

Good Onward, Inc. Cannabis Facility

Mitigated Negative Declaration

Major Conditional Use Permit (CUP)

3192 Juniper Road

January 14, 2021

Conor McKay, City Planner
Planning and Economic Development

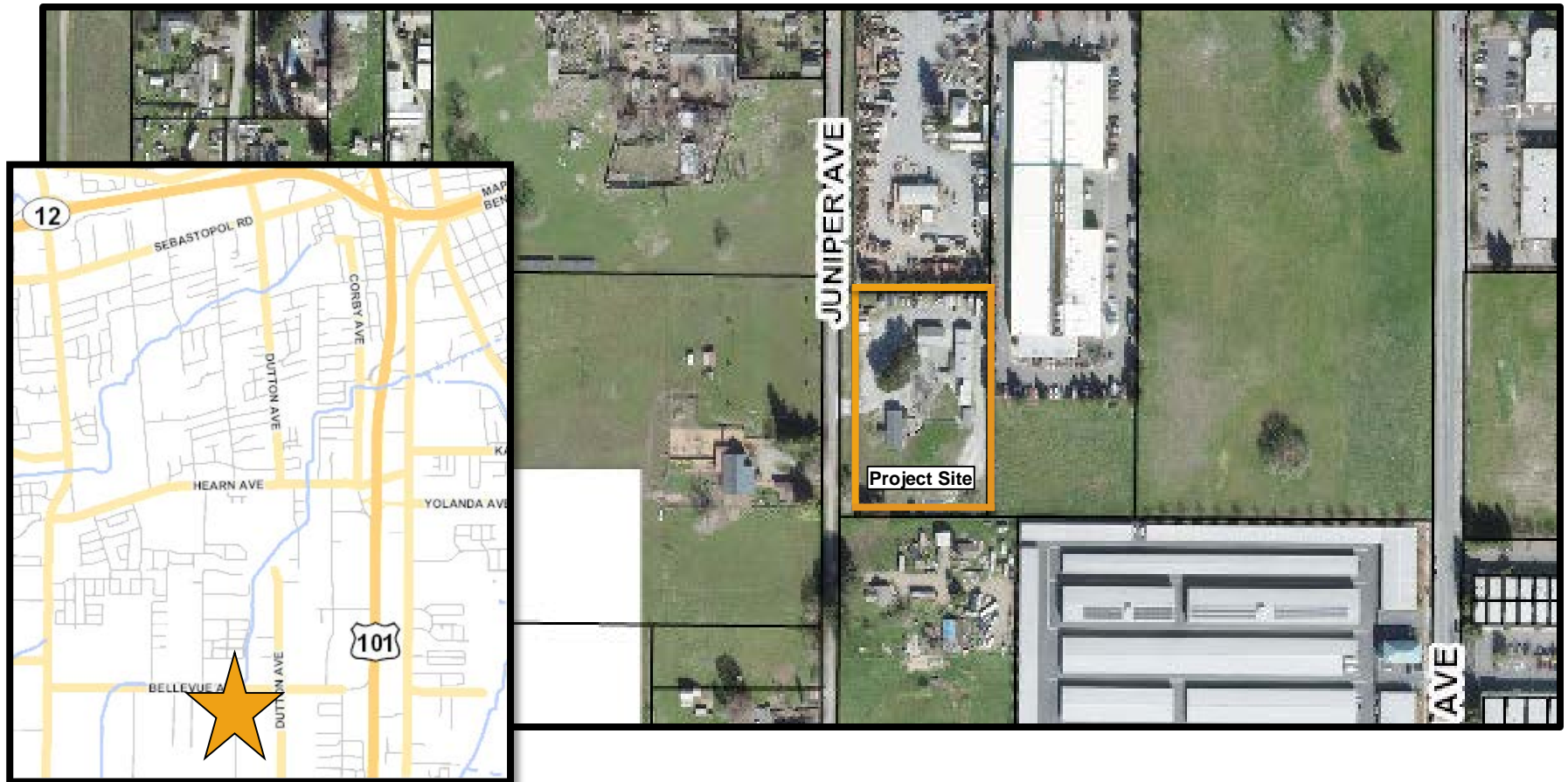
Commercial Cannabis Facility

- *Manufacturing Level 1 (non-volatile) and Level 2 (volatile) (9,836 sq ft)*
- *Commercial Cultivation (5,001 sq ft or more) (12,434 sq ft)*
- *Distribution (3,644 sq ft)*

