

EXPANDING ROOTS DISPENSARY CONDITIONAL USE PERMIT

3499 Industrial Drive

January 10, 2019

Andrew Trippel
City Planner
Planning and Economic Development

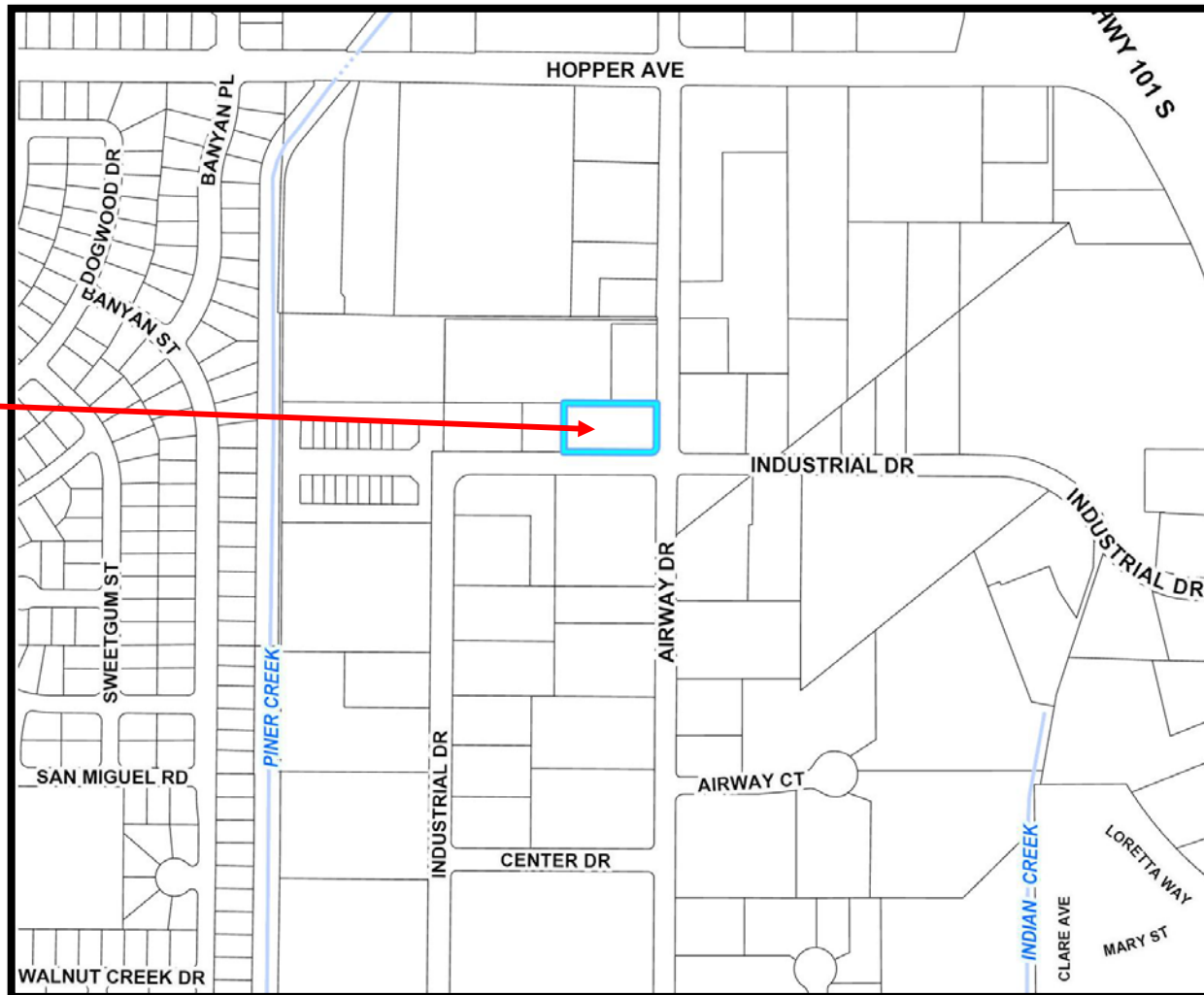
- Conditional Use Permit CUP18-073 to allow Expanding Roots Inc. to operate a 1,340 square foot commercial Cannabis Retail (Dispensary) and Delivery use at 3499 Industrial Drive.
- Part of a Cannabis Microbusiness that includes approved Cultivation, Manufacturing—Level 1 (non-volatile), and Distribution uses in a 9,035 square foot existing building.

