

365 Recreation Club Conditional Use Permit

Planning Commission

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Planning and Economic Development

Conditional Use Permit

- Retail (dispensary) and Delivery
 - Type 10 State License
- Existing 3,454 square-foot commercial retail building
 - Proposed use will occupy 3,406 square feet
 - Retail and support functions – 2,662 square feet
 - Storage Area – 744 square feet
 - Proposed hours of operation 9 a.m. to 9 p.m. daily for retail and retail delivery components
 - Inventory/product delivery conditioned from 9 a.m. to 6 p.m.
 - No on-site consumption proposed at this time

Project Location

2750 Mendocino Avenue



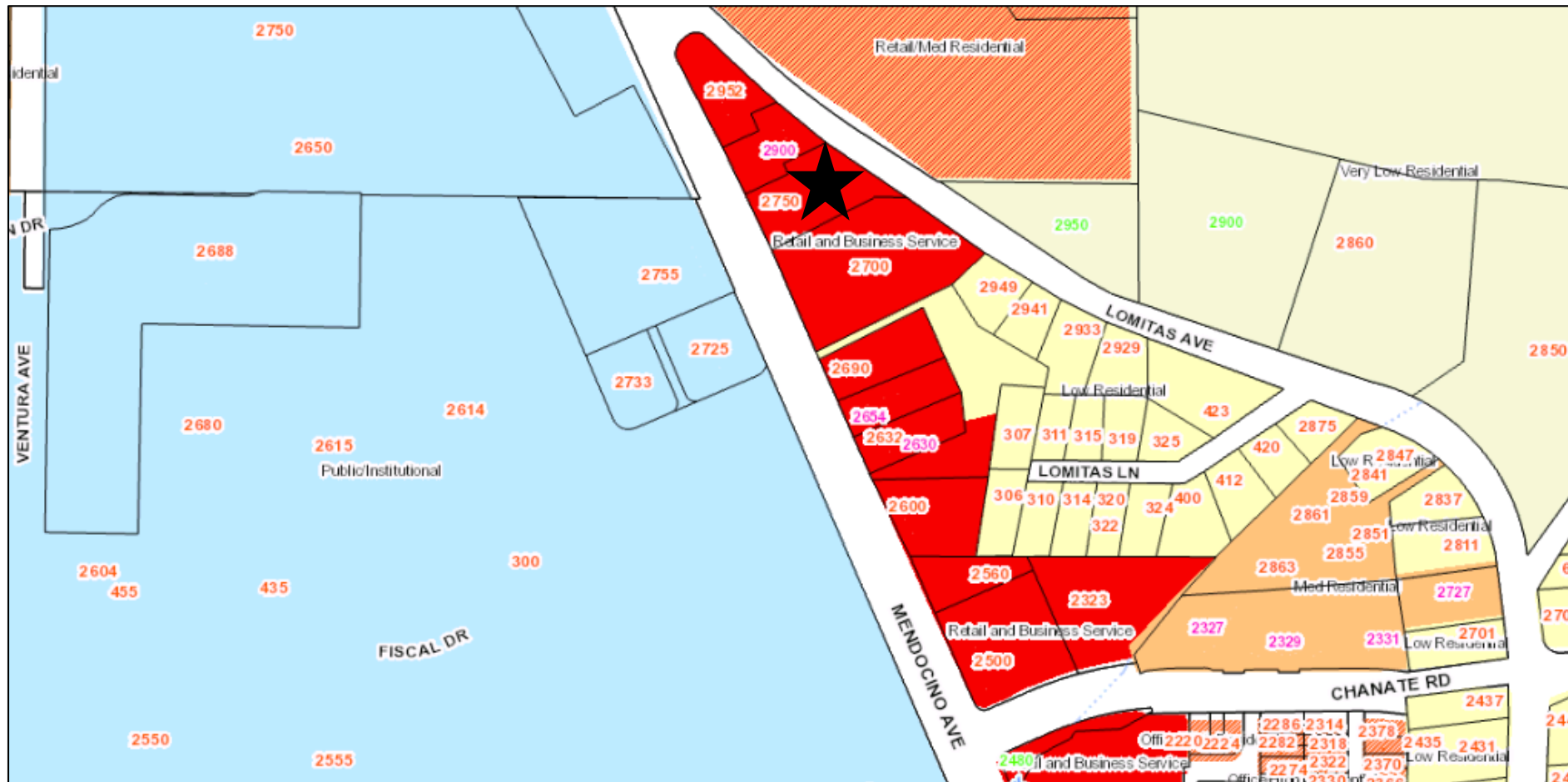
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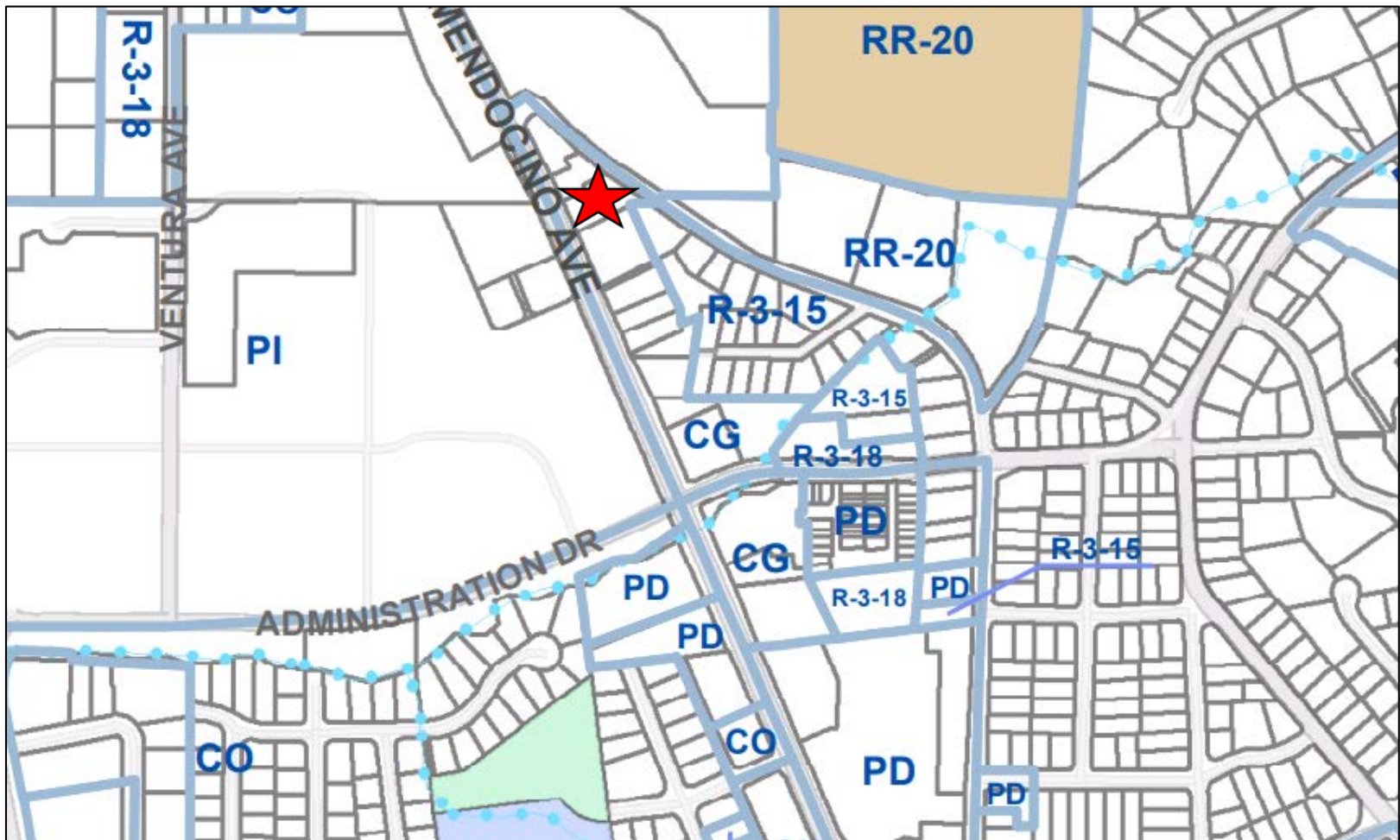


