



Planning Commission Regular Meeting

STAFF REPORT

ITEM NO. PH 3

Meeting: Planning Commission Regular Meeting of Tuesday June 24, 2025

Title: **Proposal for a Cannabis Microbusiness Retail Establishment at 754 E Arrow Hwy**

Title Description: **Recommendation to the City Council regarding Conditional Use Permit (CUP) 25-001, Site Plan Review (SPR) 25-026, Development Agreement (DA) 25-003, and determination of exemption from CEQA:** A request to approve a cannabis microbusiness retail establishment (“STIIIZY”), in conjunction with a manufacturing and distribution use, on a 4,600 square-foot commercial tenant space and associated interior tenant improvements, within the PCD (Planned Community Development) / M-1 (Light Manufacturing) zone, located at 754 E Arrow Hwy, Covina, Ca, 91722 (APN: 8405-003-032), and making a determination of exemption of the California Environmental Act (CEQA) guidelines.

Presented by: **Eduardo Lomeli, Assistant Planner**

PROJECT SITE INFORMATION

A. Project Information:

Request: Conditional Use Permit (CUP) 25-001
Site Plan Review (SPR) 25-026
Development Agreement (DA) 25-003

Applicant/Authorized Agent: Andrew McIntyre

Property Owner: City of Covina

Location: 754 E Arrow Hwy

Assessor Parcel Map No’s: 8405-003-032

B. Site and Surrounding Land Uses:

The following table provides the General Plan designation, Zoning, and existing uses of the site and surrounding areas:

Table 1: Site and Surrounding Land Uses			
	General Plan	Zoning	Existing Uses
Site	GC- General Commercial	Planned Community Development (PCD) / Light Manufacturing (M-1)	Multi-Commercial Uses
North	City of Glendora	City of Glendora	Commercial

South	GI - General Industrial	Planned Community Development (PCD) / Light Manufacturing (M-1)	Multi-Industrial Uses
East	GI - General Industrial	Planned Community Development (PCD) / Light Manufacturing (M-1)	Multi-Commercial Uses
West	GI - General Industrial	Planned Community Development (PCD) / Light Manufacturing (M-1)	Laboratory and Medical Office

C. Site Characteristics:

The project site is approximately 2.12 acres and features an existing one-story commercial center that spans 34,324 square feet. This center accommodates multiple tenants and is divided into 12 individual tenant spaces, with varied commercial uses that include brewery, barber shop, professional office, restaurant, etc.

There are two main entrances to the commercial center, both accessible from Arrow Grand Circle, while the building itself faces Arrow Highway. Off-street parking is available on Arrow Grand Circle, with a total of 98 parking spaces, including 4 designated handicap stalls. Additionally, there are four (4) trash enclosure areas designated for this location.

BACKGROUND / PROJECT ANALYSIS

In September 2023, the City issued a Request for Proposals (RFP) inviting qualified individuals or companies to operate a cannabis business or a cannabis microbusiness within the city limits. The deadline for submitting proposals was December 20, 2023. The RFP outlined the criteria for qualification, which were reviewed by the Cannabis Committee, which consisted of the City Manager, Deputy City Manager, Chief of Police, and the Deputy City Manager/Community Development Director. The committee evaluated and scored the candidates based on the criteria specified in the RFP.

Candidates who met the requirements were invited to the next phase of review by the City Council. A City Council meeting was held to review the candidate submissions. Ultimately, the council is authorized to issue no more than three (3) Cannabis Business Permits, with one permit granted for every 15,000 residents, rounding down for any fraction, in accordance with Covina Municipal Code (CMC) Section 5.80.080. The entire vetting process took approximately 6 to 9 months. Those individuals or companies selected through this Request for Proposals (RFP) would then advance to the formal phases of obtaining a Cannabis Business Permit and a Conditional Use Permit (CUP).

On February 2, 2025, the applicant submitted applications for a Conditional Use Permit (CUP) and Site Plan Review (SPR) to allow for a cannabis microbusiness retail establishment ("STIIIZY"), in conjunction with a manufacturing and distribution use, on a 4,600 square-foot commercial tenant space and associated interior tenant improvements.

Business Operation:

The hours of operation will be Monday through Sunday 9:00 am to 9:00 pm with deliveries reflecting the same hours. Online delivery orders will not be accepted after 8:00 pm to ensure that all orders are fulfilled by 9:00 pm.

