


**PLANNING COMMISSION MEETING
THURSDAY, JANUARY 23, 2020**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PUBLIC HEARING Ph#20-003

**AUNT HONEYS
COMMERCIAL CANNABIS DISPENSARY
1147 B STREET**



Conditional Use Permit

Proposed Cannabis Dispensary & Retail Delivery

1147 B St

Planning Commission Public Hearing
January 23, 2020
Edgar Maravilla, Associate Planner



OVERVIEW

- Project location
- History/ Process
- Existing Conditions
- Site Plan
- Floor Plan
- Building/ Site Improvements
- Requirements/ Business Operation
- Zoning Analyses



HISTORY/ PROCESS

On October 2017, City Council Adopted § 10-1.3600 (Cannabis) permitting for:

- Indoor Cultivation; Manufacturing; Testing; Dispensaries, Retail Delivery; and Distribution.

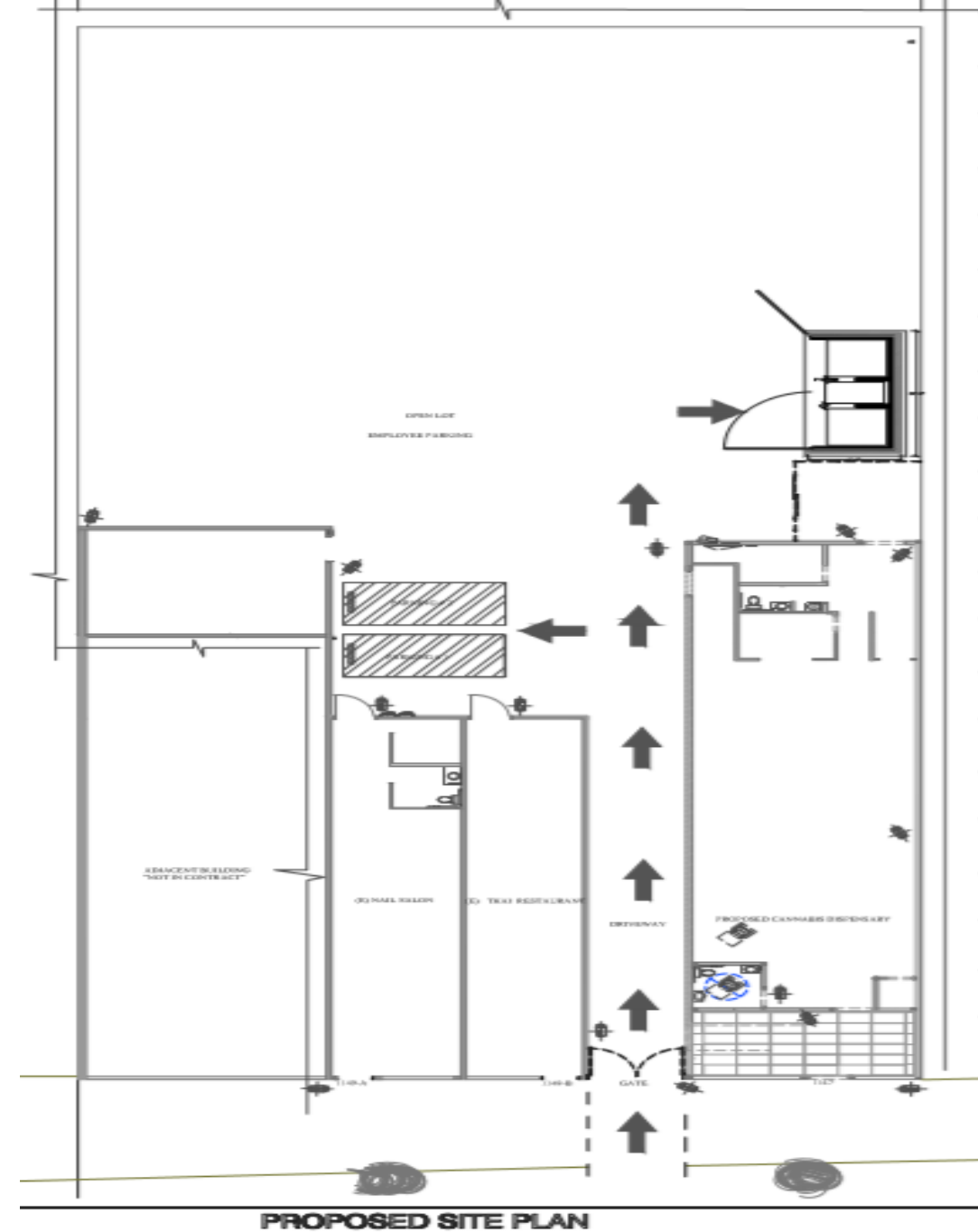
RFP Applicant Process:

