

Stony Point Wellness

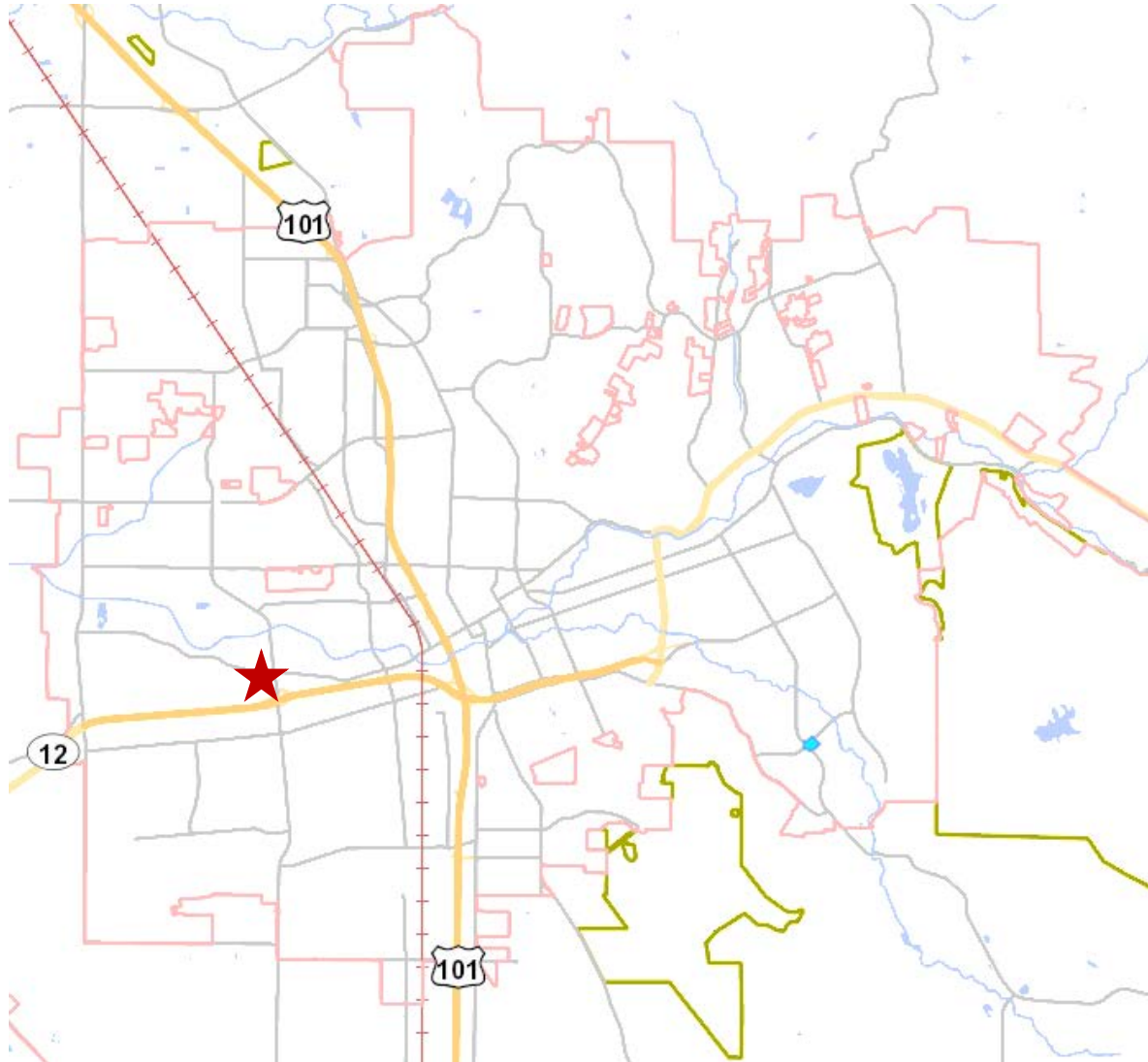
411 Stony Point Road

May 13, 2021

Adam Ross
Interim Senior Planner
Planning and Economic Development

- Stony Point Wellness (dispensary) proposes to operate a cannabis retail facility with delivery within a 2,270-square-foot tenant space of an existing 7,866-square-foot building in the Stony Point Shopping Center
 - Hours of operation - 9:00am and 9:00pm | 7 days a week.
 - The applicant proposes delivery service.
 - The applicant does not propose on-site consumption.
 - No exterior modifications proposed

