

Emerald Blooms

Cannabis Retail & Delivery

112 Commercial Ct, Suite 2 & 3

September 26, 2019

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Senior Planner
Planning and Economic Development

Project Description

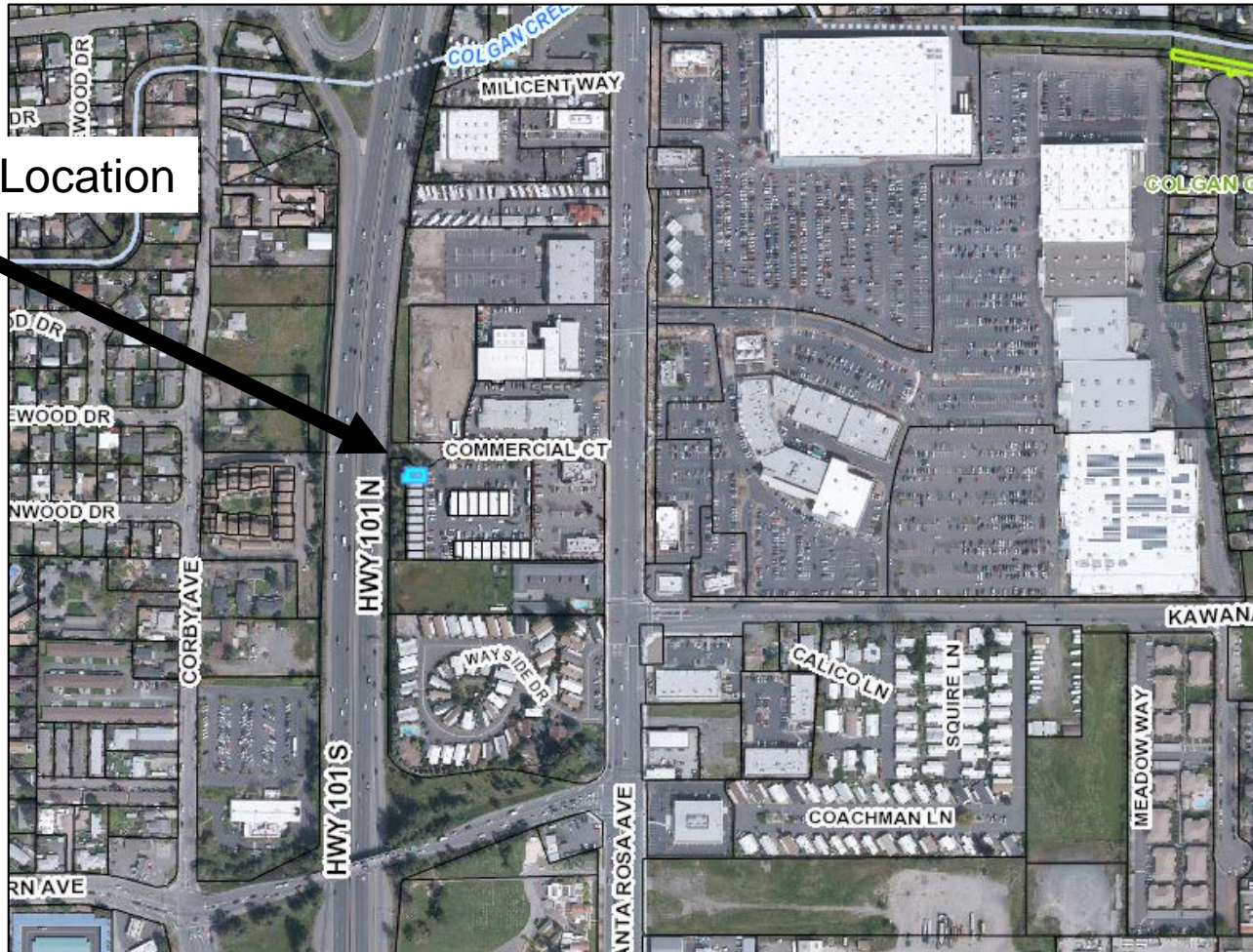
- Conditional Use Permit to allow a Medicinal and Adult Use Cannabis Retail (Dispensary) and Deliver.
- 2,216-square-feet commercial condo

