

Middle Relief Partners Cannabis Cultivation

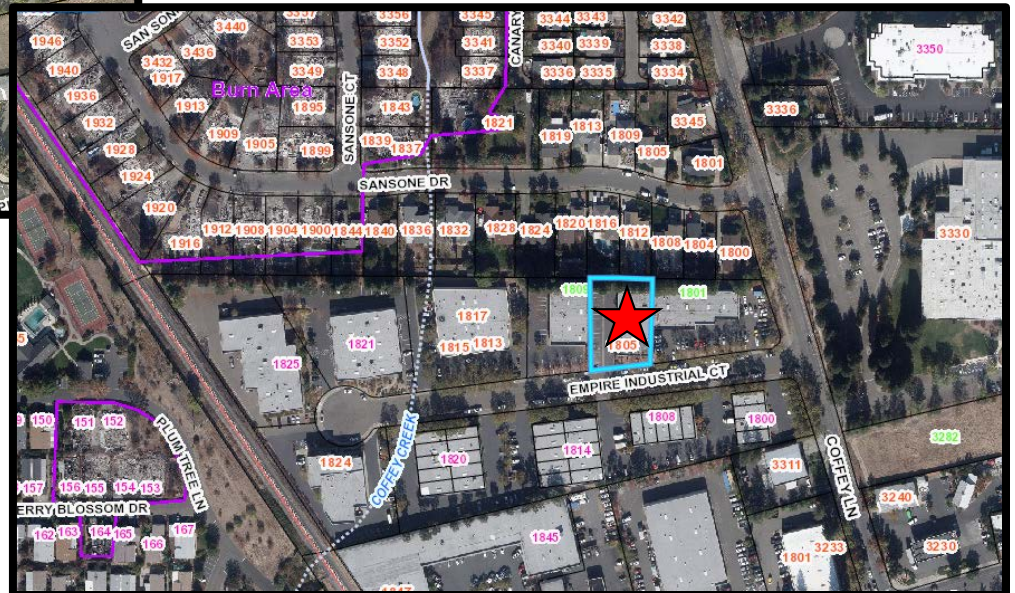
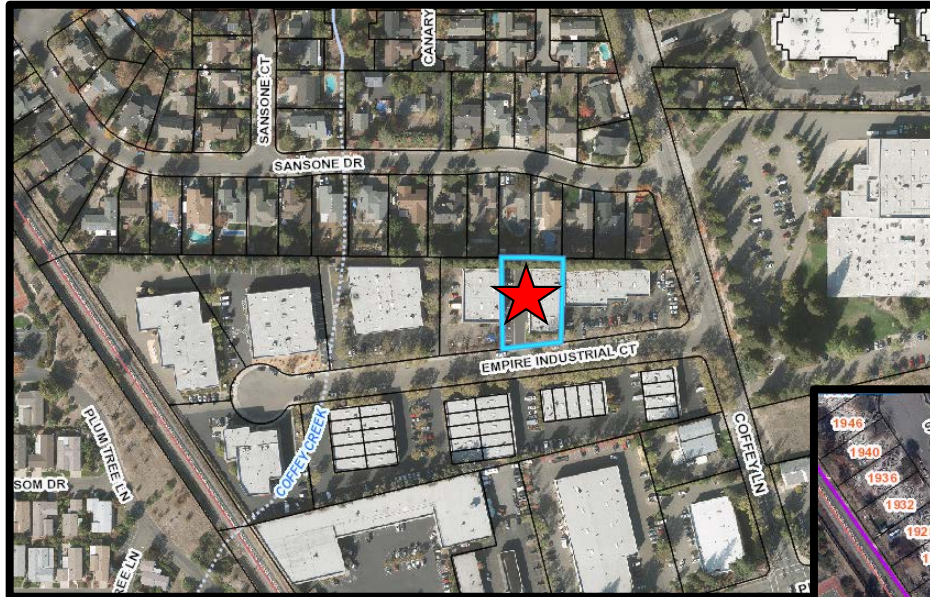
1805 Empire Industrial Court

May 10, 2018

Susie Murray
City Planner
Planning and Economic Development

- Operate a 9,500 square foot cannabis cultivation facility
- Conditional Use Permit (exceeds 5,000 square feet)

