

COMMISSION USE PERMIT TO ESTABLISH A RETAIL CANNABIS STOREFRONT BUSINESS, ADMINISTRATIVE USE PERMIT TO ESTABLISH A RETAIL NON-STOREFRONT (DELIVERY ONLY) CANNABIS BUSINESS

Agenda Item 5.1
July 8, 2021

Continued Public Hearing from May 13, 2021

Project Site



Application & Proposed Uses

- ▶ Applicant: Heng Heung
 - ▶ 2020 Lottery – General Pool for Retail Storefront Winner
- ▶ Representative: Rajiv Pottabathni
- ▶ Business Name: Jiva SCK LLC
 - ▶ Santa Rosa, San Francisco, Hayward, Union City, San Francisco
- ▶ Retail Storefront Cannabis Business *with* Delivery
- ▶ 6,500-sq. ft. tenant suite
- ▶ 12-15 full-time employees (first year)
- ▶ 20 full-time employees (third year)

Cannabis Regulatory Program

Title 16 (Development Code)

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

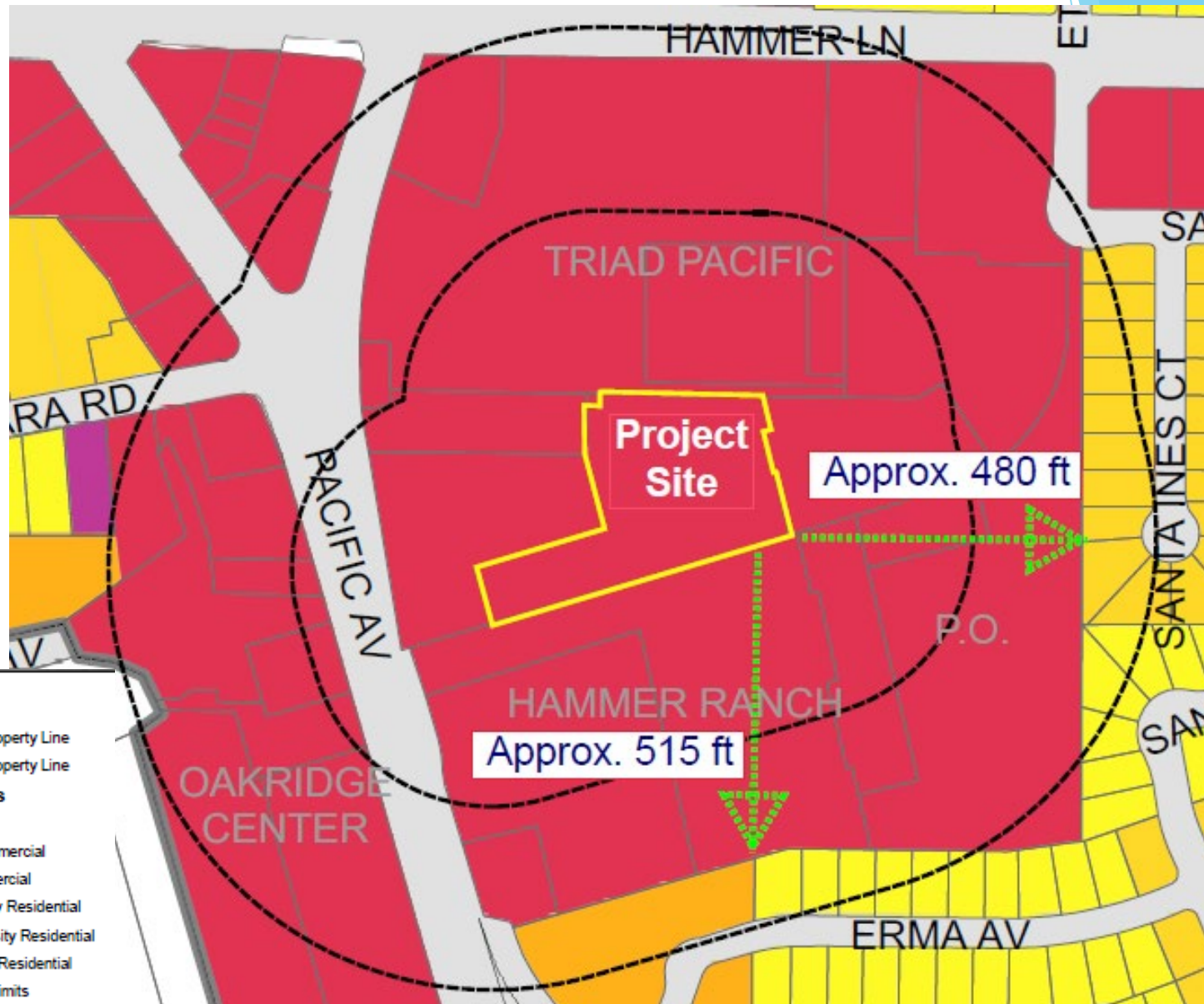
Staff Analysis

- ▶ 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

City's Standards & Review

- ▶ Meets location requirements
 - ▶ Commercial General Zone (CG)
 - ▶ Located within approximately 150 feet of an existing cannabis retail storefront
- ▶ Meets Parking & Landscaping standards
- ▶ Will comply with signage standards
- ▶ Routed internally and no outstanding items or opposition from any department