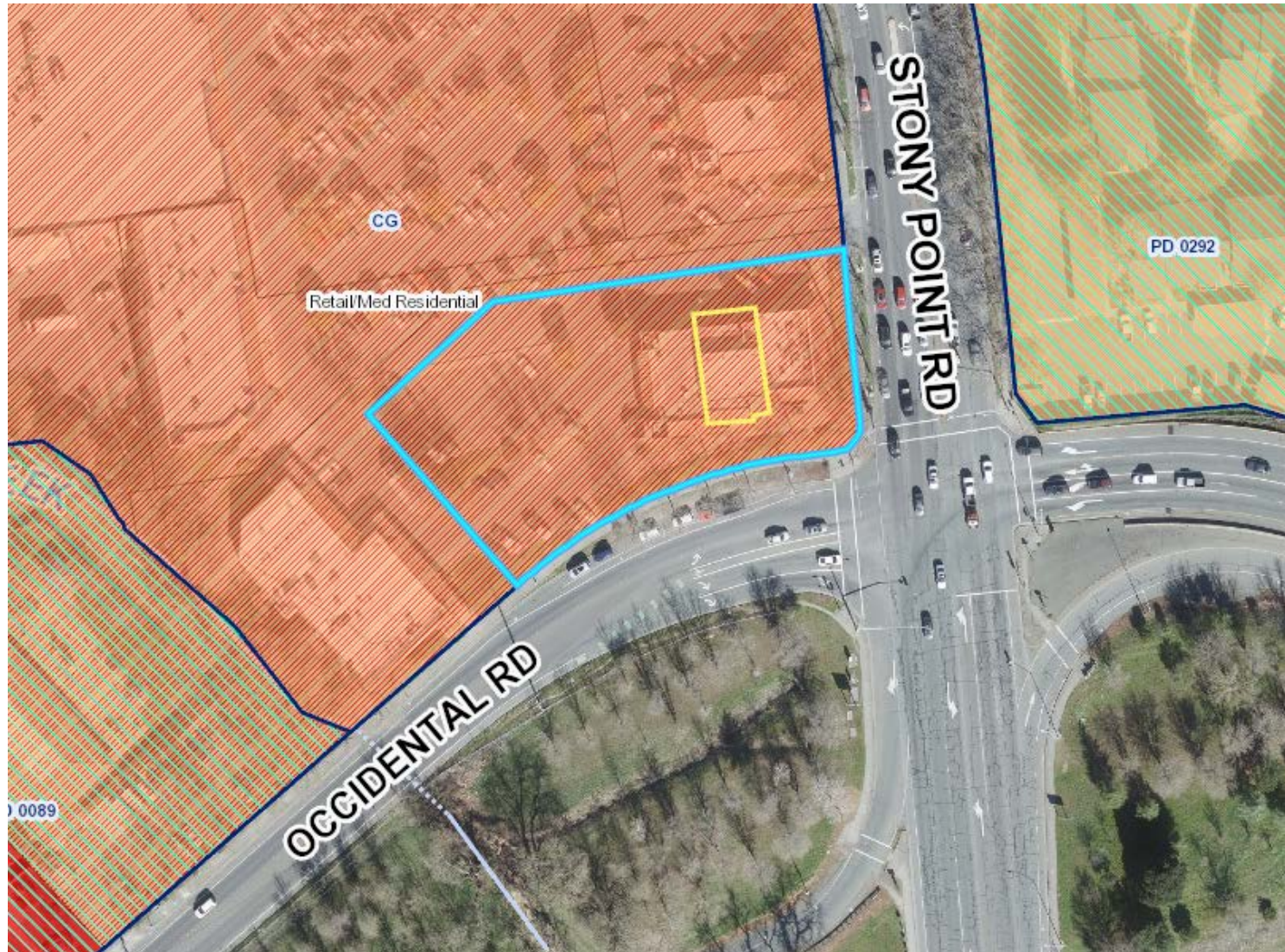
Project Location



Project Location

411 Stony Point Road

