
Conditional Use Permit Application

Proposed Commercial Cannabis Retail Dispensary with Ancillary Delivery Services

Located at 22701 Foothill Boulevard and 1055 C Street

Planning Commission Public Hearing
October 8, 2020
Marcus Martinez, Associate Planner



CANNABIS REGULATIONS OVERVIEW

Nov 2017

Council adopted Land Use Ordinance

- Ordinance authorize establishment of cannabis businesses in Hayward with a maximum of 3 retail dispensaries in Downtown;

Late 2018

Issue of Cannabis Permits

- City Manager's Office conducted RFP process interviews and issues Cannabis Permits for all sectors;

March 2019

Buffer Requirements Amended

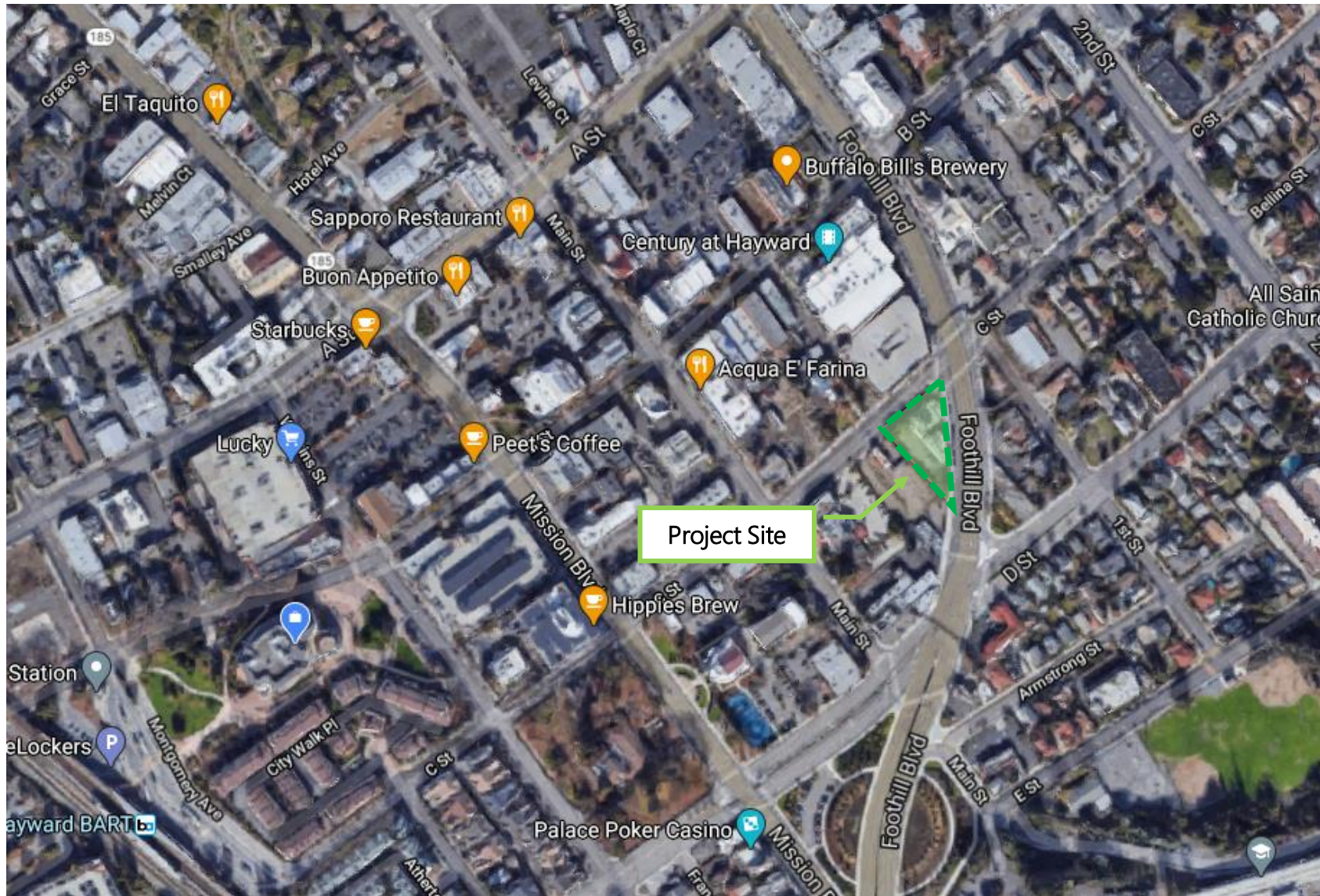
- Council adopted amendments to land use regulations to reduce minimum distances between cannabis dispensaries and between cannabis dispensaries & sensitive uses.

