

Green Qi, LLC.

Cannabis Microbusiness

925 Piner Road

December 12, 2019

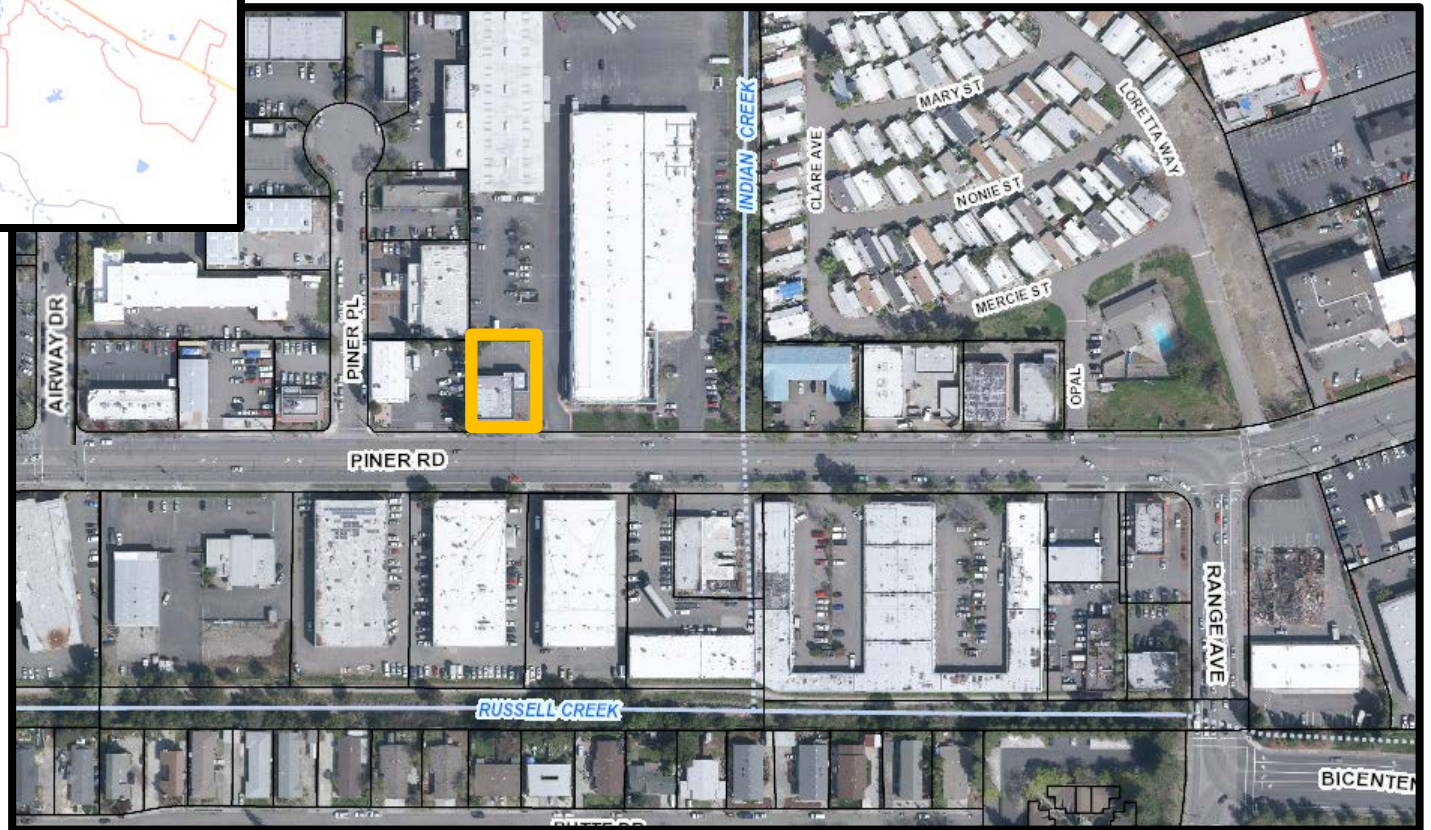
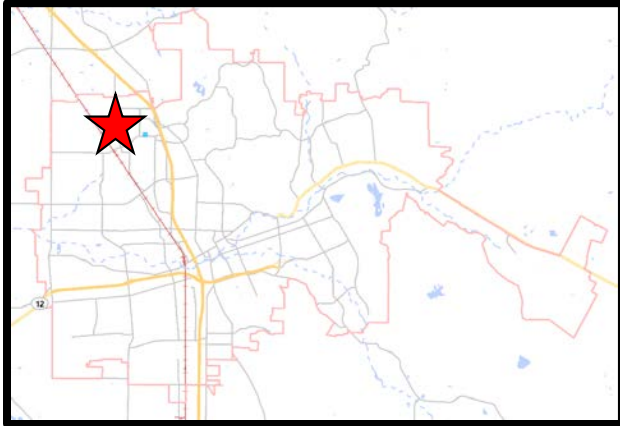
Susie Murray, Senior Planner
Planning and Economic Development

