

# North Coast Distribution LLC

## Minor Conditional Use Permit

386 Yolanda Ave, Suite C

February 18, 2021

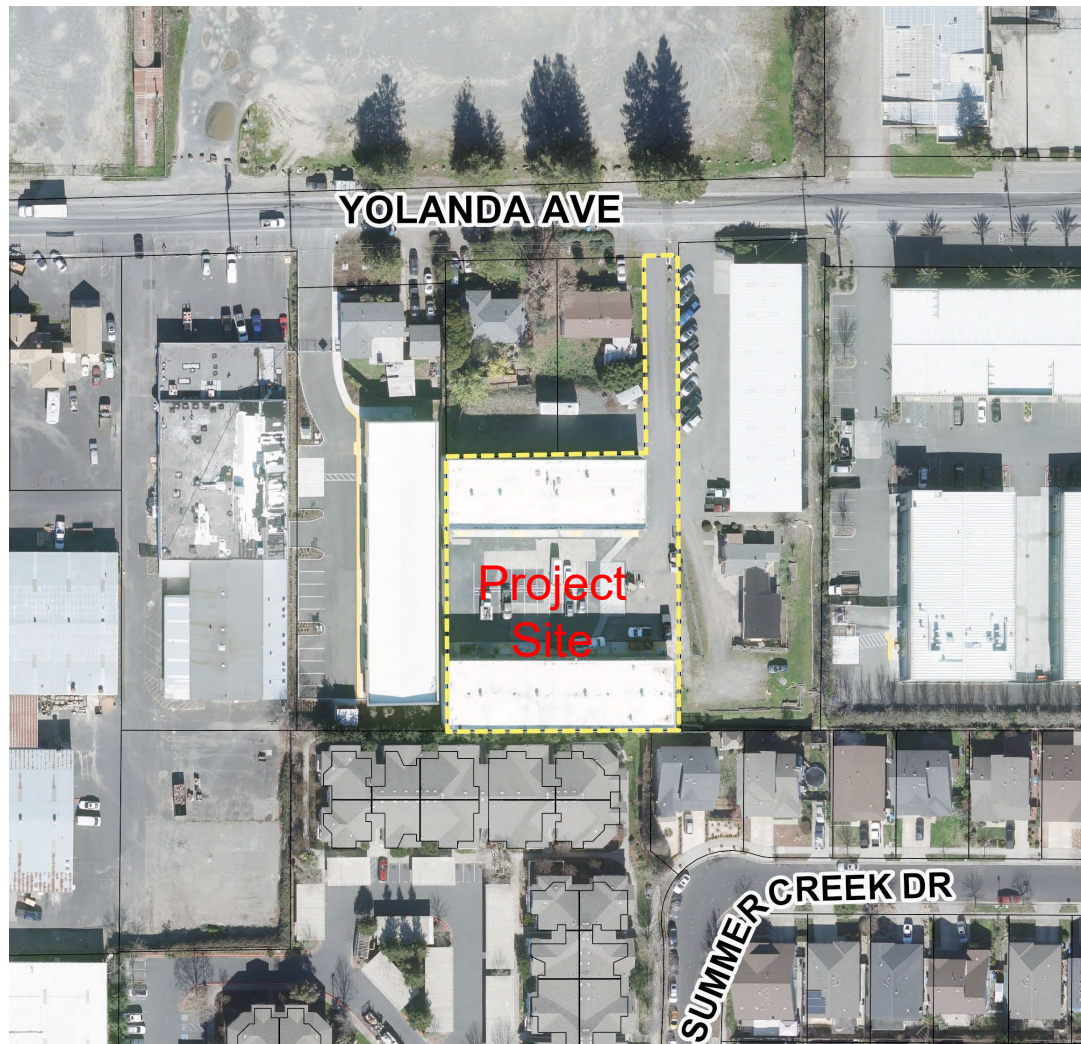
Monet Sheikhali, City Planner  
Planning and Economic Development

The proposed Minor Conditional Use Permit is to allow distribution of cannabis products (Type 11).

