

Erudite Dispensary Conditional Use Permit

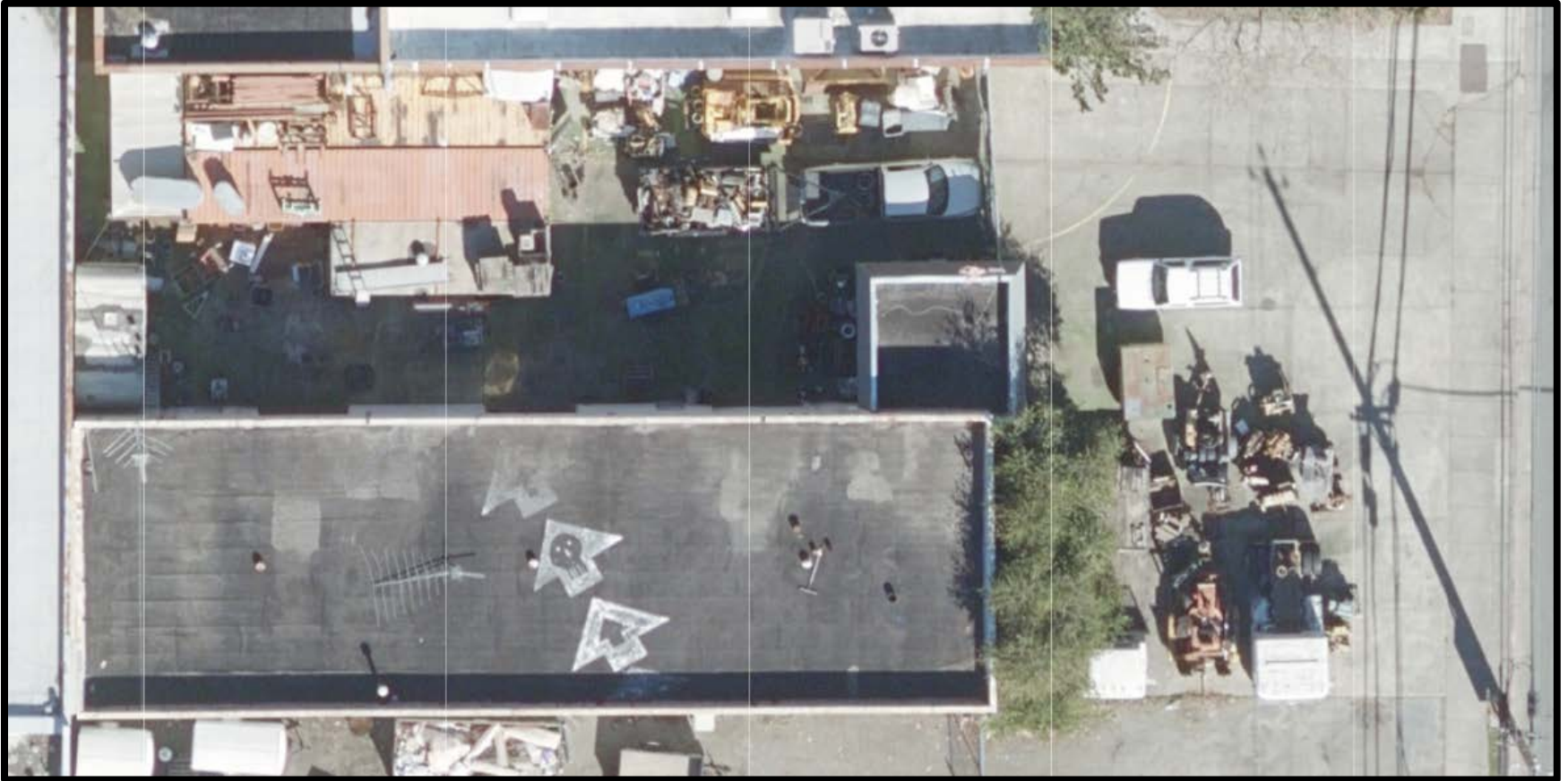
3059 Coffey Lane

August 12, 2021

Susie Murray, Senior Planner
Planning and Economic Development

- Operate an approximately 3,520-square foot dispensary
- Delivery Service
- Medical and adult use products
- Conditional Use Permit
- Design Review