Conditional Use Permit

- Cannabis Microbusiness
 - Reuse of existing 4,185-square foot commercial building
 - Retail Dispensary w/Onsite Consumption and Delivery Service – 3,111 square feet
 - Light Manufacturing – 291 square feet
 - Distribution – 783 square feet including
 - Hours of operation – 9:00 to 9:00, seven days/week

Project Location:

925 Piner Road










- April 17, 2018 - Application submitted
- June 27, 2018 - Deemed complete
- October 25, 2018 - Cannabis Policy Subcommittee review
- September 3, 2019 - Project modified to include onsite consumption

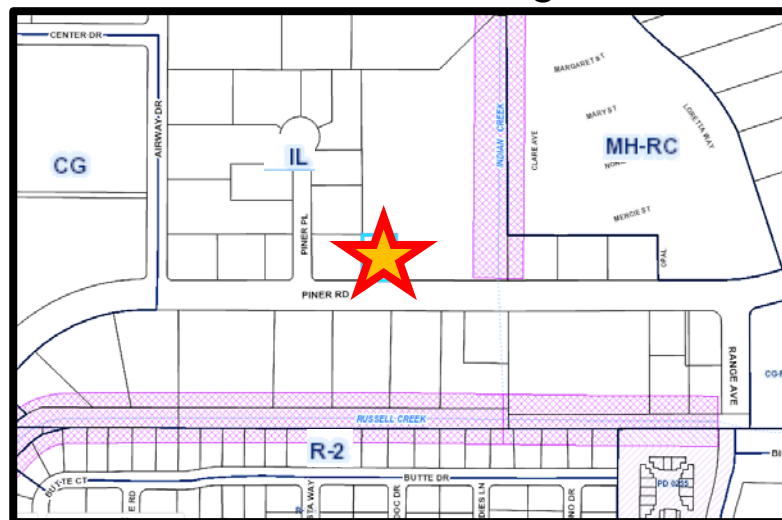
General Plan & Zoning

General Plan Land Use Designation



	Low Density Residential
	Medium Low Density Residential
	Medium Density Residential
	Medium High Density Residential
	Mobile Homes
	Retail and Business Services
	Light Industry