Project History

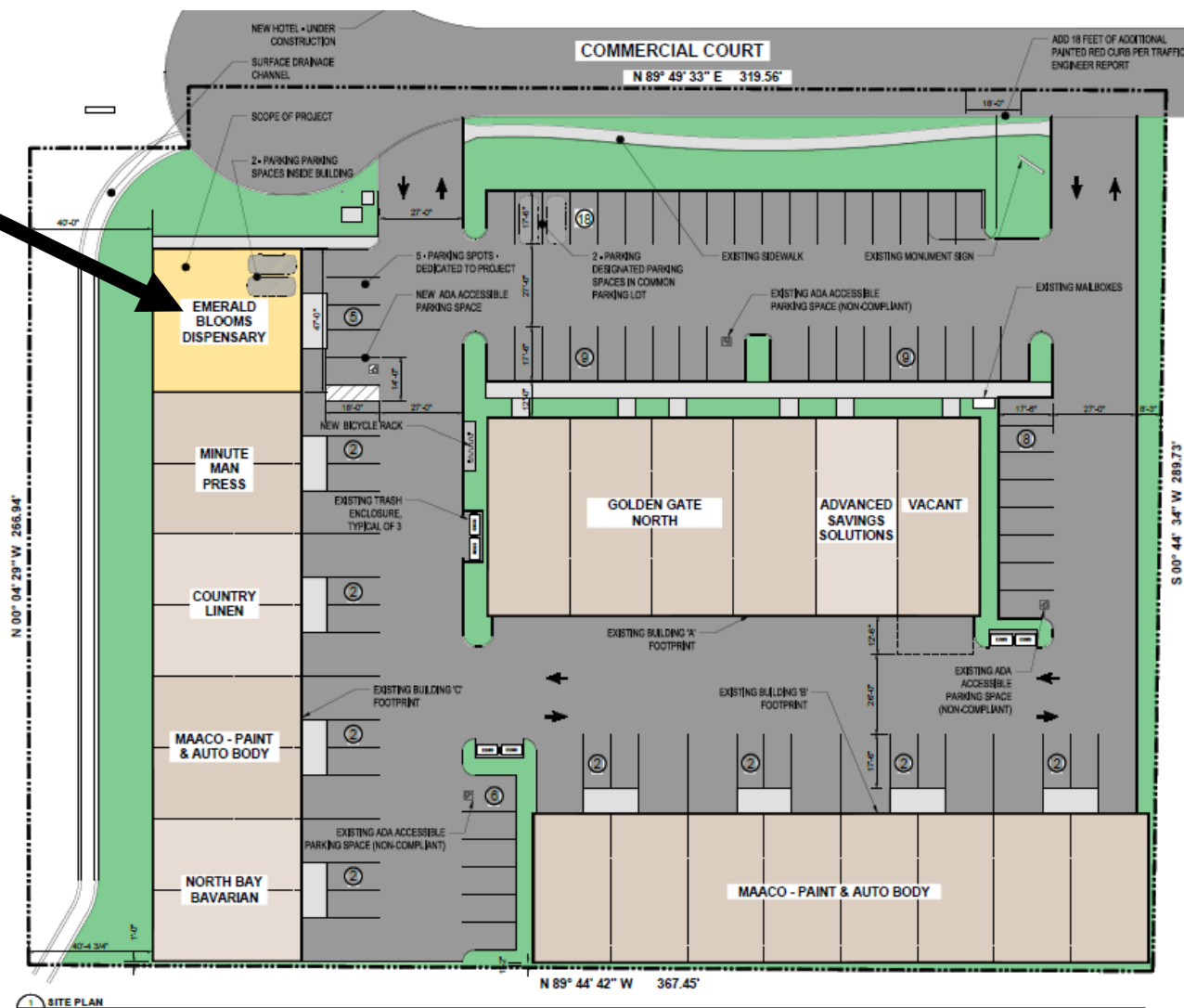
- On April 19, 2018, the applicant submitted Conditional Use Permit application (CUP 18-065) for a cannabis retail facility
- On May 30, 2018, staff held Neighborhood Meeting.
- On June 27, 2018 the application was deemed complete.
- On November 14, 2018, the Cannabis Policy Subcommittee voided a direct competitor within 600-feet. As a result of this decision, Emerald Blooms and was allowed to move forward with the Conditional Use Permit process.
- On April 11, 2019, the applicant submitted a traffic memo prepared by W-Trans.