- Approval to Submit
 - Criminal Background Investigation
 - Competitive Scoring and Ranking
 - Proposal Interviews
 - City Council Approval

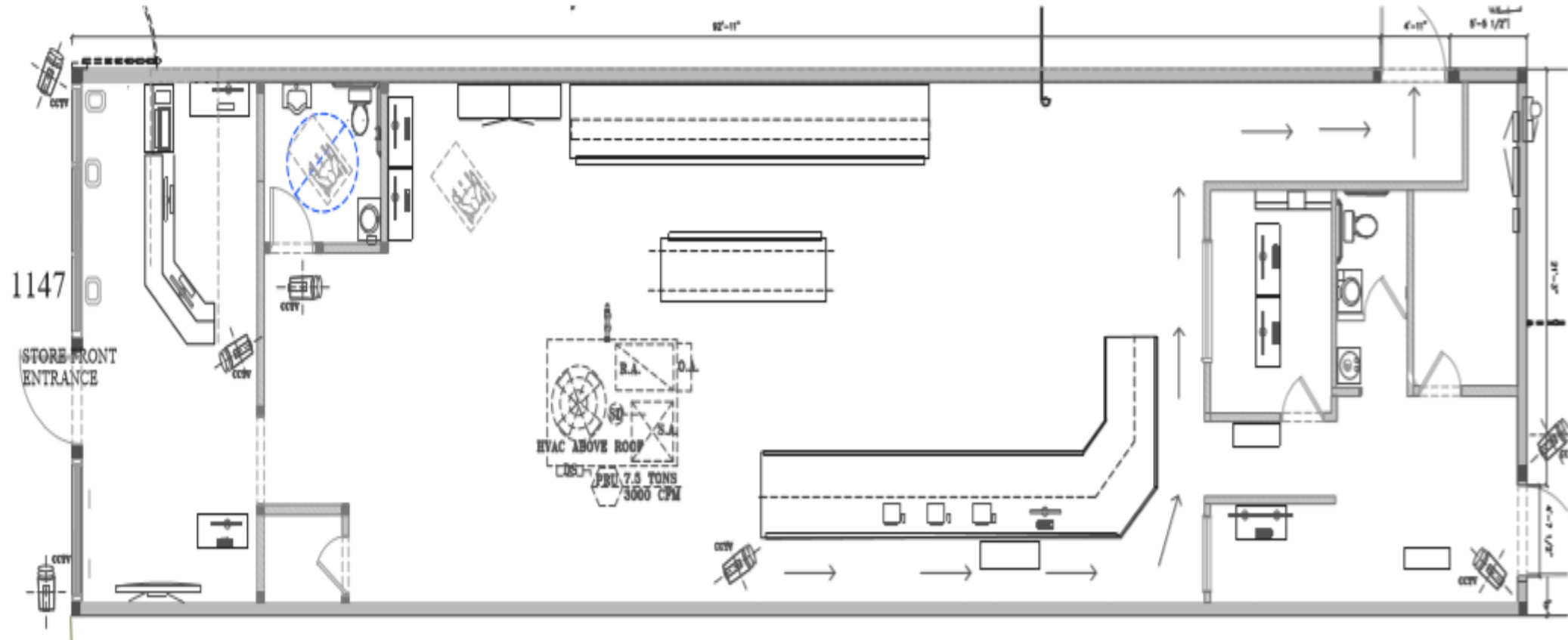
EXISTING CONDITION