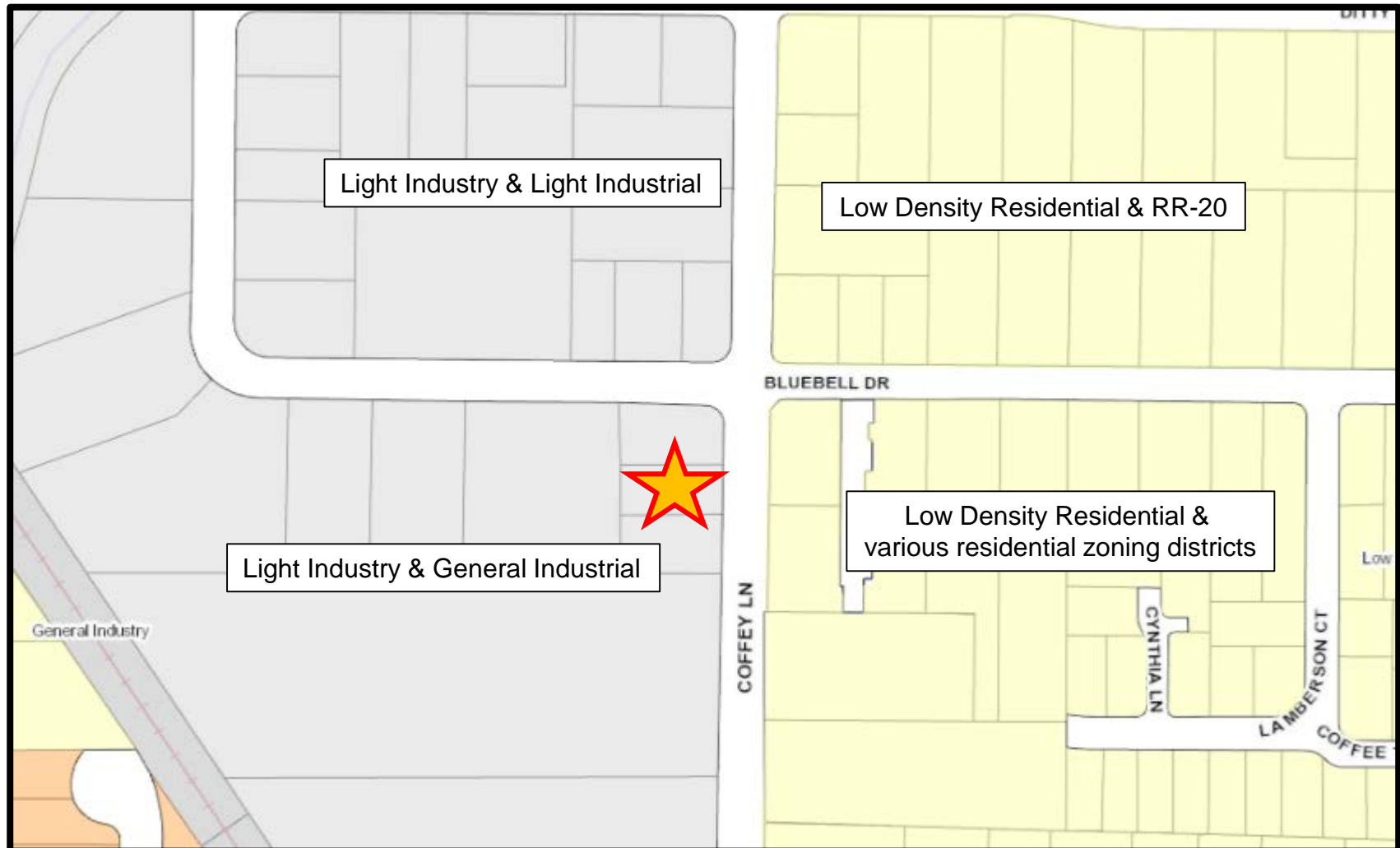




Neighborhood Context



General Plan & Zoning



- June 3, 2019 – Conditional Use Permit application was submitted;
- October 30, 2019, the application was deemed complete;
- January 15, 2020, a Neighborhood Meeting was held; and
- April 12, 2021, revised plans were submitted.

