

MAR SR, LLC

3075 Coffey Lane

October 25, 2018

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Planning and Economic Development

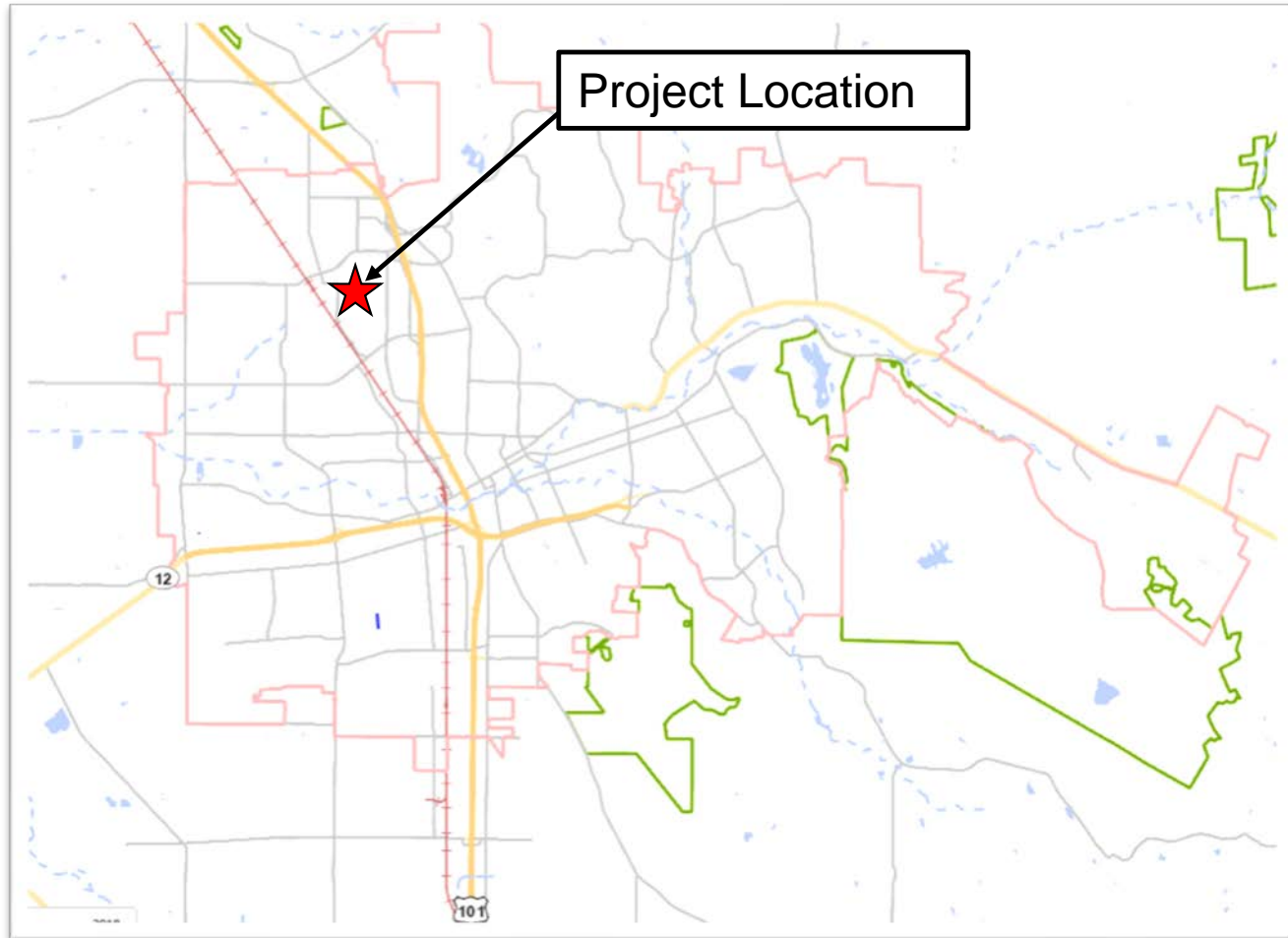


- Commercial Cannabis Manufacturing – Level 2 (volatile) and Cannabis Distribution within 3,036 square foot space of an existing 6,072 square foot industrial building



