

Justice Grown Dispensary

(Cannabis Retail)

1111 Petaluma Hill Road

October 10, 2016

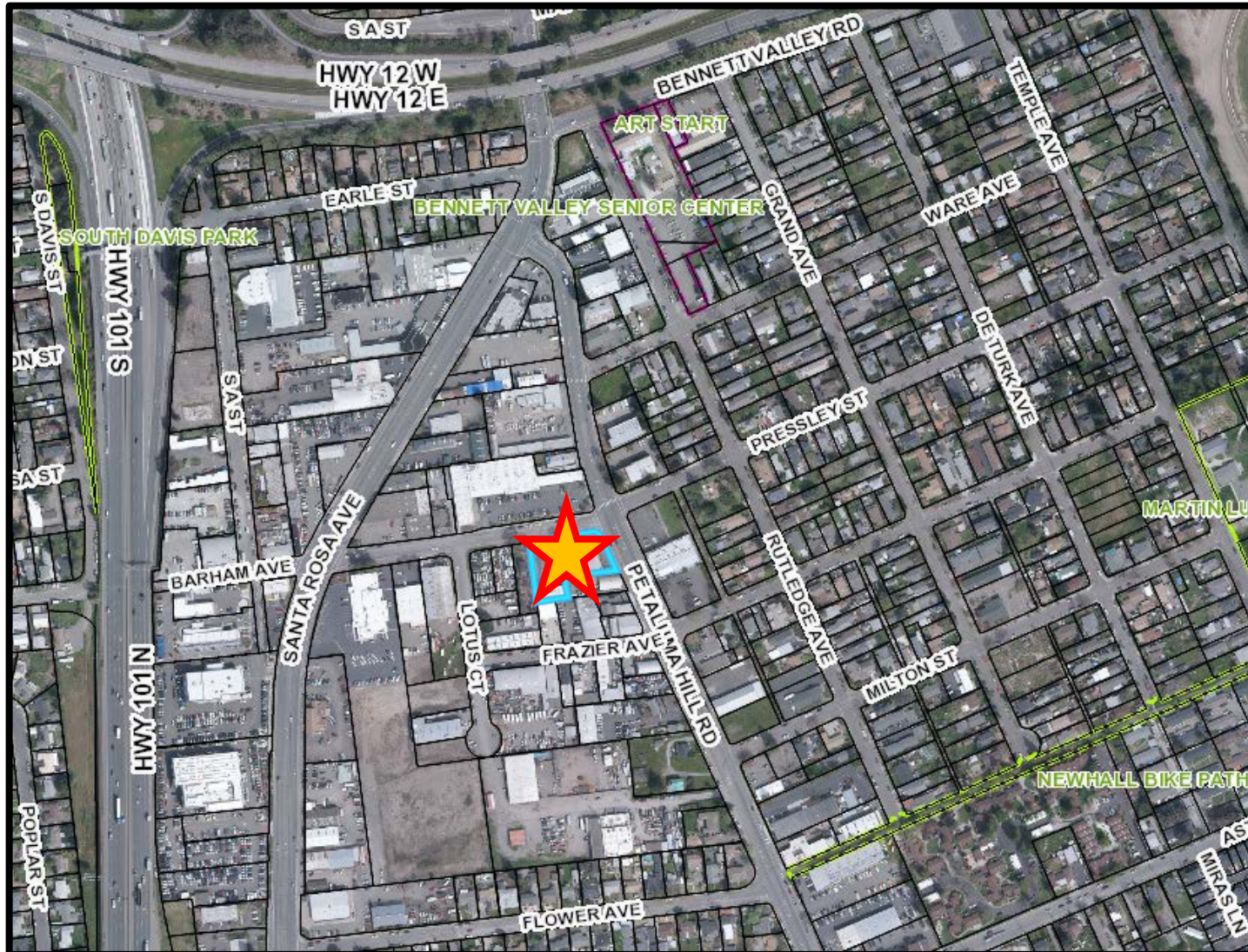
Susie Murray, Senior Planner
Planning and Economic Development

Conditional Use Permit

- Allow a 7,128-square foot Cannabis Retail business with delivery service to operate from within an existing retail/commercial building



