

# **JM & IC LLC Cannabis Cultivation Minor Conditional Use Permit**

**File No.CUP23-013**

**3075 Coffey Lane**

October 5, 2023

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Monet Sheikhali, Senior Planner  
Planning and Economic Development

Minor conditional use permit for an approximately 3,000 square feet of cannabis cultivation (Nursery type 4) for JM & IC LLC. within an existing industrial building.



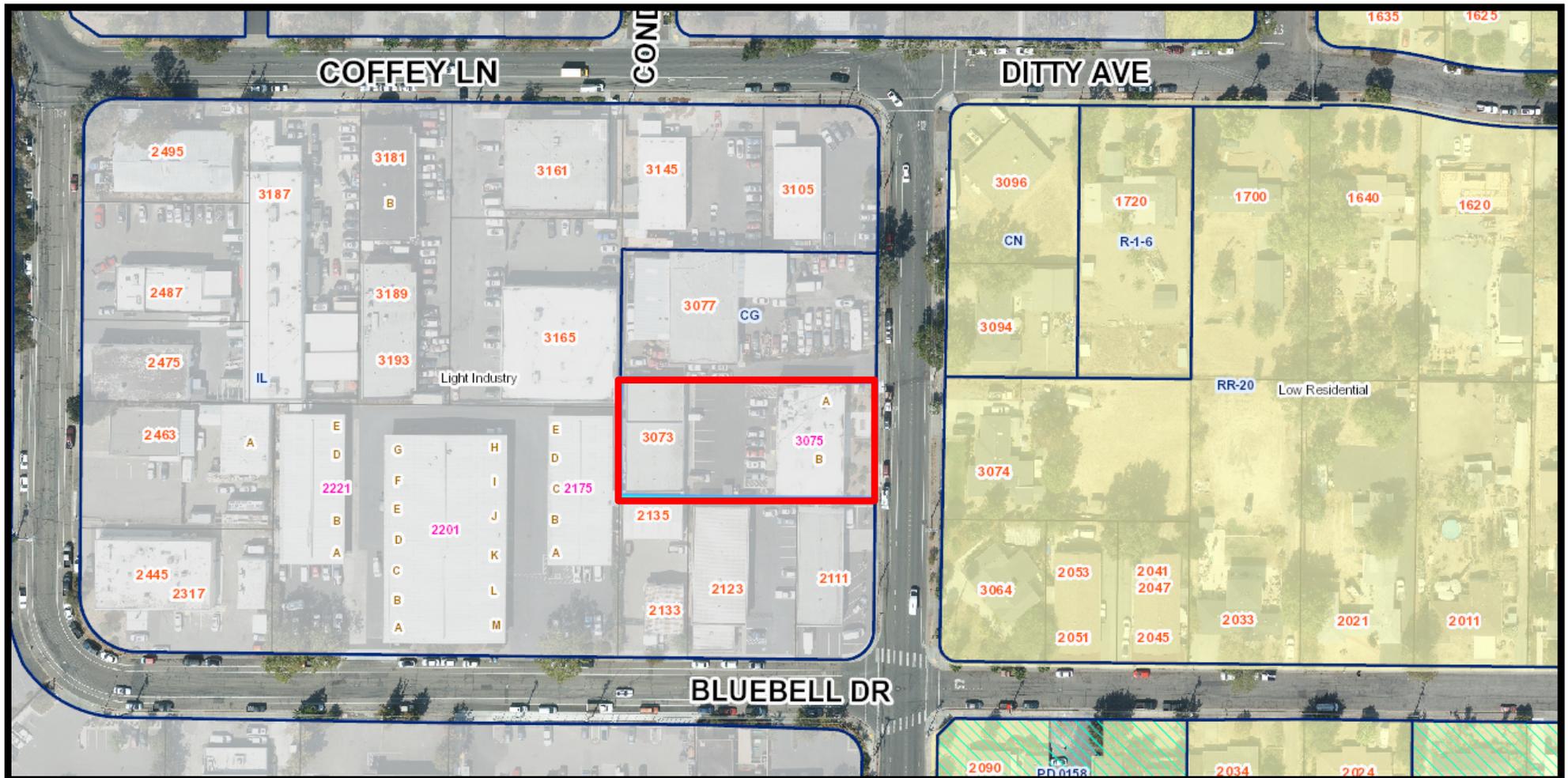
## NEIGHBORHOOD CONTEXT

N.T.S.