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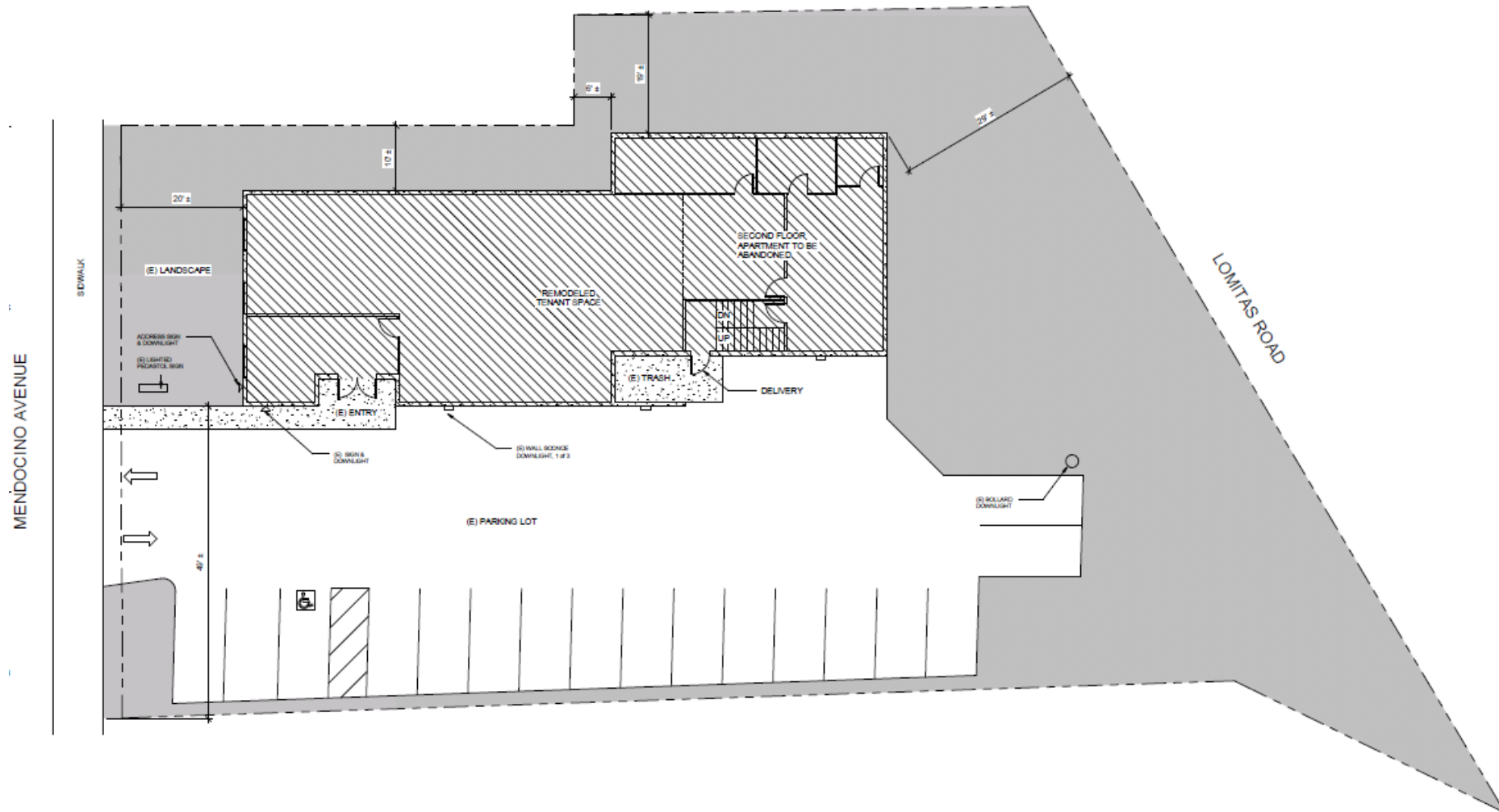


- April 17, 2018 - The CUP application was submitted to the Planning and Economic Development Department.
- April 16, 2018 - The Neighborhood Meeting was held. Neighbors in the vicinity voiced a desire for a fence at the rear of the property line fronting Lomas Avenue.
- July 2, 2018 - Notice of Complete Application was sent to the Applicant.
- July 20, 2018 - Notice of Application was circulated. Public comments received from County of Sonoma staff and nearby business owner.





Conditional Use Permit Site Plan





Conditional Use Permit Operational Requirements

- Security Measures
- Odor Control
- Parking
- Lighting
- Hours of Operation
 - 9 a.m. to 9 p.m. proposed for retail and retail delivery
 - Condition proposed to limit inventory distributor delivery hours between 9 a.m. and 6 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

Public Comments

- County of Sonoma Staff expressed concerns with the location of the proposed use in relation to uses located on the nearby County of Sonoma Campus
- A nearby business owner expressed concerns with the location of his gun and ammunition store in relation to the proposed use
- Residential neighbors to the south voiced concerns with existing activities that take place at the rear of the site and requested the construction of a fence at the rear property line.

Recommendation

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

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