112 Commercial Ct

Project Location



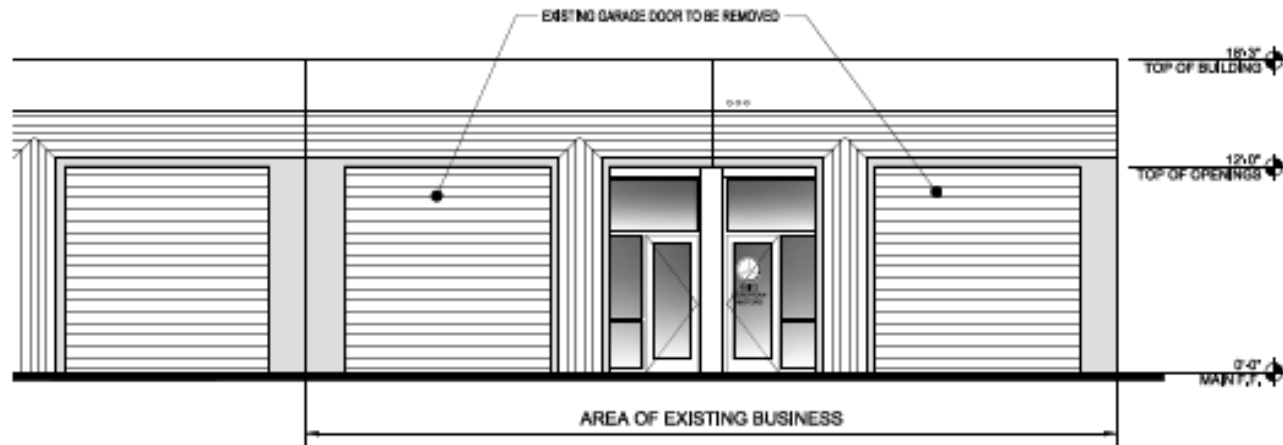
Project Location



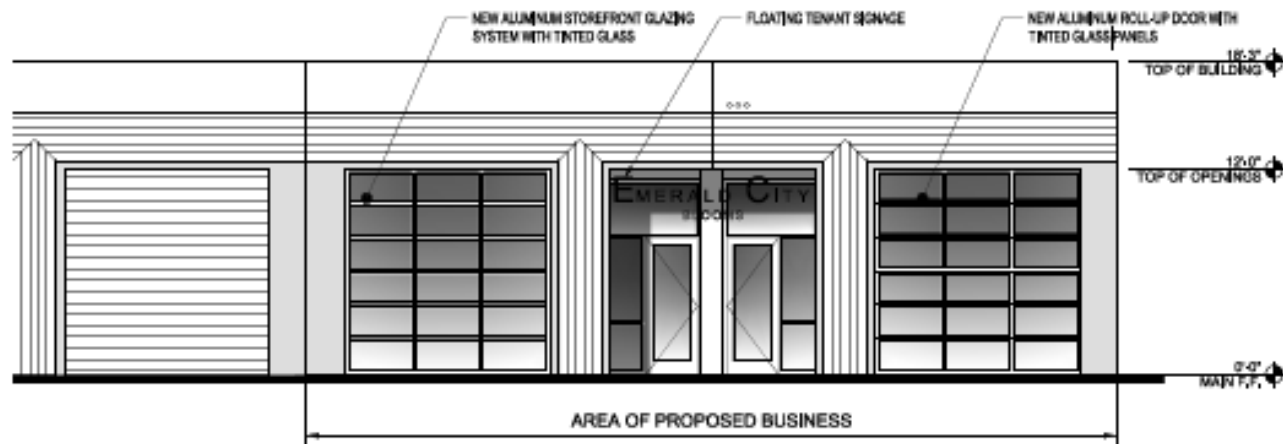