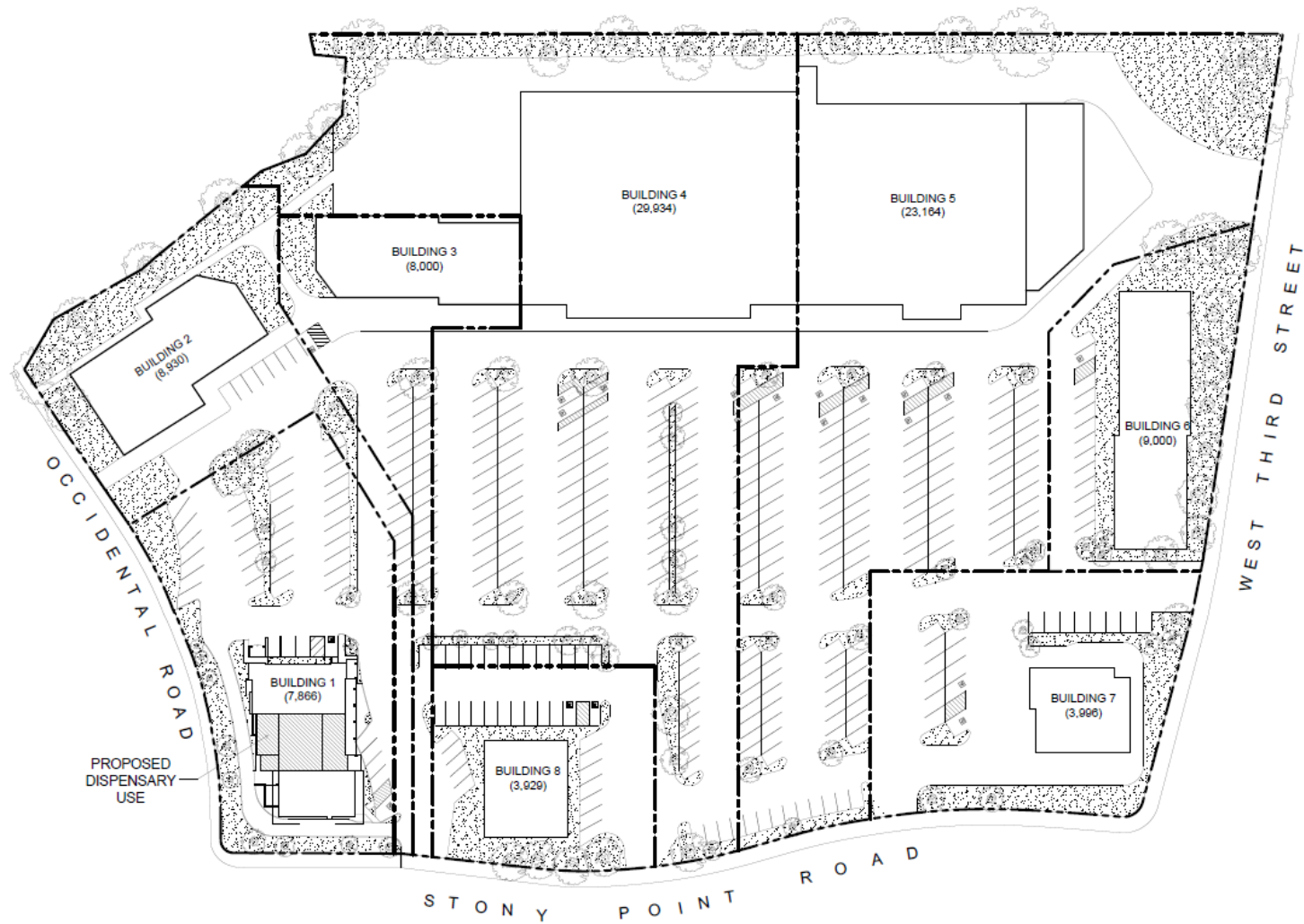


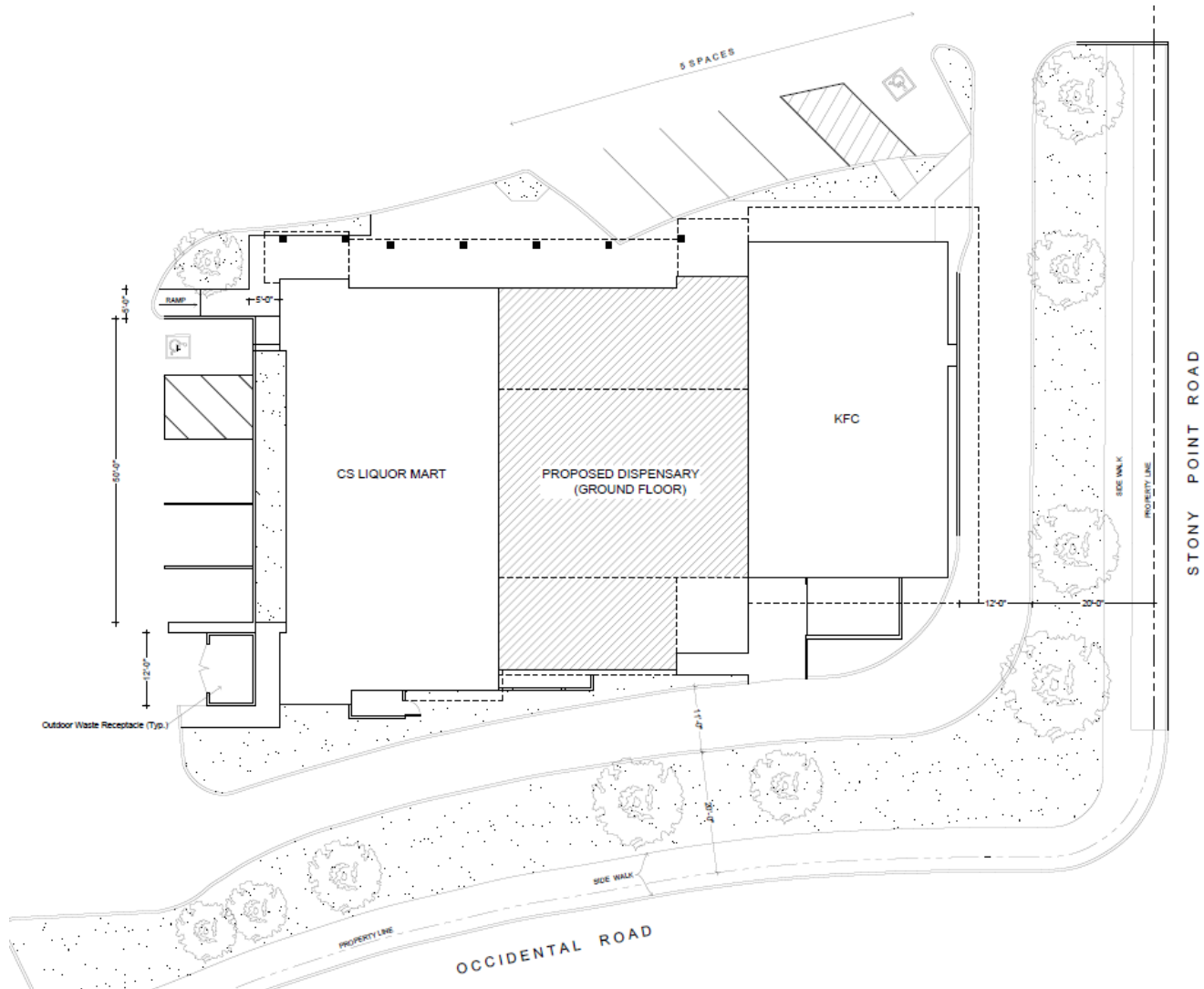


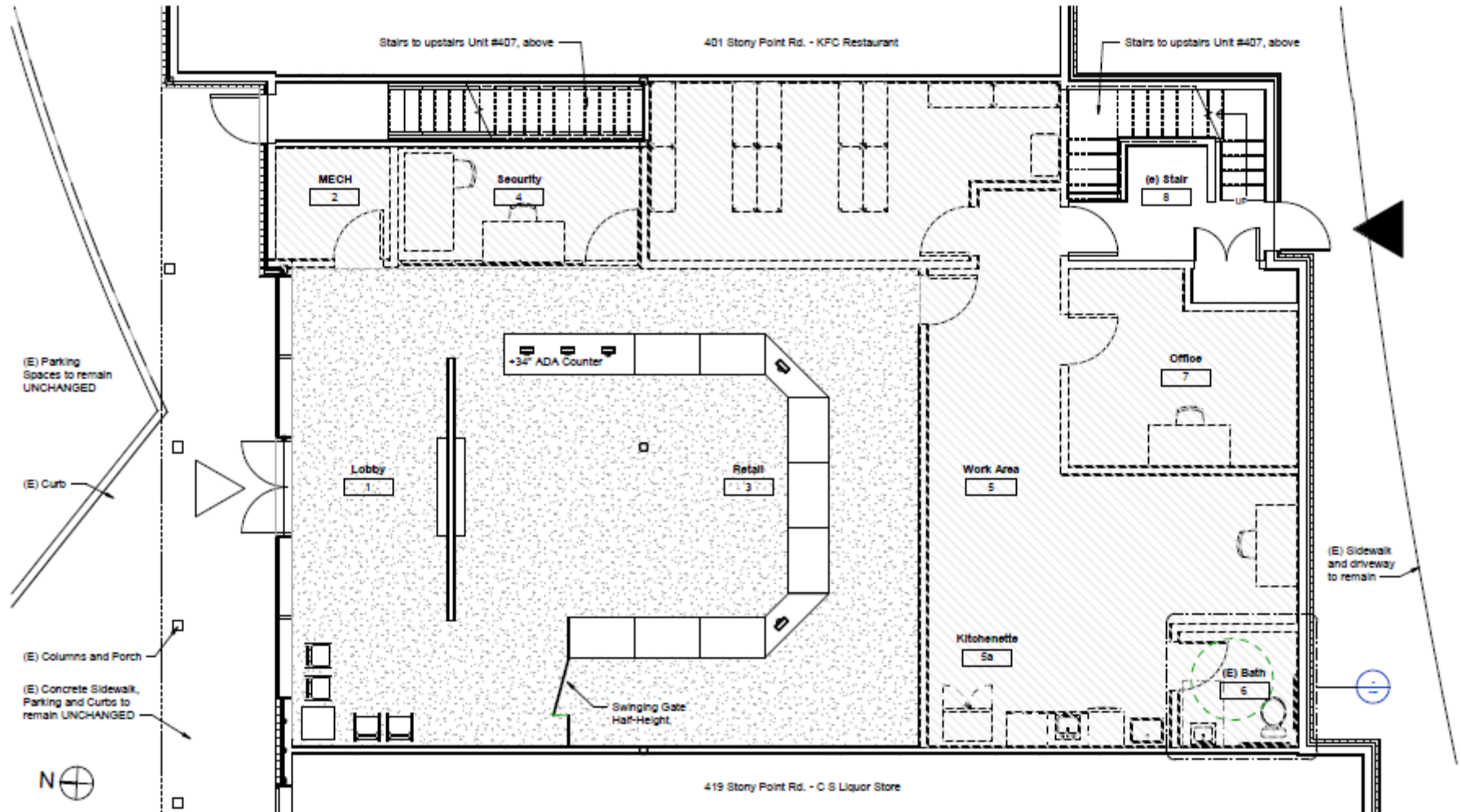
Project History

- On June 10 2020, a Pre-Application Neighborhood Meeting was held
- On November 16 2020, an application requesting the current proposal was submitted to the Planning and Economic Development Department

