

REPORT TO THE PLANNING COMMISSION



DATE: October 9, 2018

TITLE: Sign Review No. 22-18; an application to revise a previously approved 200 square foot pylon sign face for the Harborside Cannabis Sales Facility located near the southwest corner of Paul Road and Rita Way in the Commercial Retail (CR) Zone. APN: 660-160-008, -009, -010, -011.

Prepared by: Benjamin Torres, Associate Planner

Reviewed by: Daniel Porras, Community Development Director

RECOMMENDATION

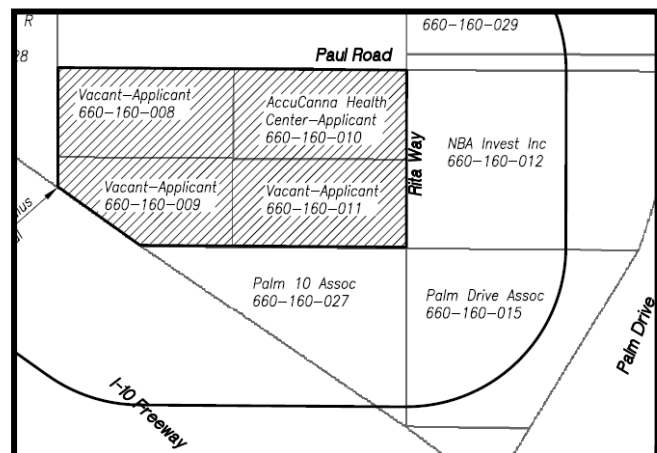
- 1) Staff Report;
- 2) Entertain Questions of Staff from Planning Commission;
- 3) Open the Public Hearing;
- 4) Take Testimony from Applicant;
- 5) Take Public Testimony;
- 6) Opportunity for Applicant Rebuttal;
- 7) Close the Public Hearing;
- 8) Planning Commission discussion and questions to Staff; and
- 9) Consider a motion that the Planning Commission approve Sign Review No. 22-18 with one of the revised sign face options proposed, subject to Staff's recommended Conditions of Approval. APN 660-160-008, -009, -010, -011.

PRIOR ACTIONS

On July 28, 2015 the Planning Commission approved Conditional Use Permit No. 12-14 for the approximately 3,300 SF Harborside (formerly Accucanna Health Center) Cannabis Sales Facility with limited cultivation operations of up to 99 mature plants. Recently on May 8, 2018 the Planning Commission approved Sign Variance No. 01-18 allowing for a 70 foot tall pylon sign with a sign area of 200 square feet at the applicants second proposed location (see Exhibit No. 2 for pylon sign approved location). And, on August 14, 2018 the Planning Commission approved an amendment to Conditional Use Permit No. 12-14 to add a drive-thru at the Cannabis Sales Facility.

PROJECT SUMMARY

On August 30, 2018, the Applicant, William Conner, filed an application for a Sign Review to revise a previously approved 200 square foot pylon sign face for the Harborside (formerly Accucanna Health Center) Cannabis Sales Facility to advertise the recently approved drive thru. Three proposed sign face designs were submitted, Staff have included the top two options presented (see Exhibits 4 & 5). The applicant's representative has indicated that the "Cannabis Drive Thru," see Exhibit 4 is the preferred option.



ENVIRONMENTAL ANALYSIS

On July 28, 2015, the Planning Commission approved the Harborside (formerly Accucanna Health Centers) Cannabis Sales Facility and in doing so certified the Mitigated Negative Declaration (MND) for the Project. Pursuant to Section 15162(a) of the CEQA regulations, once an MND has been certified for a project, no subsequent environmental review needs to be completed unless there are substantial changes in the project that warrant additional review. The Planning Commission only needs to make a finding that the request for a Sign Review is consistent with the original MND, and no further analysis is required. No significant changes are proposed as a part of the proposed project. In addition, this project also qualifies to be Categorically Exempt from environmental review pursuant to Section No. 15311, Class No. 11 (Accessory Structures), of the California Environmental Quality Act, since only an on-premise sign face change is proposed.

RECOMMENDATION

Staff recommends that the Planning Commission approve Sign Review No. 22-18 with one of the proposed sign face change options presented, subject to the Conditions of Approval.

EXHIBITS:

- 1 – Draft Conditions of Approval
- 2 – Approved Pylon Sign Location
- 3 – Approved Sign Face
- 4 – Proposed Option 1 (Cannabis Drive Thru)
- 5 – Proposed Option 2 (Dispensary Drive Thru)