

**CITY COUNCIL MEETING
TUESDAY, JUNE 19, 2018**

PRESENTATIONS

ITEM 15 – PH 18-044

**PROPOSED DEVELOPMENT OF A 13 LOT
SUBDIVISION AT 24765
HESPERIAN BOULEVARD APPLICANT/OWNER:
THREE CEDARS, LLC
REQUIRING INTRODUCTION OF AN
ORDINANCE AND RESOLUTION TO
APPROVE ZONE CHANGE AND TENTATIVE MAP
(8359), AND RELATED
ENVIRONMENTAL REVIEW (APPLICATION NO.
201605551)**

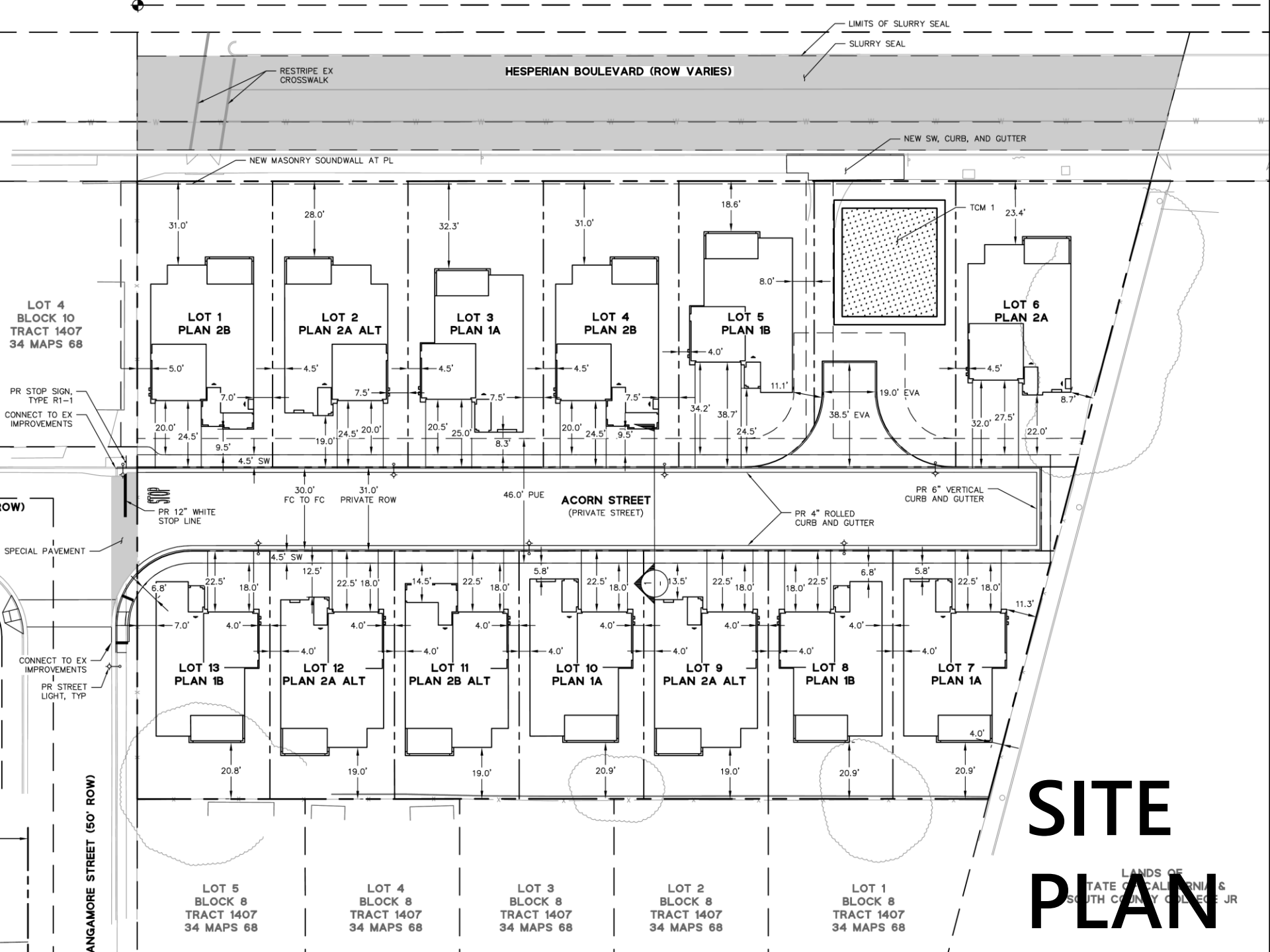


DEVELOPMENT SERVICES

24765 Hesperian Blvd. Development

VICINITY MAP





SITE PLAN

LANDS OF
STATE OF CALIFORNIA &
SOUTH COUNTY COLLEGE JR



ELEVATION '1B' - FARMHOUSE



ELEVATION '1A' - SPANISH



ELEVATION '2B' - FARMHOUSE



ELEVATION '2A' - SPANISH

Zone Change to PD District



- ▶ Consistent with **General Plan Goals and Policies** related to Land Use & Housing Elements.
- ▶ Fulfills purpose and intent of **Planned Development District** and integrates into the surrounding neighborhood.
- ▶ Includes **amenities** such as solar panels, Accessory Dwelling Units, and improvement of the existing sound wall.

