

Brueggen Holding, Inc

Minor Conditional Use Permit

File No.CUP20-025

374 Yolanda Ave

September 2, 2021

Monet Sheikhal, City Planner
Planning and Economic Development

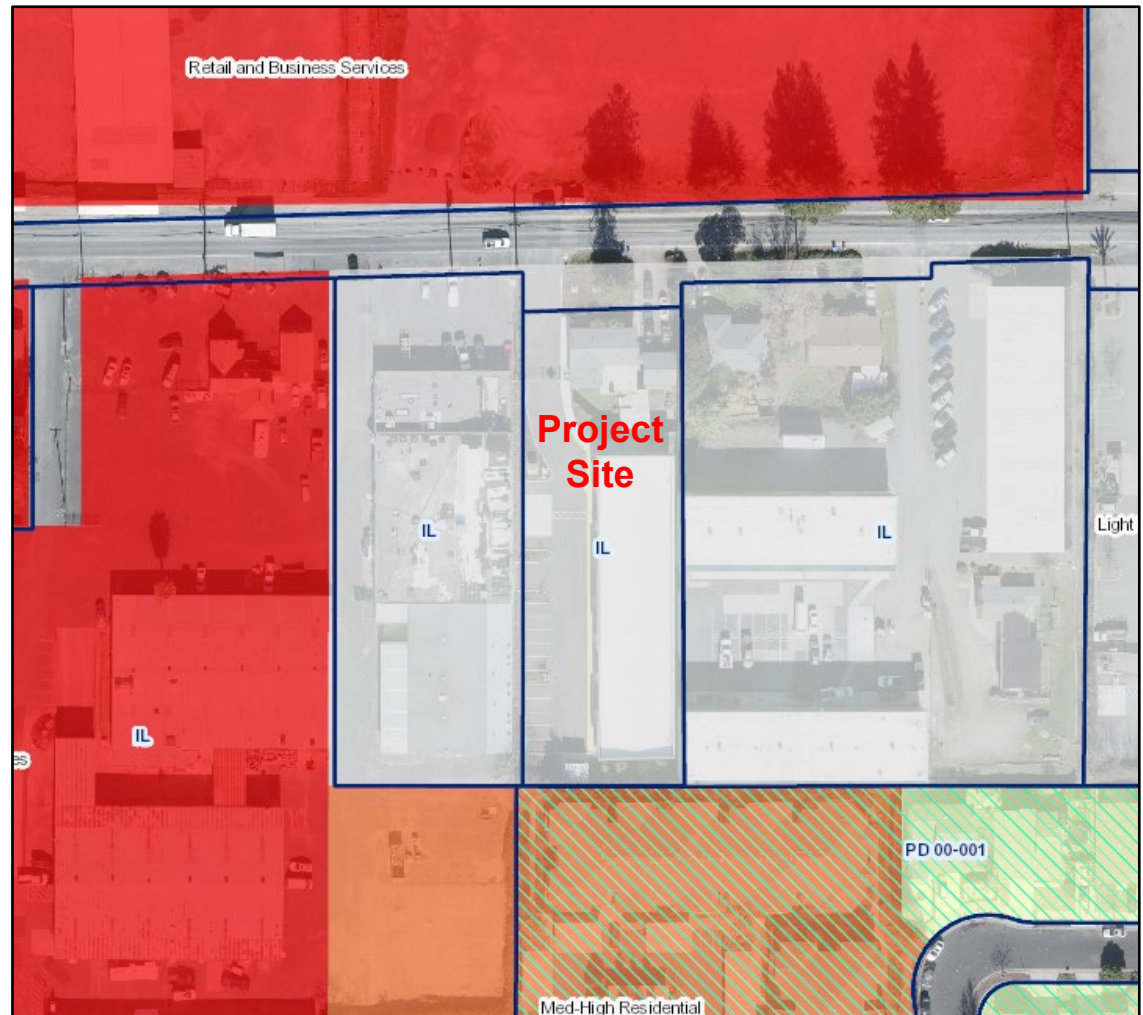
Minor Conditional Use Permit to occupy a 9,990 sq. ft. warehouse building with 4,725 sq. ft. cannabis cultivation (Type 1A and Type 4), 3,925 sq. ft. cannabis distribution (Type 11), and 1,340 sq. ft. non-volatile manufacturing level 1 (Type 6) businesses.