Overall Site Plan







Elevations (For Reference)

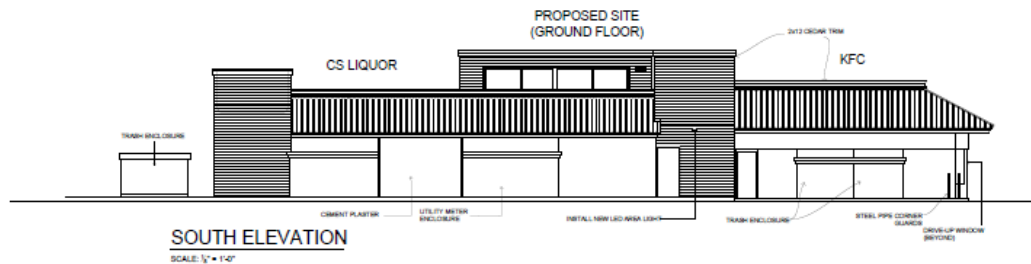
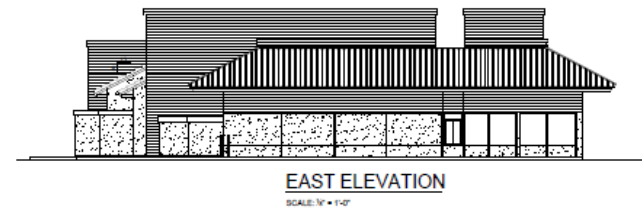
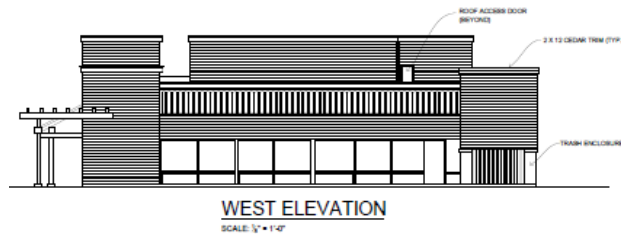
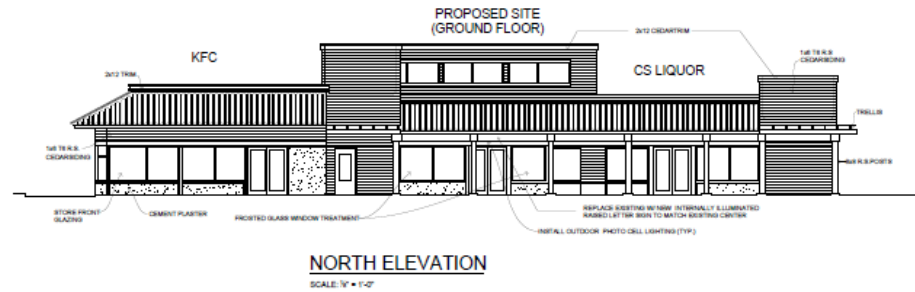
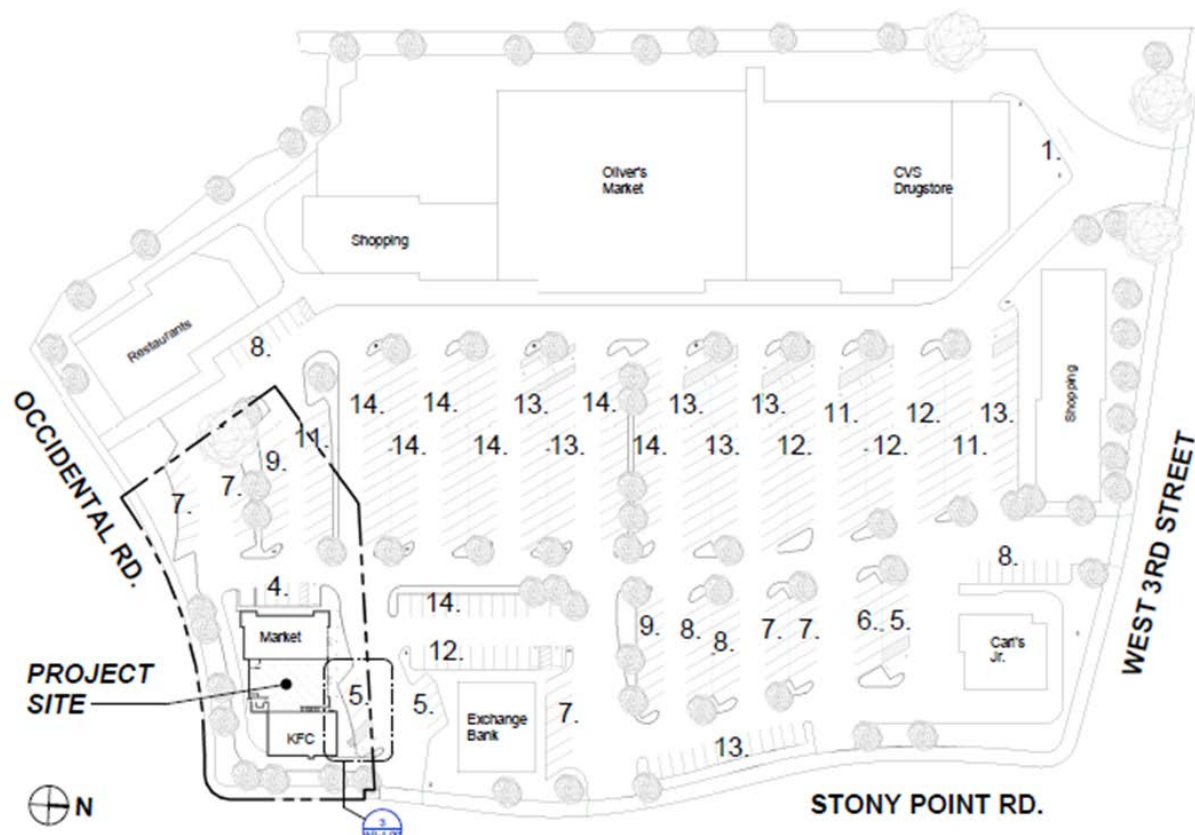