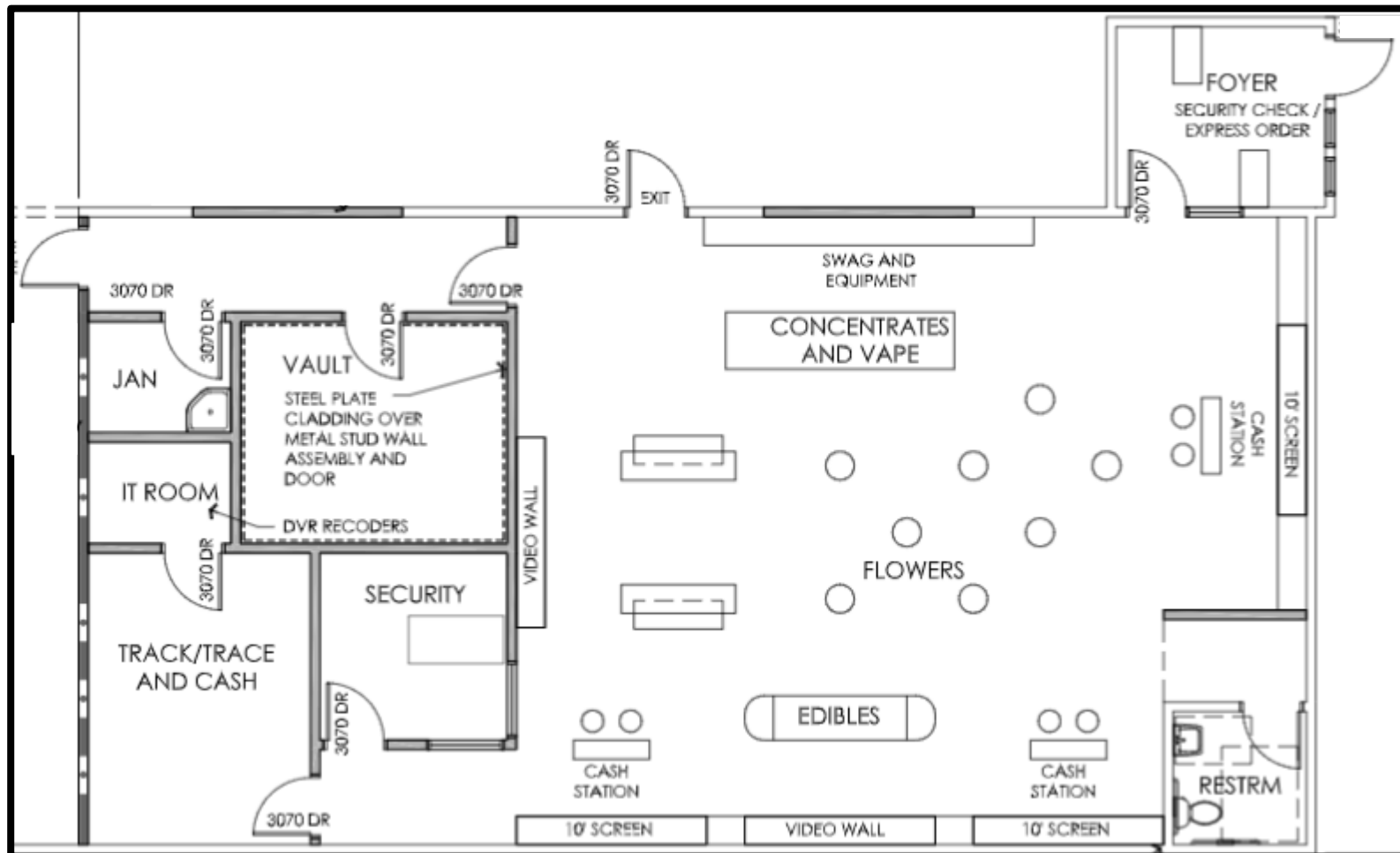
Environmental Review

California Environmental Quality Act (CEQA)