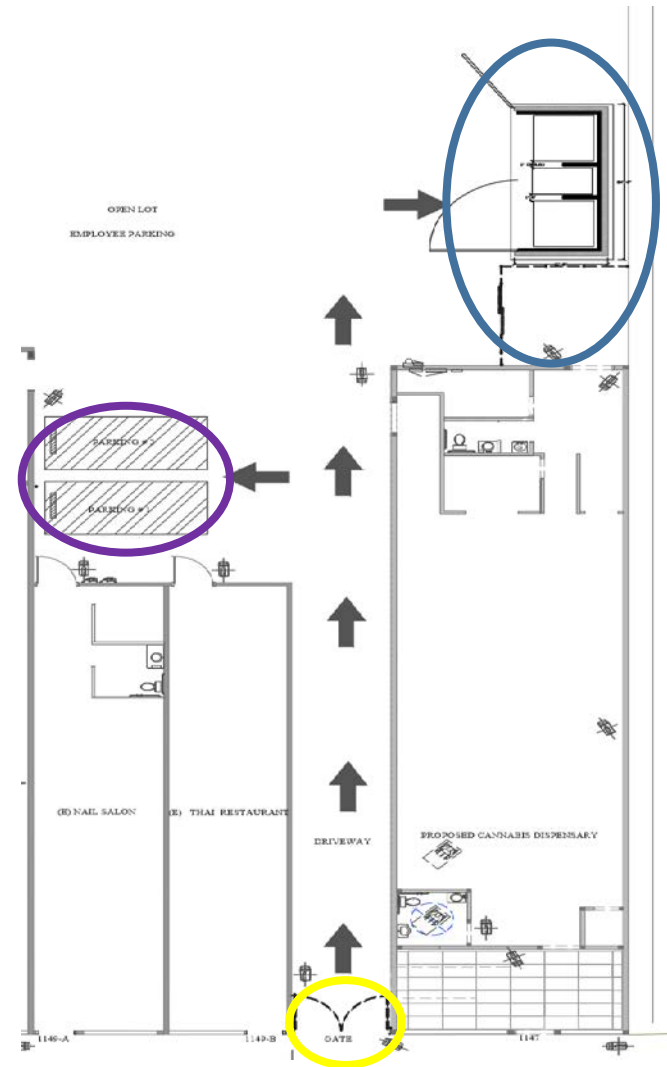
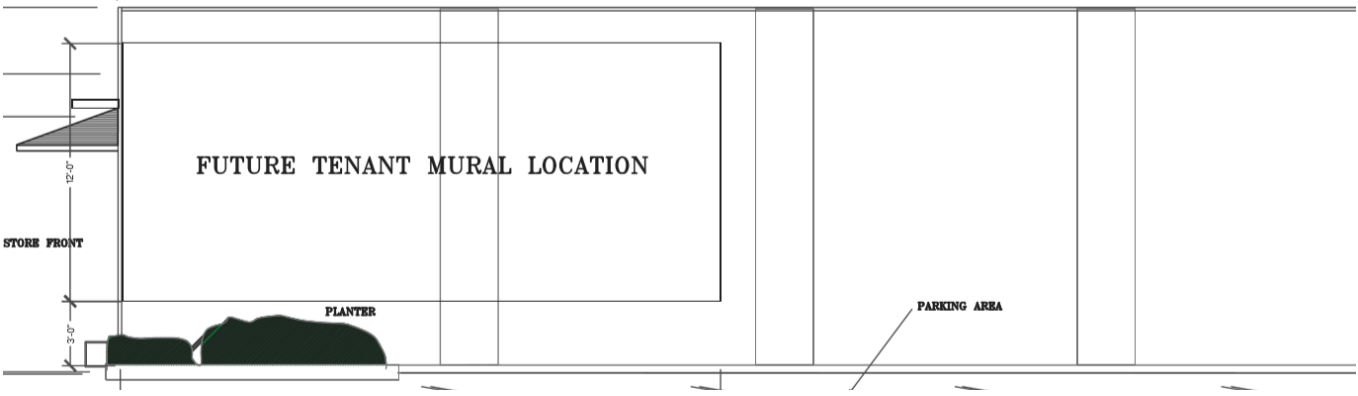
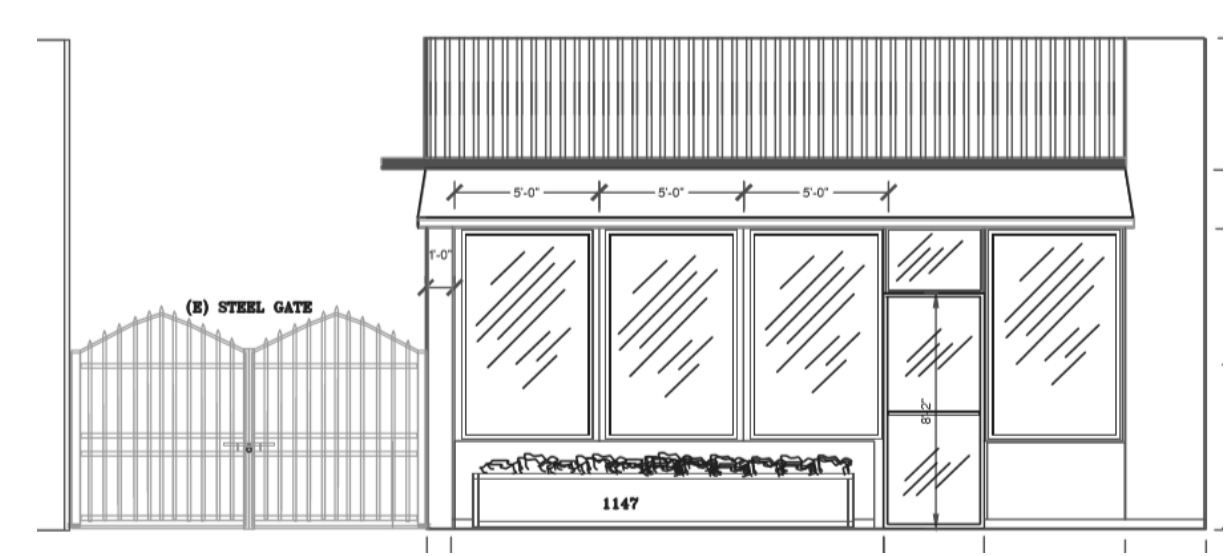
Zoning: Downtown Main St (DT-MS)
General Plan: City Center- Retail & Office
Commercial (CC-ROC)