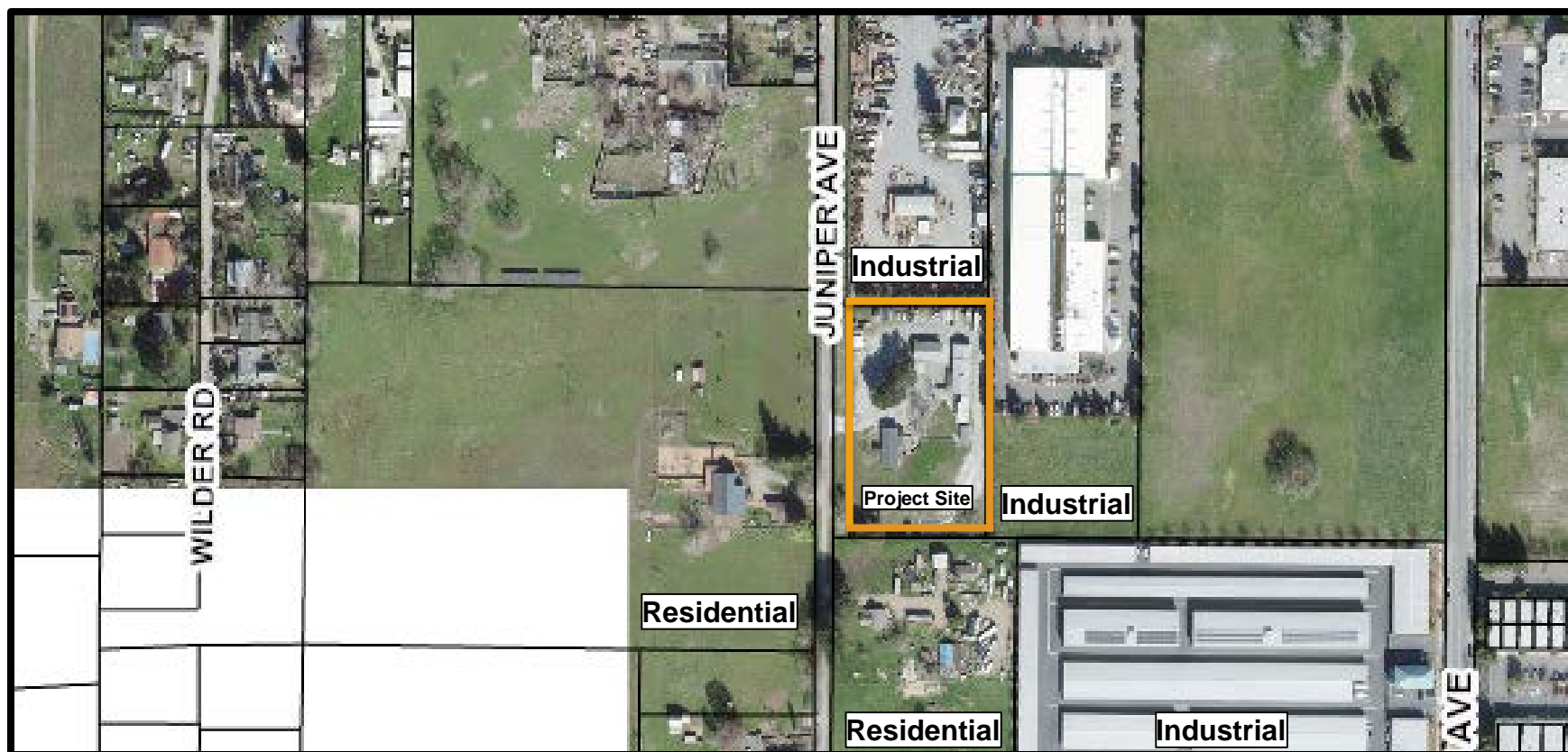
Entitlements/Actions

- Mitigated Negative Declaration (Planning Commission)
- Conditional Use Permit (Planning Commission)
- Design Review (Design Review Board)