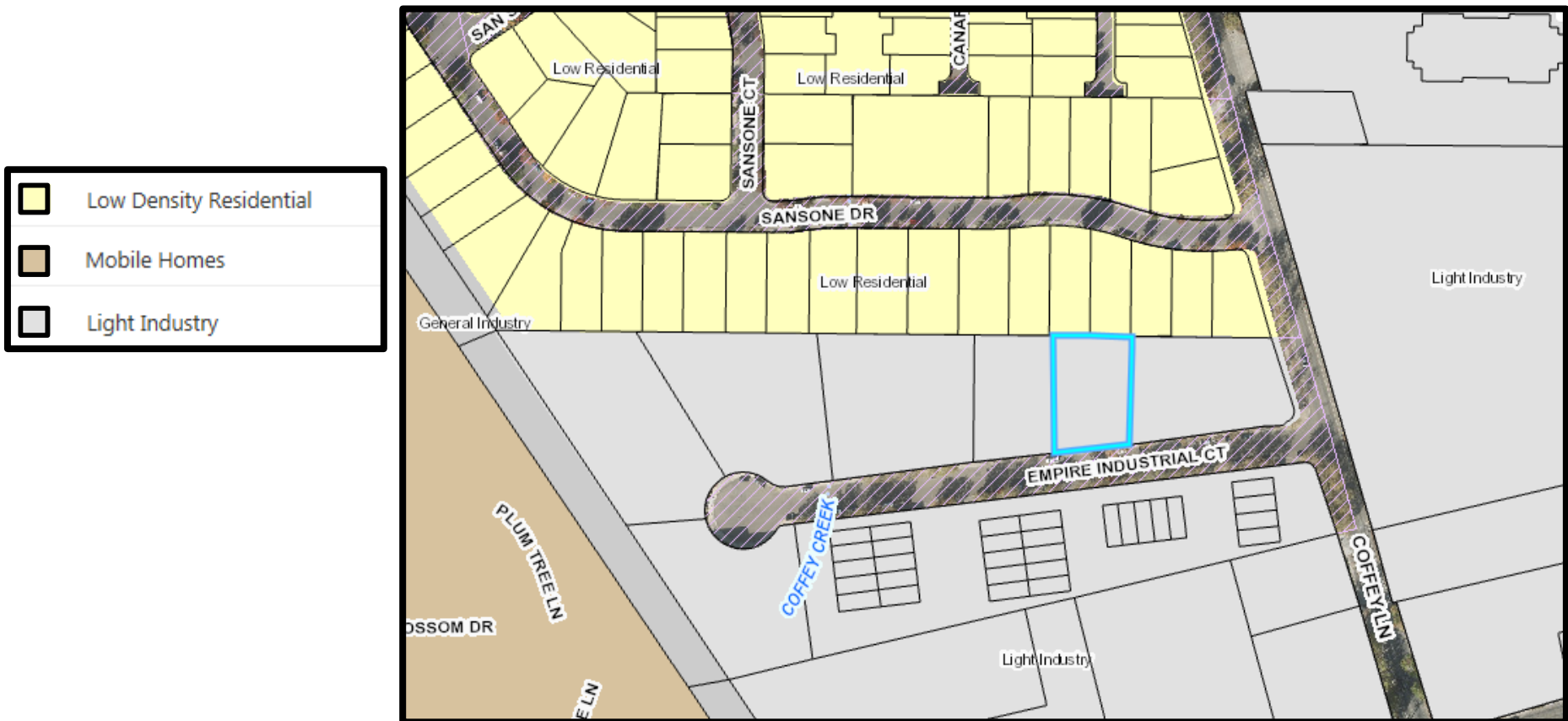
1805 Empire Industrial Court

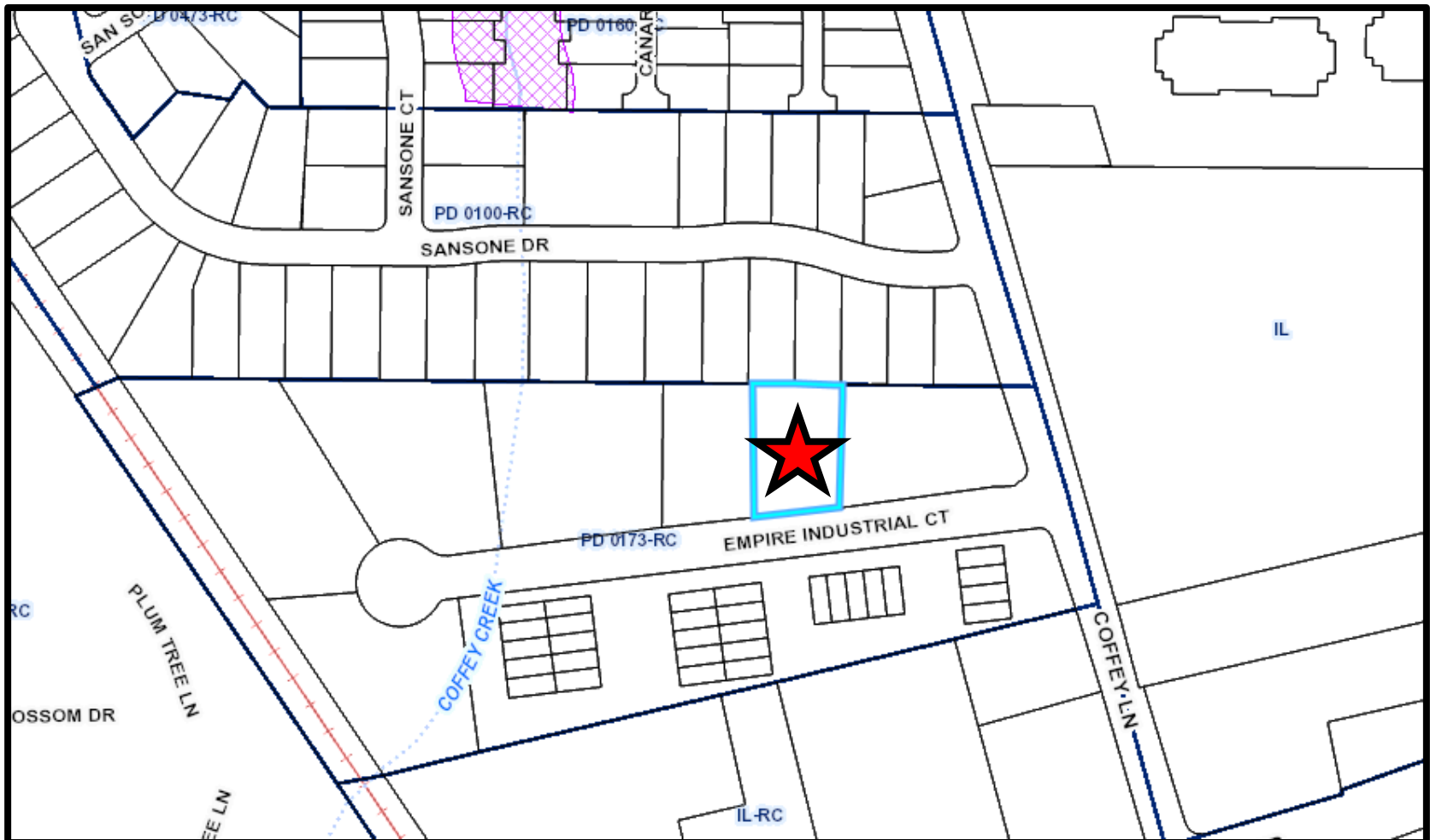


1805 Empire Industrial Court



- April 4, 2017 Pre-application held with City staff;
- May 23, 2017 - Conditional Use Permit application submitted;
- June 27, 2017 - Neighborhood Meeting was held;
- December 1, 2017 - Revised drawings submitted; and
- January 23, 2018 - Project description revised to include adult use.