CEQA

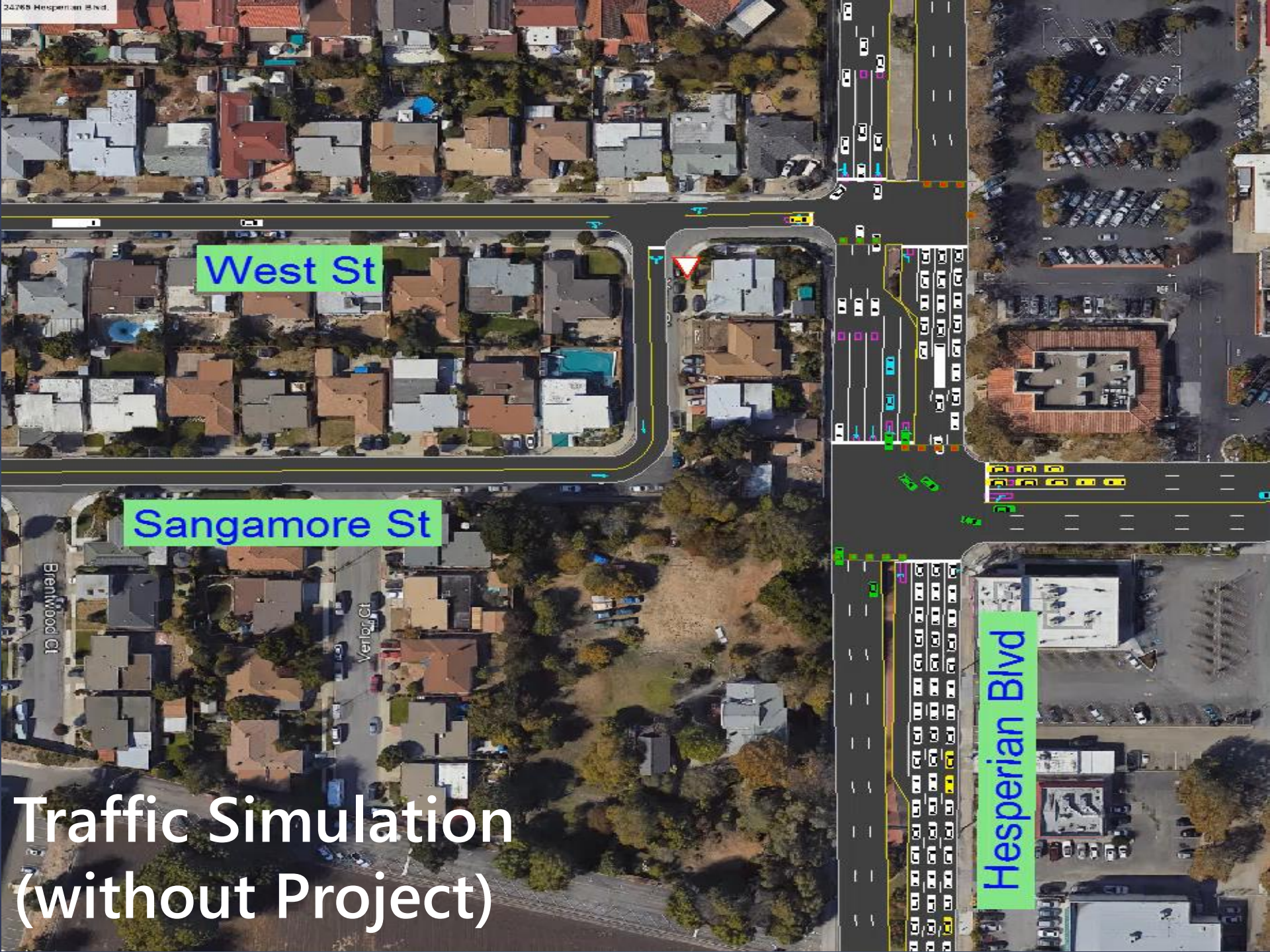


- ▶ Initial Study was prepared and circulated for 20-day public review.
- ▶ Mitigation Measures to reduce all impacts to a level of less than significant were incorporated as conditions of approval of the project.
- ▶ Public comments received on IS/MND revolved around traffic, concerns about construction traffic and impacts, and historic status of the existing home.

Transportation & Access



- ▶ Project Traffic: 12 am peak hour, 16 pm peak hour trips
- ▶ Access
- ▶ Construction Traffic
 - ▶ Traffic Control Plan
- ▶ Conditions of Approval