During the initial opening, the applicant will hire approximately 50 to 60 employees for facility operations. For the morning shift, approximately 8 employees will be on-site for the retail component of the business. During peak hours of operation, typically from 4 to 6 pm, the number of retail employees will increase to

approximately 12. A total of 40 retail employees are expected to be staffed for the grand opening. For the distribution component, there will be 2 employees on-site, while 1 employee will be out on delivery routes to dispensaries. A total of 4 distribution employees will be present for the grand opening. For the manufacturing component, there will be 2 to 3 employees on-site at any given time, with a total of up to 5 employees on the payroll.

Security:

During business hours, STIIZY Covina will employ two-armed security guards, in addition to a continuously recording video surveillance system. All entrances will remain locked and will be controlled by either a STIIZY Covina employee or a security guard. Non-public entrances will have electronic access panels for employees and guards to use. There will also be electronic access panels that connect the front of the house to the back, for each office, and for the Secured Inventory Storage area. These panels allow for different tiers of access and log who accessed each room and at what time. As specified in Covina Municipal Code (CMC) Section 17.84.080(A)(17), high-frequency devices, commonly referred to as "mosquitos," will be installed to deter vandalism and loitering.

Beyond the video surveillance system and "mosquitos," STIIZY will also employ a third-party monitoring company, along with its own internal video monitoring department, to oversee the facility for any inappropriate activity after hours. The building will also be secured with scissor gates with shackless locks, located on the inside of the building along the windows. Motion-detecting lighting will also be installed throughout the interior and exterior of the facility to enhance video surveillance. Furthermore, an alarm system will be activated once employees have exited the building for the day. Lastly, a third-party security service will provide vehicle patrols during after-hours.

Design:

The proposed cannabis microbusiness will feature interior improvements with a modern design aesthetic. The sales floor will utilize an open floor-concept layout. The 1,500-square-foot retail area will have counters positioned around the perimeter, leaving the central space largely open for customers to enjoy the visual experience and to form lines.

The walls will be equipped with vendor shelving to display empty product packages, highlighting the items sold by the vendors. Additionally, high-definition TVs will be mounted on the walls to showcase the products and enhance the store's overall visual appeal.

The existing flooring will be replaced with black-and-white marble-effect epoxy flooring, while lit glass display counters will be used to house the products for sale. This design concept prioritizes maximum visibility and aligns with a modern, state-of-the-art "art gallery" atmosphere. Recessed LED lighting fixtures will be installed throughout the sales floor to ensure proper illumination for both staff and customers.

Per Building and Safety occupancy limits, a maximum of 25 customers are allowed in the 1,500 square foot retail sales area at any given time for check-in and assistance. The line for check-in will extend outside along the western side of the building and will not obstruct access to adjacent businesses. Long lines are anticipated on and during the first months of their Grand Opening Day. Security personnel will monitor the line to ensure the safety of customers. The entrance will remain locked at all times and will be managed by an employee or licensed security professional. Access to the sales floor will be restricted, and only those who have checked in at reception will be allowed entry into the retail sales area.

The proposed floor plan submitted to city staff does not include a reception/lobby check-in area. City staff expressed concerns regarding check-ins at the door, citing public safety concerns and the potential for

long lines outside the building. The applicant explained that STIIIZY's business model allows for check-ins at the door to facilitate a quick and efficient flow of customers entering and exiting the premises.

In May 2025, Planning staff visited STIIIZY's Pomona location and confirmed that there was indeed a reception/lobby check-in area at that site. Additionally, during city staff's visits to various cannabis retail establishments in Santa Ana, all observed locations included a reception/lobby check-in area. No ID verifications were conducted outside or at the door. As a result, Condition of Approval No. B.37 has been added, requiring STIIIZY to modify their floor plan to include a reception/lobby check-in area. Please refer to Attachment D for the floor plan layout.

No exterior modifications are proposed, other than updating signage and pressure washing the building exterior to brighten the exterior façade.

Lighting:

The project site will be well-lit to enhance public safety and visibility. The applicant will install exterior security lighting that provides and maintains at least 1.5 foot-candles of uniform, white LED lighting around the perimeter of the building and at access points. For standalone cannabis businesses, it is essential that the exterior of the building and parking lot areas have sufficient lighting to ensure the safe movement of vehicles and pedestrians. Both the Planning Division and the Covina Police Department reviewed the photometric lighting plan and are satisfied with their proposal.