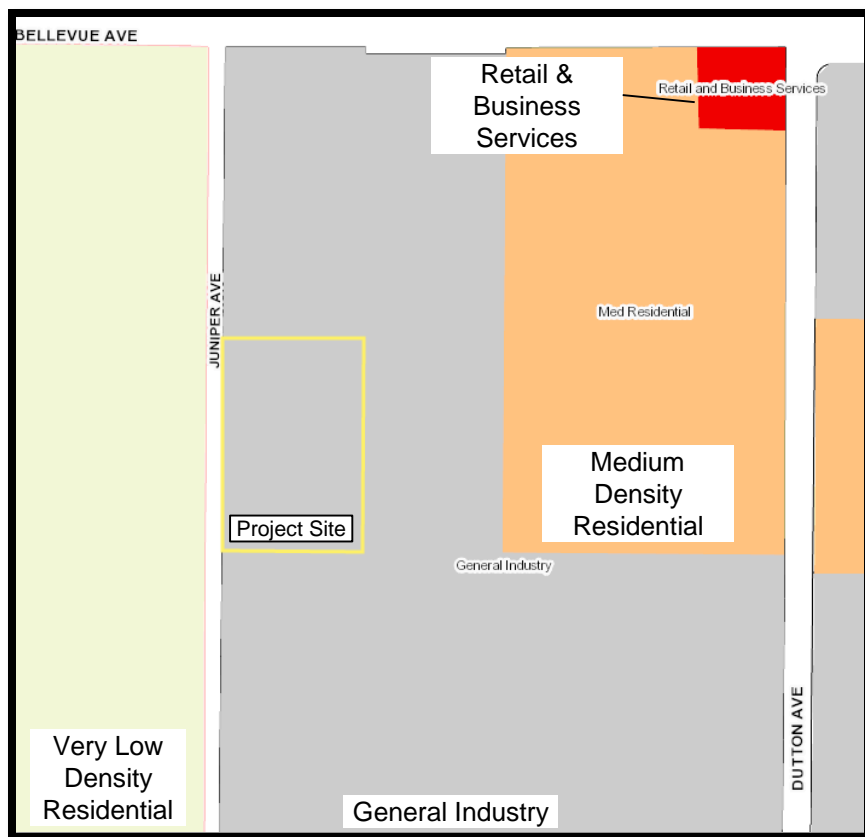
Project Location – 3192 Juniper Avenue



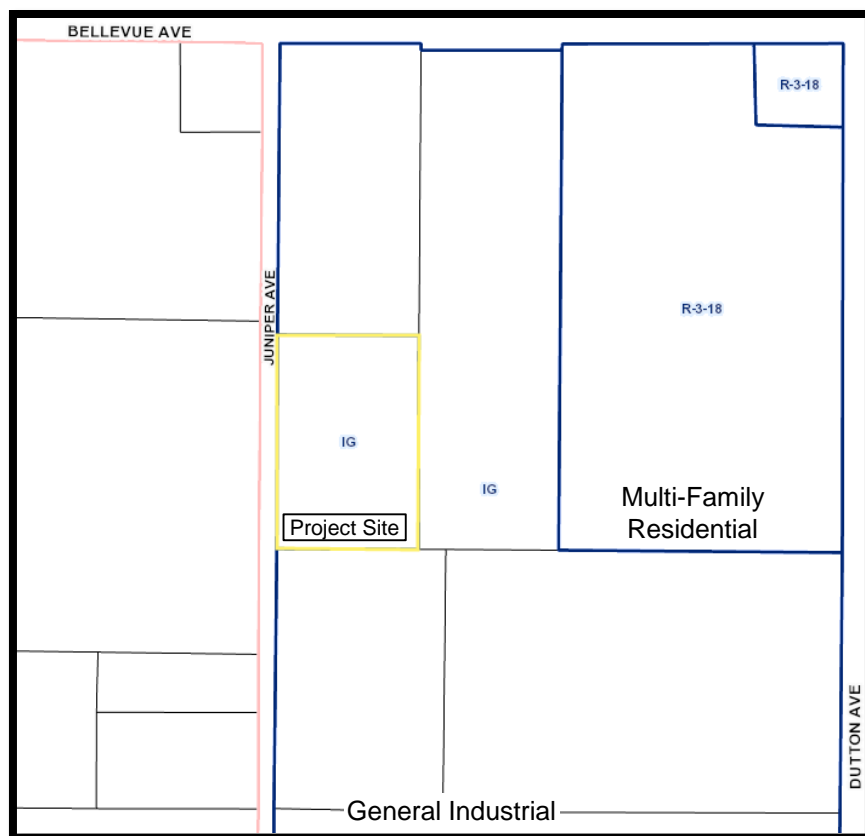
Neighborhood Context – 3192 Juniper Avenue