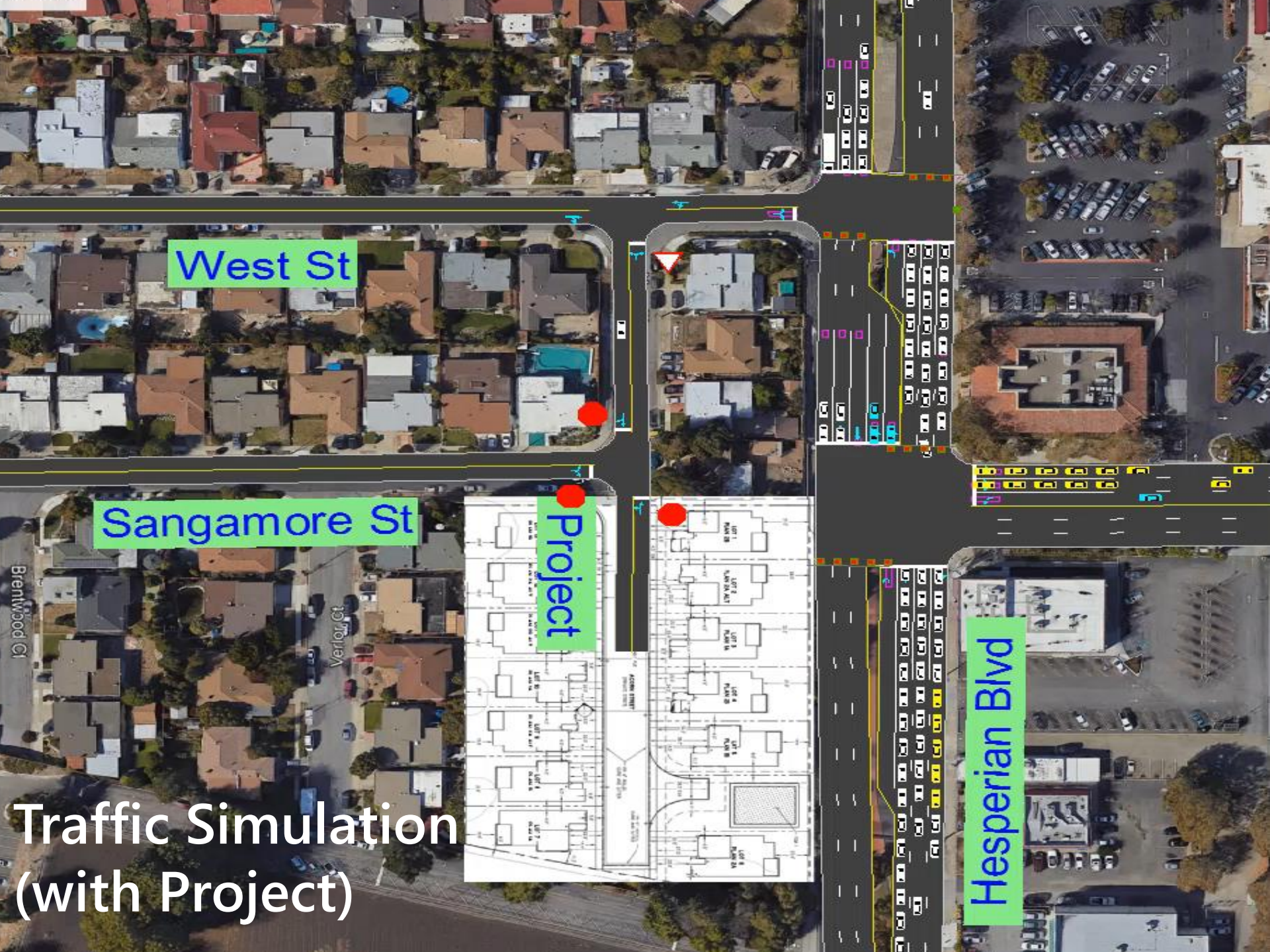


West St

Sangamore St

Hesperian Blvd

Traffic Simulation
(without Project)



West St

Sangamore St

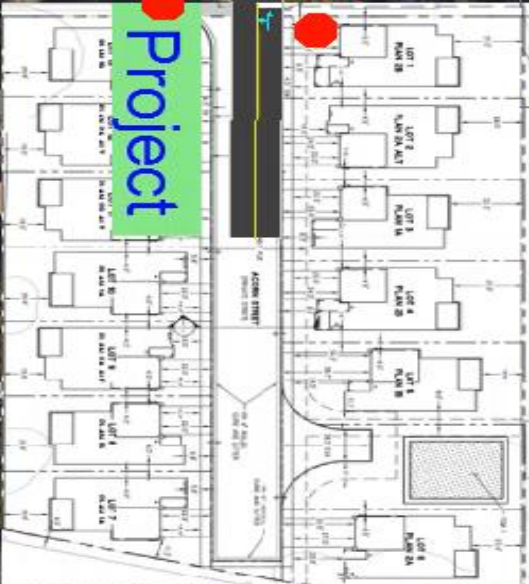
Project

Hesperian Blvd

Traffic Simulation
(with Project)