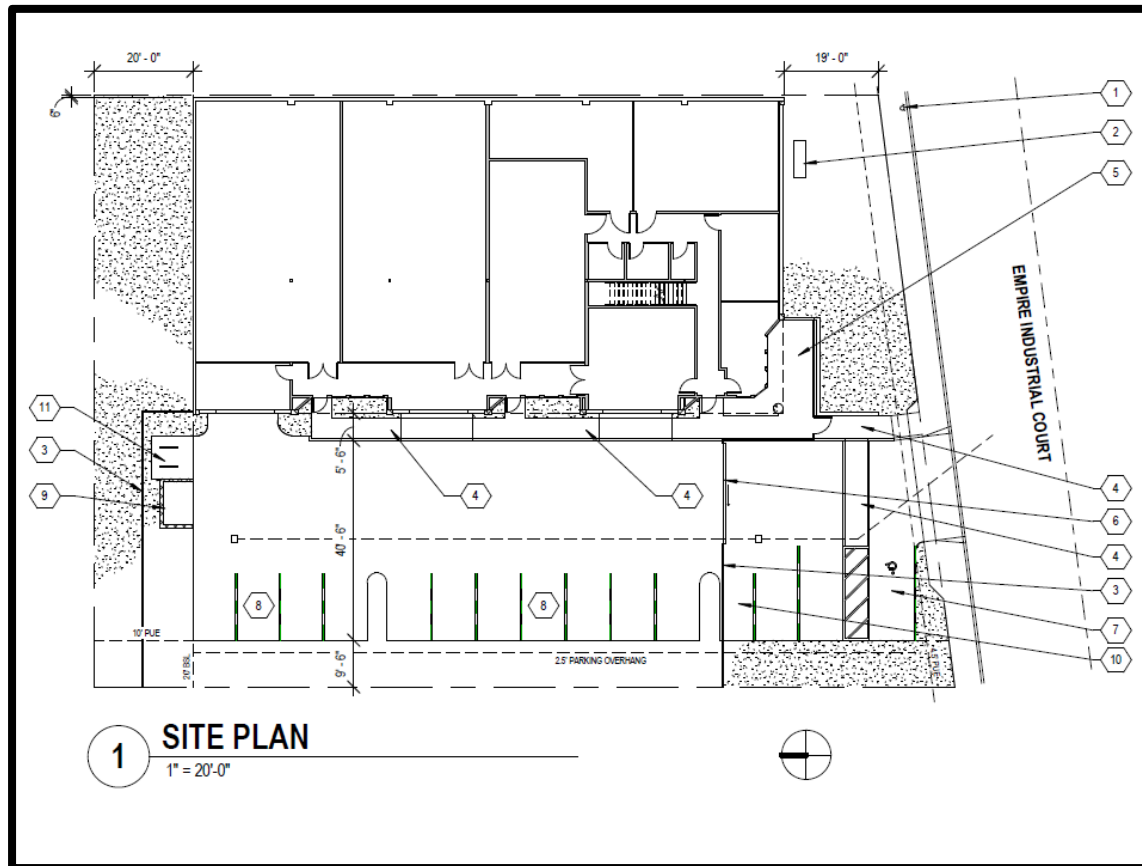


Environmental Review

California Environmental Quality Act (CEQA)