- Proposed hours of operation – 9:00 a.m. to 9:00 p.m. daily
- Commercial deliveries to the business during the hours of 9:00 a.m. to 5:00 p.m. Monday-Friday

- January 11, 2018 – Planning Commission Resolution No. 11873 approving Cannabis Cultivation, Manufacturing—Level 1 (non-volatile), and Distribution uses
- April 20, 2018 – Conditional Use Permit application submitted
- May 31, 2018 – Notice of Complete Application issued
- August 30, 2018 – Cannabis Subcommittee review
- September 25, 2018 – Notice of Application mailed

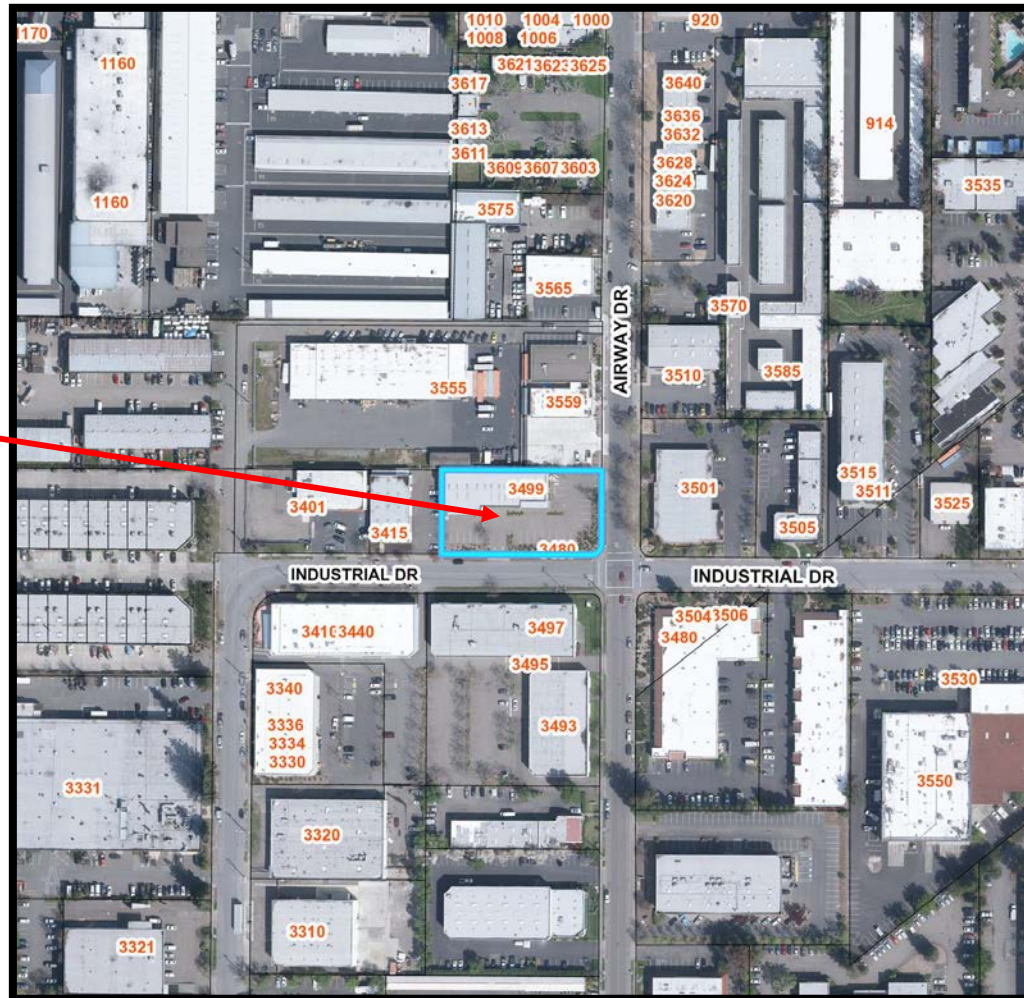
Project Location

**Project
Site**



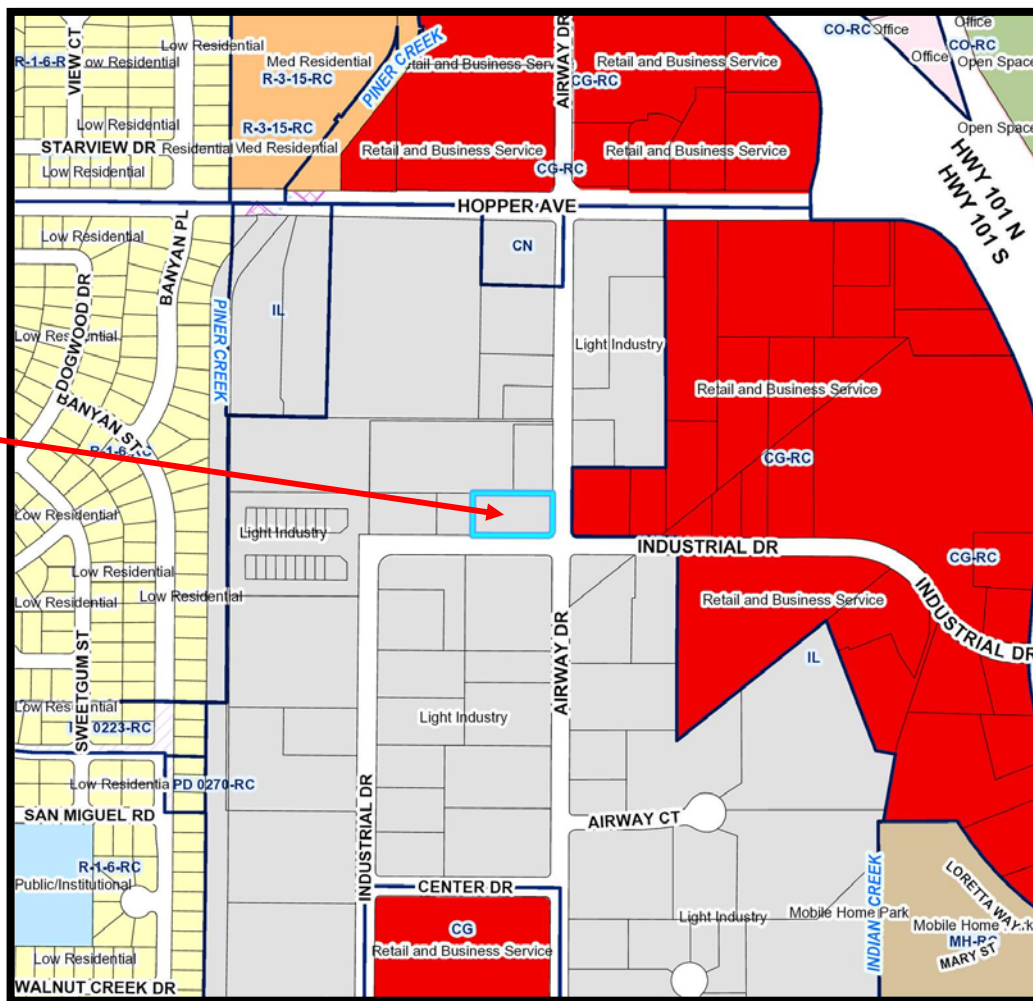
Project Location

**Project
Site**



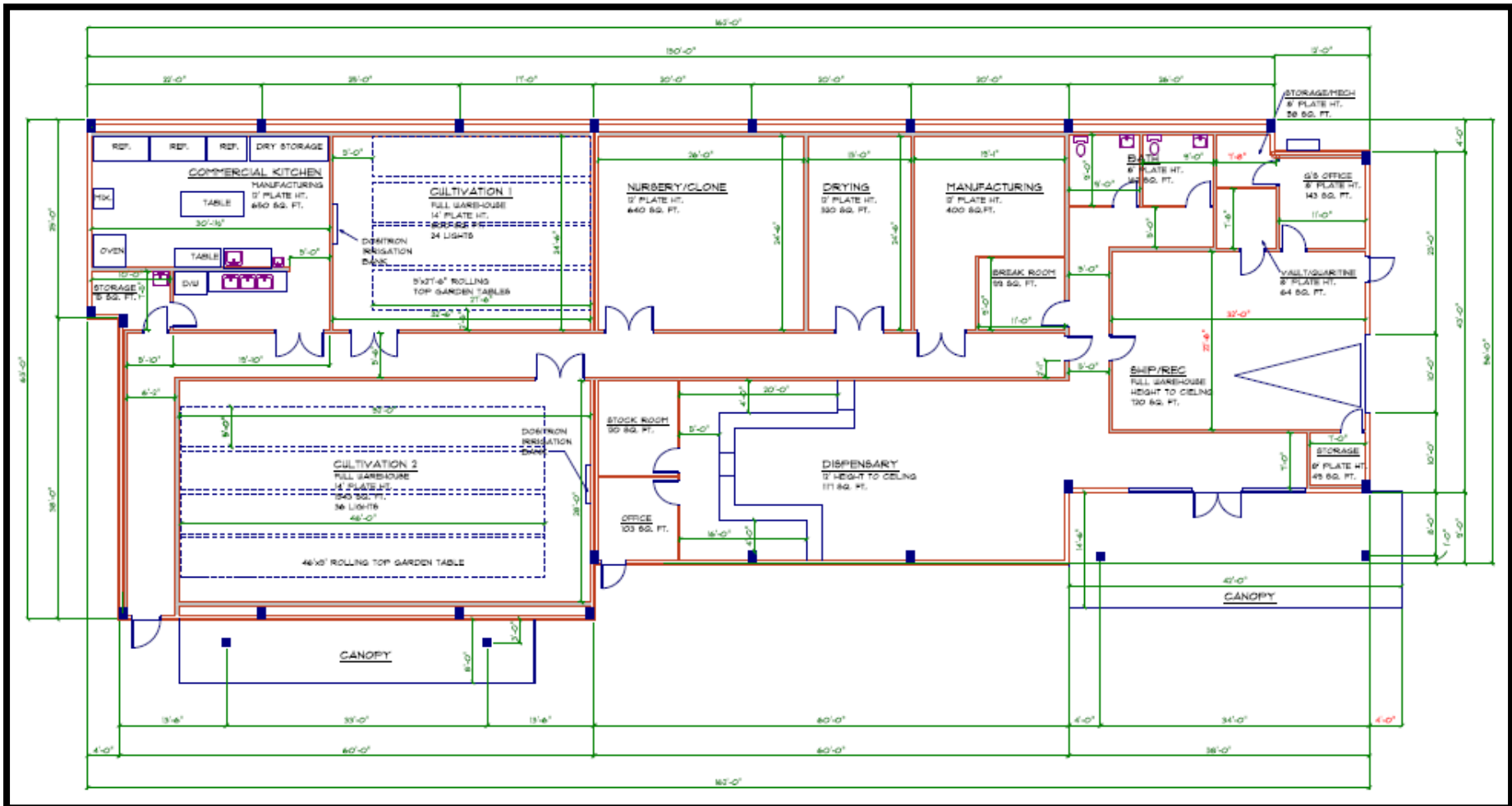
General Plan and Zoning

**Project
Site**

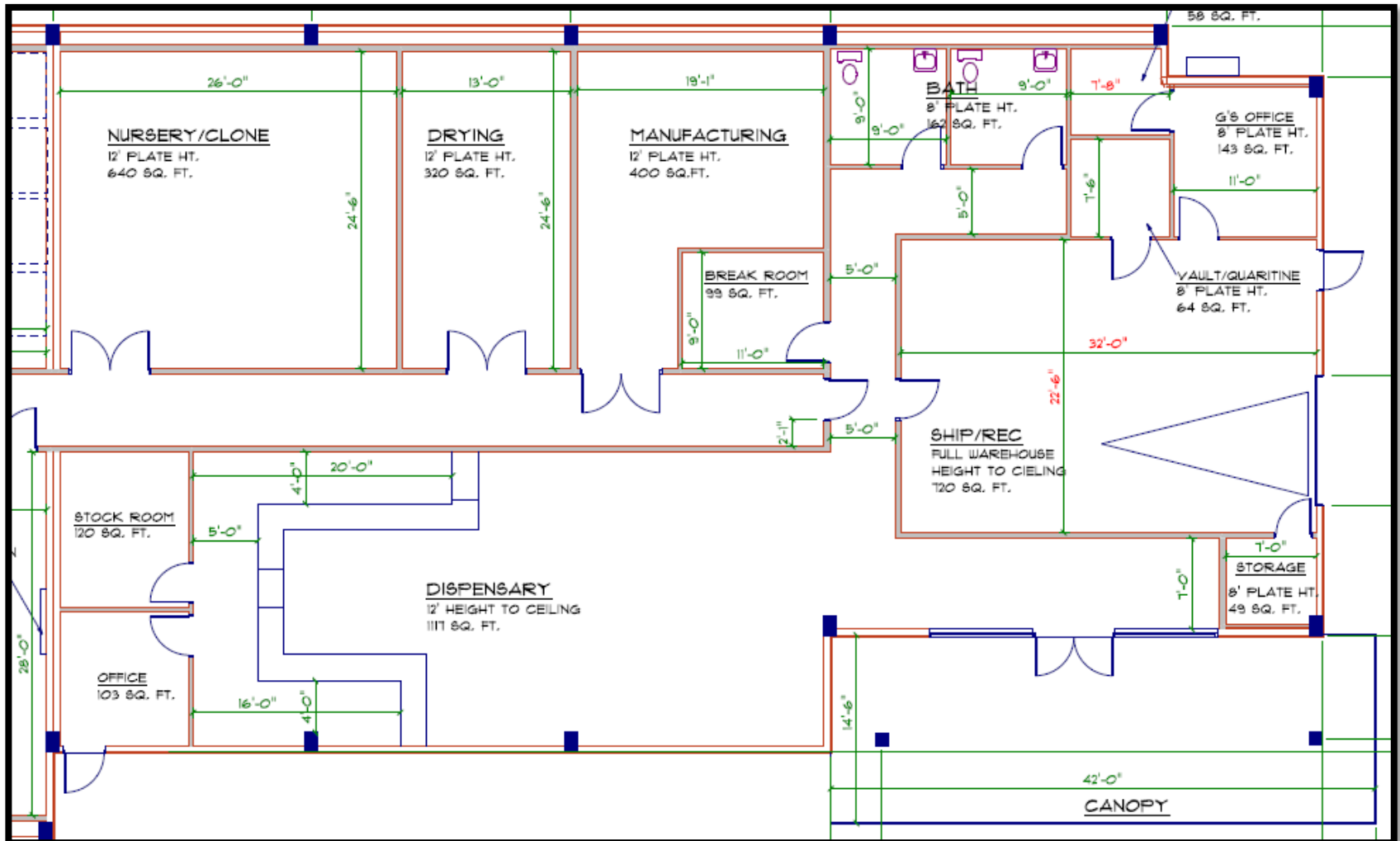




Building Floor Plan



Retail (Dispensary) use Floor Plan



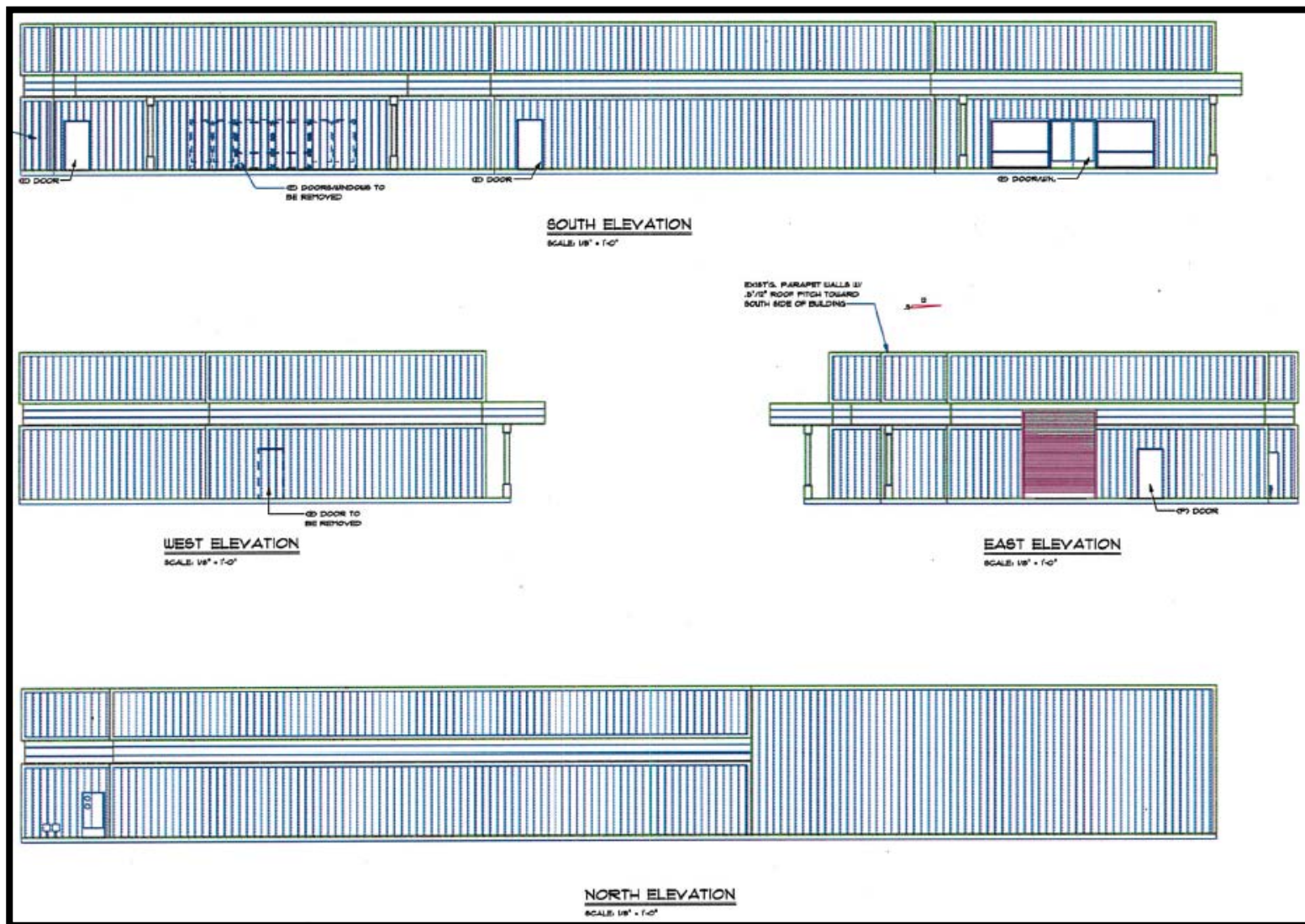
Existing Elevation



Existing Elevation



Proposed Elevations



- No comments have been received in response to the Notice of Application or Notices of Public Hearing.

Environmental Review

California Environmental Quality Act (CEQA)

- The project qualifies for a CEQA Class 1 Categorical Exemption (Section 15301) in that the project is located within an existing private structure involving a negligible expansion of an existing use that will not result in significant impact(s).
- The project qualifies for a CEQA Class 3 Categorical Exemption (Section 15303) in that it involves a change of use, with only minor exterior modifications to the structure/site.

Environmental Review

California Environmental Quality Act (CEQA)

- The project qualifies for a Class 32 Categorical Exemption (Section 15332) as infill development in that it is:
 1. Consistent General Plan Land Use Designation and Zoning District;
 2. Less than five acres and within City limits;
 3. Surrounded by urban uses;
 4. No value as habitat for endangered, rare or threatened species;
 5. Served by necessary utilities and public services; and
 6. No foreseeable significant adverse impacts to traffic, noise, air quality or water quality.

Planning and Economic Development Department recommends that the Planning Commission:

- Approve resolution for CUP18-073 to allow a Cannabis Retail (Dispensary) and Delivery use at 3499 Industrial Drive.

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