374 Yolanda Ave Existing Building

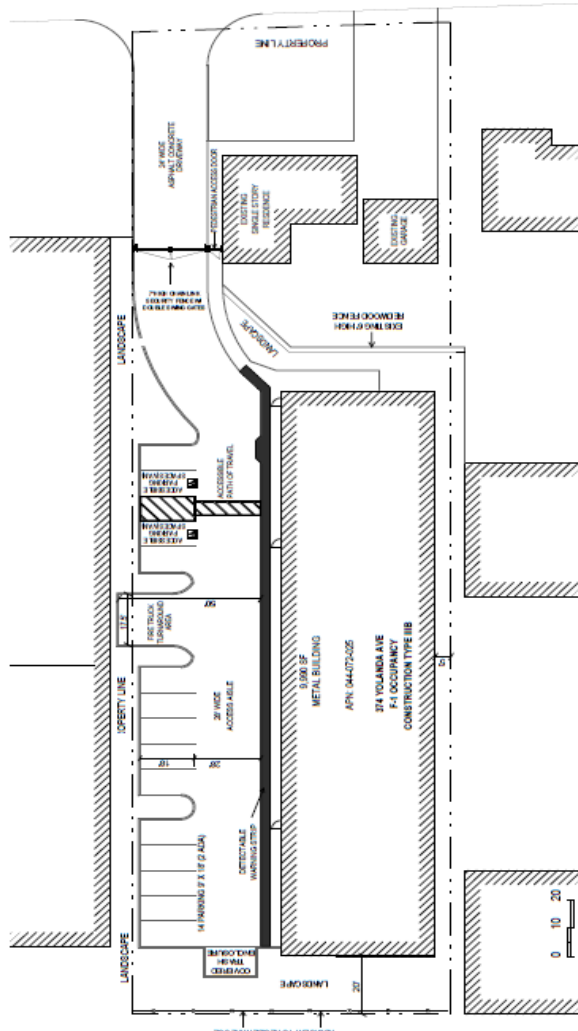


Zone: IL (Light Industrial)
GP: Light Industry

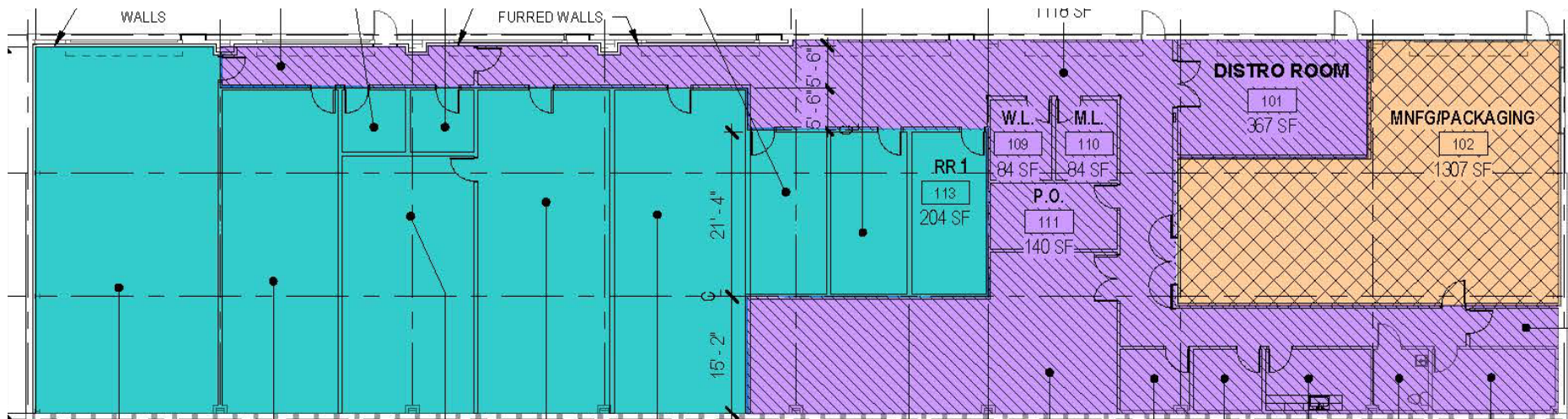


374 Yolanda Ave



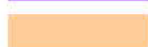
Site plan



374 Yolanda Ave Floor Plan



GROSS SQUARE FOOTAGE

	SUITE A CULTIVATION (4,725 SF)
	SUITE B DISTRIBUTION (3,925 SF)
	SUITE C MANUFACTURING (1,340 SF)

TOTAL (9,990 SF)

374 Yolanda Ave

General operating requirements

- 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 has been reviewed in compliance with the California Environmental Quality Act (CEQA) and it qualifies for:
 - Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 in that it involves minor modifications to an existing facility.
 - Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, in that it permits the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures where only minor modifications are made in the exterior of the structure.

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 374 Yolanda Avenue.

Questions

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