Project Location

3075 Coffey Lane

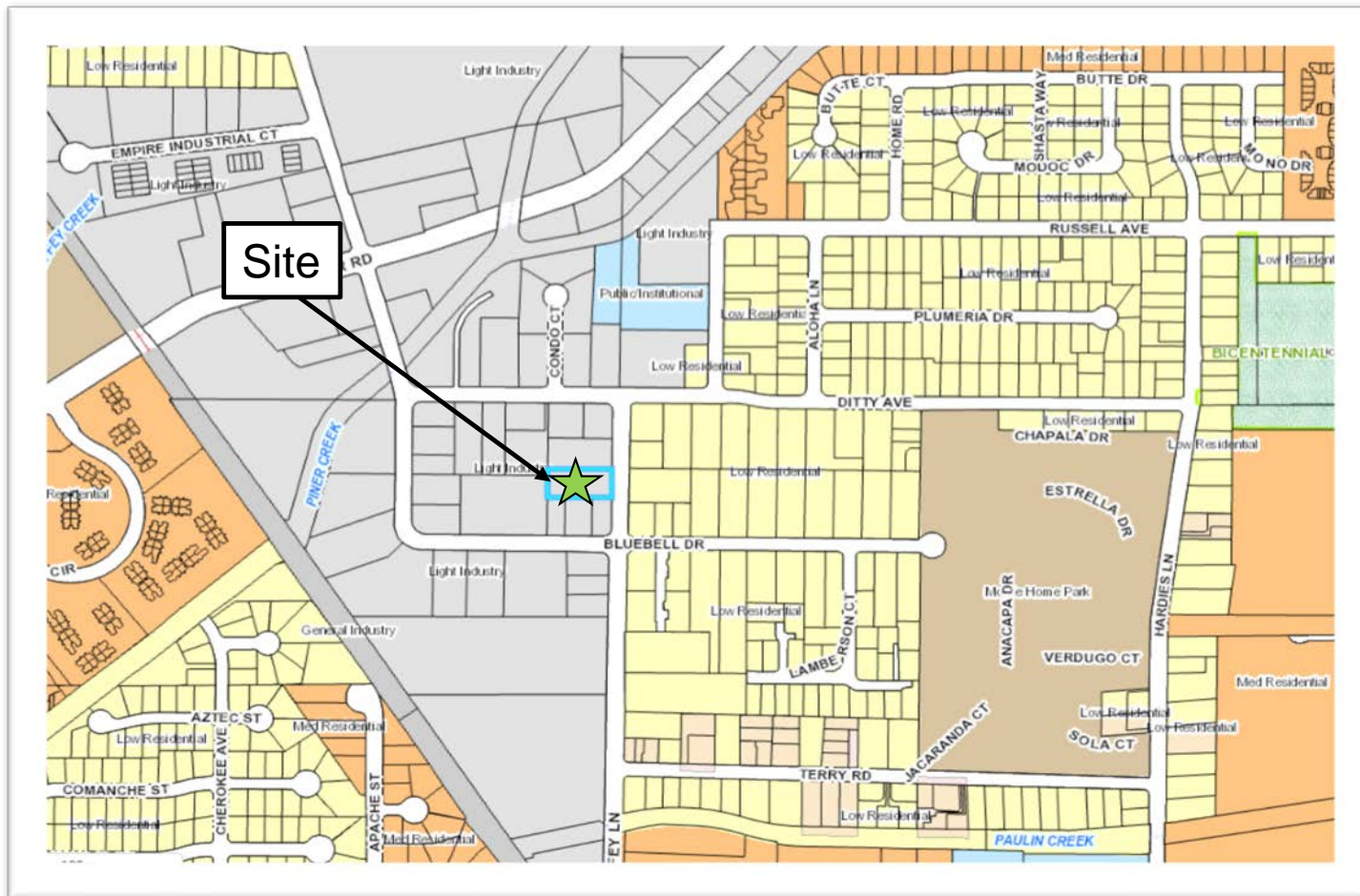




Project Location 3075 Coffey Lane



- May 29, 2018 – Application for a Conditional Use Permit submitted
- July 18, 2018 – Notice of Application mailed to property owners within 400 feet of subject site
- September 10, 2018 – Neighborhood Meeting for the proposed project held