Parking:

Under CMC Section 17.84.090, a cannabis microbusiness is required to provide one parking space for each employee on the maximum working shift, or at least one parking space for every 500 square feet of gross floor area, whichever is greater. As presented, the proposed use would require a total of 24 parking spaces. The existing commercial center provides 98 parking spaces.

Please note that Assembly Bill 2097 (AB 2097) is a recent law in California that prohibits public agencies and cities from imposing minimum automobile parking requirements on most development projects situated within a half-mile radius of a major transit stop. This project is approximately 0.20 miles from a high-frequency bus stop. Overall, staff has determined there is sufficient parking available within the site.

Table - 1

Minimum Required Off-Street Commercial Parking Space(s)	Parking Spaces Required	Parking Spaces Provided
Cannabis microbusiness - one parking spot for each employee on the maximum working shift, or not less than one parking spot for each 500 square feet of gross floor area, whichever amount is greater, unless otherwise determined by the director pursuant to a traffic and parking study.	$4,600/500 = 9.2$ parking stalls (15) Employees = 15 parking stalls	Commercial center provides 98 parking spaces on site.
Total:	24 parking spaces	98 parking spaces

Conditional Use Permit:

Under Chapter 17.84 ("Cannabis Prohibitions and Regulations") of the CMC, any proposal for cannabis microbusiness must include a development agreement and a conditional use permit. Additionally, the

proposal must comply with the standards outlined within the chapter, as well as the requirements of the underlying zoning district. For this property, the relevant zoning district requirements typically pertain to the “M-1 / Light Manufacturing” zone and CMC Chapter 17.84. As previously described, all proposed modifications to accommodate such use are interior tenant improvements. No exterior modifications are proposed.

Cannabis Business Permit:

Upon receiving the planning commission's recommendation for approval to the City Council, the applicant must begin the Cannabis Business Permit approval process with the Code Enforcement Division. This division will handle the permit application and oversee the annual cannabis renewal permit in collaboration with the Covina Police Department, as well as the Planning and Building & Safety Divisions. Once the City Council formally approves the project and all documentation approval requirements are met, a Cannabis Business Permit will be issued.

Business License:

All applicants who wish to establish, maintain, operate, or conduct a cannabis business in the city must obtain a business license. To secure a Cannabis Business Permit, a business license is necessary.

State License:

All applicants who proposes to establish, maintain, operate, or conduct a cannabis business in the city and every property for which a cannabis business is proposed to be established, maintained, operated, or conducted shall obtain all state licenses for the activity to be conducted. The applicant must cooperate with other public agencies to secure all necessary state license(s) prior to obtaining a Cannabis Business Permit through Code Enforcement.

Development Agreement:

Prior to commencement of any commercial cannabis activities, the applicant must enter into a development agreement with the city. This agreement is a prerequisite for obtaining a conditional use permit and will outline the terms and conditions under which the cannabis business will operate, in addition to the requirements specified in this chapter. The conditions of the agreement shall include, but are not limited to:

- a) Public outreach and education.
- b) Payment of community benefit fees and any other charges agreed upon by both parties.
- c) Approval of architectural plans, which should include the site plan, floor plan, and elevation.
- d) Provisions for terminating the agreement or invalidating or revoking the conditional use permit.
- e) Indemnification of the city and all its officials and employees from actions by third parties. This includes, but is not limited to, enforcement issues arising from conflicts between state and federal law or challenges to the issuance of a permit for the cannabis business.
- f) Any other terms and conditions that will protect and promote the public health, safety, and welfare of all residents in the city.

Attached is a copy of the final draft development agreement (Attachment No. F). City staff is currently working on language related to "Gross Revenue" to ensure it aligns with State Law (SB1059). This issue will be resolved in time for City Council action.

Operation and Management Plan:

City staff, comprising the Planning Division, Code Enforcement, and the Covina Police, met with our counterparts from the City of Santa Ana to gain a better understanding of cannabis business operations.

To further enhance our knowledge, Santa Ana staff conducted detailed site visits to various cannabis retail establishments to observe their day-to-day operations and management practices. Following these visits, City staff reviewed the application for the proposed operation and management plan and found no concerns and are satisfied with the proposal presented.

