

SONOMA GARDENS CONDITIONAL USE PERMIT

2074 Armory Dr.

JANUARY 10, 2019

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Planning and Economic Development

- CUP18-071 to allow The Bjork Group to operate Sonoma Gardens, a medical and adult use retail cannabis dispensary. No delivery proposed.
- Reduced on-site parking to allow use of five (5) existing parking spaces per Zoning Code
- 2,313 sq. ft. space with 1,700 square feet of retail space distributed into 776 sq. ft. reception, 710 sq. ft. retail display and 214 sq. ft. point of sale counter
- 613 sq. ft. allocated to office/other space
- Proposed hours of operation – 9 a.m. to 9 p.m. daily

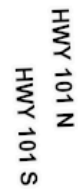
Location Map – 2074 Armory Drive



Context Map

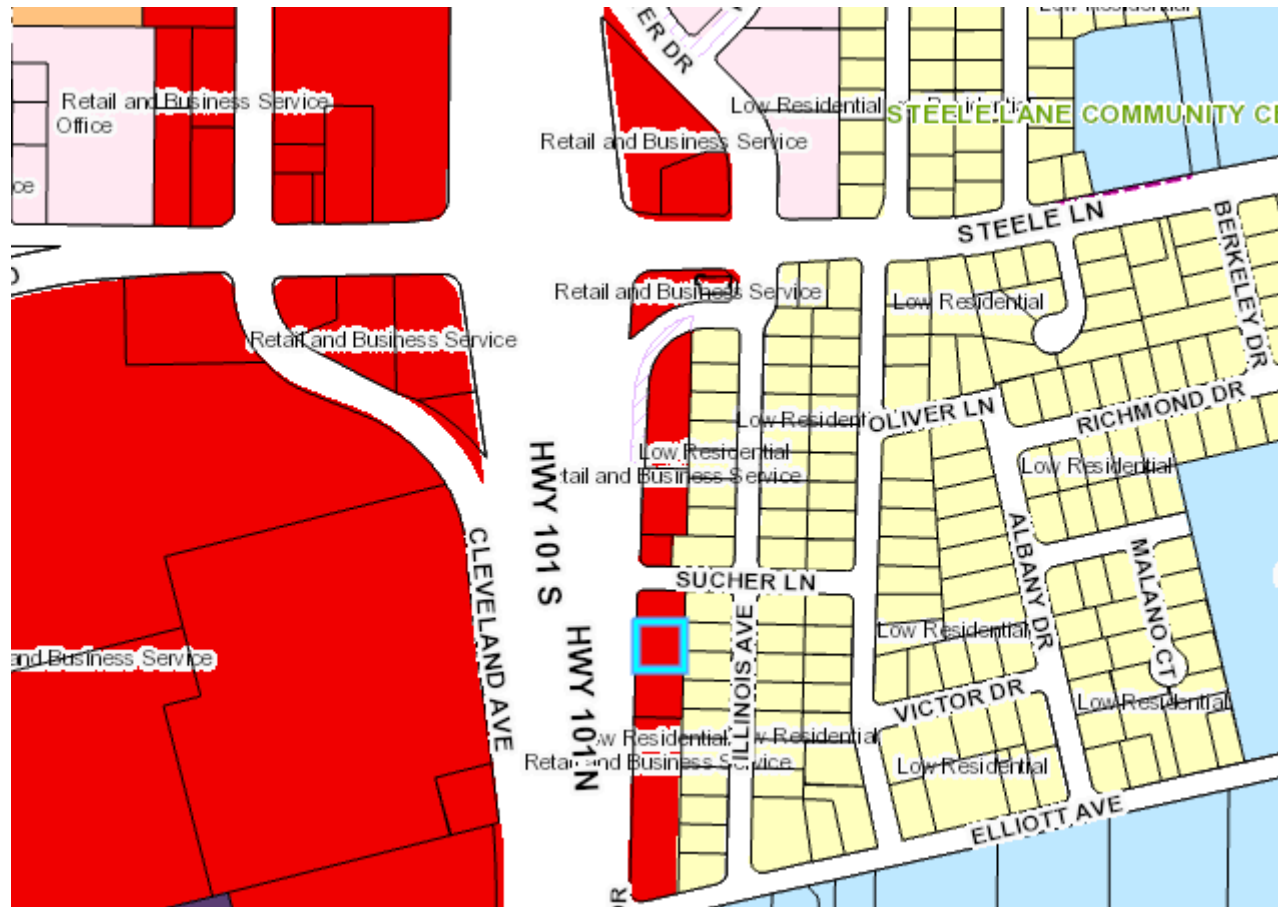
2074 Armory Drive



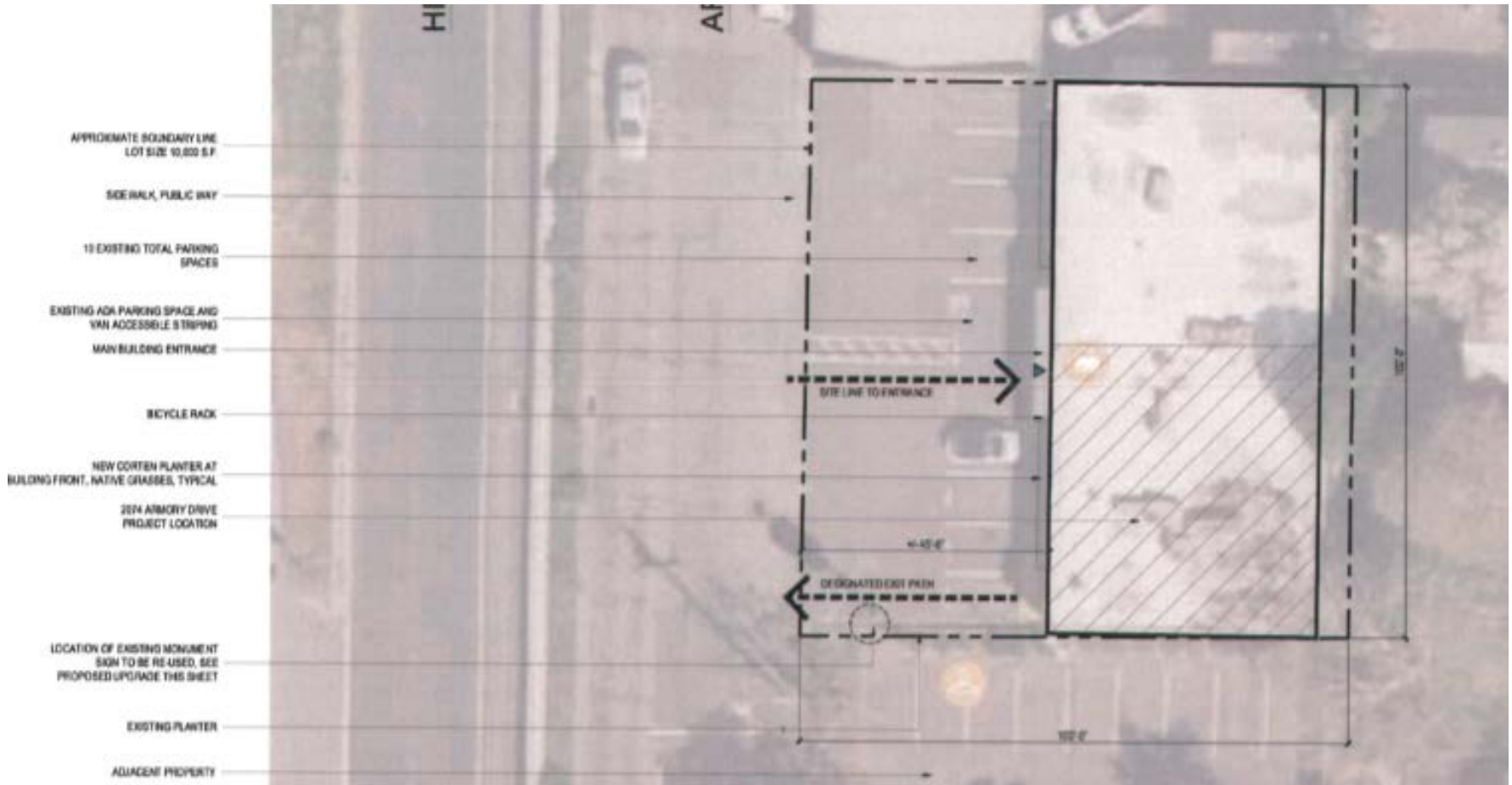


General Plan

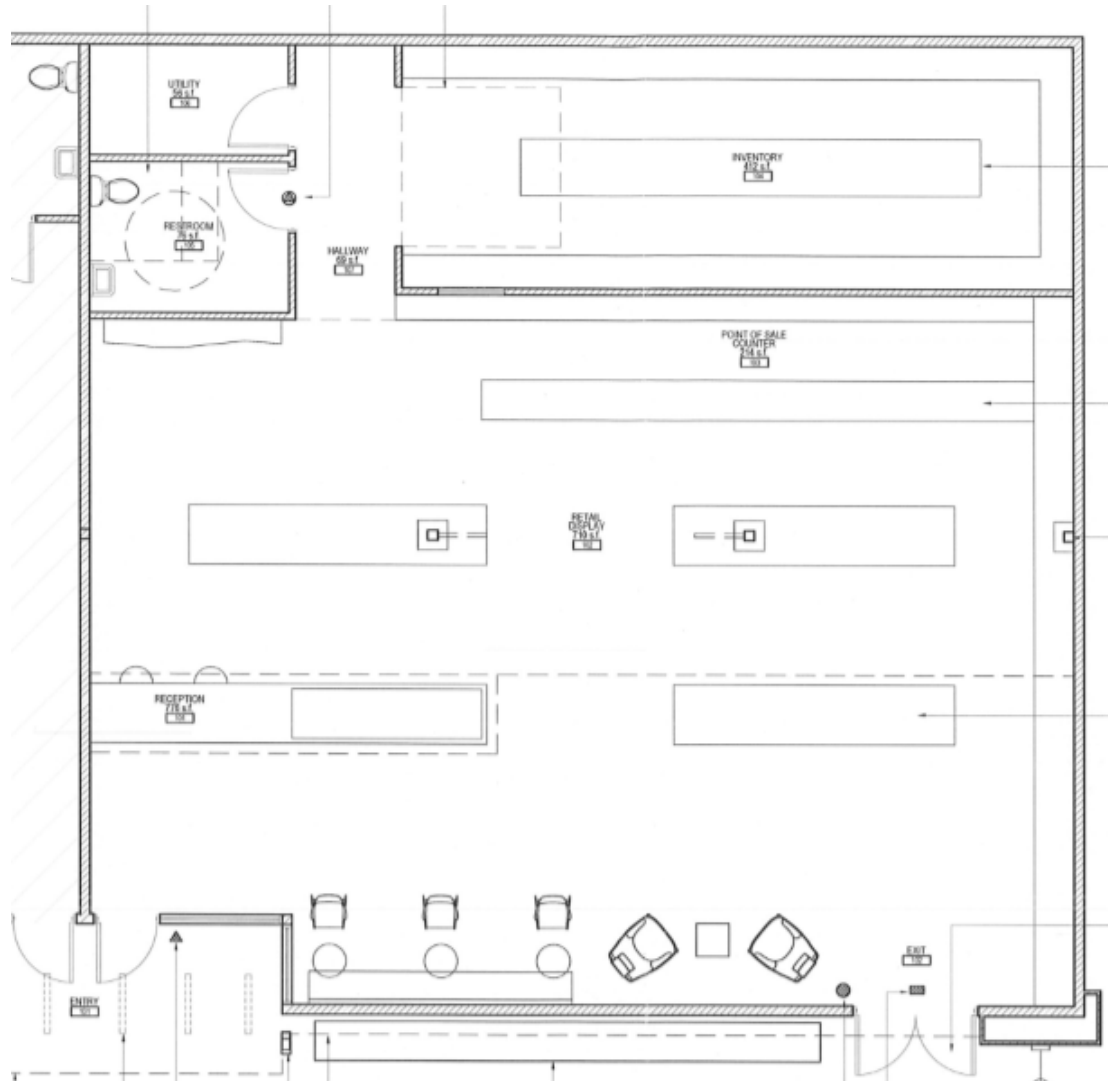
Retail and Business Services



- April 20, 2018 – Conditional Use Permit application submitted
- May 31, 2018 – Notice of Incomplete Application sent
- June 20, 2018 – Neighborhood meeting held
