

Flora Terra (Dispensary)

Conditional Use Permit

1226 4th Street

March 24, 2022

Susie Murray, Senior Planner
Planning and Economic Development

Operate a 1,140-square foot dispensary

- Medical and adult use products
- No delivery Service
- No onsite consumption

Required Entitlements

- Conditional Use Permit

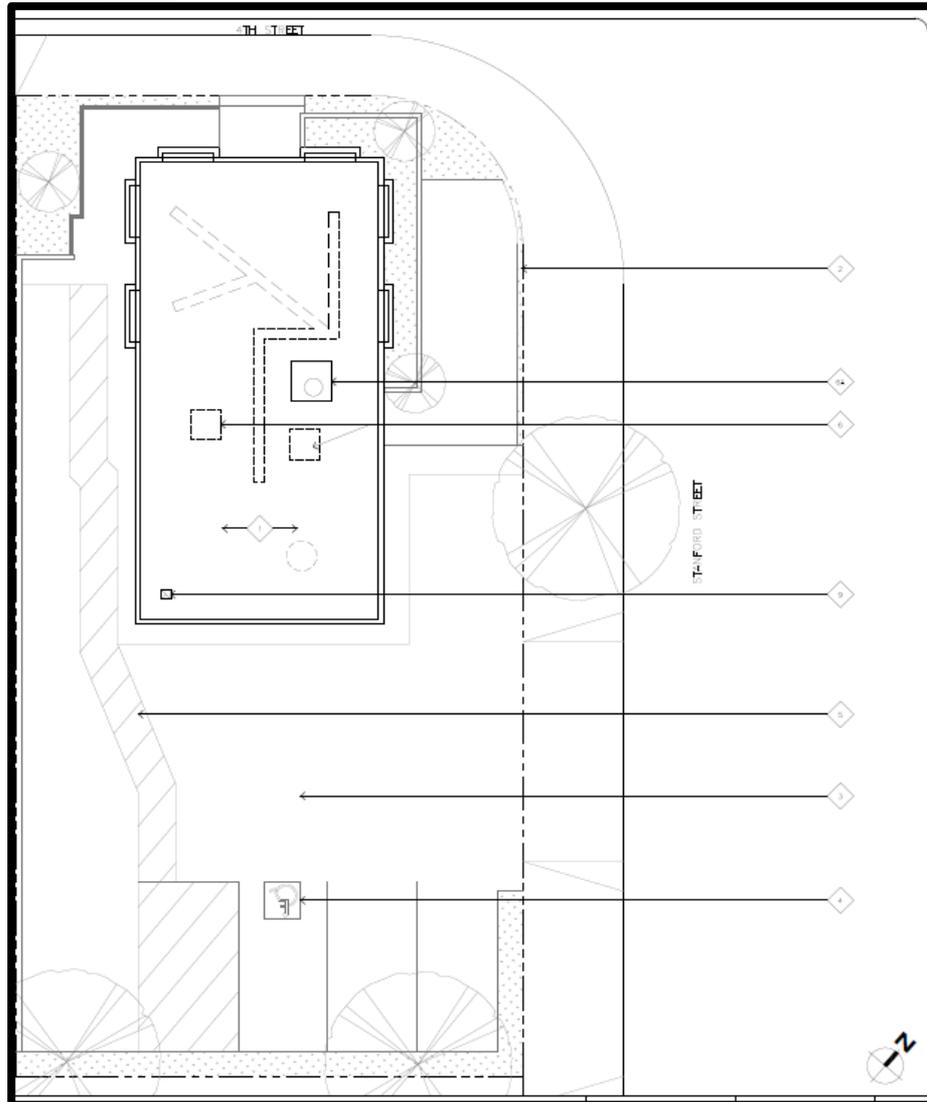




- July 6, 2021 - the Project application submitted
- August 16, 2021 - Neighborhood Meeting
- November 5, 2021 – Notice of Application