Signage:

In accordance with CMC 17.84.090.C, no cannabis or cannabis products, nor graphics depicting cannabis or cannabis products, will be visible from the exterior of the business or on any vehicles owned or used by the business.

No outdoor storage of cannabis or cannabis products is permitted at any time. According to CMC 17.84.070.H.7, STIIIZY will notify all patrons of the following through conspicuous signage posted throughout the premises, including within the lobby and in view of the point of sale area:

- The secondary sale, barter, or distribution of cannabis is a crime and can lead to arrest.
- Loitering on and around the cannabis business is prohibited by California Penal Code Section 647(e).
- Patrons may be subject to prosecution under federal cannabis laws.
- The use of cannabis may impair a person's ability to drive a motor vehicle or operate machinery.

STIIIZY will post a clearly legible sign in a prominent location outside the building, near the entrance to the premises, indicating that the following actions are prohibited on the premises:

- Smoking, ingesting, or consuming cannabis, marijuana, or alcohol
- Possessing deadly weapons, including concealed firearms, even if licensed
- Allowing persons under the age of 21 on the premises
- Wearing hats, sunglasses, hoodies, or other accessories that obscure identity
- Bringing personal bags, backpacks, duffel bags, large purses, or other containers

The commercial center has an existing Sign Program the applicant must follow. All signage submitted by the applicant will be reviewed as a separate sign permit application, and related plans will be required to demonstrate compliance with the City's cannabis sign ordinance for the property.

FINDINGS OF FACTS

CMC Section 17.62.120 provides that the Planning Commission, in approving a Conditional Use Permit shall find as follows:

A. Findings for Conditional Use Permit (CMC Section 17.62.120)

1. **The site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this title to adjust the use with land and uses in the neighborhood.**

Facts: The overall 34,324-square-foot building has existed on the subject site since 1986, with no known issues pertaining to appurtenant commercial activities. The 4,600 square foot interior space in which the proposed cannabis microbusiness would operate appears to have sufficient physical dimensions to support the use of retail, manufacturing, and distributing, in addition, as noted under project analysis, the proposed parking lot configuration would accommodate the parking needs of the business. The subject site is located within the Planned Community Development (PCD) / Light Manufacturing (M-1) zone. Part of the scope of work is providing exterior lighting for visibility and

to safely illuminate the premises. 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. **Therefore, as proposed, this criterion has been met.**

2. **That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.**

Facts: The site is situated within an established development and integrates well with the surrounding neighborhood infrastructure and support services. It has convenient access to major streets, the freeway system, and retail services. The proposed use is for a cannabis microbusiness that includes manufacturing and distribution, which is expected to generate a negligible increase in traffic. There are multiple access points on the site, which will help prevent congestion. The City Traffic Engineer has reviewed the proposal and confirmed that Arrow Hwy and Arrow Grand Circle have sufficient widths and capacity to accommodate this use. **Therefore, this criterion has been met as proposed.**

3. **The proposed use will have no adverse effects on the abutting properties or the permitted use thereof.**

Facts: As noted under the first finding, the appurtenant commercial building has existed for many years. Relative to the current building and supporting improvements on the project site, the changes would constitute a refinement of the interior and its appurtenances. No potentially negative impacts relative to the cannabis microbusiness. In addition, the approval of conditions would provide the city with adequate requirements for ensuring the project and use compatibility with the surroundings, and the proposed Cannabis microbusiness would not become a nuisance for adjacent businesses. The proposed cannabis microbusiness meets the cannabis regulations under CMC Section 17.84.070. **Therefore, as proposed, this criterion has been met.**

4. **That the conditions stated in the decision are deemed necessary to protect public health, safety, and general welfare. Such conditions include regulation of use, regulation of signs, requiring maintenance of grounds, regulation of noise, vibrations, odors, etc., regulation of time for certain activities, duration of use, and any such other conditions as will make possible the development of the city in an orderly and efficient manner and conformity with the intent and purposes set forth in this title.**