Brenwood Ct

Verlor Ct

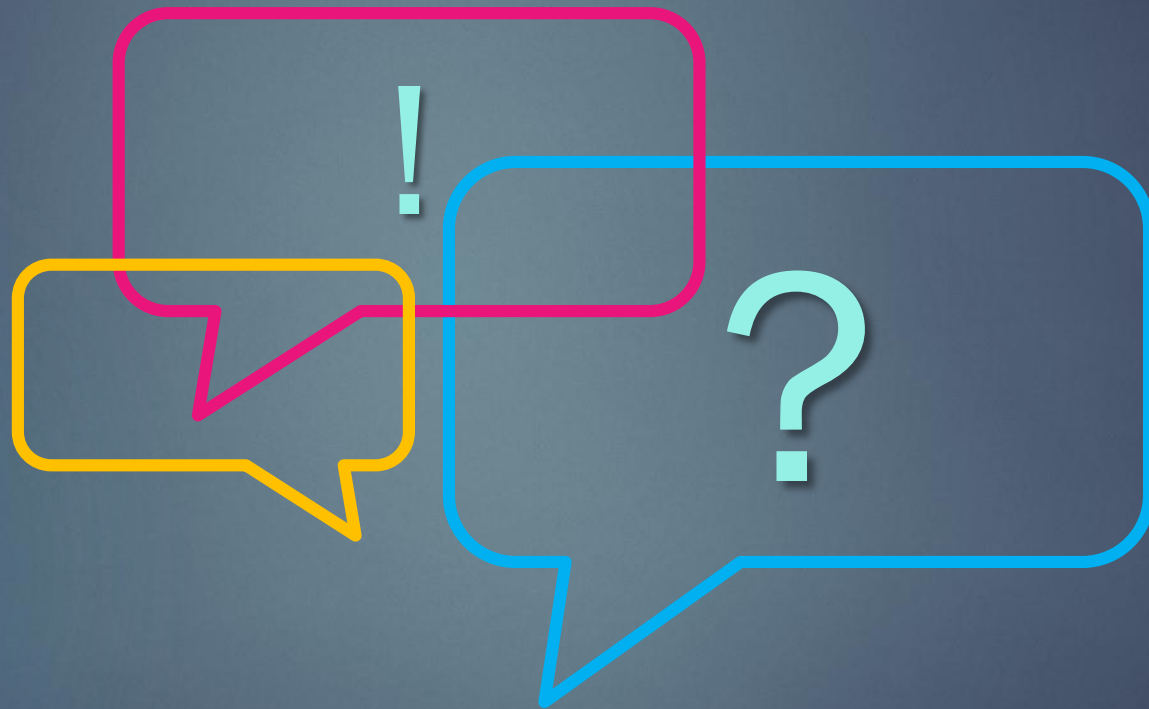


Recommendation



Approve the Proposed Zone Change to Planned Development District and Vesting Tentative Map and Related Environmental Analysis, subject to Recommended Conditions of Approval.

Questions & Discussion



ITEM 20 – LB 18-025

**APPROVAL TO ISSUE A COMMERCIAL
CANNABIS PERMIT TO HARRENS
LAB, INC. FOR A CANNABIS TESTING
LABORATORY**

Commercial Cannabis Permit Program

Approval of Testing Laboratory

Kelly McAdoo, City Manager
June 19, 2018



Recommendation

That the City Council adopt a resolution issuing a Commercial Cannabis Permit to Harrens Lab, Inc for a Cannabis Testing Laboratory

Background

- The City adopted Cannabis Regulations in October 2017
 - Ordinance 17-13 outlined the Request for Proposal process by which the City would select cannabis businesses
- Established an abbreviated process for the Testing Lab RFP
 - Testing Lab applications only requested information on:
 - Proposed Business and Operating Plan
 - Management Experience
 - Safety and Security Plan

Discussion

- Applications were due on January 12, 2018
 - The City only received one (1) application for a testing lab from Harrens Lab, Inc.
- Review of Applications began in March 2018.
 - Harren's Lab application passed review by third party consultants
- City staff interviewed the Harren's application team in late April.

Applicant Background

- Existing Hayward business looking to expanding into new cannabis market
 - Anticipate cannabis clients will be largely distributors and manufacturers with some microbusinesses and cultivators
 - Located at 3507 Breakwater Ave.
- FDA recognized food testing lab
- One of the first testing labs to be accredited by the DEA to test for cannabinoids.
- Active in the Hayward Chamber of Commerce
 - Have hosted students from South Korea

Next Steps

- **If approved, staff will process Harrens Lab's application and confirm that status with the State Bureau of Cannabis Control**
- **Remaining Commercial Cannabis approvals:**
 - **Non-retail permit approvals: June 26, 2018**
 - **Retail permit approvals: July 17, 2018**

Questions?