Fall 2020

Process Land Use Applications

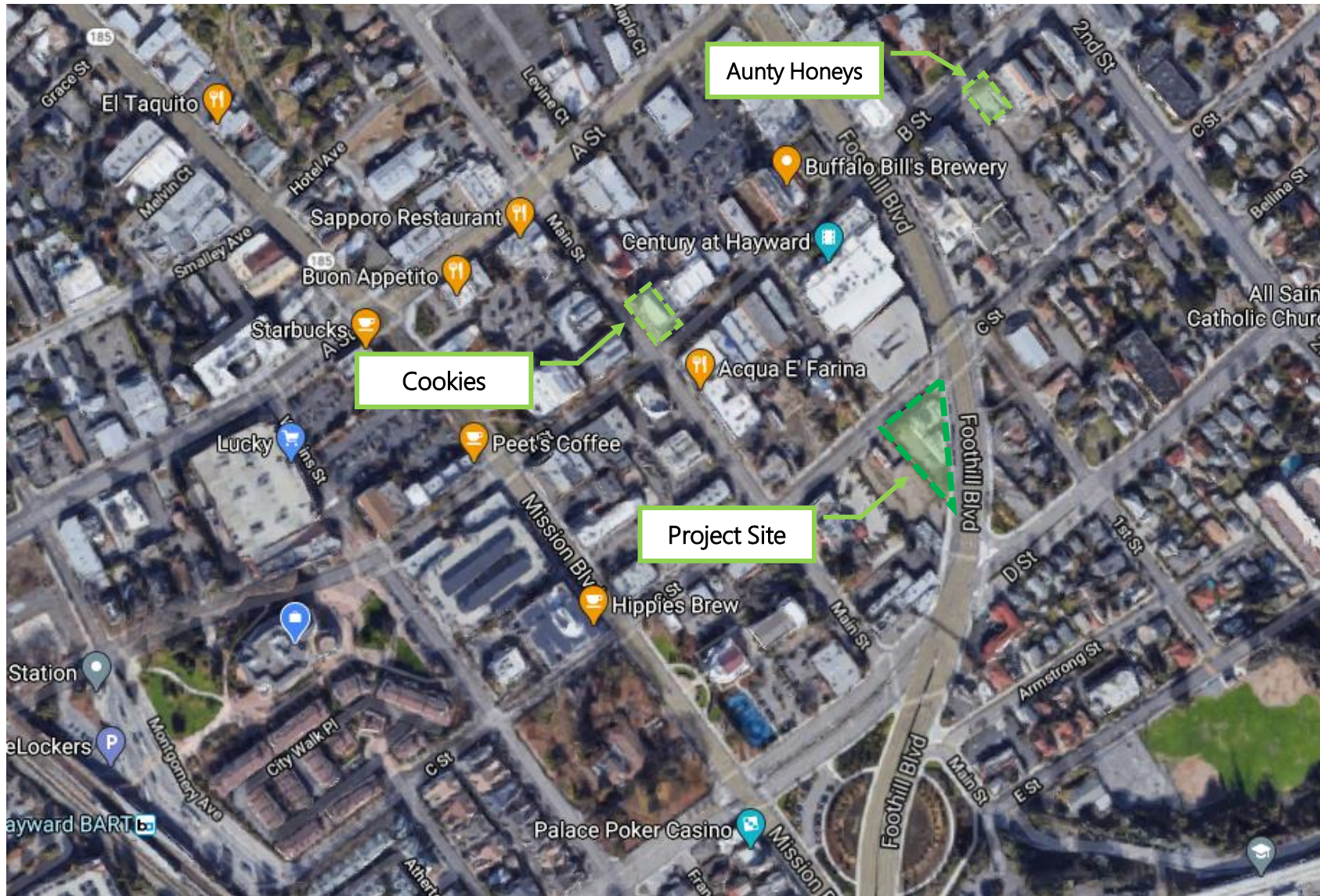
- Public hearings for JIVA





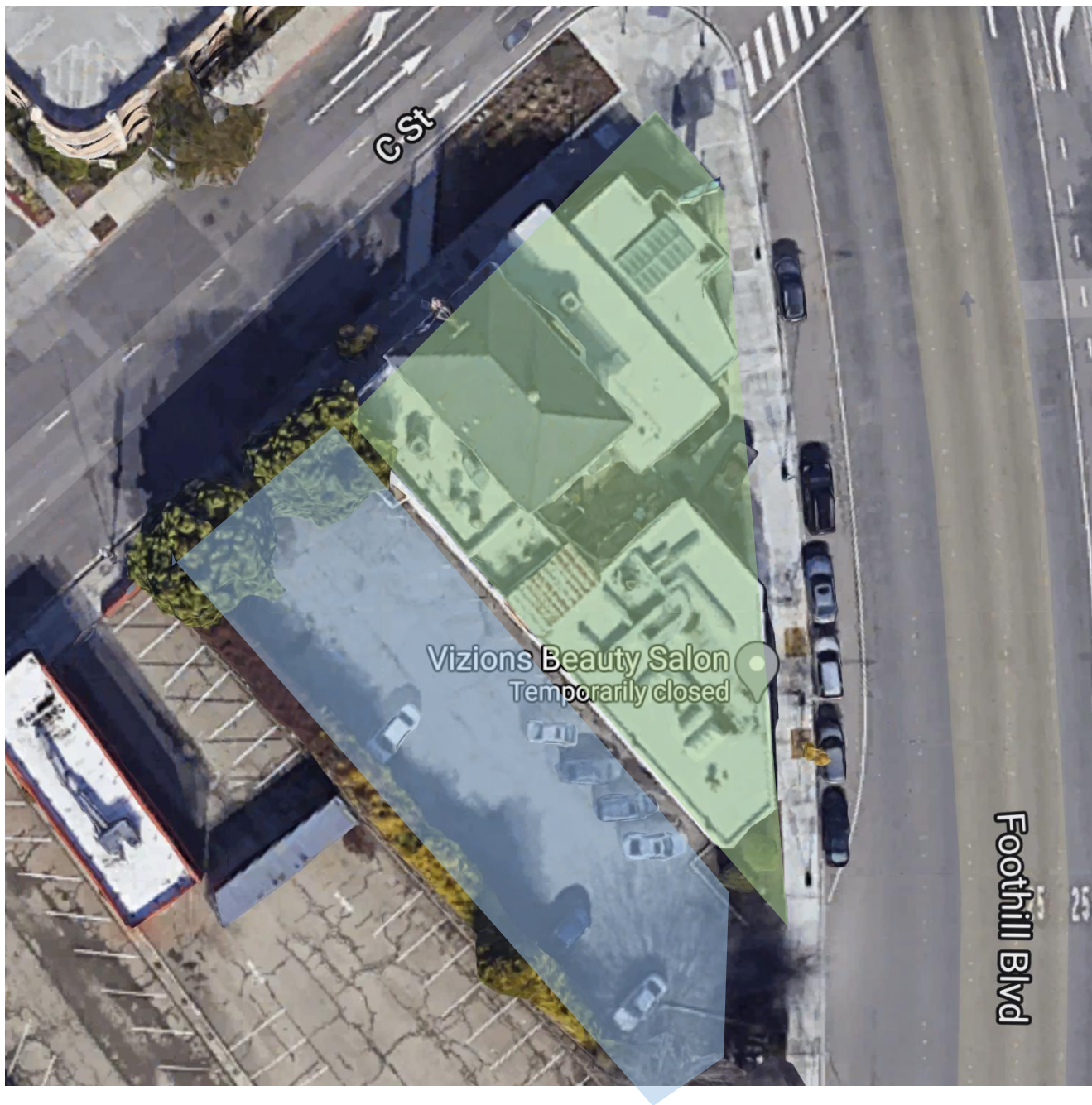
VICINITY MAP

- ✓ Downtown Specific Plan Area
- ✓ Prominent Corner of C Street and Foothill Boulevard
- ✓ Last of 3 Retail Dispensary Locations in Downtown