Facts: The operation of a cannabis microbusiness is conditionally permitted within the Light Manufacturing (M-1) zone. All activities associated with the business will be conducted in a manner that will meet the provisions of Chapter 9.40 (Noise - which seeks to prevent unusual noises and vibrations). Approval of these applications will expire 2 year from the date of Project approval if building permits are not issued unless otherwise extended pursuant to applicable laws. Conditions of approval have been formulated to ensure that the proposed improvements for cannabis microbusiness establishment will operate in a manner consistent with the Covina Municipal Code and will not negatively affect the public health, safety, and general welfare of the community. Conditions of approval will ensure that the site maintains mitigates noise level and operate within the approved business hours. No major public health or safety-related impacts have been identified during the project review. The Development Review Committee, comprised of Building and Safety, Environmental Services, Los Angeles County Fire, Covina Police Department, and Planning and Engineering, were provided with the opportunity to review and comment on the project application. In addition, the proposed use has been conditioned to ensure that no potential issues would arise during operations. The staff's comments confirm that the proposed use would operate in a manner consistent with the Covina Municipal Code and would not negatively affect the public health, safety, and general welfare of the community. **Therefore, as conditioned, this criterion has been met.**

B. Findings for Site Plan Review (CMC Section 17.64.070)

In order to approve the Site Plan Review (SPR) application, the Planning Commission must make the findings as listed below:

1. All provisions of Title of the CMC are complied with;

Facts: As described in detail within the "Project Analysis," the proposed operation of a cannabis microbusiness within the Planned Community Development (PCD) / Light Manufacturing M-1 zone. Conditions of approval will ensure that the site conforms with all the requirements from maintenance to mitigating the odor within the site. The site is located within an established area characterized by existing streets, sidewalks, walls, existing structures, and uses that conform well to surrounding commercial infrastructure, circulation, and support services. The project would have no negative impacts on existing streets and sidewalks in that the proposed project is a minor tenant improvement with minimal impact on existing and surrounding traffic conditions with the proximity to public transit, and other forms of accessible transportation options (i.e., Uber, walking, cycling, etc.) With the overall improvements, and recommended conditions of approval, the proposed use will have no adverse effect on surrounding properties. **Therefore, as conditioned, this criterion has been met.**

2. The design and layout of the proposed development are consistent with the general plan, zoning code, development standards of the applicable zoning district, specific plans, design guidelines and objective design standards;

Facts: The proposed scope of work is consistent and conforms to the City of Covina's General Plan Goals in that the establishment of a cannabis microbusiness "Encourage the revitalization or upgrading of deteriorating commercial and industrial structures through City, private development, and/or other efforts." The proposed cannabis microbusiness conforms to the City's design guidelines for said use, as reviewed and determined by planning staff. As such, the proposed scope of work satisfies all applicable guidelines to the project, as outlined under the Covina Municipal Code, Planned Community Development (PCD) / Light Manufacturing (M-1) Development Standards, the Covina Design Guidelines, and General Plan **Therefore, as conditioned, this criterion has been met.**

3. The design of the proposed development or the alterations to existing structures will not interfere with the use and enjoyment of existing neighborhood and future development, and will not create traffic or pedestrian hazards;

Facts: As described in detail within the 'Project Analysis' and illustrated on attached architectural plans dated April 21, 2025 (Attachment D), the proposed project complies with all required development standards (i.e. size, shape, setbacks, walls, fences, parking, loading, landscaping) for the establishment of cannabis microbusiness and other associated improvements. The subject site is located within the Planned Community Development (PCD) / Light Manufacturing (M-1) zone with a blend of fabrication, manufacturing, assembly or processing of materials which will be compatible and not interfere with any of the business surrounding the site. The subject site is within an established area characterized by industrial uses, connecting well to existing neighborhood infrastructure and support services. Proposed improvements to the site are aesthetically pleasing, functional, and visually compatible with neighboring structures and the area within which it is proposed to be located and follow the Covina Municipal Code. Staff assesses all applications in the City for the suitability of the space and its proposed uses. Any cannabis microbusiness is reviewed for the location of the retail area, loading spaces, queuing line, bathroom facilities, mechanical/electrical/plumbing improvements, security, landscape, and sales floor area ensure that they are operating as stated. The project site is approximately 92,347 square feet (2.12 acres) in land area and developed with a 34,324 square foot existing commercial building occupied by multiple tenants. **Therefore, this criterion has been met.**

