

Appeal Hearing
Planning Application 22-21
2001 Harbor Boulevard Suites 101-103

City Council Meeting February 21, 2023





Cannabis Storefront Application Process

Pre-Application Cannabis
Business
Permit
Application

Notice to Proceed

Conditional Use Permit

Building Permits & Inspections

Cannabis
Business
Permit
&
Business

License

Location Verification

Site Visit

Business Plan

Security Plan

Background Checks Notify
Applicant that
they may
submit a CUP
application

Evaluate site/use

Staff Report/ Conditions

Public Notice

Planning Commission

Plan Check

Conditions of Approval Compliance

Final Inspections

Defense & Indemnity

Insurance

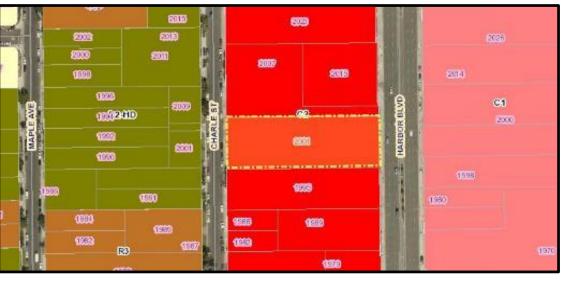
Meeting with Finance Dept.

2 Year Renewal



Project Location and Zoning District





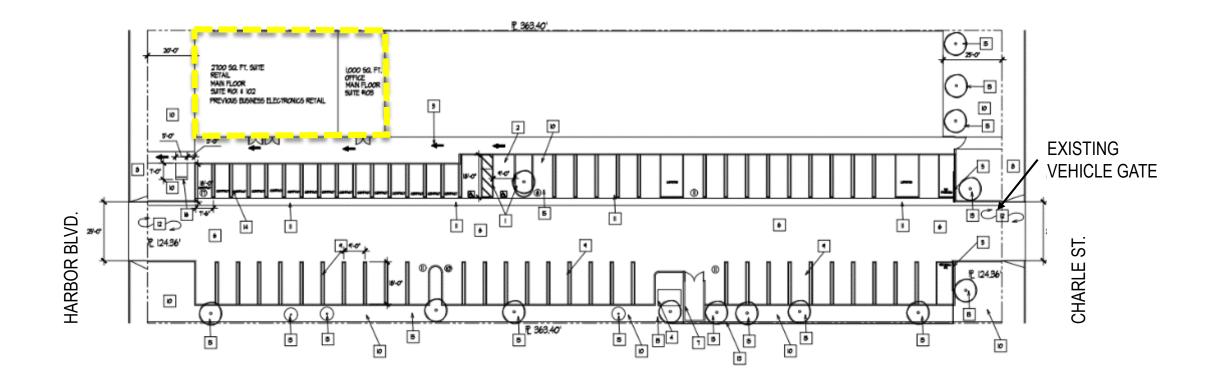
Existing Conditions





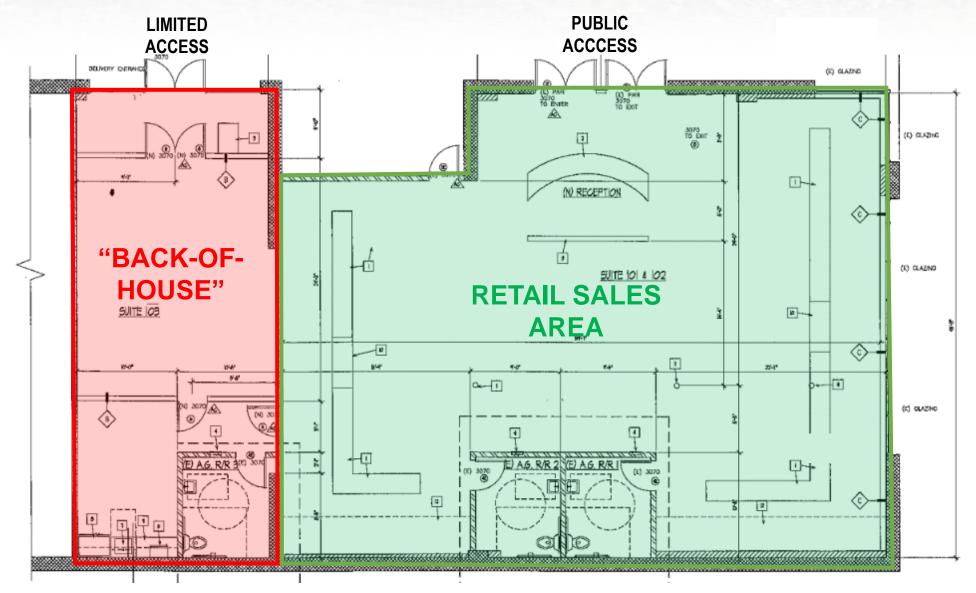


Project Plans - Site Plan





Project Plans - Floor Plan





Proposed Exterior Improvements





Required CUP Findings

- The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area;
- Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood; and
- Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.



Appeal Application

- Planning Commission denied the application at the November 28, 2022 meeting.
- Proposed cannabis business owner, David DeWyke, filed an appeal of the Planning Commission denial.
- After the appeal was filed, additional information regarding the lease terms for the addiction recovery counseling use was provided.





City Council De Novo Hearing

- The project is categorically exempt from the provisions of the California Environmental Quality Act; and
- Deny the request. The City Council may uphold the Planning Commission's decision and adopt a Resolution to deny the request; or
- Approve the request, subject to conditions of approval. The City Council may overturn the Planning Commission's decision and approve the request subject to conditions of approval; or
- Remand the request back to the Planning Commission.



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