

Michael and Arielle Brosgart, Special Use Permits Extension

Record Number: PLN-2021-17435

Assessor's Parcel Number: 516-111-064

Recommended Planning Commission Action

1. Describe the application as a public hearing;
2. Request that staff present the project;
3. Open the public hearing and receive testimony; and
4. Close the hearing and take the following action:

Adopt the Resolution which makes all of the required findings for approval of the Extension based on the evidence in the staff report and approves the Michael and Arielle Brosgart Special Permit extensions subject to the original conditions.

Current Project: A two-year extension of four (4) Special Permits for the construction and use of an approximately 37,858 square foot multi-use cannabis facility consisting of Volatile Manufacturing, Non-Volatile Manufacturing, Distribution, and Processing. The parcel is undeveloped and presently rented out as outdoor storage space. The project was delayed due to COVID-19. The site is served by Fieldbrook-Glendale Community Service District for water and sewer. This is the first extension and if approved, the extension will expire on September 1st, 2023.

Application #13319 is a Special Permit (SP16-868) for a volatile manufacturing facility utilizing a butane closed-loop extraction process. The manufacturing facility will contain prefab manufacturing pods surrounded by reinforced concrete walls to be explosion-proof. The total premises area is 5,398 SF, 1,260 SF of which is utilized for the three (3) extraction pods, 1,140 SF of which is used for inventory storage, supply storage, chemical storage, secure records storage, a weigh station, and quarantine, and 140 SF of which is an office. Remaining square footage is an open area with emergency eye wash stations, an intake area, a check-in window, and clearance around each pod, supply room, and loading dock. Three (3) employees are associated with this operation.

Application #13328 is a Special Permit (SP16-870) for a non-volatile manufacturing facility utilizing ethanol and carbon dioxide (CO₂) extraction processes. The proposed non-volatile manufacturing facility will include a commercial-grade kitchen. Product produced from the manufacturing processes include edible, topical, concentrate, and drink products for medical and adult use cannabis uses. The total premises area is 8,975 SF which includes a CO₂ extraction room, an ethanol extraction room, commercial kitchen with storage and a packing area, an individual secured record storage room for Shared Use Licensees, inventory storage, supply storage, chemical storage, disposal rooms, quarantine, a meeting room, and a 140 SF office. Remaining area is open and has intake, weighing stations, lockers, eye-washing sinks, emergency shower, water fountains, and a check-in window. Six (6) employees are associated with this operation.

Application #13339 is a Special Permit (SP16-871) for a proposed distribution facility. The total premises area is 3,160 SF which includes inventory storage, supply storage, a disposal room, quarantine rooms, secure storage, a packaging room, a loading dock, a personnel lounge, an ADA restroom, and a 140 SF office. Remaining square footage is two open areas with intake, a weighing station, handwashing sinks, lockers, and water fountains. Four (4) employees associated with this operation.

Application #13346 is a Special Permit (SP16-872) for a proposed two-story medical and adult-use cannabis processing facility which will dry, cure, buck, grade, trim, and package cannabis from licensed off-site cultivators. The total premises area is 20,325 SF which includes drying rooms, curing rooms, bucking and trimming rooms, packaging rooms, inventory storage, supply storage, secure storage, disposal rooms, quarantines, ADA restrooms, a personnel lounge, and a 140 SF office. Remaining square footage is a small open area with intake, a weighing station, water fountains, lockers, and a check-in window. Ten (10) employees are associated with this operation.

The extension was re-referred to three of the previous referral agencies. The Department of Public Works reiterated their requests for an encroachment permit, two commercial driveways meeting County Urban Driveway No. 1 standards, a sidewalk survey prior to grading the curb and driveways, County Code compliant site visibility maintenance at the commercial driveway approaches, and addressing stormwater runoff from the site. These requests are incorporated into item #6 in the previous Recommended Conditions of Approval. The Department of Environmental Health approved of the project without additional comment. The Fieldbrook-Glendale Community Services District did not respond to the referral.

The findings and conditions of the project, effective September 1, 2020, have not changed significantly since approval based on the following staff analysis and are applicable to the proposed extension because:

1. The project has not changed.
2. The applicable zoning and general plan designation, for which the original project was evaluated for consistency with, have not changed.
3. The applicable development standards, for which the original project was evaluated for consistency with, have not changed.
4. All other standards and requirements to which the project is subject, and as administered by other departments or agencies have not changed.
5. An Initial Study & Mitigated Negative Declaration (IS/MND) for the project was adopted on September 10th, 2019.

Staff Recommendations: Planning staff recommends the approval of the extensions as the applicant has submitted evidence in support of making all of the required findings for approving the Special Permit Extensions.

Alternatives: The Planning Commission could elect not to approve the extension however circumstances and conditions have not changed substantially since the original approval of the project. Consequently, Planning staff does not recommend further consideration of any alternative.

Note: The original staff report is attached and supporting documentation is on file with the Planning Division and available for public inspection.