- June 21, 2018 – Response to Incomplete Letter received by City staff
- July 2, 2018 – Application deemed complete
- August 15, 2018 – Notice of application mailed to neighbors and interested parties



Floor Plan



Existing Front Elevation



Proposed Front Elevation



Conditional Use Permit Operational Requirements

- Security Measures
- Odor Control
- On-site consumption
- Hours of Operation
 - 9 a.m. to 9 p.m. daily
 - Weekday commercial delivery 9 a.m. to 5 p.m.

- Total 4,626 sq. ft. of building requiring 1 space/250 sq. ft. = 18 total parking spaces
- Total existing parking for both uses--10 spaces
- W-Trans Focused Traffic Study--on-site parking under City requirements, but total on-and off-site accommodates peak demand.
- Highway 101 to west and single-loaded street reduce commercial development

- Neighborhood meeting held June 20, 2018. No members of the public attended.
- Adjacent property owner to east has expressed concerns related to “use of product on-site”, “more traffic” and “increased crime.”
- Applicant has indicated that on-site consumption would be restricted to employees who are qualified patients and employees of a retail cannabis facility and not for customer use.

Environmental Review

California Environmental Quality Act (CEQA)

- The project is CEQA Class 1 Categorical Exemption (Section 15301) as an existing private structure involving negligible expansion of use.
- The project is CEQA Class 3 Categorical Exemption (Section 15303) as it involves a change of use, where only minor modifications are made to the exterior of the structure.

Environmental Review

California Environmental Quality Act (CEQA)

- Project is Class 32 Categorical Exemption as infill development.
 1. Consistent GP 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
 6. No foreseeable significant adverse impacts to traffic, noise, air quality or water quality

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).

Planning and Economic Development Department recommends that the Planning Commission:

- Approve resolution for CUP18-071 to allow a medical and adult use retail cannabis dispensary at 2074 Armory Drive.
- Approve reduced on-site parking of five (5) spaces under Zoning Code section 20-36.05(C)(1)(b.)

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