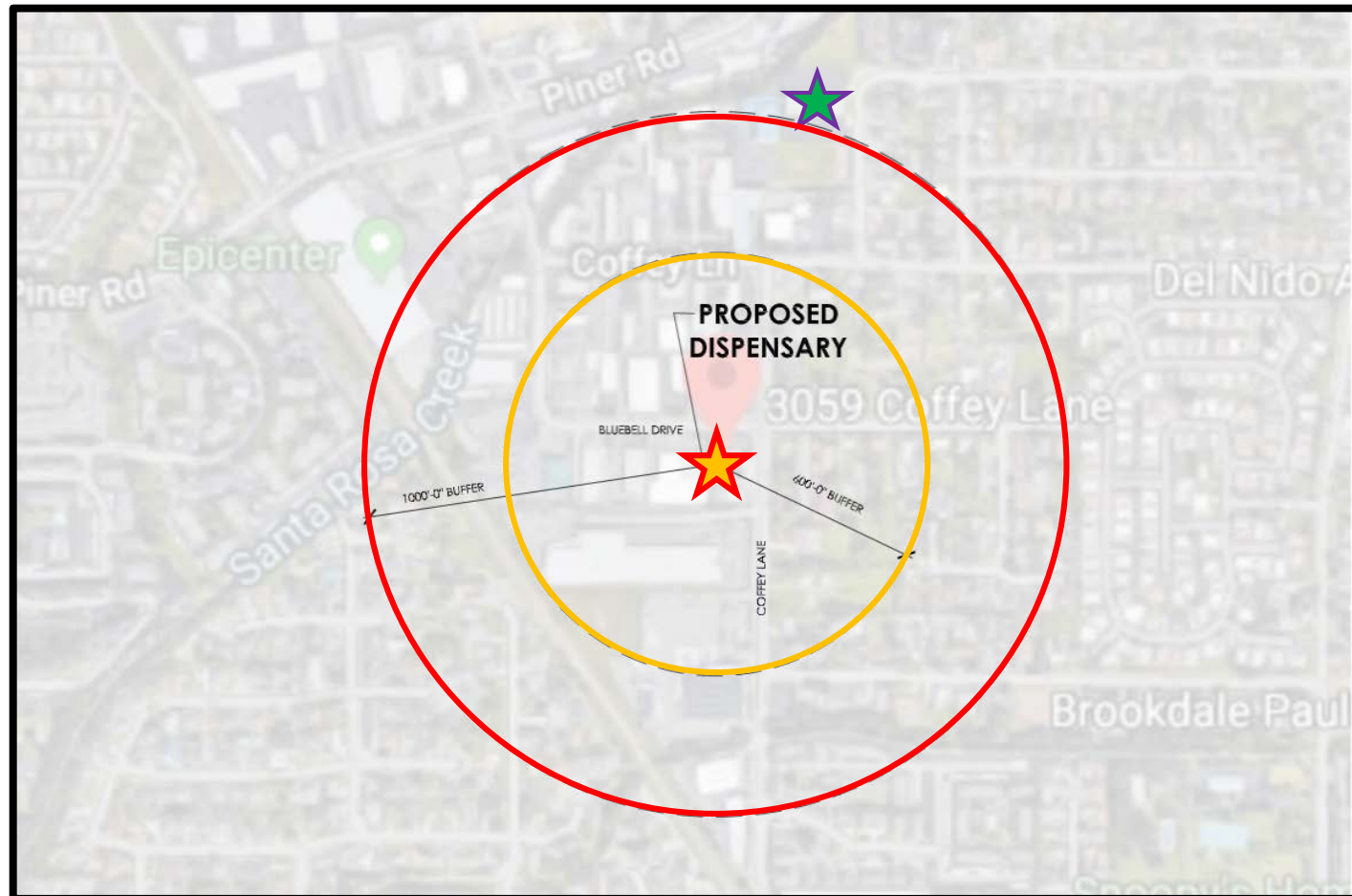
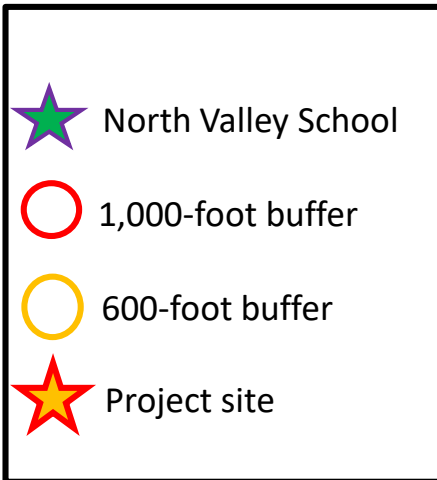
- Section 15301 - Involves minor modifications to an existing structure.
- Section 15303 - Involves the conversion of an existing structure from one use to a another where only minor modifications to the structure will be made.
- Section 15332 - Infill development.
- Section 15183 - Consistent with the General Plan
 - Environmental Impact Report (EIR) was certified by Council in 2009.
 - In December 2017, Council enacted comprehensive regulations for cannabis. Analysis concluded that cannabis-related uses were similar in terms of environmental impacts to other allowable uses in the General Industrial zoning district.