VICINITY MAP

- ✓ Downtown Specific Plan Area
- ✓ Prominent Corner of C Street and Foothill Boulevard
- ✓ Last of 3 Retail Dispensary Locations in Downtown



PROJECT SITE

- ✓ Two Parcels; One Building Used
- ✓ 22701 Foothill Boulevard (Building) and 1055 C Street (Parking Lot)
- ✓ 0.45-Acre Total Site

Zoning District:

- ✓ Downtown Main Street (DT-MS)

General Plan Land Use Designation:

- ✓ City Center Retail and Office Commercial (CC-ROC)



PROJECT SITE

- ✓ Two Parcels; One Building Used
- ✓ 22701 Foothill Boulevard (Building) and 1055 C Street (Parking Lot)
- ✓ 0.45-Acre Total Site

Zoning District:

- ✓ Downtown Main Street (DT-MS)

General Plan Land Use Designation:

- ✓ City Center Retail and Office Commercial (CC-ROC)

PROJECT SUMMARY



Requested Approval (Application Type)

- Conditional Use Permit
- Reduction in Sensitive Land Use Buffer

Project Scope

- New commercial cannabis retail dispensary with ancillary delivery services;
- Significant exterior remodel and tenant improvement for existing commercial building; and
- Related site improvements included new landscaping, parking upgrades, exterior lighting, etc.