- October 29, 2018 – Project applications submitted
- January 16, 2019 - Neighborhood Meeting held
- January 7, 2020 – Revised Plans Received
- July 31, 2020 – Initial Study/Mitigated Negative Declaration circulated for 30-day public review period



- Land Use and Livability goals
 - LUL-A: Foster a compact rather than a scattered development pattern in order to reduce travel, energy, land, and materials consumption while promoting greenhouse gas emission reductions citywide.
 - LUL-K: Protect industrial land supply and ensure compatibility between industrial development and surrounding neighborhoods.
- Economic Vitality goals
 - Maintain the economic vitality of the downtown, business parks, offices and industrial areas



- *Cannabis - Manufacturing Level 1 (non-volatile) and Cannabis - Distribution* land uses require Minor Conditional Use Permit approval when proposed adjacent to a residential use.
- *Cannabis – Commercial Cultivation (5,001 sq ft or greater) and Cannabis – Manufacturing Level 2 (volatile)* land uses require Major Conditional Use Permit approval.
- Noise Ordinance: Complies as conditioned

Proposed Use	Sq. Ft.	Parking Ratio	Required Spaces
Cannabis – Manufacturing Levels 1 and 2	9,836	1:350	28
Cannabis – Cultivation (greater than 5,000 SF)	12,434	1:1000	12
Cannabis – Distribution	3,644	1:1000	3
Total Parking Spaces Required			43
Total Parking Spaces Proposed			29
Net +/-			-14

- The project requests a parking reduction of 32.5%.
- The project would consist of a maximum of ten employees on-site at any one time.
- Site access would be locked and secured at all times, and the facility would be closed to the public.
- Parking analysis conducted by W-Trans supports parking reduction findings (Attachment 7).