Zoning Districts



Aerial View

925 Piner Road



Elevations



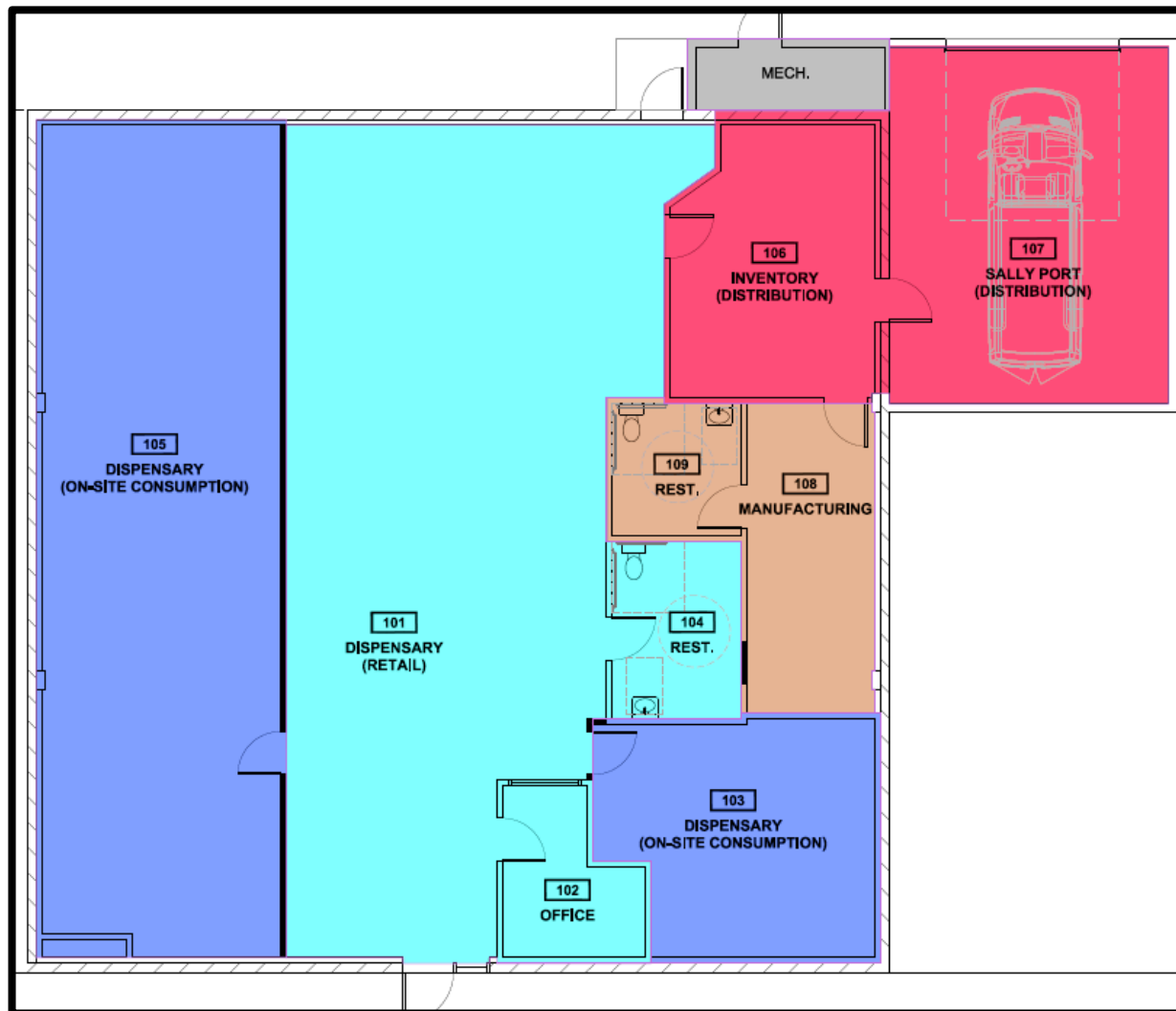
Existing

Proposed



8

Floor Plan



Cannabis Use	Square footage (based on project site plan)
Distribution	763
Manufacturing	291
Retail	3111

Onsite Consumption Requirements

- Access to the area where cannabis consumption is allowed is restricted to persons 21 years of age and older.
- Cannabis consumption is not visible from any public place or non-age-restricted area.
- Sale or consumption of alcohol or tobacco is not allowed on the premises.”

Conditional Use Permit

Required Findings a - c

- a) The proposed Cannabis Microbusiness 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 Cannabis Microbusiness is **consistent with the General Plan** and any applicable specific plan;
- c) The design, location, size, and operating characteristics of the proposed Cannabis Microbusiness 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 proposed Cannabis Microbusiness, 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:

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

Issues & Public Comments

- No unresolved issues; and
- One comment received – Opposed due to concentration of cannabis uses in the northeast quadrant
- Late correspondence – Project clarifications

Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission approve a Conditional Use Permit for Green Qi, a Cannabis Microbusiness, to be located at 925 Piner Road.

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