FLOOR PLAN



SITE IMPROVEMENTS

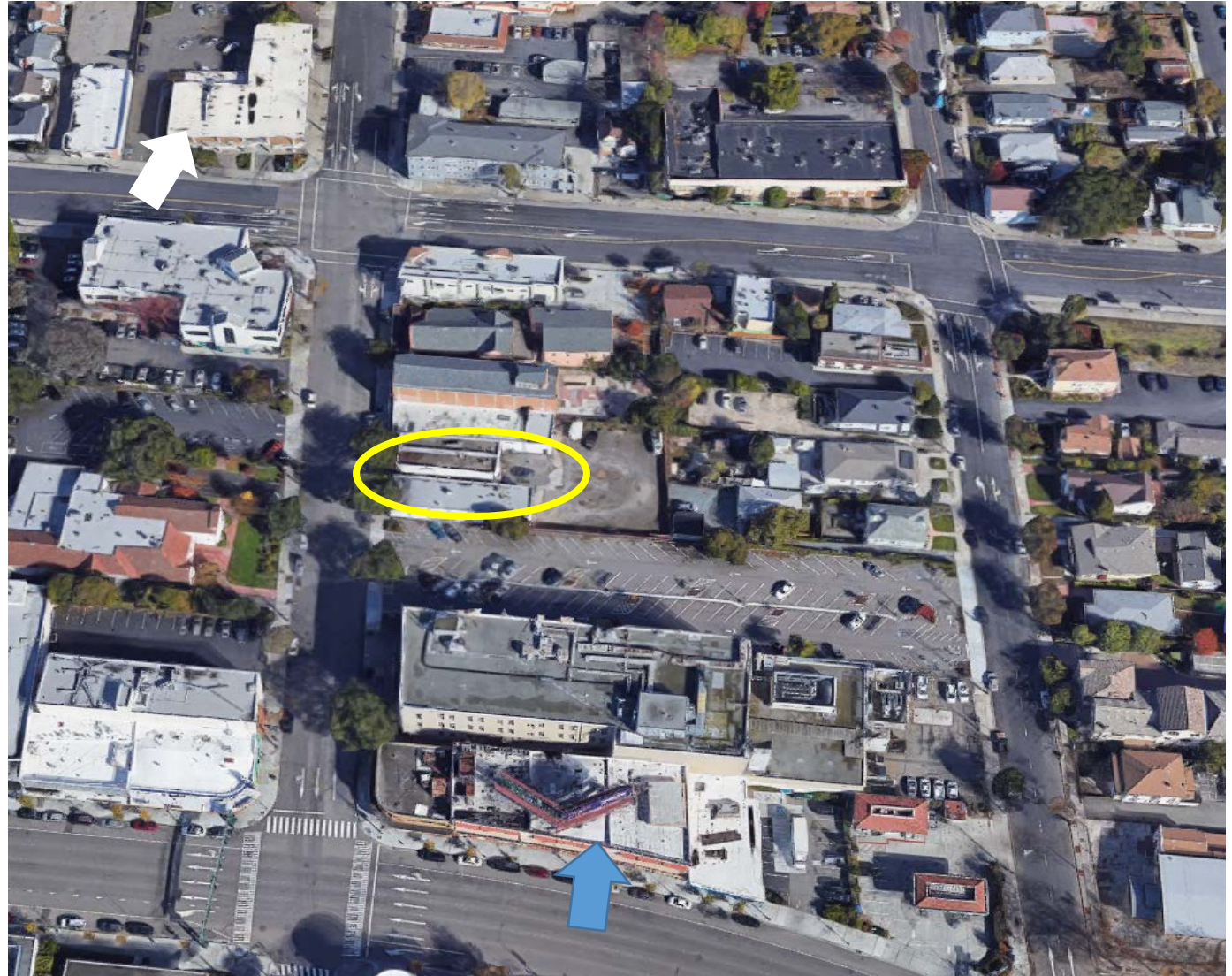


BUSINESS OPERATION

- Cannabis Dispensary & Retailed Delivery
 - Security to card ID's at door (21 & 18)
 - Two Security on site during hrs. of operation
 - Only buy product from State approved businesses.
 - Operate per the hours requested of 9 a.m. to 7 p.m. (Including Delivery)
 - Odor Mitigation Plan stamped by an Engineer (only sealed product)
 - Sustainability Plan Review by the City's Environmental Division
- Community Benefit
 - Hire Local
 - Pay living wages (**\$5 above minimum wage**)
 - Community Resiliency and donate to program such as Downtown Street Team
 - Provide resources and referrals to counseling services (Community Service Manager)
 - Provide an artistic mural
 - Work with City staff to set a path to accomplish proposed community benefits

