

JIVA

Conditional Use Permit

Planning Commission

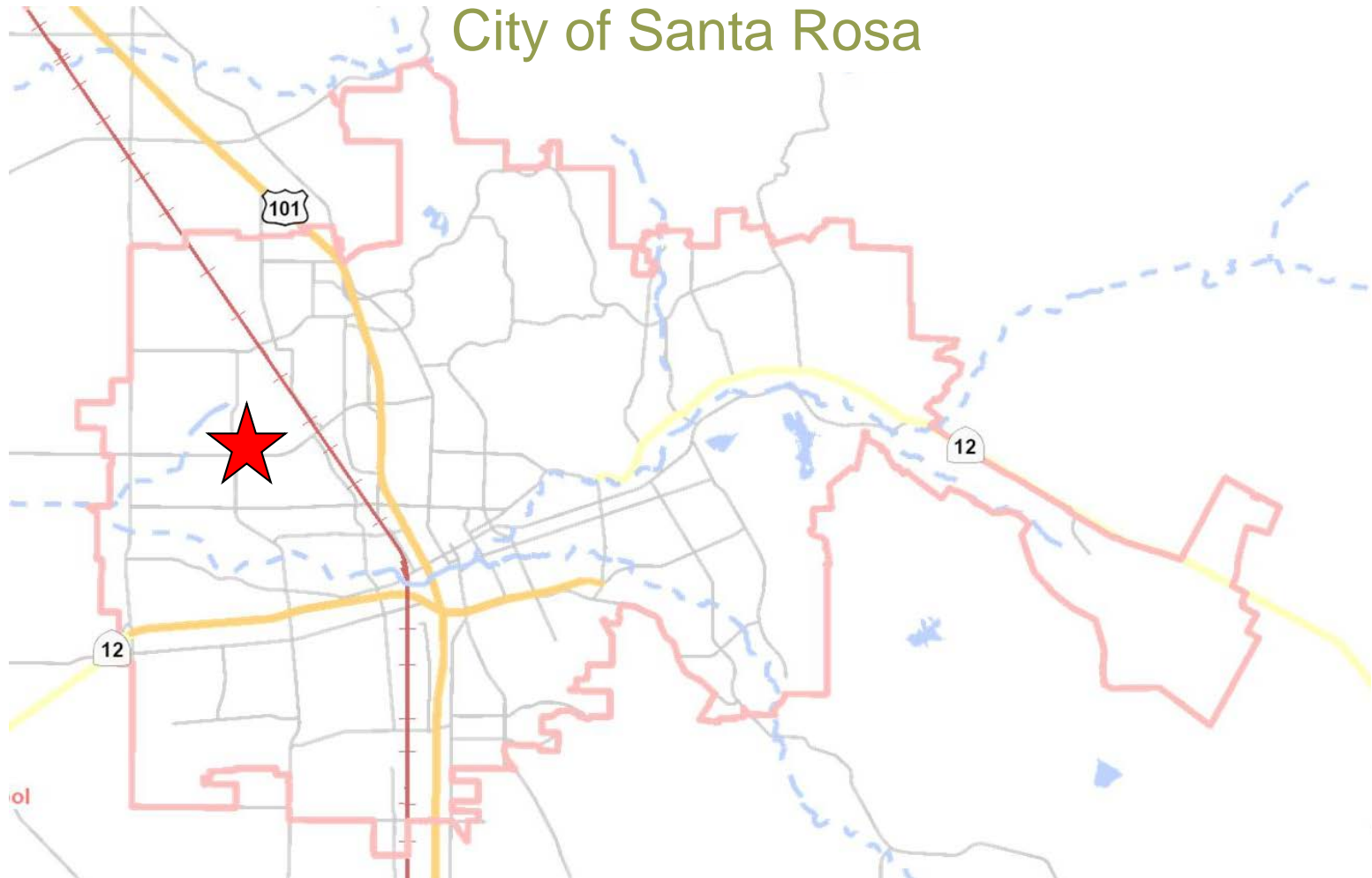
December 13, 2018

Aaron Hollister
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Planning and Economic Development

