

Appeal of the
Planning Commission's Denial of a
Commission Use Permit to Establish a
Retail Cannabis Storefront Business
& Administrative Use Permit to Establish a
Retail Non-Storefront (Delivery Only)
Cannabis Business at 7616 Pacific Avenue, Unit A5
(P20-0693)

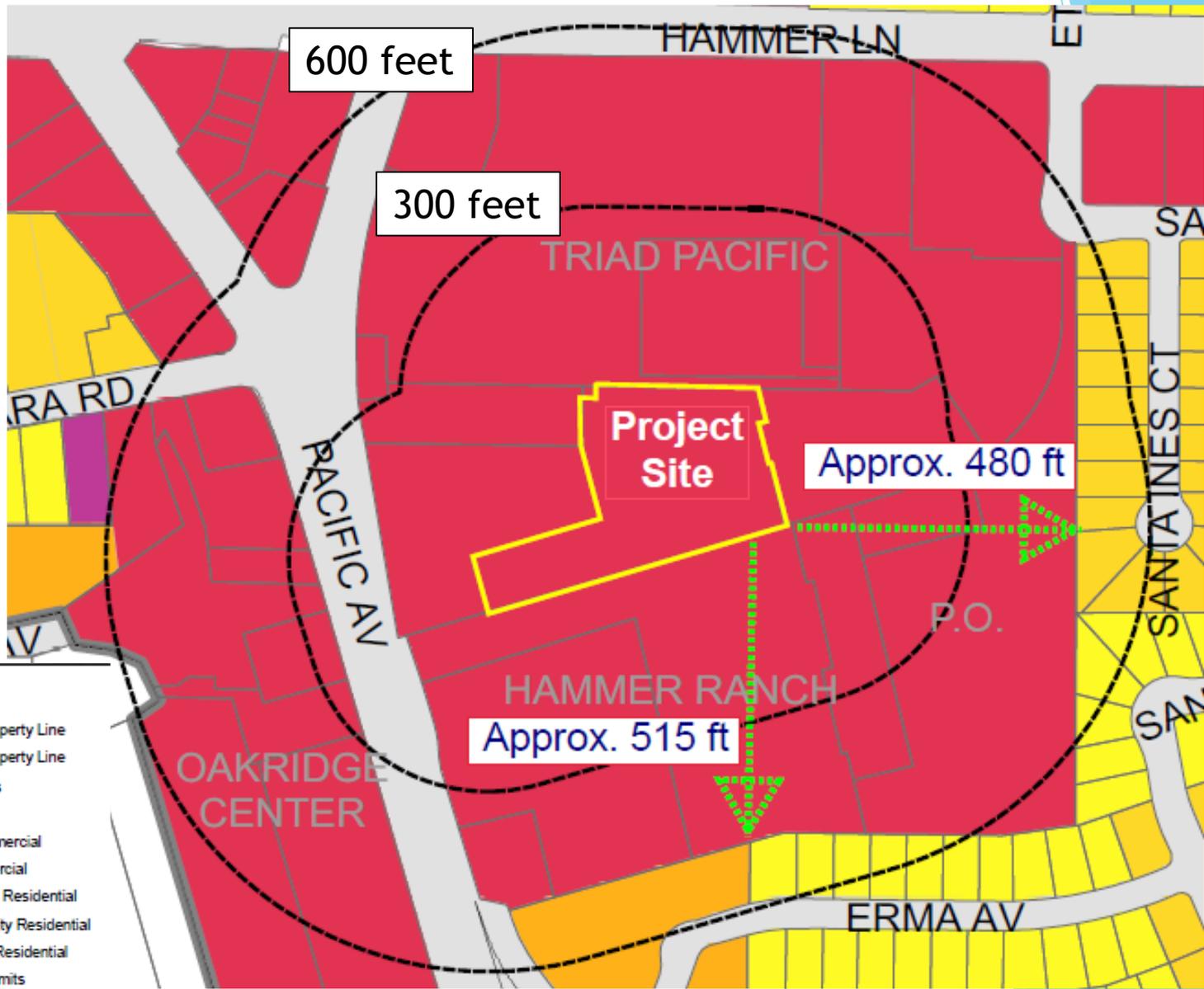
Agenda Item 16.3
City Council Meeting
September 28, 2021

Cannabis Regulatory Program

Title 16 (Development Code)

- ▶ Limited Expansion Process
- ▶ **Retail Storefront**
 - Commission Use Permit
 - Two annually through Lottery Process
- ▶ **Retail Non-storefront (delivery only)**
 - Administrative Use Permit
 - No limit
- ▶ Location requirements
 - 300 feet from residential zones
 - 600 feet from certain uses (e.g., schools, parks)