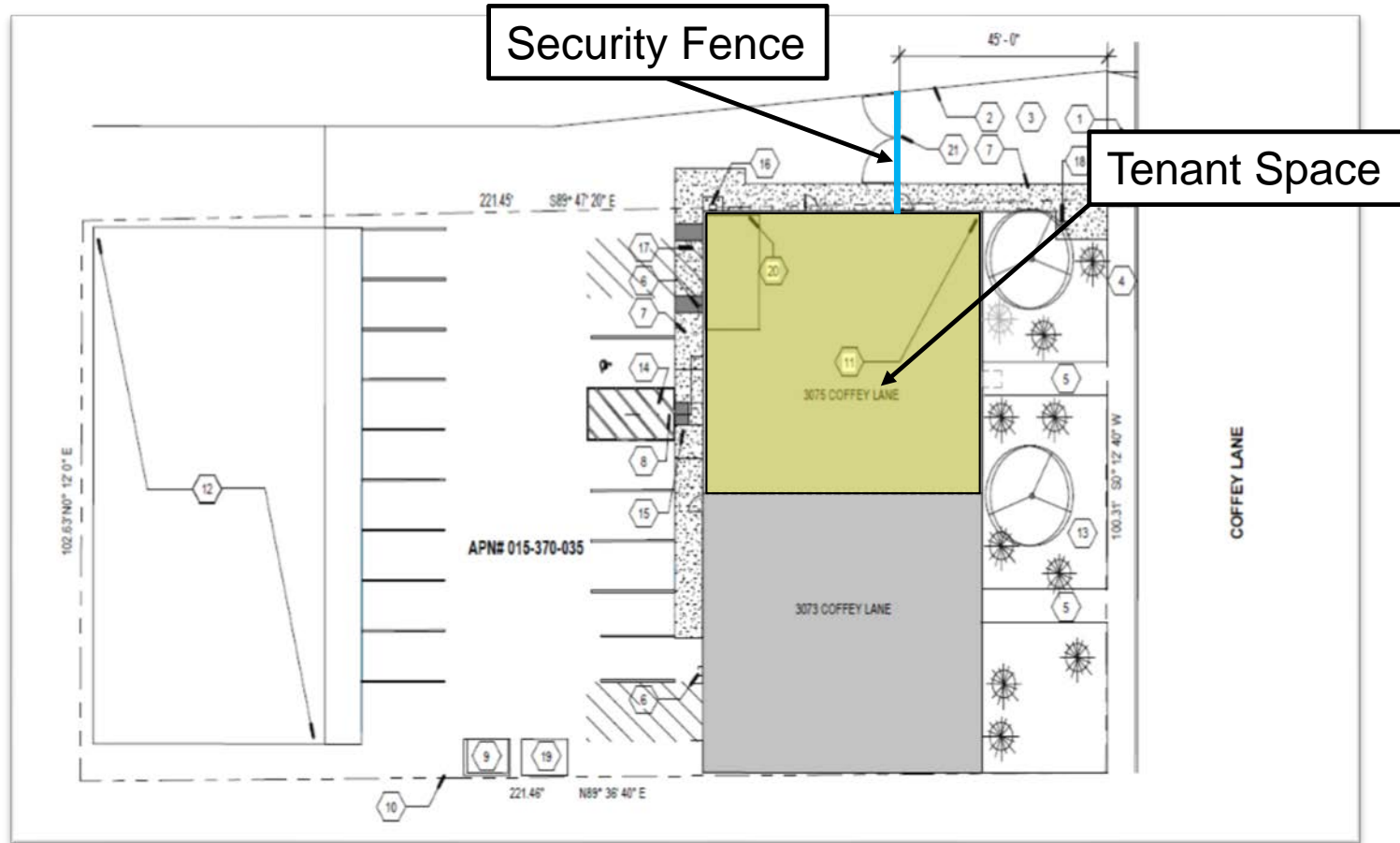
IL (Light Industrial)

- ✓ Uses allowed with CUP approval





Site Plan Conditional Use Permit



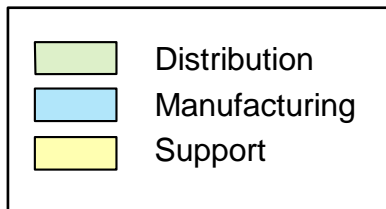


Site Features

Conditional Use Permit



Floor Plan Conditional Use Permit



Findings

Conditional Use Permit

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.

