

ATTACHMENT B

Cannabis Zoning Verification Letter



January 25, 2024

Zen GW Cali Partners
125 S Citrus Ave
Covina, CA, 91723

SUBJECT: Approval of Cannabis Zoning Verification Clearance Letter for 125 S Citrus Ave, Covina, CA 91723 (APN: 8444-001-018)

Zen GW Cali partners, LLC:

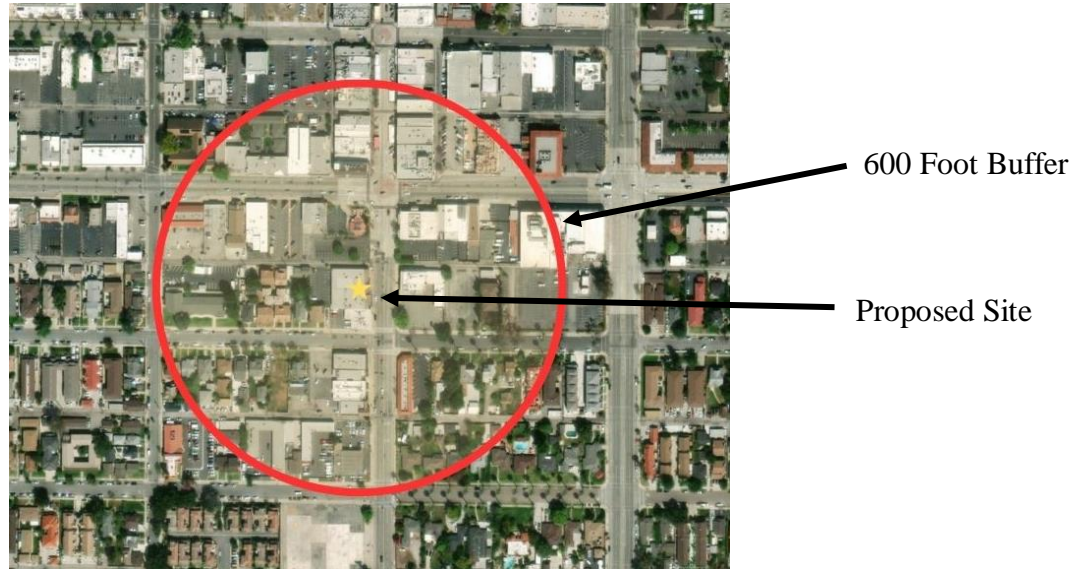
The purpose of this letter is to respond to your request made to the City of Covina Community Development Department, Planning Division on **November 30th, 2023**, requesting a Cannabis Zoning Verification Clearance Letter, concerning the property located at 125 S Citrus Ave, (APN: 8444-001-018). In accordance with your request, the information provided in this Zoning Verification Clearance Letter addresses the pertinent information requested, under the provisions of Covina Municipal Code (CMC) Chapter 17.84 Cannabis Prohibitions and Regulations. The Covina Municipal Code (CMC) can be accessed online at www.codepublishing.com/CA/Covina, and the Zoning Code can be found under Title 17 of the CMC.

1. **General Plan Use and Zoning Designation.** The property is designated on the Covina General Plan and Land Use Map as Town Center Specific Plan. The site zoning designation is Covina Town Center Specific Plan (CTCSP) – “Mixed Use” (MU) District and, is intended to integrate compatible land uses including commercial, office, retail, and residential uses.
2. **Proximity to Sensitive Uses for Cannabis Businesses.** The establishment of a cannabis business shall comply with all applicable city zoning site development standards of the zone in which the cannabis business is located. No cannabis business shall be established or located within 600 feet of a school providing instruction in kindergarten or any grades one through 12, day care center, youth center, or park, as described in detail under Chapter 17.84 (Cannabis Prohibitions and Regulations) of the Covina Municipal Code (CMC).

It is the responsibility of the owners and/or operators of any cannabis business within the city to ensure that they operate in a manner compliance with CMC Chapter 17.84, all applicable state and local law, and any other regulations.

On 1/9/2024, city staff surveyed and inspected the proposed cannabis business location, as measured in a straight line 600 feet from the property line, to the nearest property line of a school, day care center, youth center and park and determined the proposed location is not within 600 feet of a sensitive use and therefore complies with this provision:

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NOTE: There are no sensitive uses within the 600-foot buffer.

Please reference the entire code section under Chapter 17.84 (<https://www.codepublishing.com/CA/Covina/#!/Covina17/Covina1784.html#17.84>) for all other cannabis-related provisions on the City of Covina website at www.covinaca.gov. The Zoning Verification phase of your application request has been completed and may now proceed with Phase II of your formal application review. Please contact cannabisprogram@covinaca.gov for further information or questions on your application submittal.

Finally, as a reminder, it is the responsibility of the applicant to demonstrate that at least one (1) member of the application team for a Cannabis Application has attended the Mandatory City of Covina Cannabis Workshop held on October 5th 2023. As part of your submitted application package, you will need to identify the person(s) who attended the aforementioned Mandatory City of Covina Cannabis Workshop.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eduardo Lomeli', with a long horizontal stroke extending to the right.

Eduardo Lomeli
Planning Technician

Attachments: GIS Aerial Map (Site Address and Proximity to Sensitive Uses)

cc: Brian K. Lee, Community Development Director
Mercenia Lugo, Planning Manager