Conditional Use Permit

- Retail (dispensary) and Delivery
 - Type 10 State License
- Existing 2,917 square-foot commercial retail tenant space
 - Retail and support functions – 2,181 square feet
 - Secured Storage Area – 736 square feet
 - Proposed hours of operation 9 a.m. to 9 p.m. daily for retail component
 - Inventory/product delivery conditioned from 9 a.m. to 7 p.m.
 - No on-site consumption proposed at this time

Project Location 1831 Guerneville Road



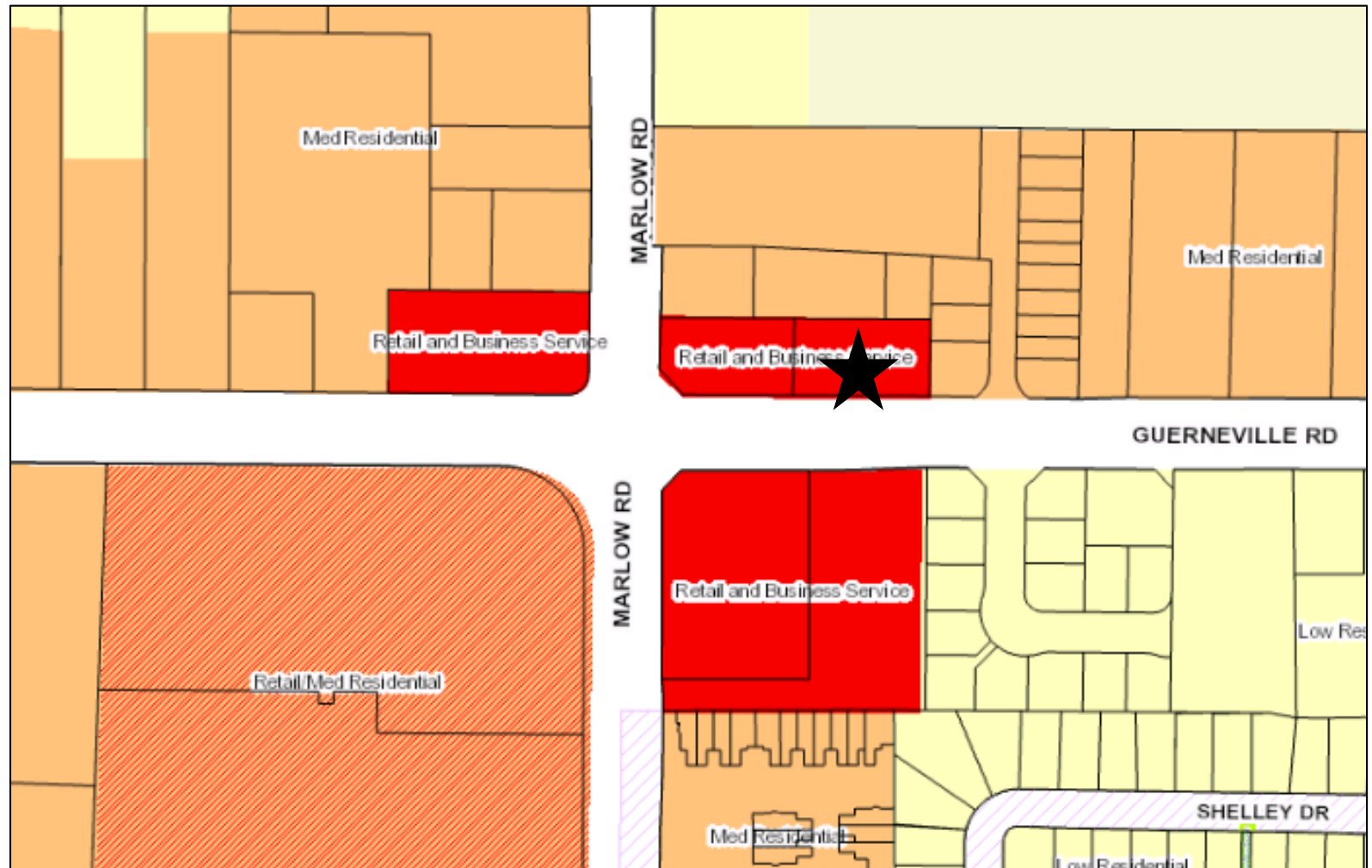
Project Location 1831 Guerneville Road

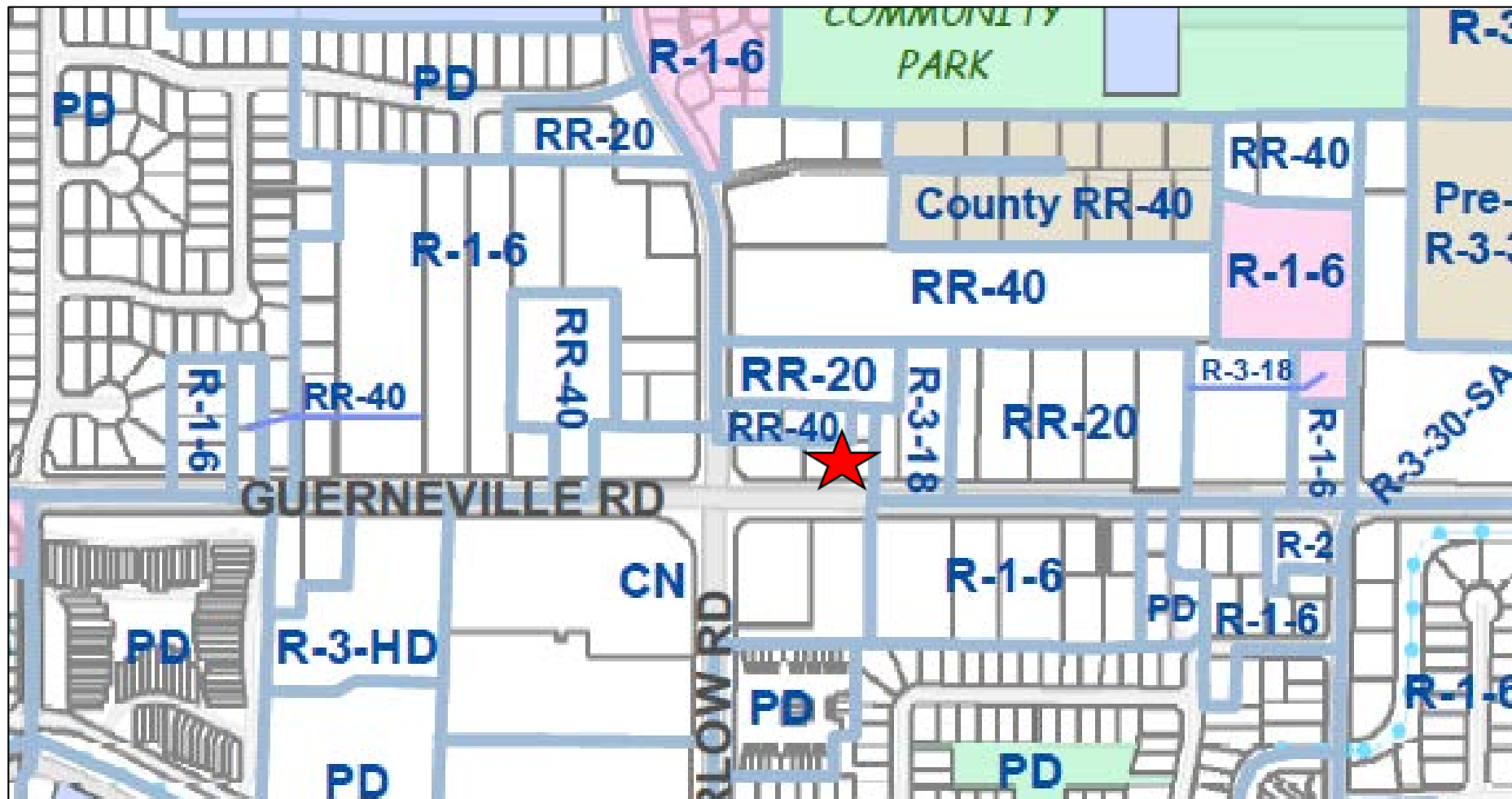


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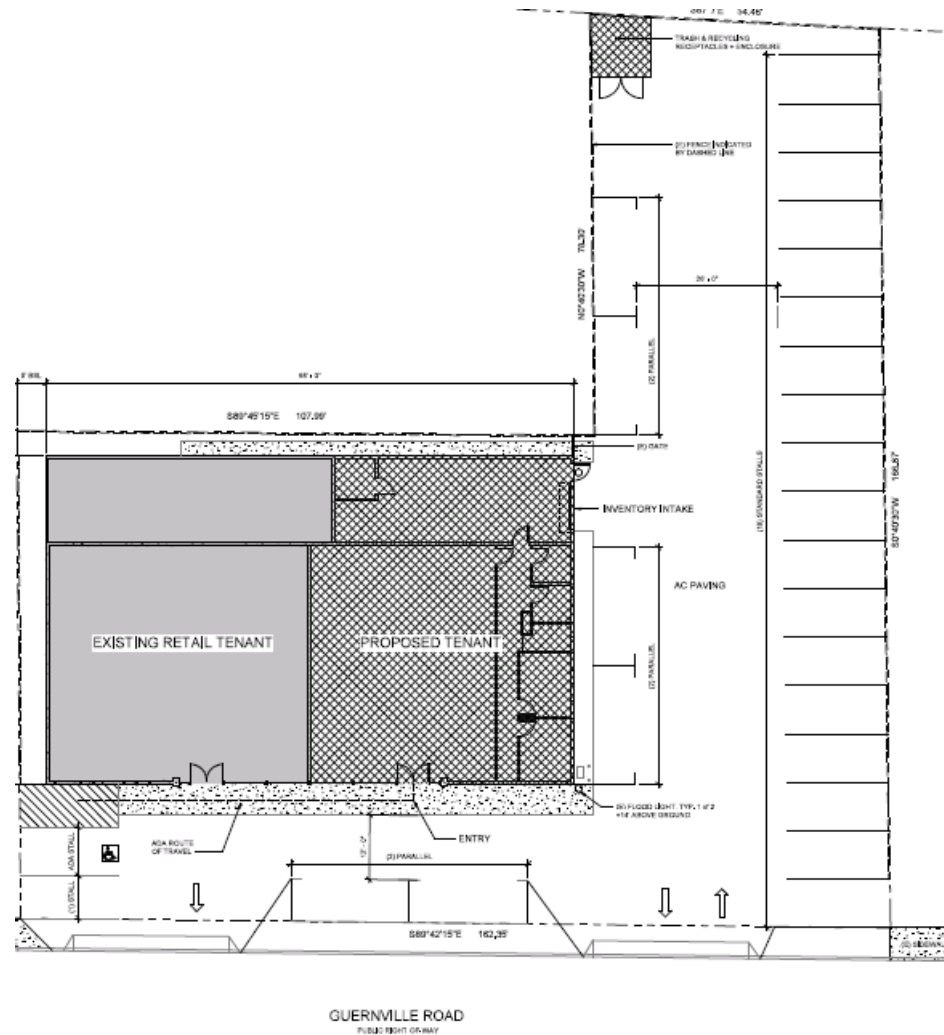


- April 20, 2018 - The CUP application was submitted to the Planning and Economic Development Department
- May 16, 2018 - The Neighborhood Meeting was held. No members of the public attended and no public comments were received ahead of the meeting.
- July 2, 2018 - Notice of Complete Application was sent to the Applicant.
- July 20, 2018 - Notice of Application was circulated and no public comments were received.