ZONING ANALYSES

- As proposed, the project would be within 600 feet of two sensitive uses.
 - Kumon Learning Center
 - Kid Breakfast Club
- Pursuant to § 10-1.3603 of the HMC Distance may be reduced:
 - Applicant asking for reduction
- Highlights:
 - Dispensary are only allowed in the Downtown area.
 - More eyes on the street, business will be held to higher standards
 - The front area of building to be used as reception area only



ZONING ANALYSES



- Except for the distance from sensitives buffer, the project would comply with all HMC requirements.
- Security Plan reviewed and approved by HPD
 - 24hr Video Surveillance, Two Security Guards during business hrs., Security Doors, Alarm, Barcode Product & Recordkeeping.
 - HPD allowed to modify security plan if deemed necessary
- Project exempt from CEQA: Pursuant to Section 15301 Modification to existing facility.

A nighttime aerial photograph of a city, likely Hayward, California. A large bridge with illuminated towers spans a body of water in the background. The city lights are visible in the middle ground, and rolling green hills are in the foreground. The sky is a deep blue with some light clouds.

STAFF RECOMMENDATION:

- **Planning Commission recommend approval of the CUP, Findings and Conditions to City Council.**
- Next Steps:
 - Planning Commission recommendation to be taken to City Council for final determination.