4. The proposed development has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA);

Facts: The proposed Project is designed and in conformance with development standards consistent with the character, appearance, and features described within the Planned Community Development (PCD) / Light Manufacturing (M-1) zone thereby facilitating the desired sustainability and stability adequate for its environment, the neighborhood, and the community it will serve. The project involves minor interior improvements along with upgrades to accommodate a cannabis microbusiness within an existing 4,600 square feet space involving partition, mechanical, plumbing and electrical conveyances. No structural additions are proposed. Staff has determined that the project is exempt from the requirements of California Environmental Quality Act (CEQA) Guidelines under the Class 1 exemption under state CEQA Guidelines Section 15332, which is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicant zoning designation and regulations. The proposed developments are within city limits on a project site of no more than five acres of substantially surrounded by urban uses. Since the location is within an existing commercial center, the project site has no value as habitat for endangered, rare or threatened species. Approval of this project would not result in any significant effects relating to traffic, noise quality, or water quality. The site can be adequately served by all required utilities and public services. **Therefore, this criterion has been met.**

5. The proposed development will not be detrimental to the public health, safety or welfare or materially injurious to the properties or improvements in the vicinity;

Facts: Construction activities during the tenant improvements are not likely to cause serious public health problems. All potentially hazardous materials used during project construction will be disposed of in accordance with manufacturers' specifications and instructions, thereby reducing the risk of hazardous materials use. In addition, the Project would comply with all applicable federal, state, and local requirements concerning the use, storage, and management of hazardous materials, including but not limited to the Resource Conservation and Recovery Act, California Hazardous Waste Control Law, federal and state Occupational Safety and Health Acts, SCAQMD rules, and permits and associated conditions issued by the Building and Safety Division. **Therefore, as conditioned, this criterion has been met.**

6. The development complies with the provisions for dedications, public improvements and undergrounding utilities pursuant to CMC 17.64.140 and congestion management and transportation demand management requirements pursuant to CMC 17.64.150;

Facts: All new utility service lines that are installed to serve the tenant space shall be placed underground. The Applicant shall comply with any other utility and/or street improvements required by the Department of Public Works (Engineering, Traffic, and Environmental Services). **Therefore, as conditioned, this condition has been met.**

C. Findings for Development Agreement (Government Code Section 65867.5)

A development agreement shall not be approved unless the legislative body finds that the provisions of the agreement are consistent with the general plan and any applicable specific plan.

PUBLIC HEARING NOTICE AND NOTIFICATION

All property owners within a radius of at least 300 feet from the overall project site were mailed notices of the Planning Commission public hearing a minimum of ten (10) days before the hearing as required by law. In addition, the public hearing notice for June 24, 2025 was published in the San Gabriel Valley Examiner newspaper on June 12, 2025.

ENVIRONMENTAL DETERMINATION

Staff has determined that the project is exempt from the requirements of California Environmental Quality Act (CEQA) Guidelines under the Class 32 exemption under state CEQA Guidelines Section 15332, which is

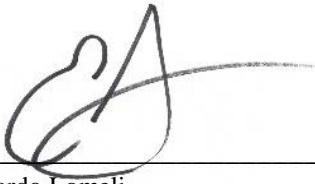
consistent with the applicable general plan designation and all applicable general plan policies as well as with applicant zoning designation and regulations. The proposed developments are within city limits on a project site of no more than five acres of substantially surrounded by urban uses. Since the location is within an existing commercial center, the project site has no value as habitat for endangered, rare or threatened species. Approval of this project would not result in any significant effects relating to traffic, noise quality, or water quality. The site can be adequately served by all required utilities and public services.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. 2025-011 recommending that the City Council approve Conditional Use Permit (CUP) 25-001 and Site Plan Review (SPR) 25-026, with the attached Conditions of Approval, and make a determination of exemption from California Environmental Quality Act (CEQA) ; and Resolution No. 2025-012 recommending that the City Council adopt Development Agreement (DA) 25-003 and make a determination of exemption from CEQA.

Prepared by:

Approved By:



Eduardo Lomeli
Assistant Planner



Brian K. Lee
Director of Community Development

ATTACHMENTS

- A.** City Application
- B.** Cannabis Zoning Verification Letter
- C.** 300-feet radius map | address label
- D.** Project Plans
- E.** Resolution No. 2025-011 PC - (CUP)25-001 and (SPR)25-026, w/ Conditions of Approval
- F.** Resolution No. 2025-012 PC - Development Agreement (DA) 25-003
 - 1. Exhibit A – Ordinance No. XXX
 - 2. Development Agreement