112 Commercial Ct



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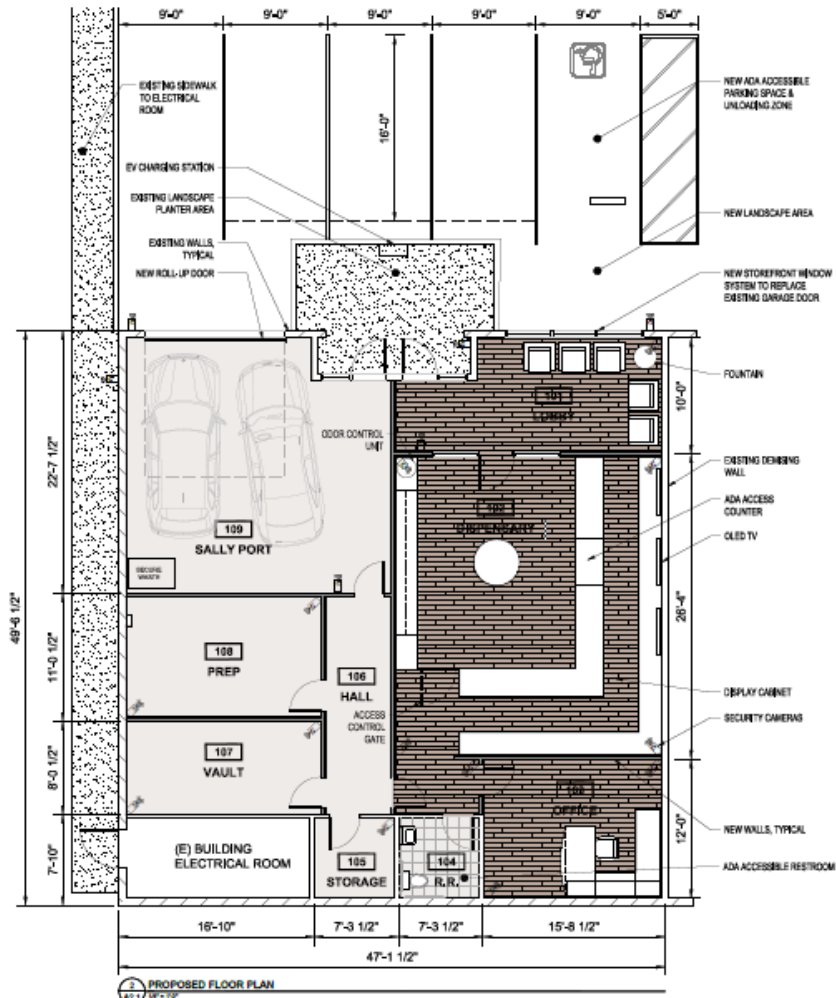
1 EXISTING ELEVATION (PARTIAL)
 A3.1 10'-0"