Project Location



Legend

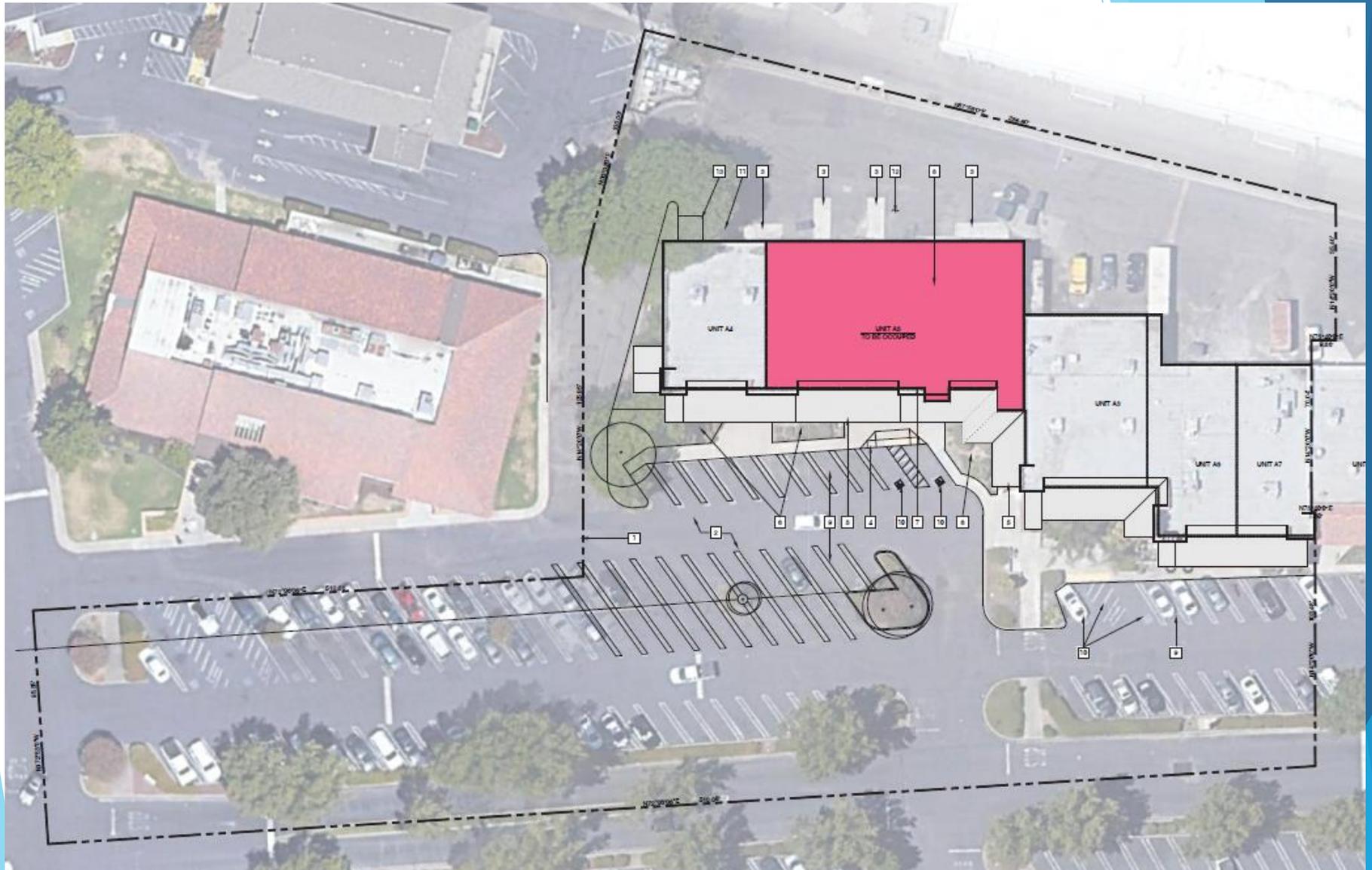
- 300ft from Property Line
- 600ft from Property Line

Zoning districts

ZONE

- General Commercial
- Office Commercial
- Light Density Residential
- Medium Density Residential
- High Density Residential
- County/City Limits

Site Plan



Proposed Uses

- ▶ Retail Storefront Cannabis Business *with* Delivery
- ▶ 6,500-sq. ft. tenant suite
- ▶ 12-15 full-time employees (first year)
- ▶ 20 full-time employees (by third year)
- ▶ Hours of Operation:

Storefront: Monday – Sunday, 8:00 am to 8:00 p.m.