PRESENTATION

ITEM #2 PUBLIC HEARING

Ph#20-004

**HIDDEN FARMS
CANNABIS CULTIVATION
3166 DIABLO AVENUE**



Conditional Use Permit

Proposed Cannabis Cultivation Facility

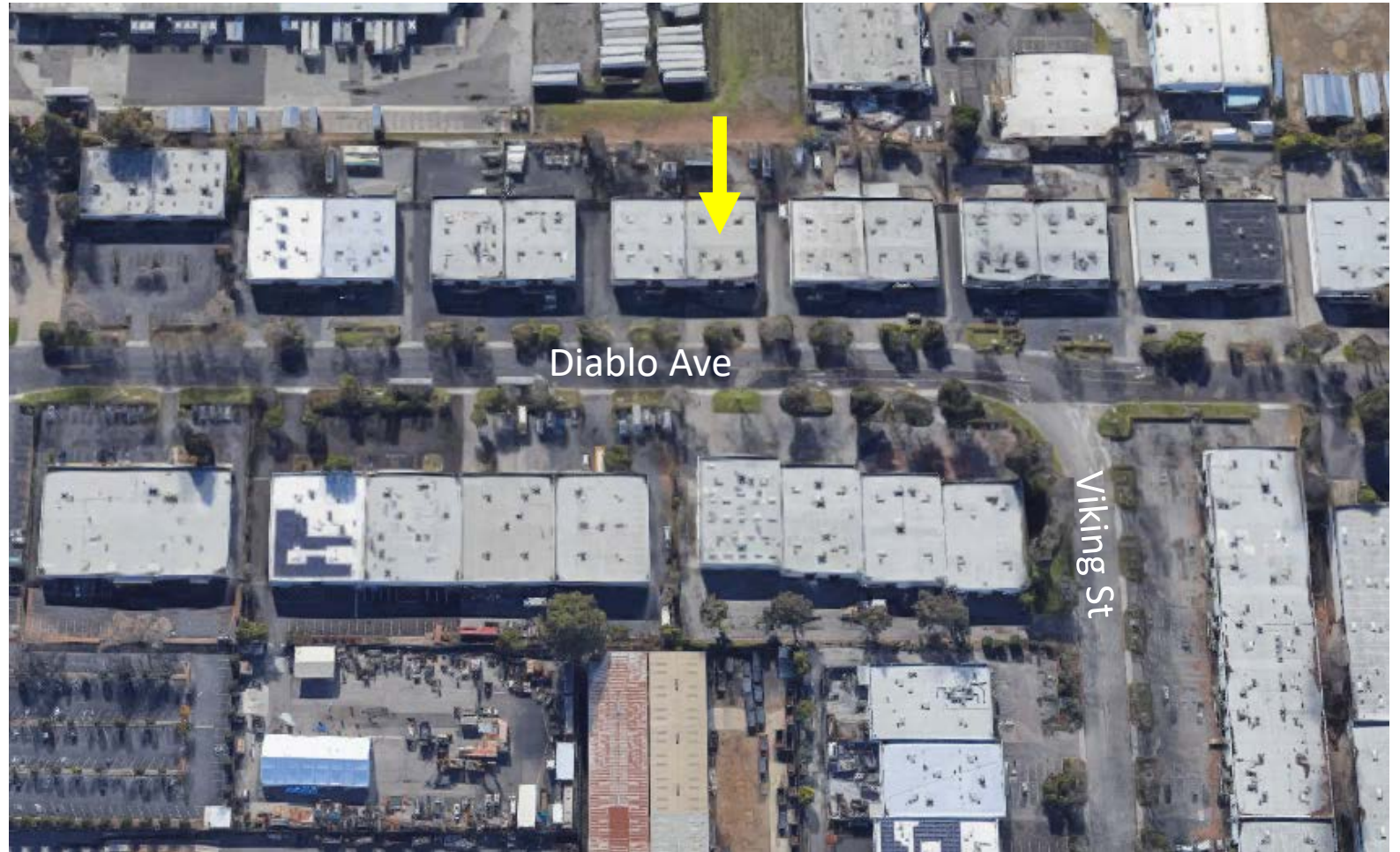
3166 Diablo Avenue

Planning Commission Public Hearing
January 23, 2020
Edgar Maravilla, Associate Planner



OVERVIEW

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HISTORY/ PROCESS

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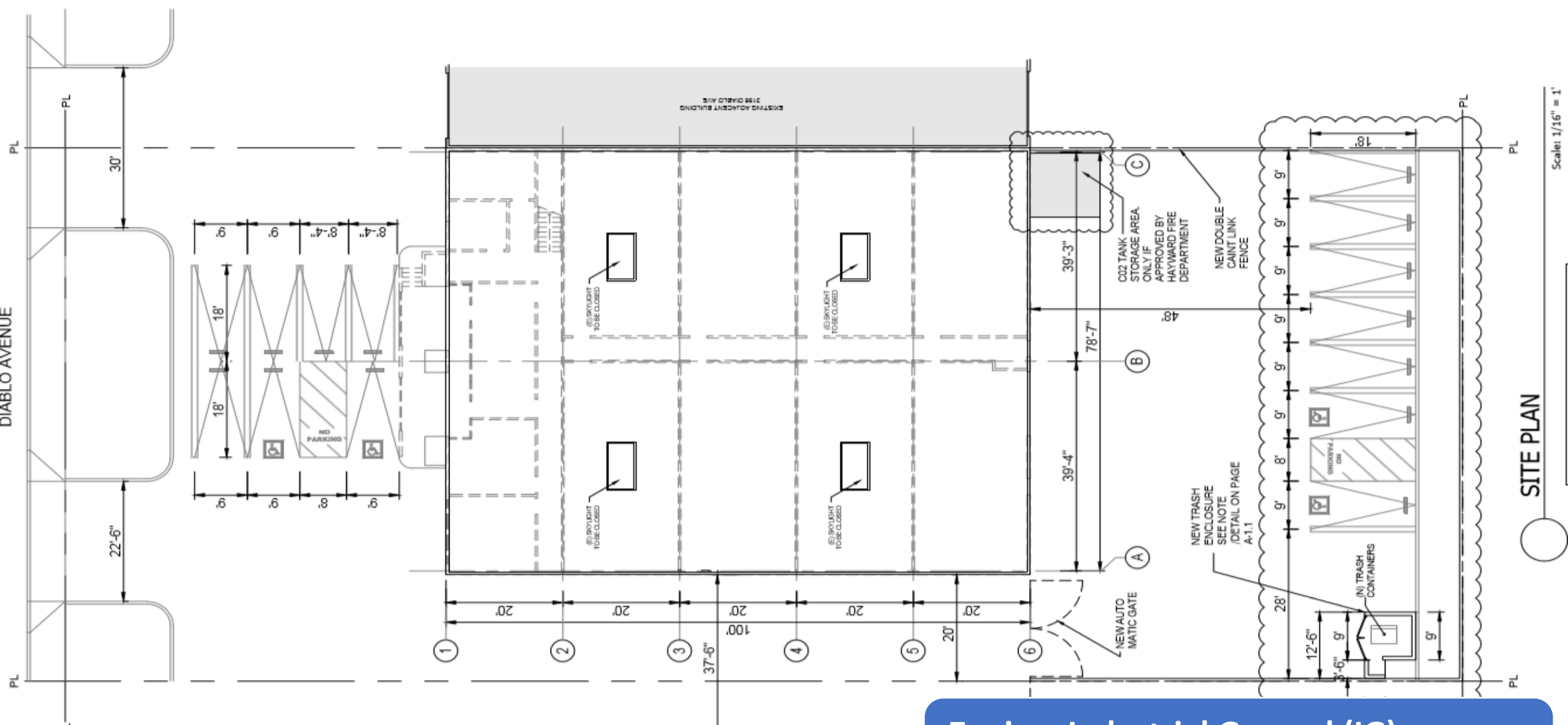
- Indoor Cultivation; Manufacturing; Testing; Dispensaries, Retail Delivery; and Distribution.