112 Commercial Ct

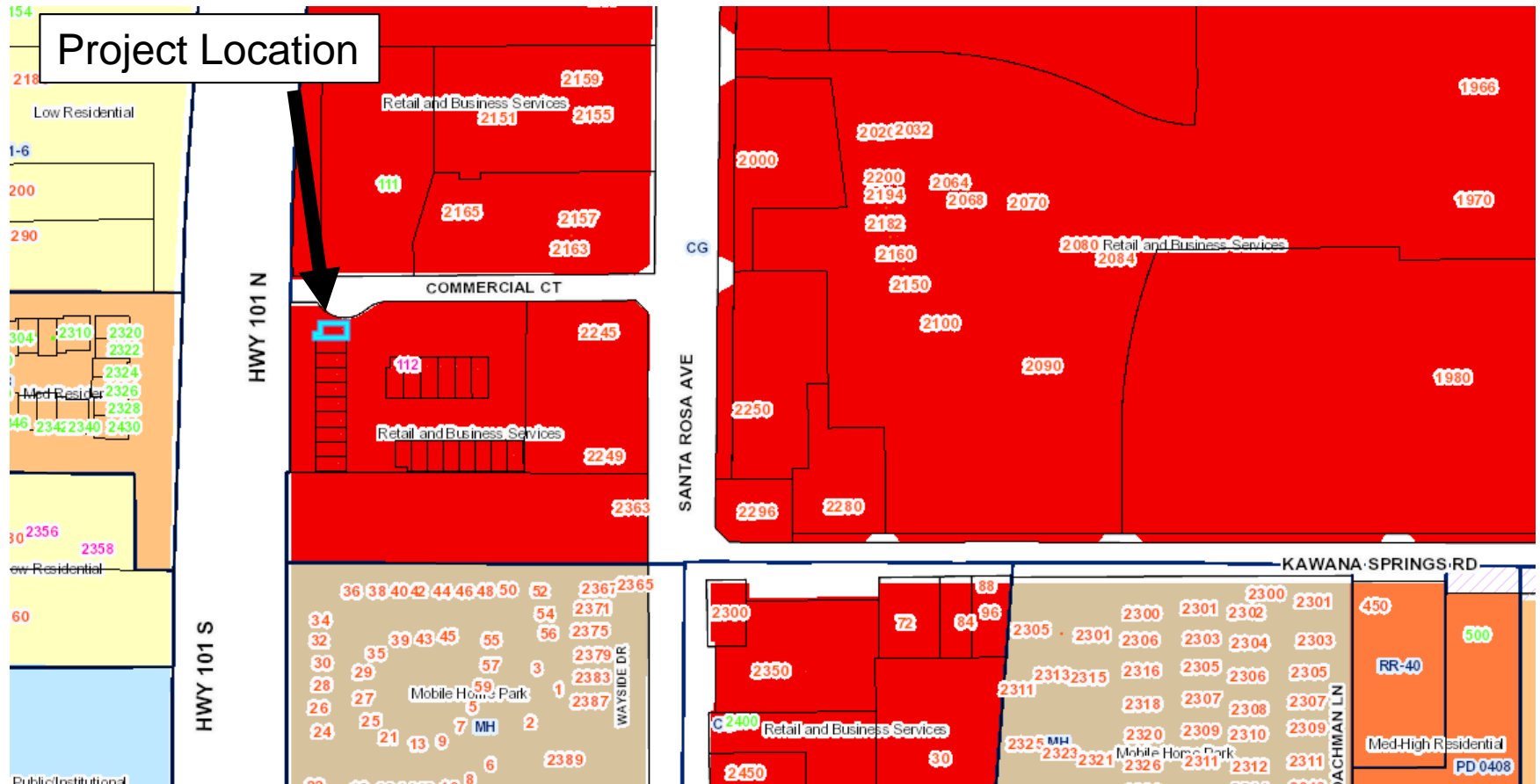


112 Commercial Ct



General Plan & Zoning

Retail & Business Services, CG – General Commercial



- On May 30, 2018, Planning staff held a neighborhood meeting to discuss the project.
- Staff received email correspondence from the neighbor to the north concerned about the compatibility of a cannabis retail dispensary with the brand new hotel that is currently under construction.

Environmental Review

California Environmental Quality Act (CEQA)

Found in compliance with CEQA:

- Pursuant to CEQA Guidelines Section 15303 – Involves a change of use
- Pursuant to CEQA Guidelines Section 15301 – Involves minor modifications to an existing facility
- Pursuant to CEQA Guidelines Section 15332 – Infill development

The Planning and Economic Development Department recommends that the Planning Commission:

- Approve a resolution to allow Emerald Blooms to operate a cannabis retail dispensary and delivery facility at 112 Commercial Ct, Suites 2 & 3.

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