Proposed F Plan



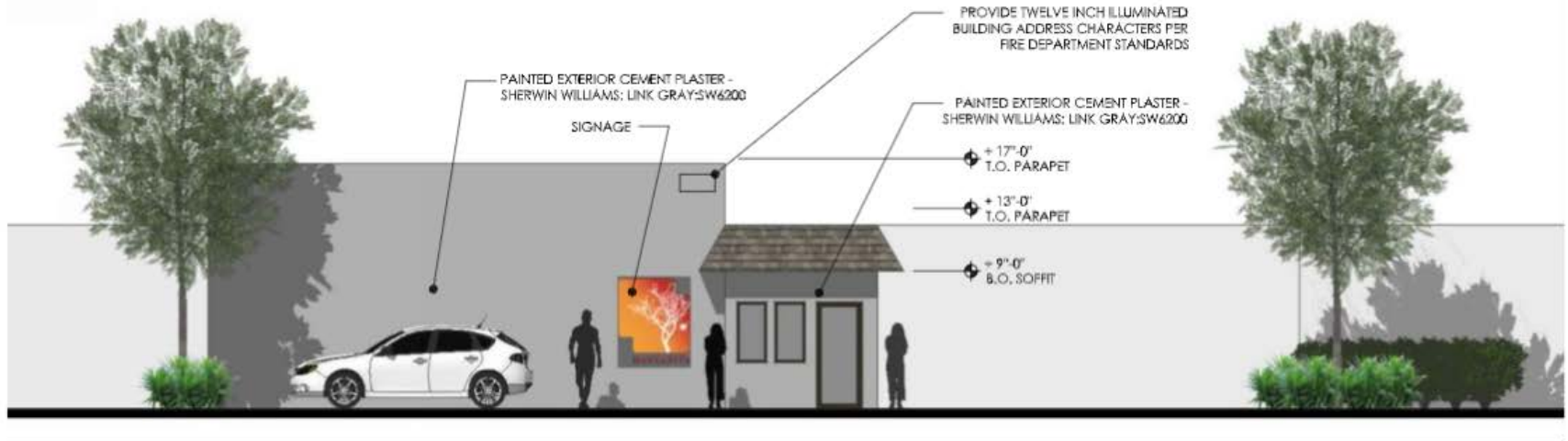
Site Plan Entitlement



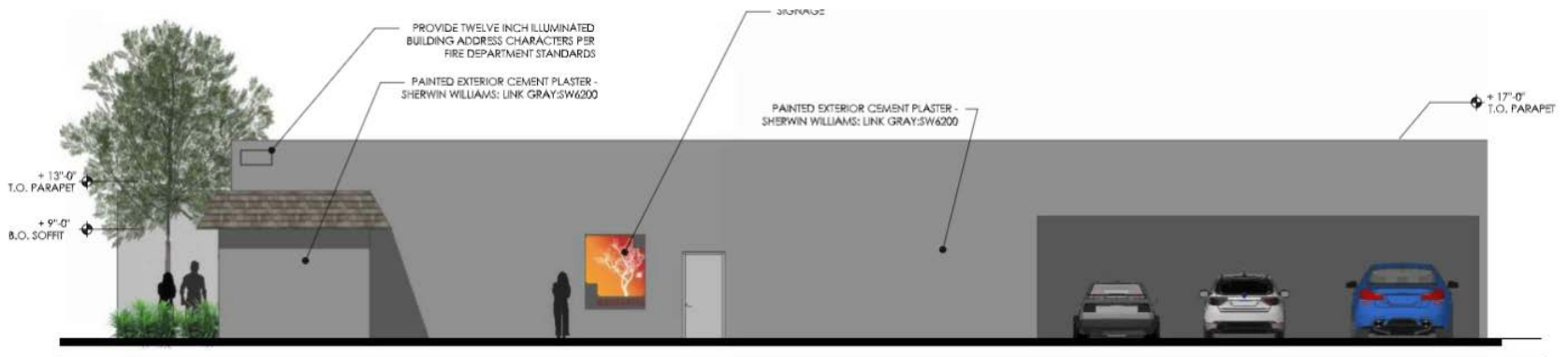
Existing Elevations



Proposed Elevations



EAST ELEVATION



NORTH ELEVATION

Two issues were addressed during staff review:

- Onsite parking and general site plan configuration
- Trip Generation - Additional trip generation would be less than 50 new vehicle trips during both AM and PM peak hours. Pursuant to the City's *Standard Guidance for the Preparation of Traffic Impact Analysis*, further analysis is not required for the Project.

There are no unresolved issues.

One public comment received:

- Traffic
- Overconcentration of Cannabis Retail facilities



Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission approve a resolution for a Conditional Use Permit to operate a Cannabis Retail facility with delivery service, selling medical and adult use project at 3059 Coffey Lane.

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