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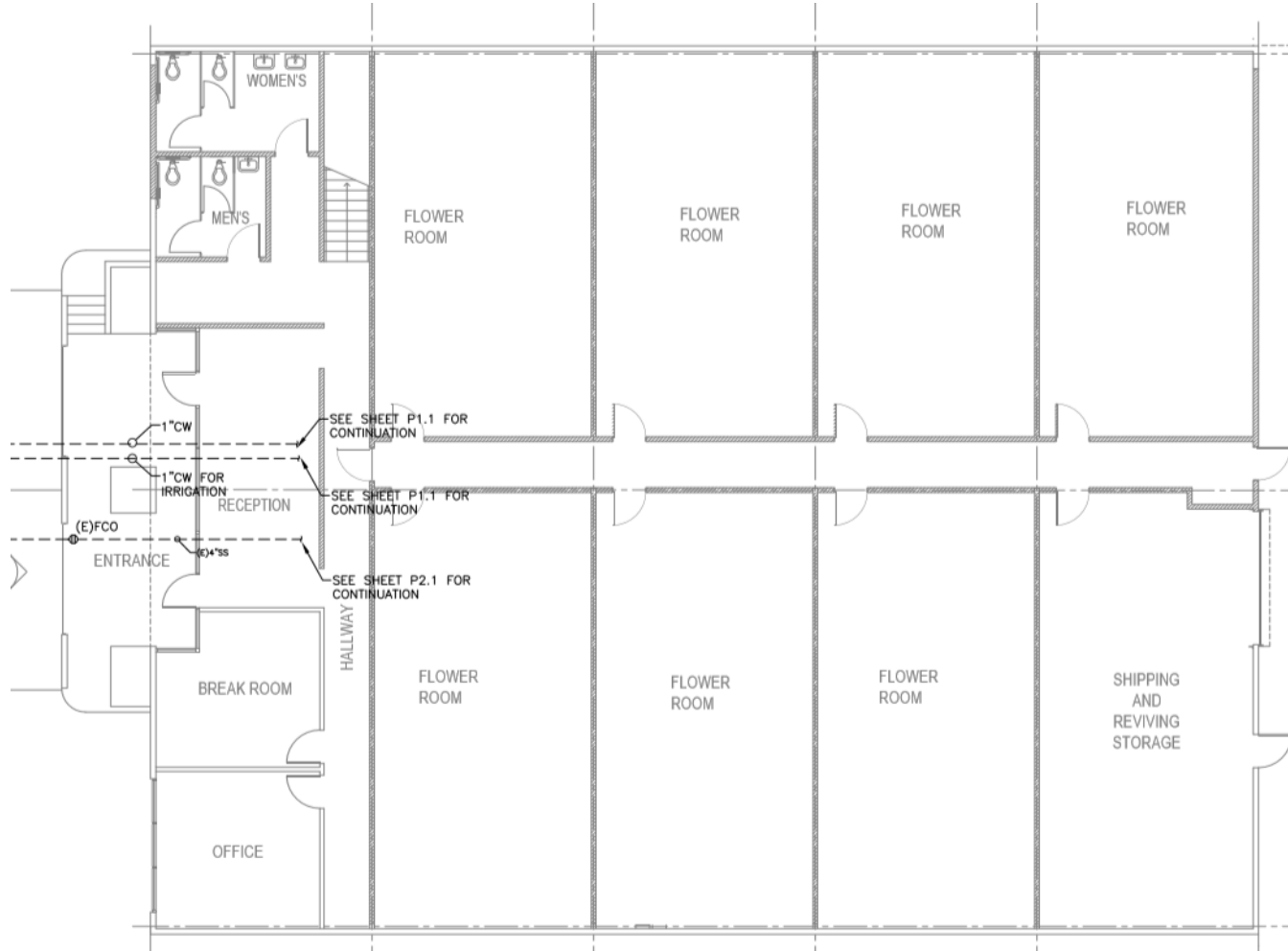
EXISTING CONDITION





Zoning: Industrial General (IG)
General Plan: Industrial Corridor (IC)

