

# Phenotopia Cannabis Retail (Dispensary) and Delivery

443 Dutton Ave., Unit 11

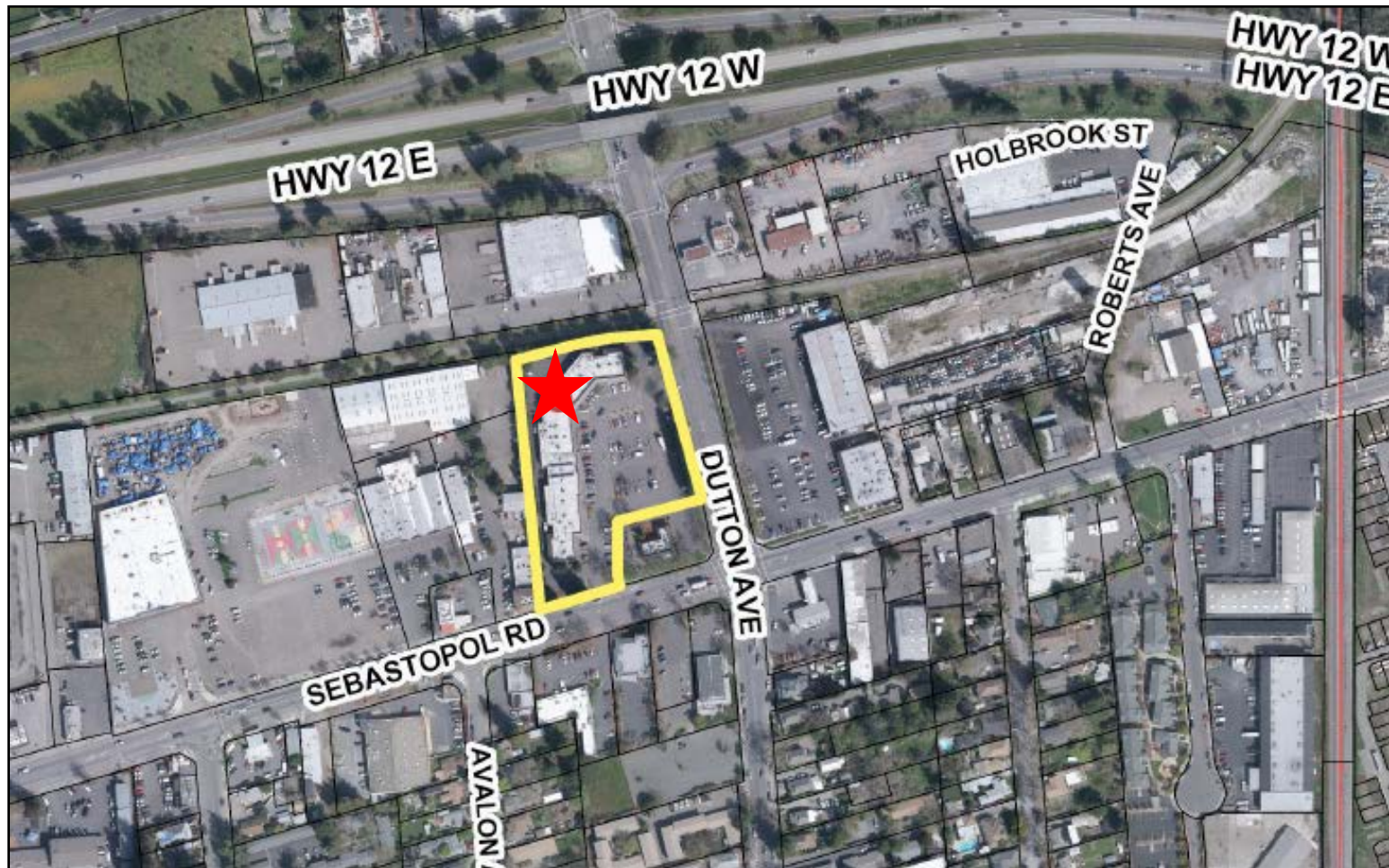
September 12, 2019

Andrew Trippel  
City Planner  
Planning and Economic Development

- Conditional Use Permit to allow a Medicinal and Adult Use Cannabis Retail (Dispensary) and Delivery use
- 2,172 square feet of an existing 26,288 square-foot community shopping center

