

Justice Grown Dispensary

(Cannabis Retail)

1111 Petaluma Hill Road

October 10, 20169

Susie Murray, Senior Planner Planning and Economic Development



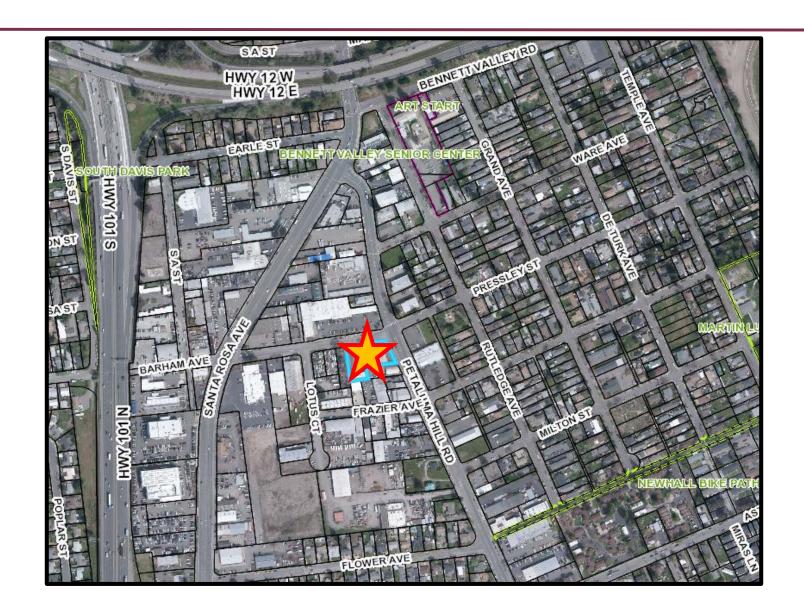
Conditional Use Permit

 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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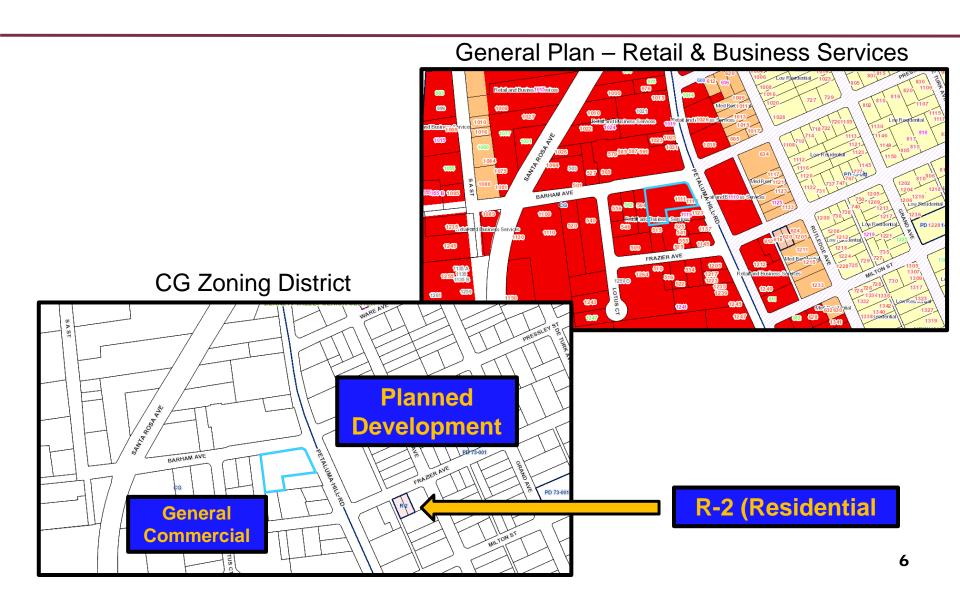




- April 20, 2018 CUP application submitted to Planning and Economic Development (PED)
- May 7, 2018 Neighborhood Meeting held
- September 26, 2018 Design Review application submitted to PED



General Plan & Zoning





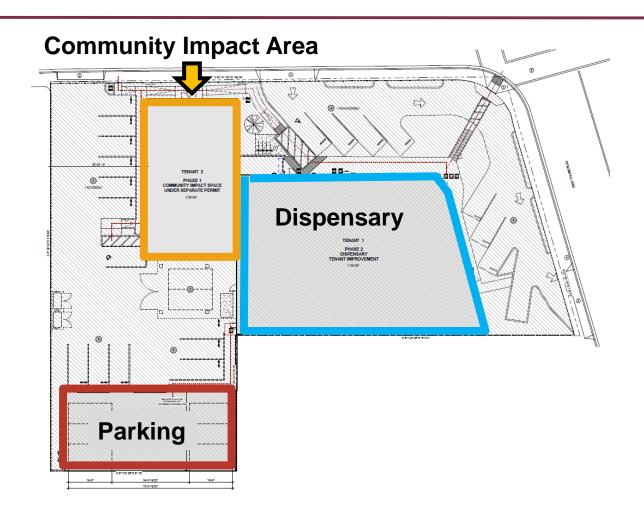


Operational Standards

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









Conditional Use Permit Required Findings a - c

- a) The proposed use is allowed within the applicable zoning district and <u>complies with all other</u> <u>applicable provisions of the Zoning Code</u> 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 <u>compatible with the existing and future land uses</u> in the vicinity;



Conditional Use Permit Required Findings d - f

- d) The site is <u>physically suitable for the type, density</u>, <u>and intensity of use</u> being proposed, including access, utilities, and the absence of physical constraints;
- e) Granting the permit <u>would not constitute a nuisance</u> 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)

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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