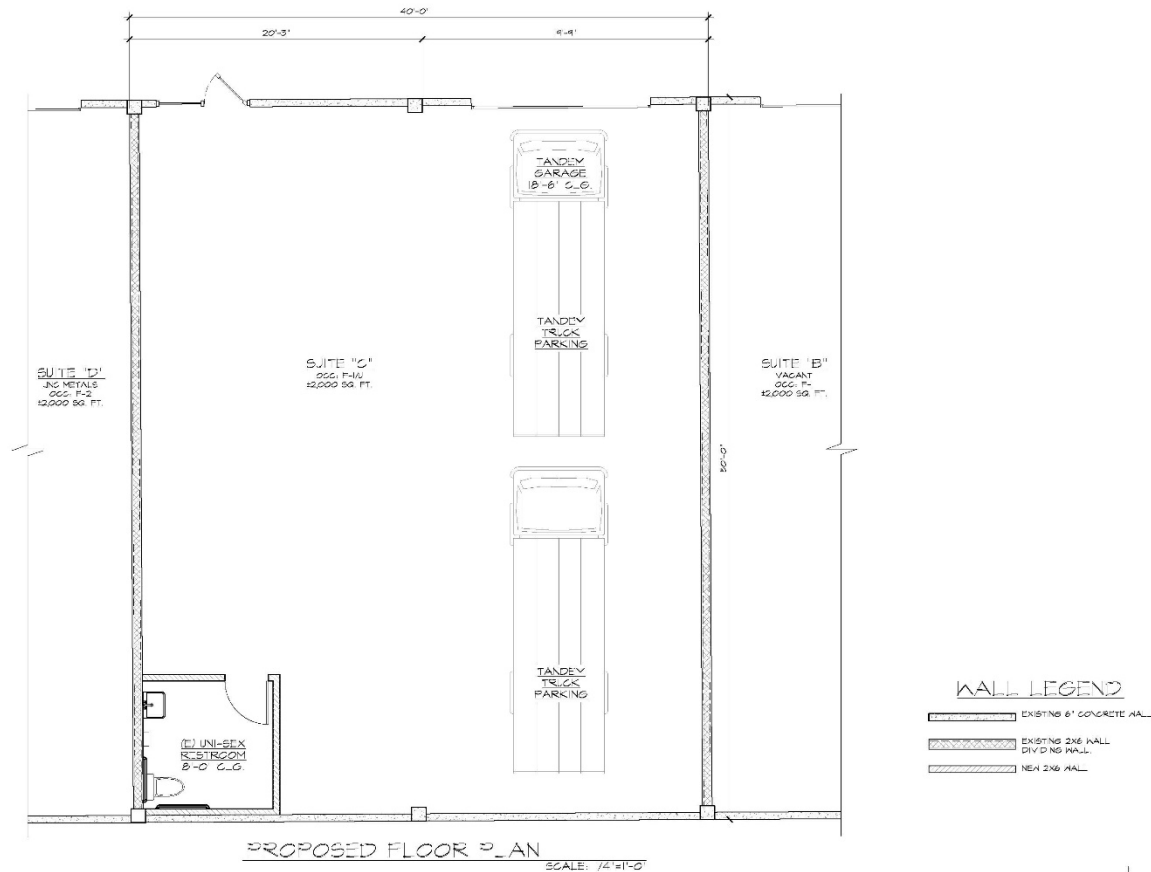


# 386 Yolanda Ave, Suite C

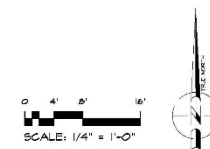
Zone: IL  
GP: Light Industry







## Floor Plan



## 386 Yolanda Ave, Suite C

### General operating requirements

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- The project Odor Mitigation Plan has been certified by a licensed engineer ensuring that all mitigation controls are sufficient to effectively mitigate odors from all sources
- The project provides secure procedures to effectively prevent theft or diversion of any cannabis or currency, as well as to discourage loitering, crime, and illegal or nuisance activities through a camera surveillance system, a professionally monitored alarm system, secure storage, and product inventory controls
- The transport/delivery area will be inside of the building to facilitate secure transport of material to and from the business
- The project is subject to Building and Fire permits, as described in Building and Fire Code Requirements for Cannabis Related Occupancies



- The proposed project qualifies for a Class 1 exemption under CEQA Guidelines Section 15301 in that the proposed project involves minor alteration of an existing private structure with no expansion of use beyond that existing at the time of the lead agency's determination.
- The project also qualifies for a Class 32 exemption, per Section 15332, as it involves an infill development on a site of less than five acres, within City limits, substantially surrounded by urban uses, with no value as habitat for endangered, rare or threatened species, adequately served by necessary utilities and public services, and the project has no foreseeable significant adverse impacts.

## Recommendation

The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve a Minor Conditional Use permit for the property located at 386 Yolanda Ave, Suite C.

### Questions

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