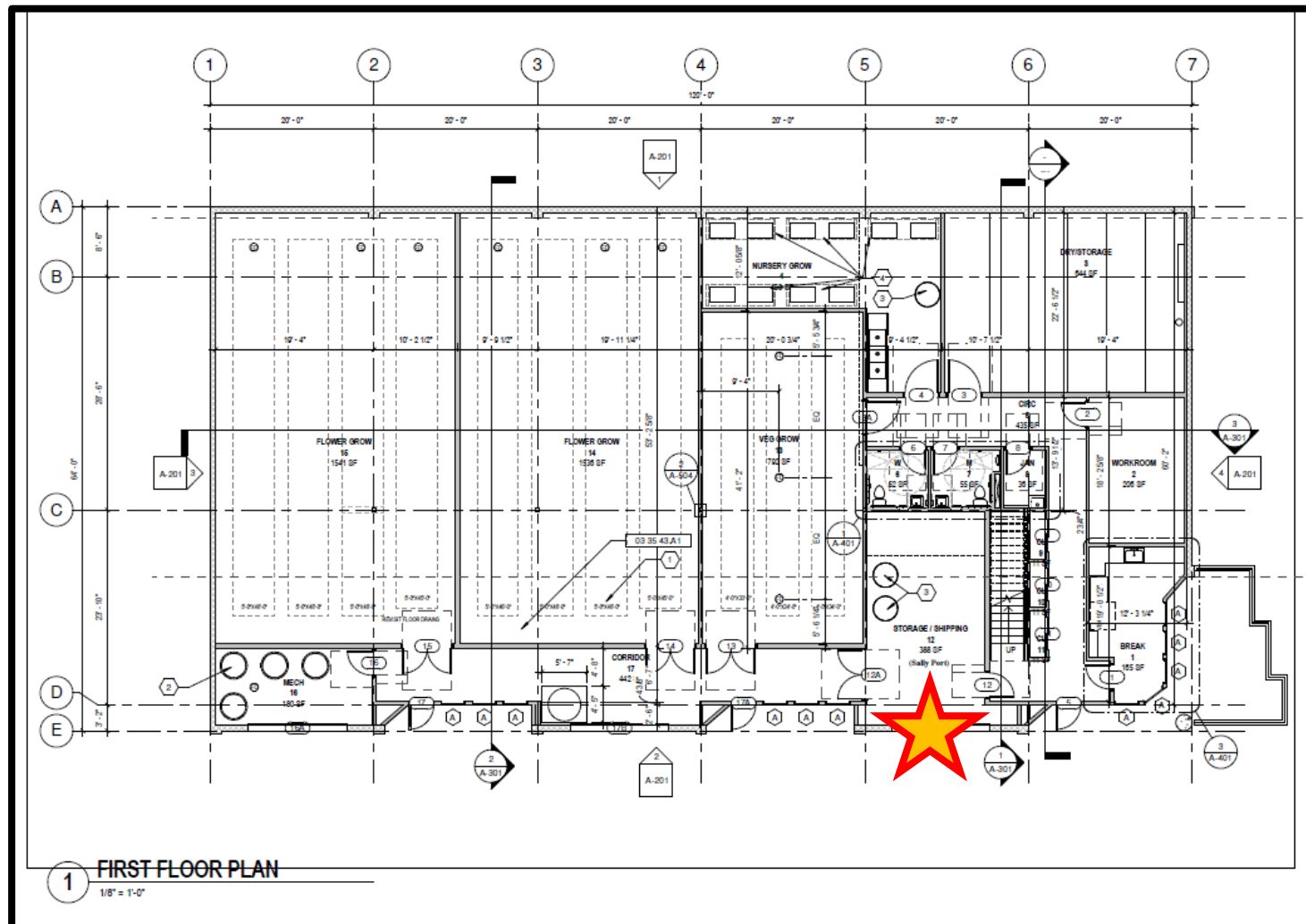
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 Categorical Exemption.
 - Involves only minor alterations to the exterior of the structure; and
 - Involves a change in use.

Site Plan (Conditional Use Permit)



KEYNOTES	
KEY	NOTE
1	(E) FIRE HYDRANT
2	(E) ELECTRICAL SERVICE TO BE UPGRADED
3	(N) 6' METAL PICKET FENCE. SEE PHOTO 6/CUP 5
4	(N) ADA PATH OF TRAVEL
5	(N) OUTDOOR BREAK AREA. (E) LANDSCAPING TO BE REMOVED.
6	20' WIDE SLIDING FENCE GATE
7	(N) ADA VAN PARKING
8	(E) PARKING STRIPING
9	(E) CMU TRASH ENCLOSURE
10	(N) MOTORCYCLE PARKING
11	(N) BICYCLE PARKING

Floor Plan – First Floor



- Homeless people living behind the new project fence;
- Future addition of dispensary use and/or expansion of use;
- Operating characteristics (odors and noise);
- Property values;
- Safety vs. privacy (fear of surveillance cameras);
- Groundwater contamination; and
- Vehicular traffic.

There are no unresolved issues.

Recommendation

It is recommended by Planning and Economic Development Department that the Planning Commission approve a Conditional Use Permit to operate a medical/adult use cannabis cultivation facility.

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