Table 1 – Trip Generation Summary

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Existing											
Shopping Center	2.270 ksf	37.75	86	0.94	2	1	1	3.81	9	4	5
Pass-by Potential		-	-	-	-	-	-	-37%	-3	-1	-2
Total Existing with Pass-by		-	-	-	-	-	-		6	3	3
Proposed											
*Marijuana Dispensary	2.270 ksf	53.09	121	1.59	4	3	1	21.27	48	26	22
Pass-by Potential		-	-	-	-	-	-	-37%	-18	-10	-8
Total Proposed with Pass-by		-	-	-	-	-	-		30	16	14
Net New Trips (without Pass-by)			35		2	2	0		39	22	17
Net New Trips (with Pass-by)			-		-	-	-		24	13	11

Note: ksf = 1,000 square feet; * = custom rates based on local data

- 1 parking space per 250 gross leasable square feet
- 94,819 square feet
- 379 parking spaces required
- 381 provided



- During the Pre-Application Neighborhood Meeting there were six (6) members of the public in attendance. All were in support of the project.
- One email was received opposing the project due to a potential for increased crime

Environmental Review

California Environmental Quality Act (CEQA)

- The Project has been found in compliance with the California Environmental Quality Act (CEQA):
 - Section 15301 – involves minor modifications to an existing building
 - Section 15303 – involves a change in use of an existing building

Recommendation

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow a cannabis retail facility with delivery at 411 Stony Point Road.

Adam Ross
Interim Senior Planner
Planning and Economic Development
ARoss@srcity.org
(707) 543-4705