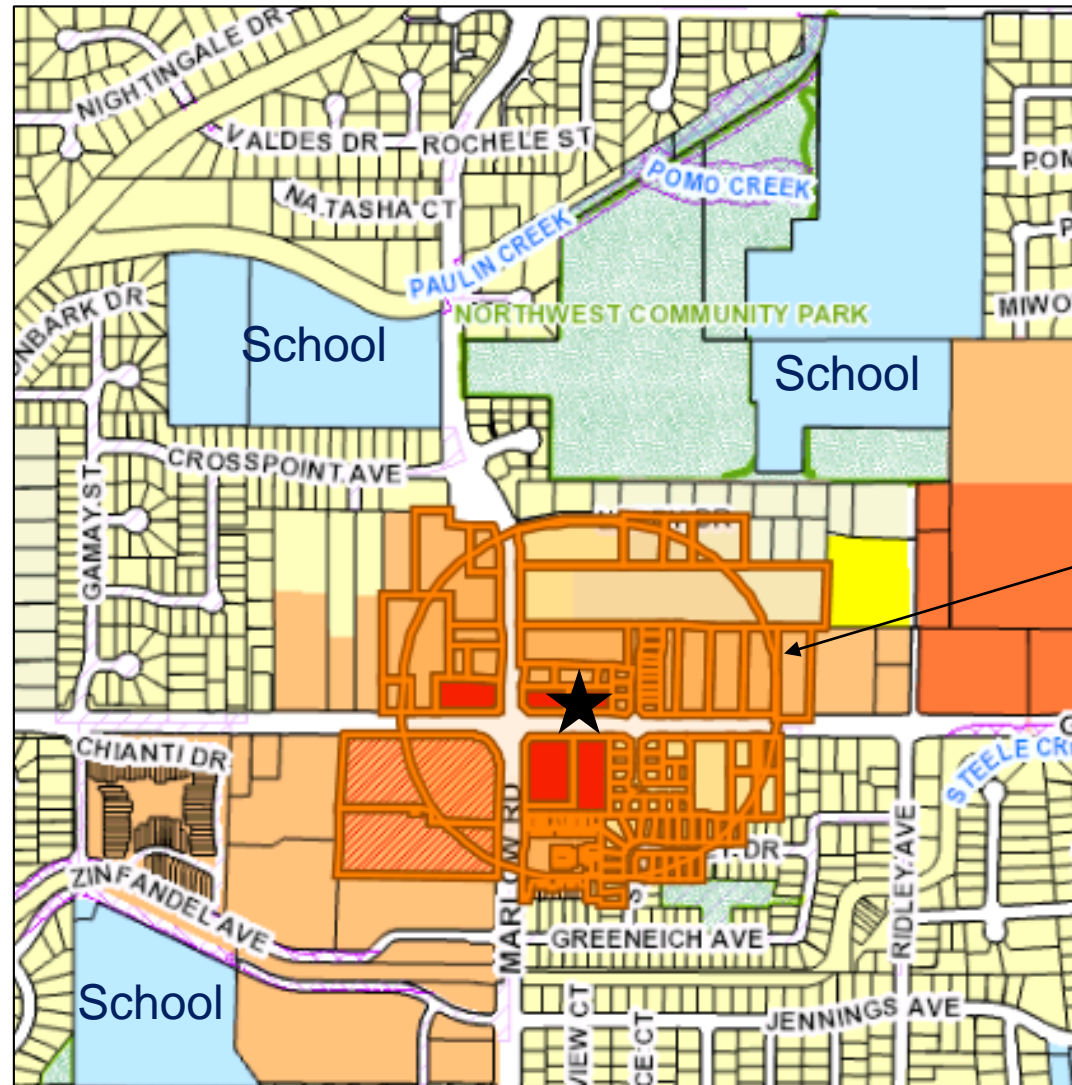


Conditional Use Permit Site Plan





Proximity To Schools



600-foot
Site Buffer

Conditional Use Permit Operational Requirements

- Security Measures
- Odor Control
- Parking
- Lighting
- Hours of Operation
 - 9 a.m. to 9 p.m. proposed
 - Condition proposed to limit inventory distributor delivery hours between 9 a.m. and 7 p.m.

Conditional Use Permit

Required Findings a - c

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

Conditional Use Permit

Required Findings d - f

- d) The site is **physically suitable for the type, density, and intensity of use** being proposed, including access, utilities, and the absence of physical constraints;
- e) 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
- f) The proposed project has been reviewed in **compliance with the California Environmental Quality Act (CEQA)**.

Environmental Review

California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA):
 - Class 1 Categorical Exemption – Existing Facilities
 - Class 3 Categorical Exemption – Conversion of Small Structures
 - Class 32 Categorical Exemption – In-fill Development Projects

- Approve the Conditional Use Permit allowing Cannabis Retail (Dispensary) and Delivery for medical and adult use subject to conditions.

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