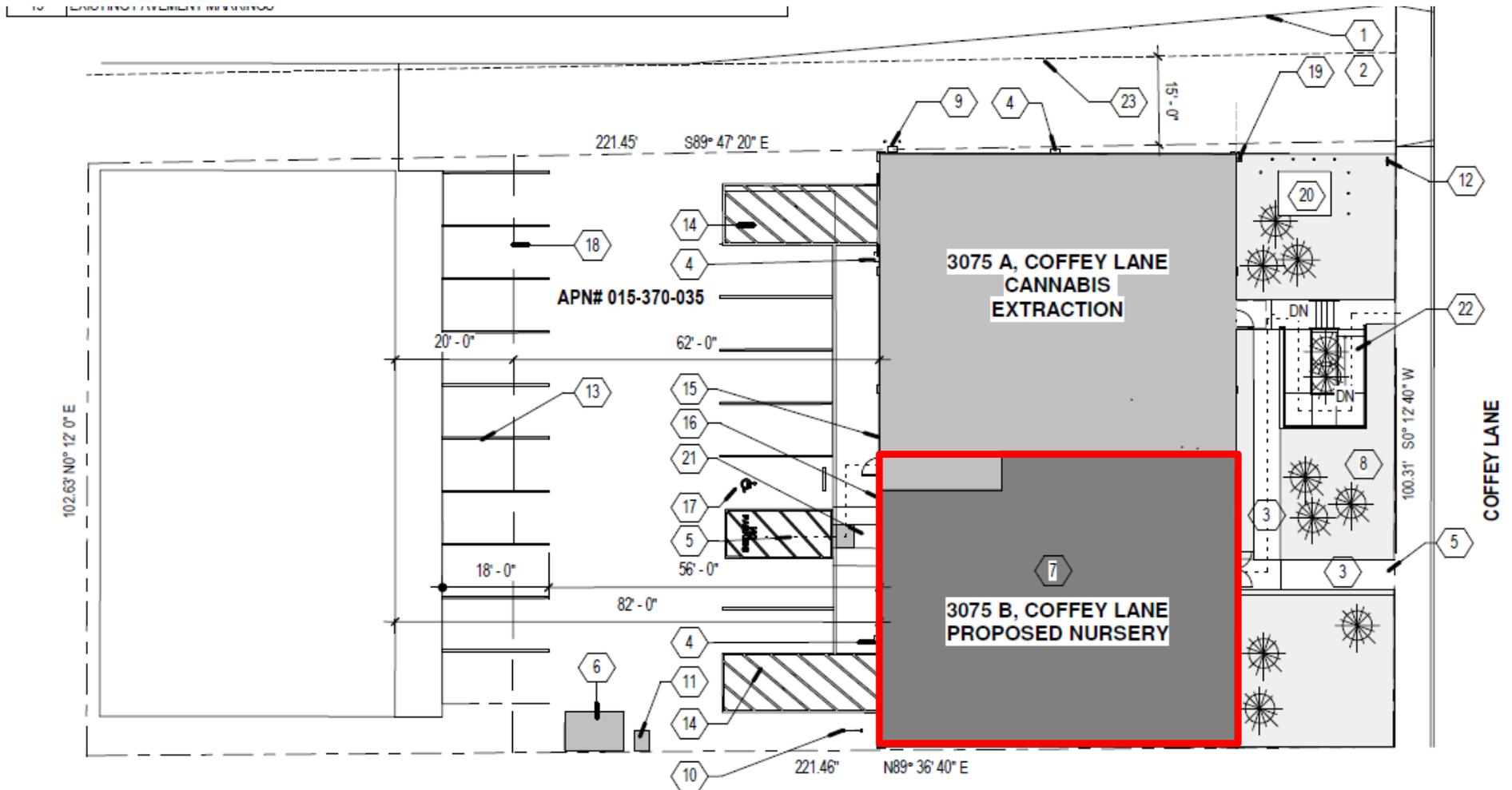


# 3075 Coffey Lane

**Zone: IL**  
**GP: General Industry**



# 3075 Coffey Lane Site Plan



**1 SITE PLAN**  
 1" = 20'-0"





# 3075 Coffey Lane Building Pictures



EAST ELEVATION



NORTH ELEVATION



PARTIAL WEST ELEVATION

## **Cannabis general operating requirements**

- Security
- Odor
- Lighting

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for two categorical exemption under CEQA Guidelines Sections 15301 and 15303:

- the proposed use will be within an existing facility with the installation of small new equipment and the conversion of a small structure from one use to another involving negligible expansion of the existing use.

The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve a Minor Conditional Use permit for the property located at 3075 Coffey Lane, Suite B.

## Questions

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