# Project Location

## 443 Dutton, Unit 11





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## 443 Dutton, Unit 11



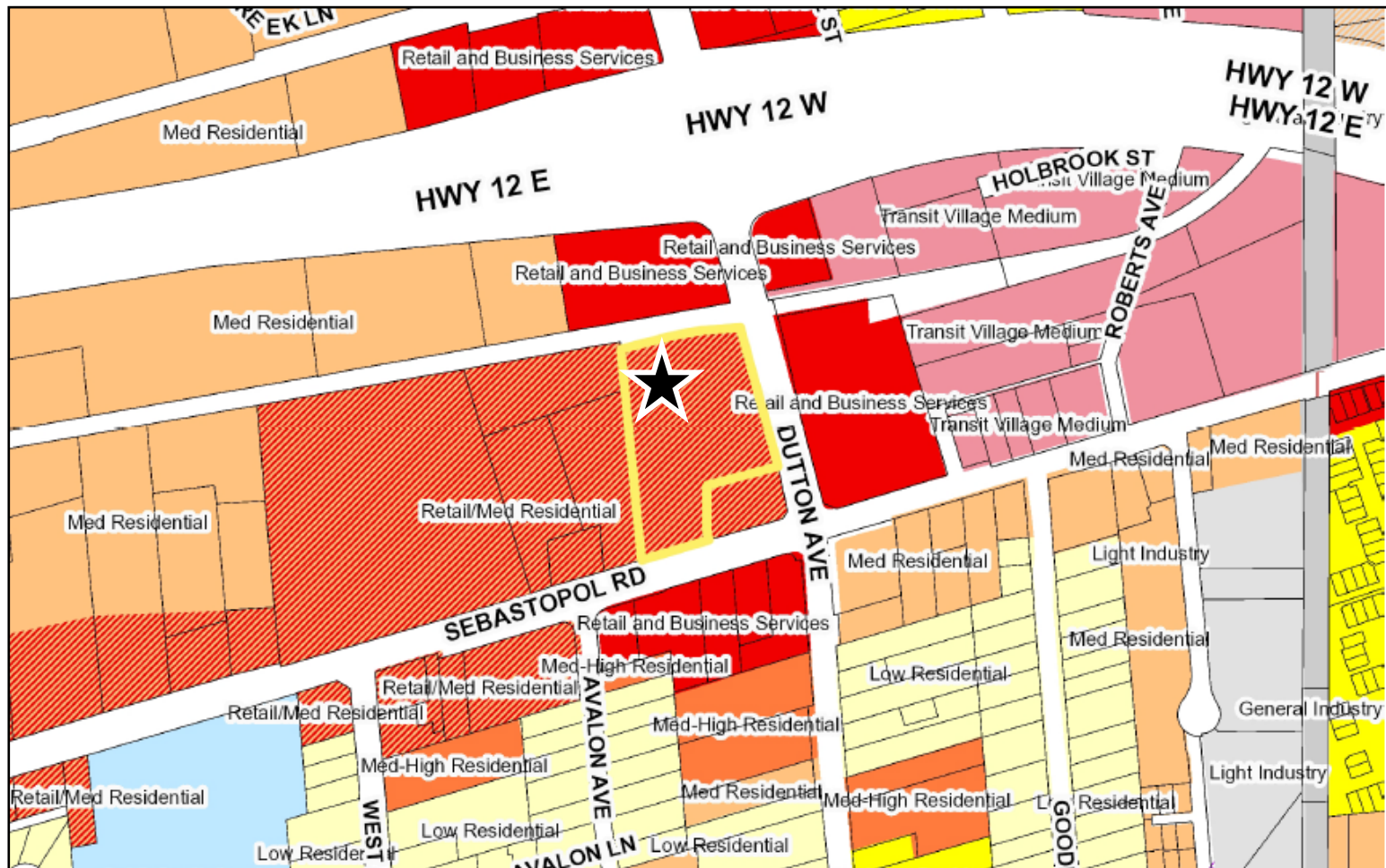
## **2018**

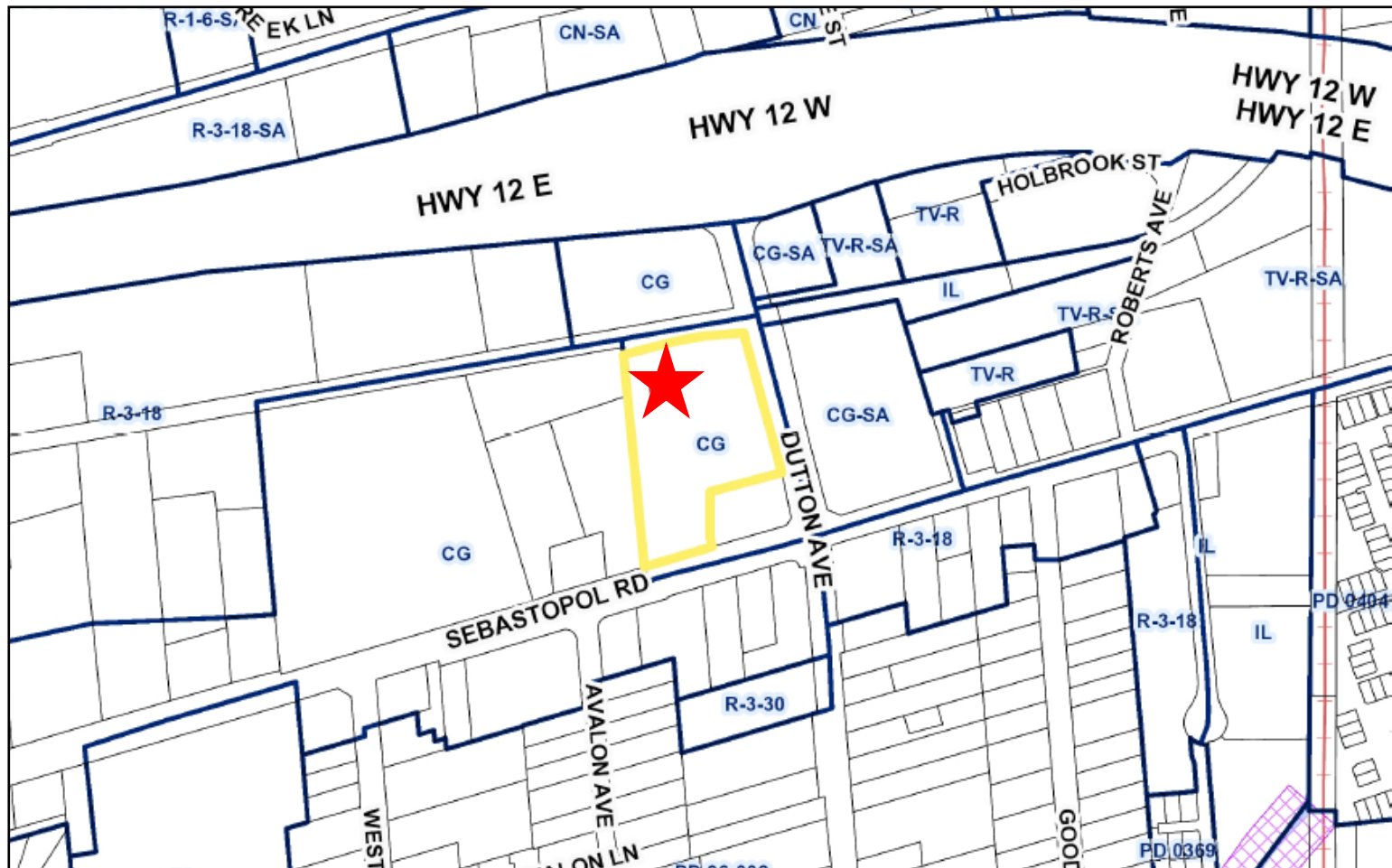
- April 19 Project application submitted
- May 31 Notice of Incomplete Application
- July 2 Notice of Complete Application
- November 14 Application Voided
- November 26 City Council appeal filed

## **2019**

- March 26 Appeal granted
- March 26 Planning review begins







# Environmental Review

## California Environmental Quality Act (CEQA)

- **Class 1, Section 15301** – Existing structure, negligible expansion that will not result in significant impact(s).
- **Class 3, Section 15303** – Change of use requiring only minor exterior modifications.
- **Class 32, Section 15332** – Infill Development consistent with General Plan and Zoning
- **Section 15300.2** – No exceptions to the exemptions apply