Project Site



Site Plan



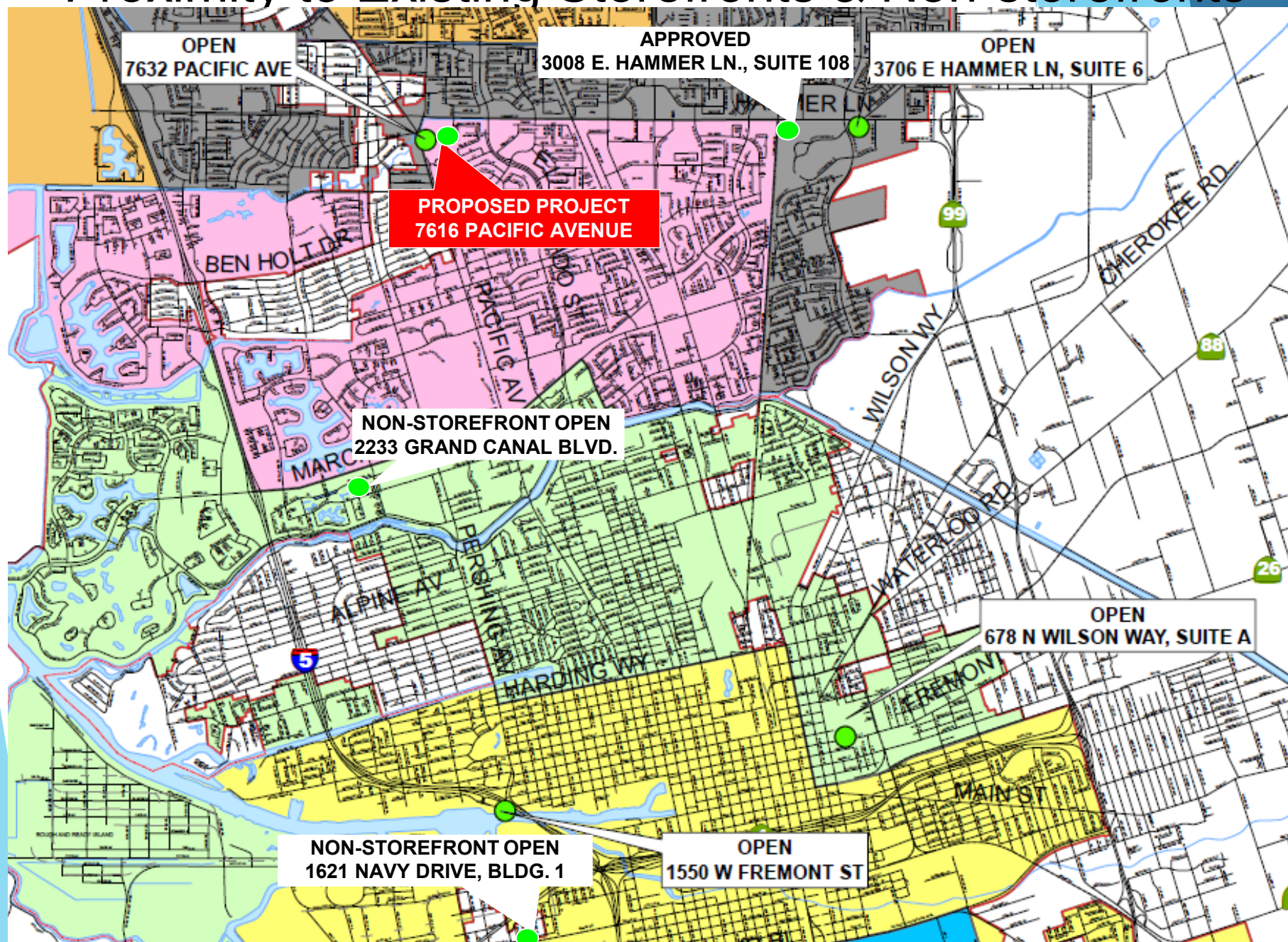
Crime Statistics

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			
2			

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

* 761 calls attributed to 911 Hang Ups

Proximity to Existing Storefronts & Non-storefronts



Staff Recommendation

Adopt Resolution to approve:

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