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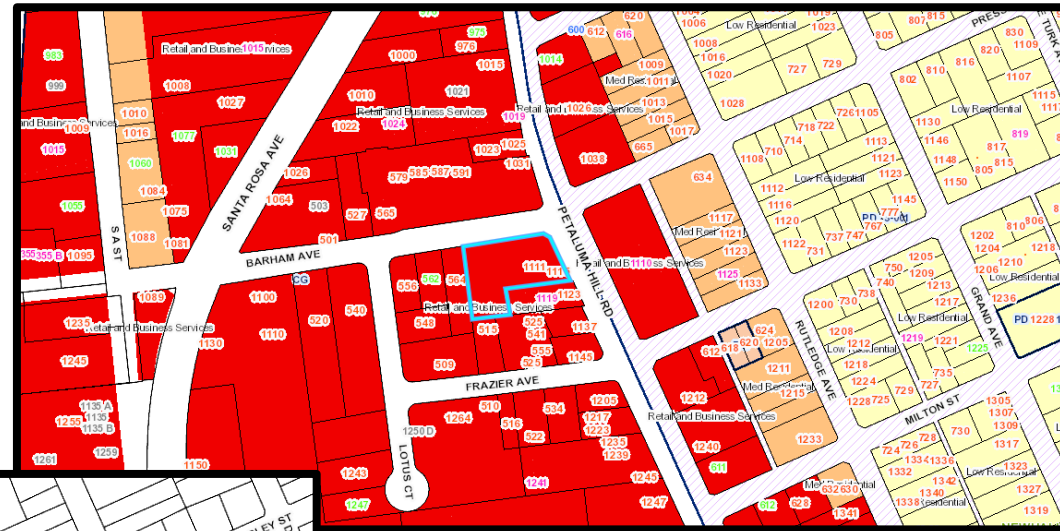


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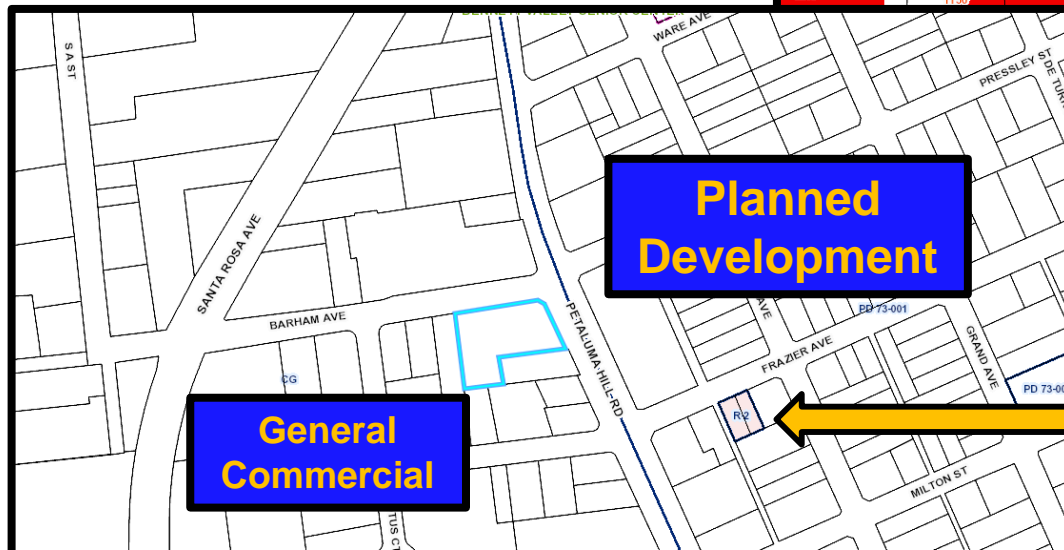


- April 20, 2018 - CUP application submitted to Planning and Economic Development (PED)
- May 7, 2018 - Neighborhood Meeting held
- September 26, 2018 – Design Review application submitted to PED