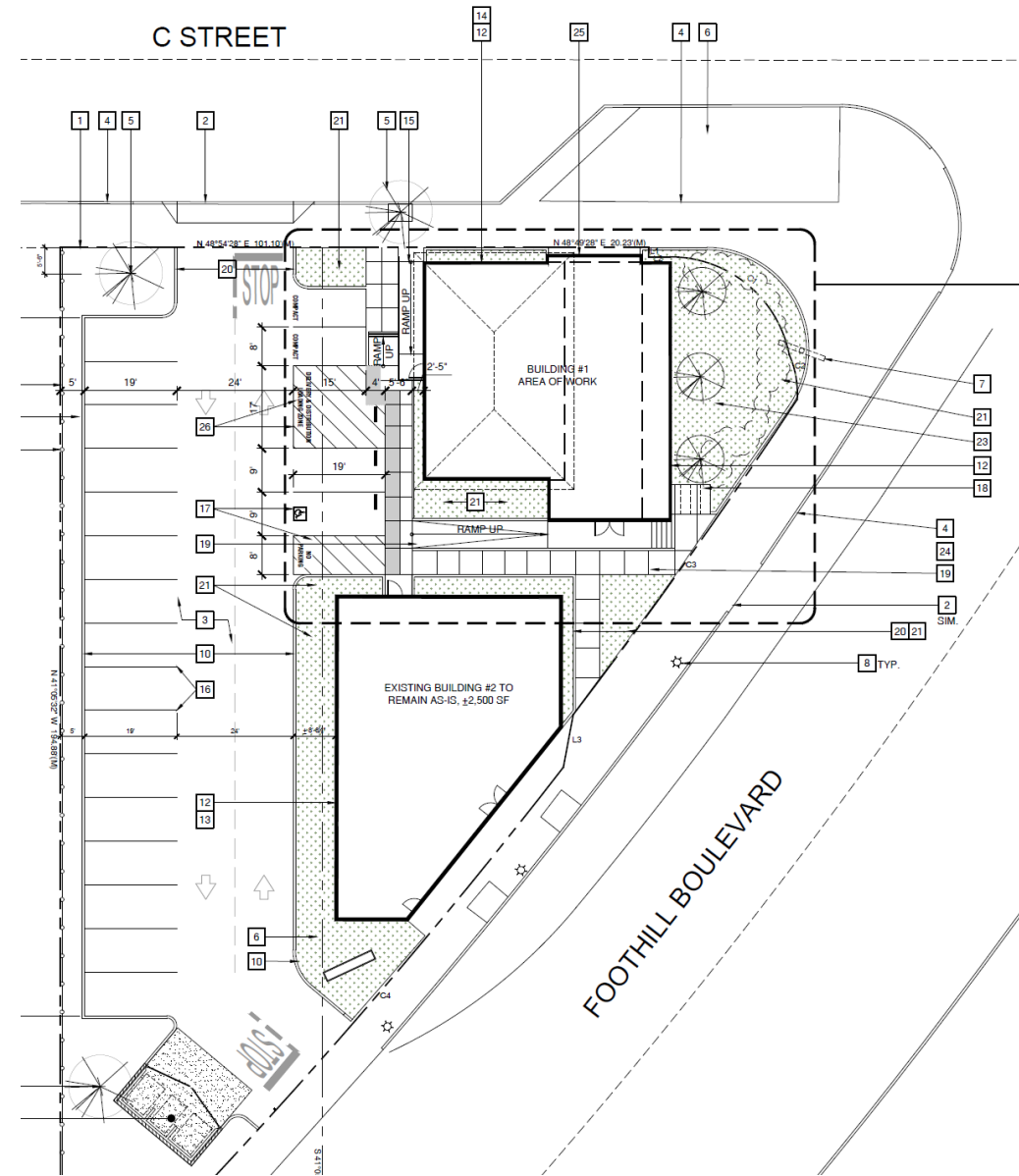


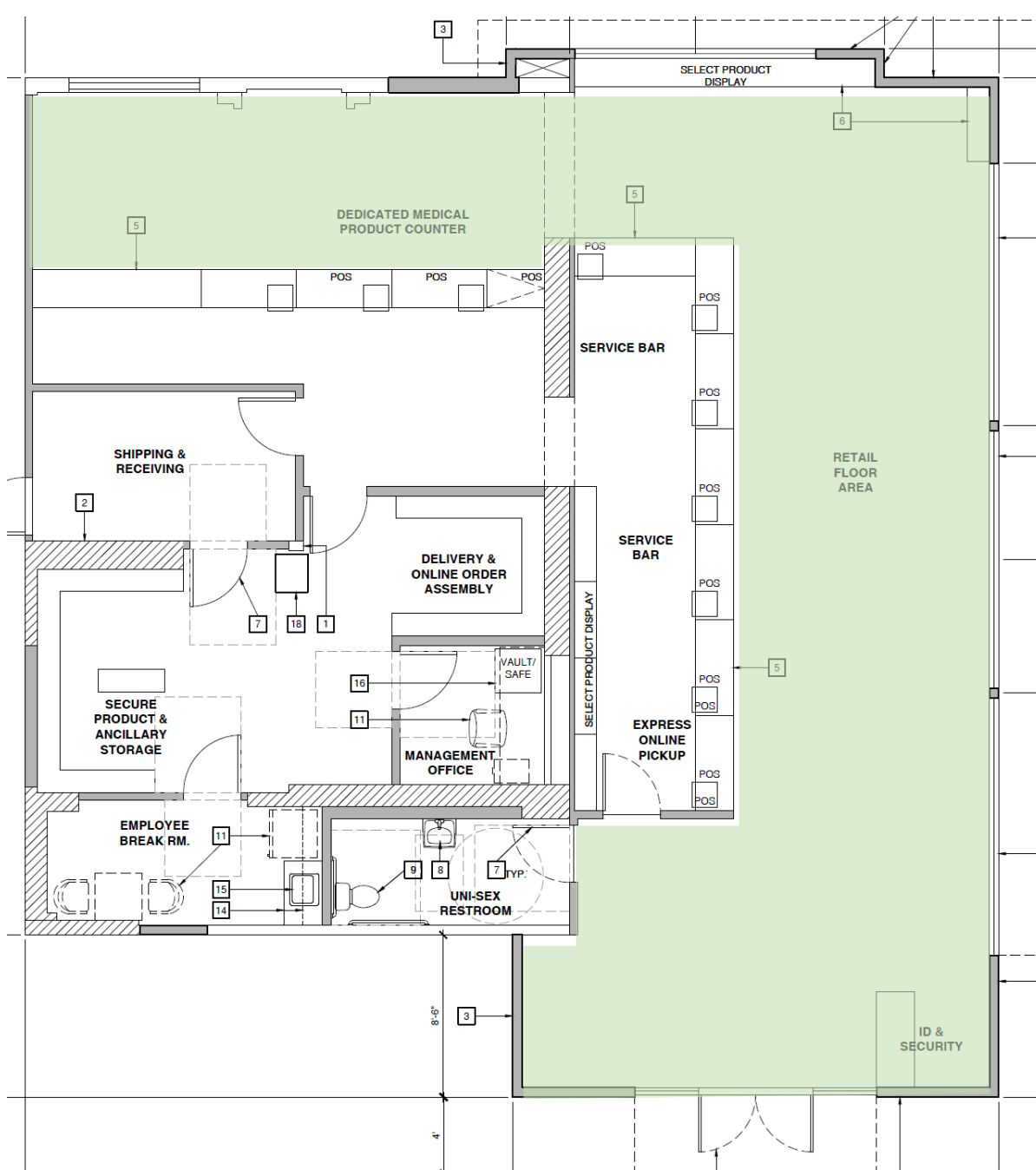
BUSINESS OPERATIONS

- ✓ Proposed cannabis retail dispensary with ancillary delivery services within the existing commercial building;
- ✓ Retail sales of cannabis and cannabis-related products such as flowers, concentrates, beverages, edibles, etc. for individuals of legal age (21 for recreational and 18 for medical use)
- ✓ Hours of Operation: 9 a.m. to 9 p.m., daily
- ✓ Two security guards on-site during business hours
- ✓ Required to implement security plan and odor mitigation plan

PROJECT SITE PLAN

- Demolition of dilapidated portions building (i.e. patio enclosure and rear of building towards parking lot)
- Create new entrance and paseo linking parking lot and Foothill Boulevard
- Site Parking and Circulation
 - Modified parking lot from one-way traffic to two-way;
 - 20 off-street automobile spaces;
 - 4 bicycle parking spaces; and
 - Dedicated delivery and distribution loading zone for business