- Cannabis Manufacturing – Level 2 (volatile) and Cannabis Distribution operation located within an existing tenant space in the Light Industrial zoning district
- Subject to Planning Commission approval of a Conditional Use Permit

The proposed use is consistent with the General Plan and any applicable specific plan.

- Proposed uses are consistent with applicable underlying General Plan goals and policies related to industry, economic vitality
- Consistent with Light Industry General Plan land use designation

The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity.

- Located within a light industrial zoning district that includes a mix of manufacturing, retail, auto repair uses with residential uses located east of the site
- Site is developed for Light Industrial uses, and parking is adequate for the staffing and operations of the proposed use, as well as for a facility that is not open to the public
- Complies with General Operating Requirements for Cannabis Businesses and those operating requirements specific to Cannabis Manufacturing indicated in Zoning Code Sections 20-46.050 and 20-46.070



Findings

Conditional Use Permit

The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

- Located entirely within an existing 3,036 square-foot tenant space
- Access provided by Coffey Lane, and the building will be fully accessible pursuant to ADA standards
- All necessary utilities are available, including water, wastewater, gas and electric services



Findings

Conditional Use Permit

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.

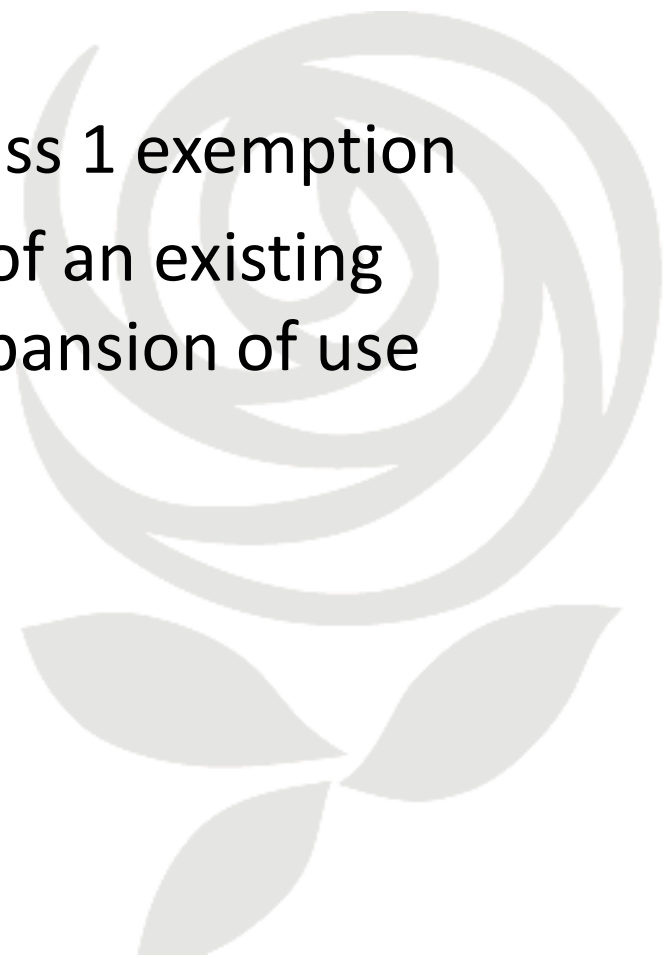
- Consistent with the surrounding land uses which include of a variety of light manufacturing, auto repair, commercial, distribution and residential uses
 - Volatile manufacturing is a common use within industrial areas
- Odor Mitigation Plan has been certified by a licensed engineer
- Security Plan
- Subject to building and fire permits as described in Building and Fire Code Requirements for Cannabis Related Occupancies



Environmental Review

California Environmental Quality Act (CEQA)

- CEQA Guidelines Section 15301, Class 1 exemption
 - Permitting and minor alteration of an existing private structure involving no expansion of use



- Notice of Application
 - Threat to public safety based on characterization of highly populated area
 - Need for strict standards and regular inspections
- Notice of Public Hearing
 - Volatile cannabis manufacturing should be limited to low population, industrial areas
- There are no unresolved staff issues remaining with this project

It is recommended by Planning and Economic Development Department that the Planning Commission:

- approve by resolution this Conditional Use Permit for Commercial Cannabis Manufacturing – Level 2 (volatile) and Cannabis Distribution, in an existing 3,036 square foot industrial tenant space at 3075 Coffey Lane.

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