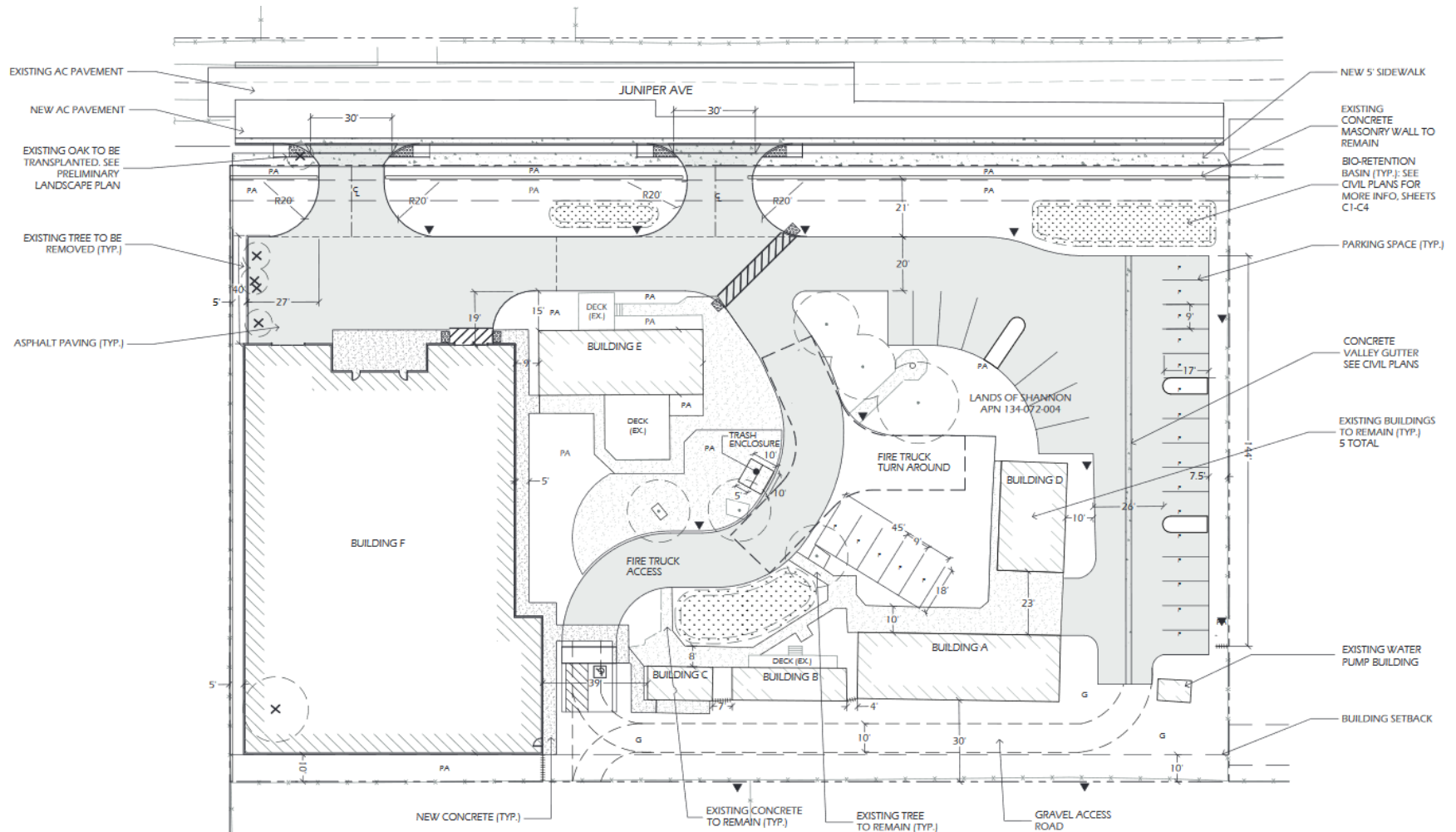
Cannabis - General Operating Requirements

- Security
- Odor Control
- Lighting
- Noise



Required Findings

- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code.
- The proposed use is consistent with the General Plan and any applicable specific plan.
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in vicinity.
- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.
- 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.
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).



Staff Review

- Odor impacts for neighboring residential uses
- Noise impacts for neighboring residential uses

No issues are unresolved



Environmental Review

California Environmental Quality Act (CEQA)

- Initial Study
- Mitigated Negative Declaration
 - Mitigation Monitoring and Reporting Program
- 30-day Public Review
- Comments Received
 - Agencies
 - Public



Public Engagement and Correspondence

A neighborhood meeting was held January 16, 2019 and had no attendees.

One email was received from a neighbor indicating opposition to the project, expressing concerns regarding traffic, odor, and proximity to schools.

The Planning and Economic Development Department recommends that the Planning Commission, by two resolutions, (1) adopt the Mitigated Negative Declaration, and (2) approve a Conditional Use Permit to allow the following cannabis uses to operate at 3192 Juniper Avenue:

- *Manufacturing Level 1 (non-volatile) and Level 2 (volatile) (9,836 sq ft)*
- *Commercial Cultivation (5,001 sq ft or more) (12,434 sq ft)*
- *Distribution (3,644 sq ft)*

Conor McKay, City Planner
Planning and Economic Development
Ctmckay@srcity.org
(707) 543-4351