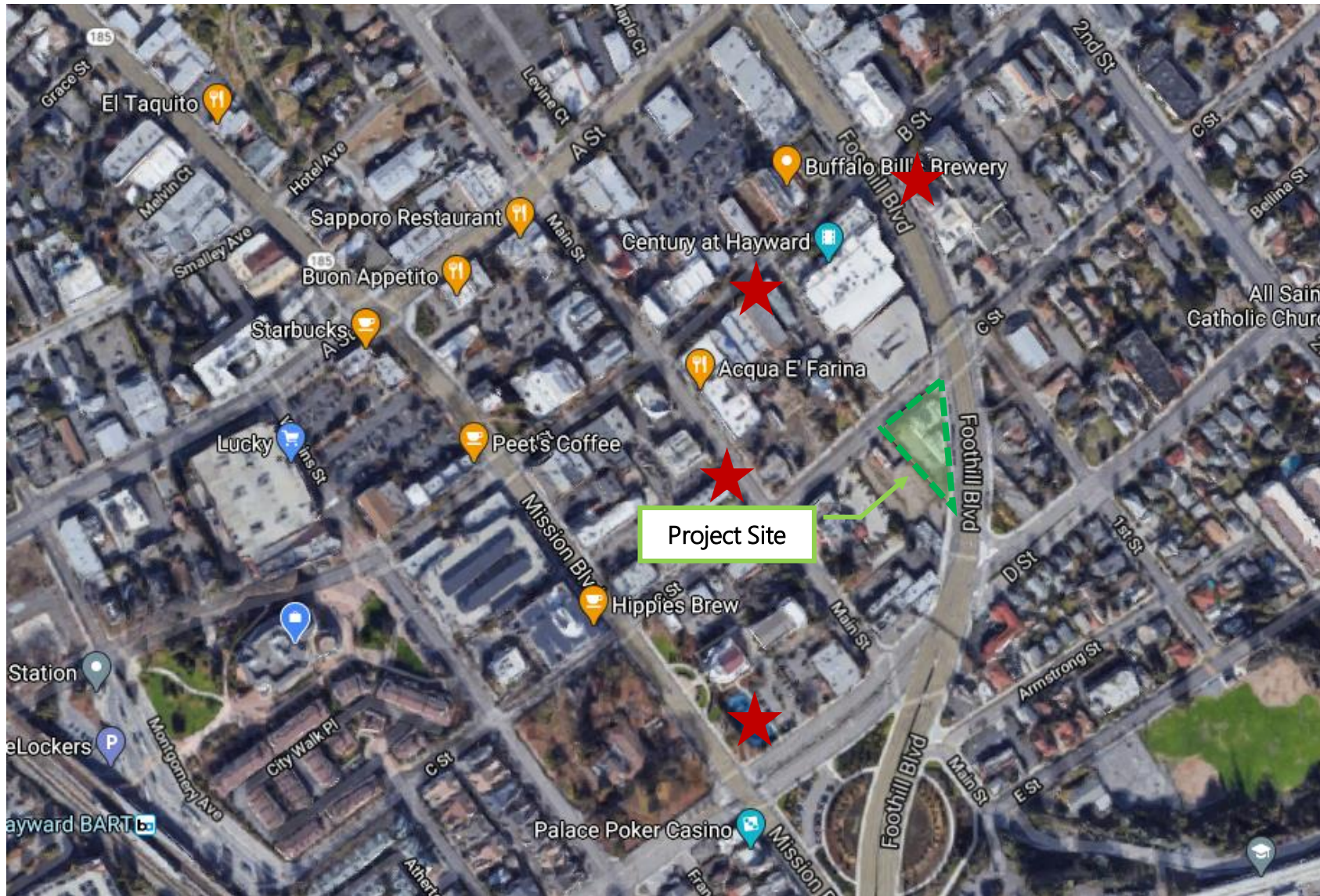
Interior Floor Plan

- 2,500 square-foot commercial tenant space:
 - Customer area (50%)
 - Back of house operations (50%)
- Back of house operations include secured storage, order assemblies, management office, and shipping and receiving
- One primary entrance and exit for customers
- Second floor to be abandoned during renovation



PROJECT RENDERINGS

- New paseo entrance between two existing commercial buildings;
- New modern architecture for the building including storefront windows, wooden slats, and metal awnings facing the streets; and
- Enhanced site landscaping along project frontages



SENSITIVE RECEPTORS

- ✓ As proposed, the project would be within 600 feet of four sensitive uses:
 - Team Brewers Karate
 - High Scores Arcade
 - Children's Park at Giuliani's Plaza
 - Kumon Learning Center
- ✓ Pursuant to § 10-1.3603 of the HMC 600-foot buffer requirement may be reduced: **Applicant is requesting reduction.**



CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project of remodeling and occupying an existing commercial building is considered *categorically exempt* from CEQA per Section 15301 for existing facilities;

- ✓ No additional environmental review is required.



STAFF ANALYSIS

- ✓ Applicant has proposed a significant investment and remodel a long-time vacant building that will overall improve the area
- ✓ Proposed use will create more pedestrian traffic and will support other downtown businesses;
- ✓ Applicant will be required to implement a security plan (reviewed by Police Department) to prevent theft, loitering, on-site consumption, and maintain proper records according to state and local regulations;
- ✓ Complies with standards of the Hayward Municipal Code with the exception of sensitive buffers;

A nighttime photograph of the San Francisco Bay Bridge, illuminated with lights, spanning across the water. The city lights of San Francisco are visible in the background, and the foreground shows a dark, silhouetted landscape.

STAFF RECOMMENDATION

That the Planning Commission:

- ✓ Recommend to the City Council approval the Conditional Use Permit application based on the required Findings and subject to the Conditions of Approval.



Questions?