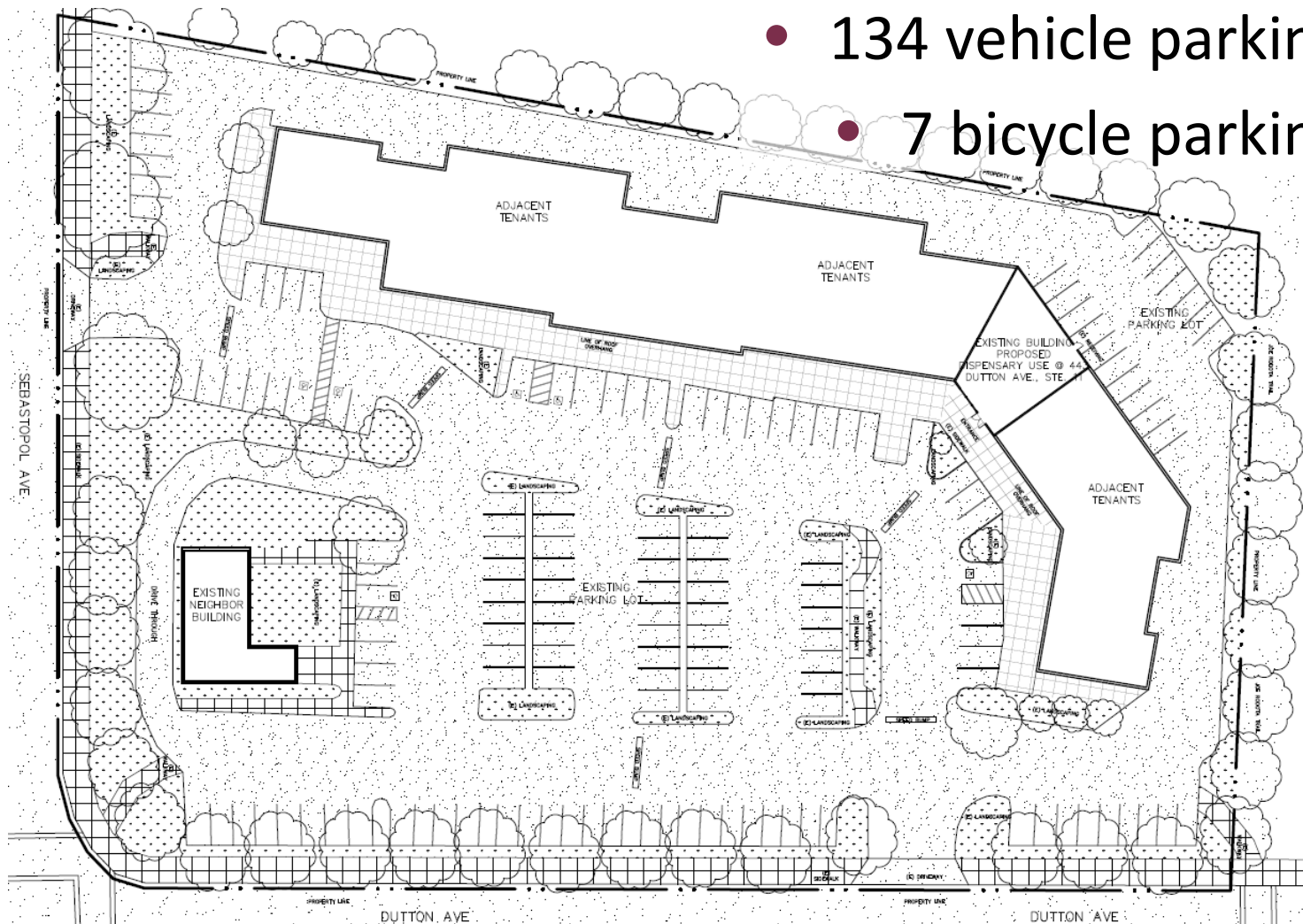


# Existing Conditions and Proposed Improvements



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- 134 vehicle parking
- 7 bicycle parking



- $\pm$  2,172 gross s.f.
- 1,112 s.f. retail sales floor + 162 s.f. secure storage
- Office, stock room, restroom, employee areas
- Propose Cannabis Retail (Dispensary) and Delivery from 9:00 AM to 9:00 PM daily.

- No unresolved issues remain.



- No public comments have been received as of September 5, 2019.

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

- approve a Conditional Use Permit to allow a Medicinal and Adult Use Cannabis Retail (Dispensary) and Delivery use in 2,172 square feet of an existing 26,288 square-foot community shopping center located at 443 Dutton Avenue, Unit 11.

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