Delivery: Monday – Sunday, 8:00 am to 7:00 pm

Staff Analysis

- ▶ Project adheres to Development Code
 - ✓ Meets all required CUP and AUP findings
- ▶ Project aligns with General Plan:
 - ✓ Orderly, well-planned, and balanced development (Goal LU-6)
 - ✓ Attract and retain companies that offer high-quality jobs with wages that are competitive with the region and state (Goal LU-4)
 - ✓ Provide opportunities for growth and expansion, particularly in infill developments (LU-6.2)
- ▶ Safety & security plan required by condition and with Police Department oversight under Title 5

Planning Commission Action

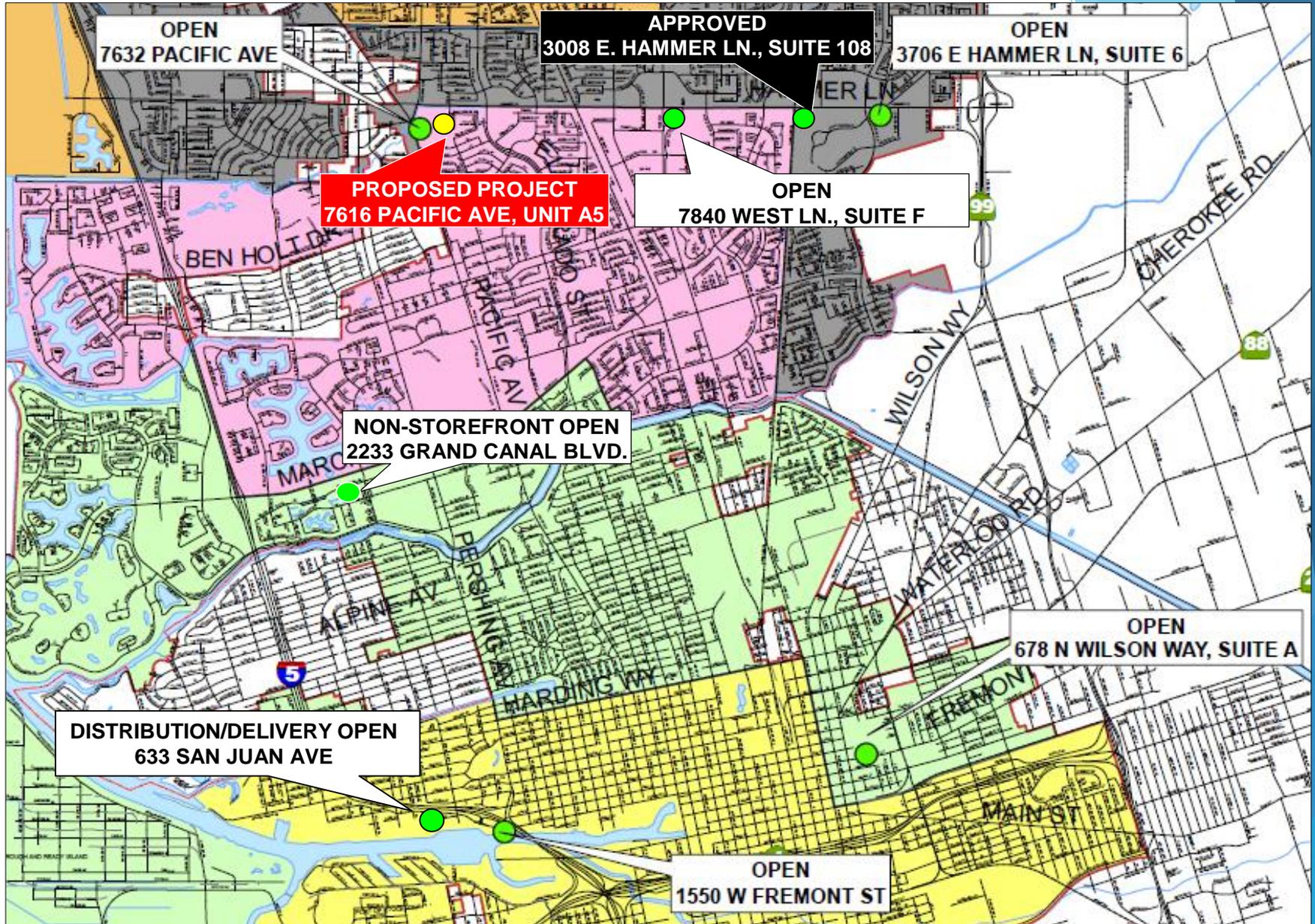
Denied Project for the following reasons:

- ▶ Too close to existing Cannabis Storefront Retailer
 - ▶ Oversaturation in the area
 - ▶ Impacts to viability of existing business (including potential jeopardization of jobs)
- ▶ Potential for increased crime
- ▶ Potential for increased traffic and congestion
- ▶ Impacts to available parking spaces

Proximity



Proximity to Existing Storefronts & Non-Storefronts



Crime Statistics

PD Calls for Service 5/1/2019 to 5/1/2021			
7616 Pacific Avenue (by suite)			
<i>Suite A3</i>	<i>Suite A4</i>	<i>Suite A6</i>	<i>Suite AC10F0</i>
2	1	1	1
7616 Pacific Avenue (without suite identifier)			
923*			
Calls for Service Resulting in a Crime Report			
1			

Call types vary: Welfare Checks, 911 Hang Ups, Vagrants, Robbery/Burglary, Traffic Stops, etc.

* 761 calls attributed to 911 Hang Ups

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Staff Recommendation

Adopt Resolution to overturn the Planning Commission's denial to approve:

- Commission Use Permit, subject to conditions
- Administrative Use Permit, subject to conditions