	Conditional Use Permit application submitted
Dec 21, 2021	Notice of Incomplete application sent to applicant
Jun 1, 2022	Application was deemed complete

Project Location

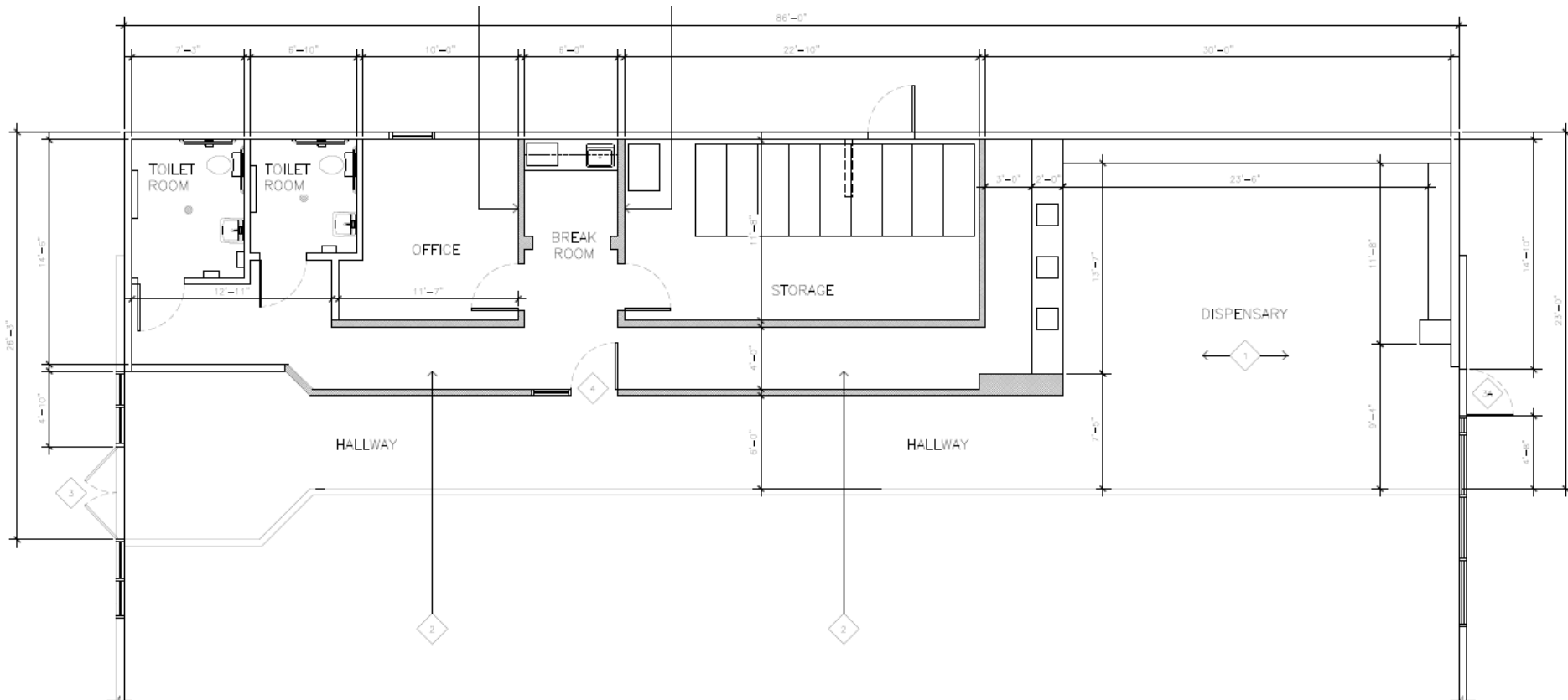
4575 Hwy 12, Suite B



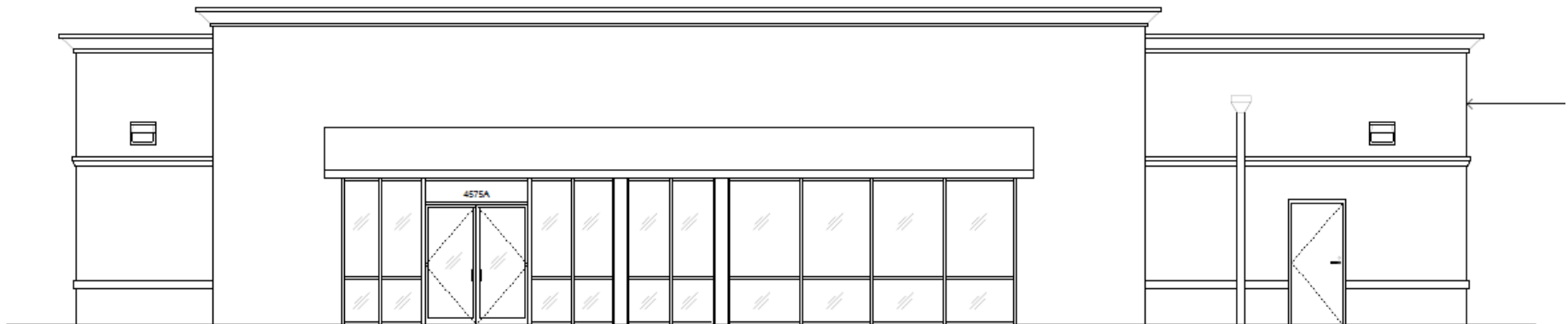




Floor Plan



Existing Elevations



NORTHWEST EXTERIOR ELEVATION



SOUTHEAST EXTERIOR ELEVATION

Cannabis Operating Requirements

- Security
- Odor Control
- Lighting
- Noise

- Distance to schools and residential uses
- Traffic
- Loitering and onsite consumption
- Homelessness
- Concerns about the security

Environmental Review

California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and 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 Guidelines Section 15332 (In-fill Development Projects)

Recommendation

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit for a cannabis retail dispensary use including sale of cannabis smoking devices for the property located at 4575 Highway 12, Suite B.

Questions

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