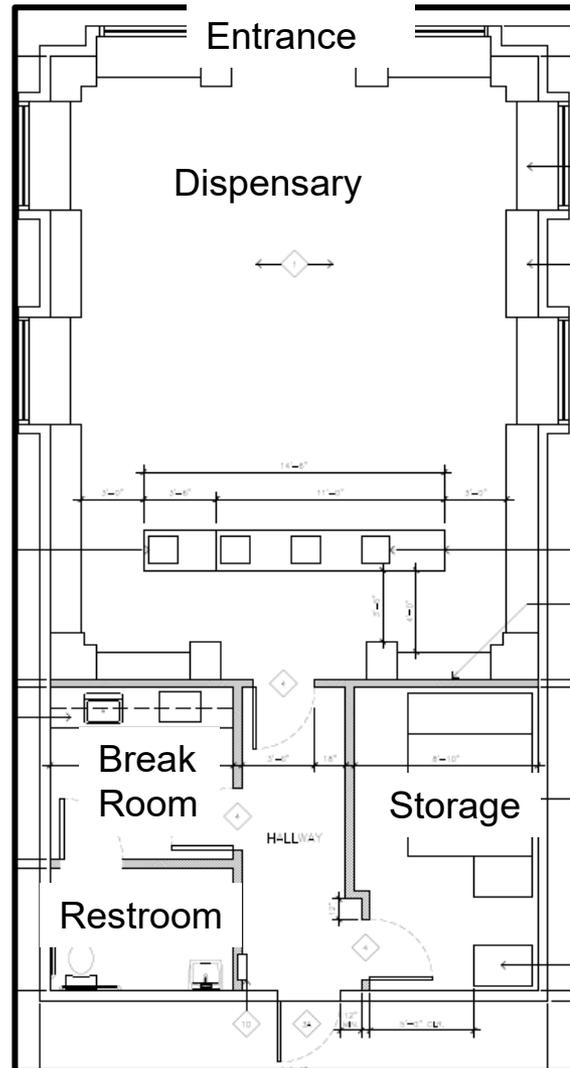
Proposed Site Plan



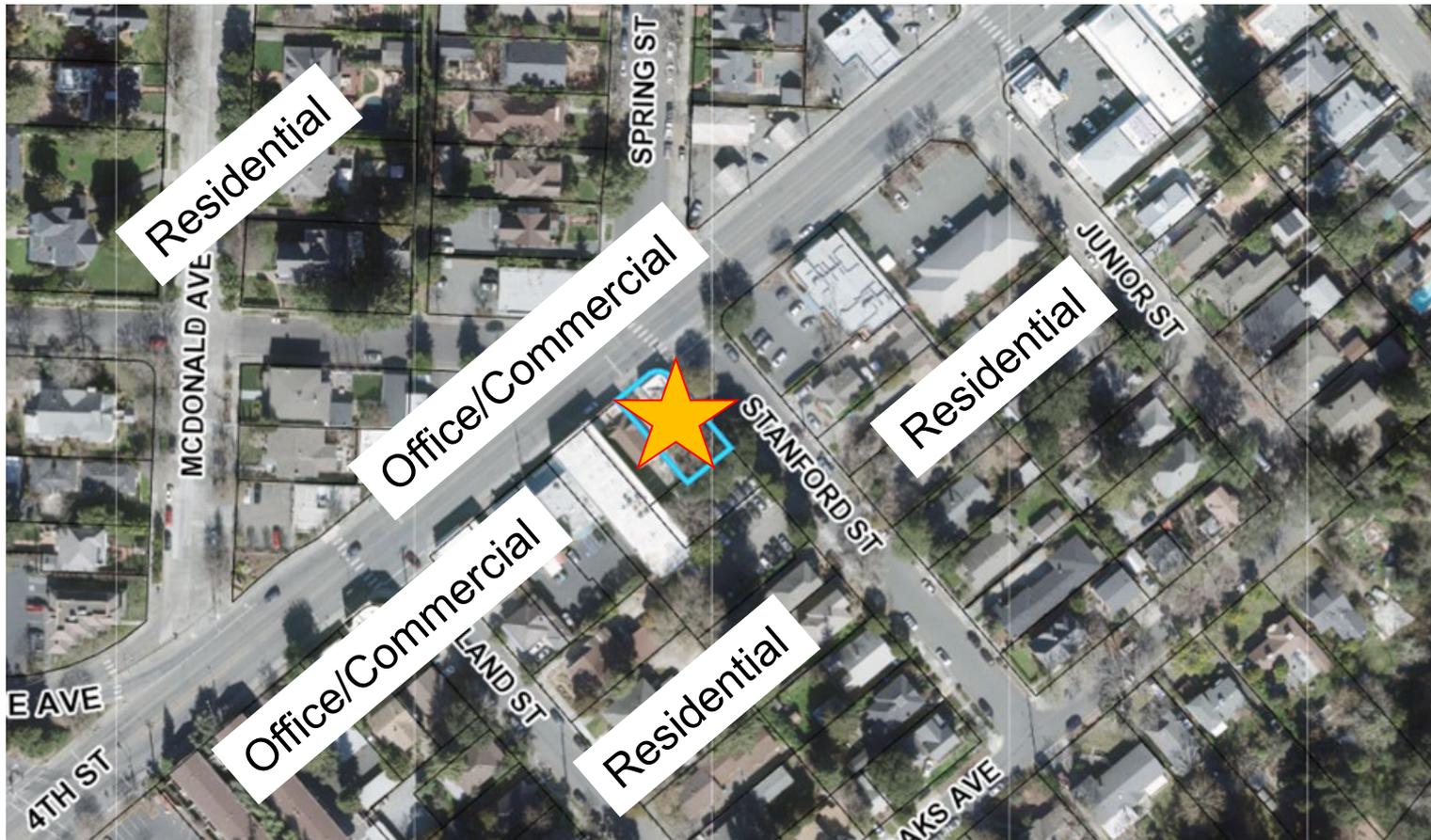
Current Elevation



Proposed Floor Plan

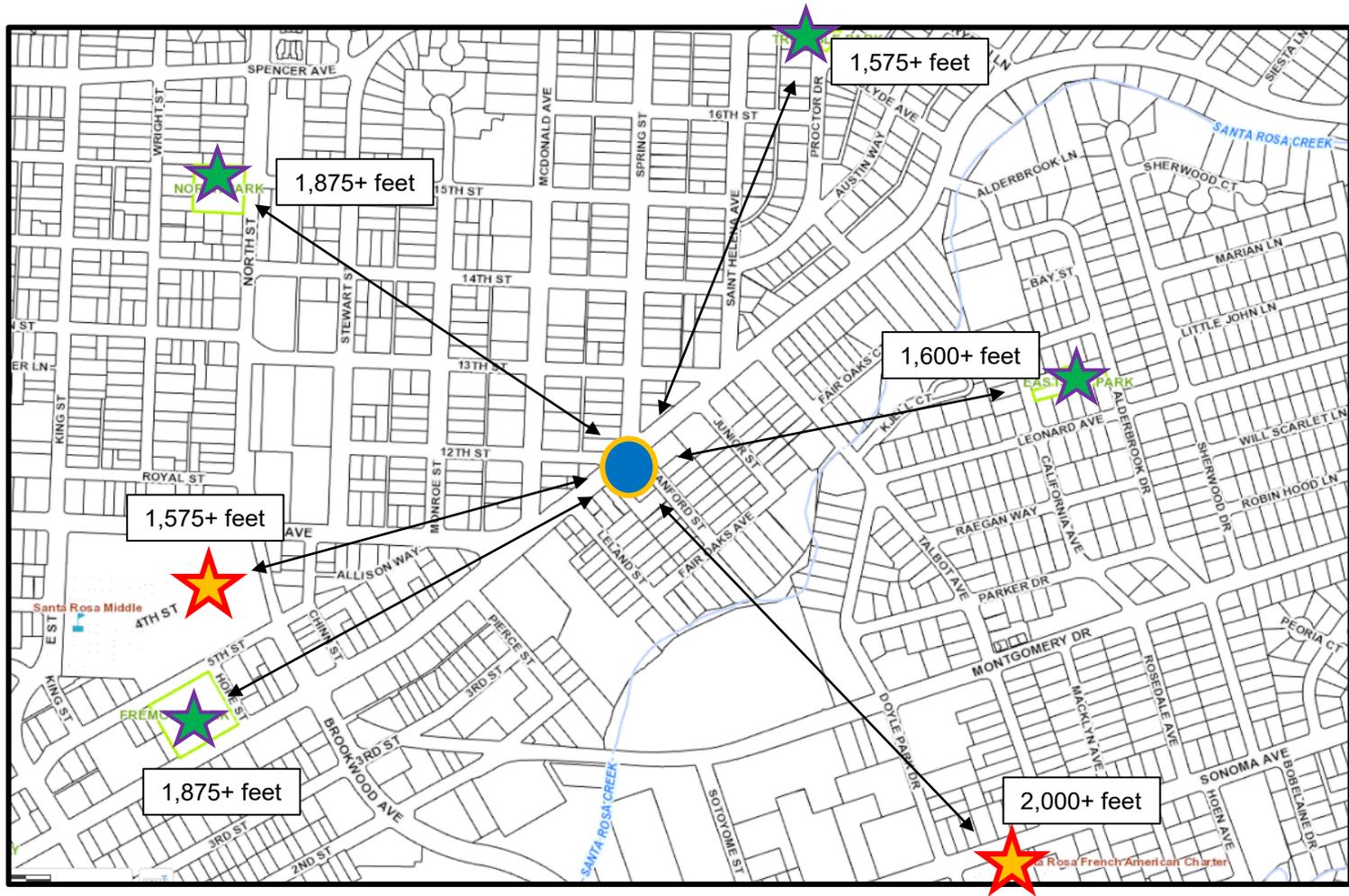


1226 4th Street – Neighborhood Context

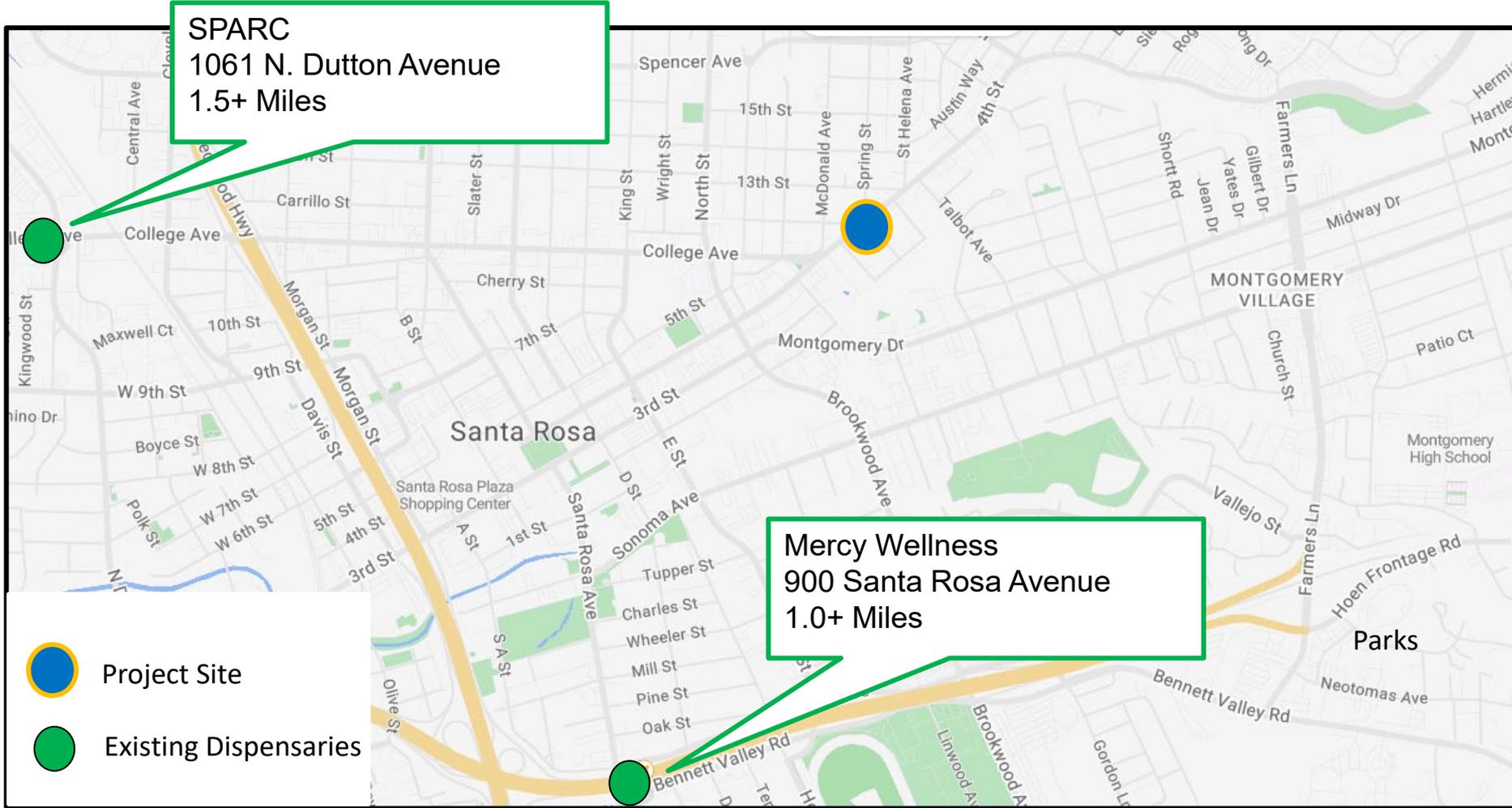


Proximity to Schools & Parks

-  Project Site
-  Parks
-  Schools



Proximity to Other Dispensaries



There were no issues raised from staff review



Required Findings

- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;

Required Findings

- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Environmental Review

California Environmental Quality Act (CEQA)

- Section 15303 - Change of use at an existing structure.
- Section 15332 - Infill development
- Section 15183 - Consistent with the General Plan
 - An 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.

Neighborhood Meeting & Email

- Will there be cannabis odors outside the dispensary?
- Will traffic increase in nearby neighborhoods including access from neighborhood streets to arterial streets?
- There are too many dispensaries; is this allowed?
- How will this effect students attending nearby schools?
- What about customers that exhibit bad behavior and potential impacts on nearby parks?
- Will changes to the building be compatible with the neighborhood? There are no exterior changes proposed to the building.
- Will the hours of operation impact nearby residential uses?
- How will this effect nearby residential neighborhoods?
- Will there be guns kept onsite?
- Will additional security be provided for the surrounding neighborhood?

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a Conditional Use Permit for Flora Terra to operate a 1,140-square foot Cannabis Retail facility at 1226 4th Street.

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