General Plan – Retail & Business Services



CG Zoning District



**Planned
Development**

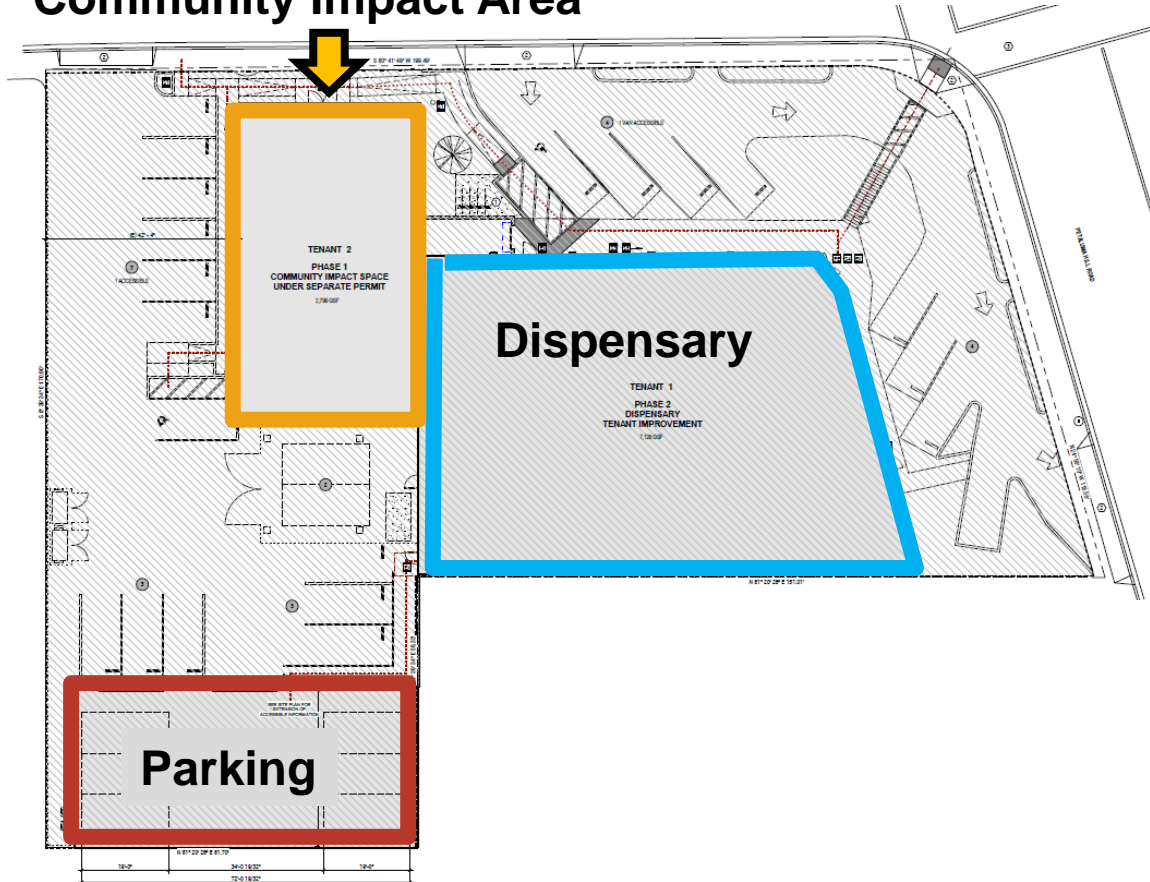
**General
Commercial**

R-2 (Residential)

Operational Standards

- Employment
- Odor
- Lighting
- Noise
- Security
- Delivery Service (hours)
- Parking
- Proximity to schools/other cannabis retail facilities

Community Impact Area



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).

Found in compliance with CEQA pursuant to CEQA Guidelines:

- Section 15303 – Involves a change of use
- Section 15301 – Involves minor modifications to an existing facility
- Section 15332 – Infill development
- Section 15183 – Consistent with General Plan & Zoning

Concerns raised during Neighborhood Meeting:

- Hours of operation
- Security
- Traffic
- Parking
- Proximity to residential uses

There are no unresolved issues.

It is recommended by the Planning and Economic Development Department that the Planning Commission approve a Conditional Use Permit allowing Justice Grown Dispensary, a Cannabis Retail use with delivery service, including a parking reduction, to conduct business from 1111 Petaluma Hill Road, Suite A.

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