FLOOR PLAN

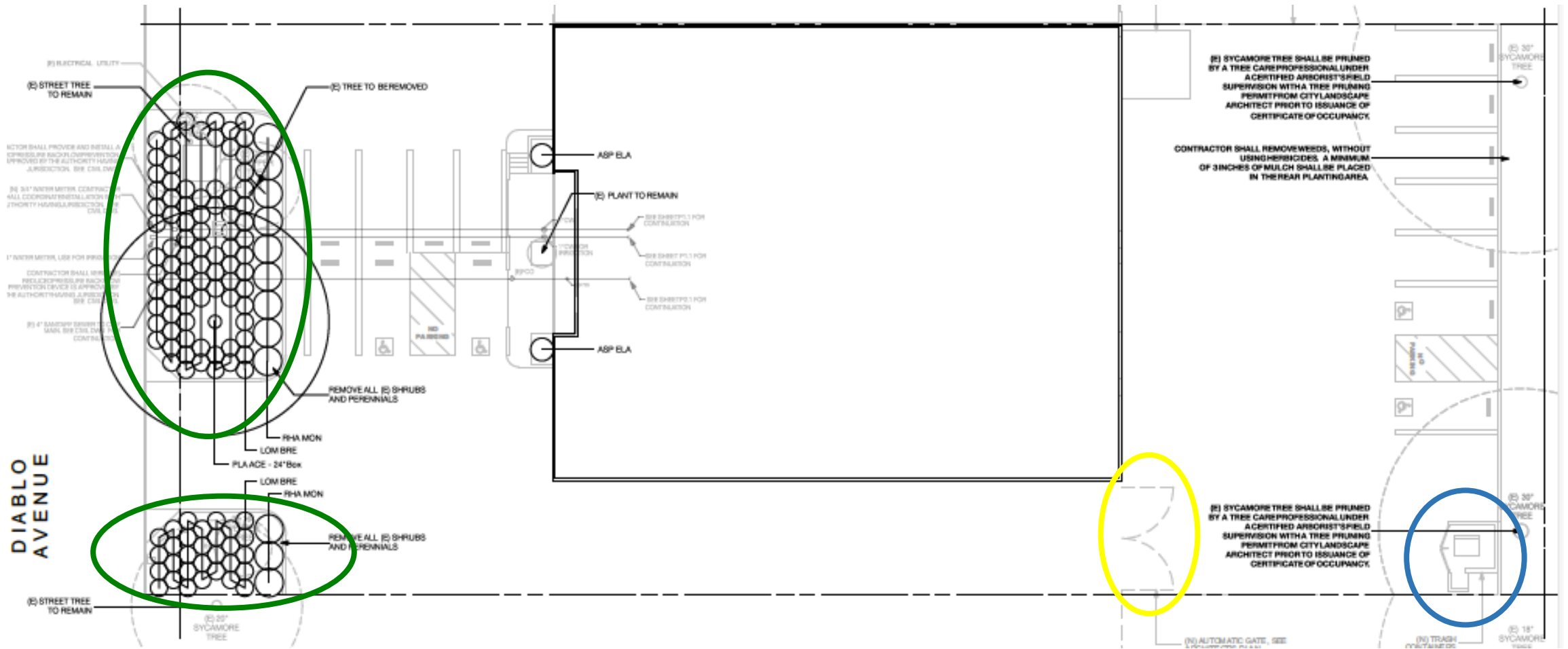


1st Floor



2nd Floor Mezzanine

SITE IMPROVEMENTS



BUSINESS OPERATION

- Cannabis Cultivation
 - **No** store front retail sale of cannabis.
 - **Not** open for public access.
 - Only conduct business with other State approved businesses.
 - Operate per the hours requested of 9 a.m. to 5 p.m.
 - Odor Mitigation Plan stamped by an Engineer
 - Sustainability Plan Review by the City's Environmental Division
- Community Benefit
 - Hire Local
 - Pay living wages (**\$7above minimum wage**)
 - After school program (rebuilding of vehicle)

ZONING ANALYSES



- Complies with HMC requirements for cultivation facility
- Not within 600 feet of any sensitive use
- Security Plan reviewed and approved by HPD
 - 24hr Video Surveillance, Security Guard (during/after), Security Doors, Alarm, Barcode Product & Recordkeeping.
 - HPD allowed to modify security plan if deemed necessary
- Project exempt from CEQA: Pursuant to Section 15301 Modification to existing facility.

STAFF RECOMMENDATION:

Planning Commission approve the Conditional Use Permit for a cannabis cultivation facility based on the required Findings and subject to the Conditions of Approval.

- If Approved Next Steps:
 - Applicant will proceed to state licensing;
 - Submit for a Building Permit; and
 - Issuance of an Operator Permit & Business License