



# Commercial Cannabis Business Permit Application (CCBP) #22-02R

Culture Merced on Motel Drive, Inc. (Culture Cannabis Club)

Commercial Cannabis Retail

1111 Motel Drive

# MERIT-BASED SCORING (FINDING C)

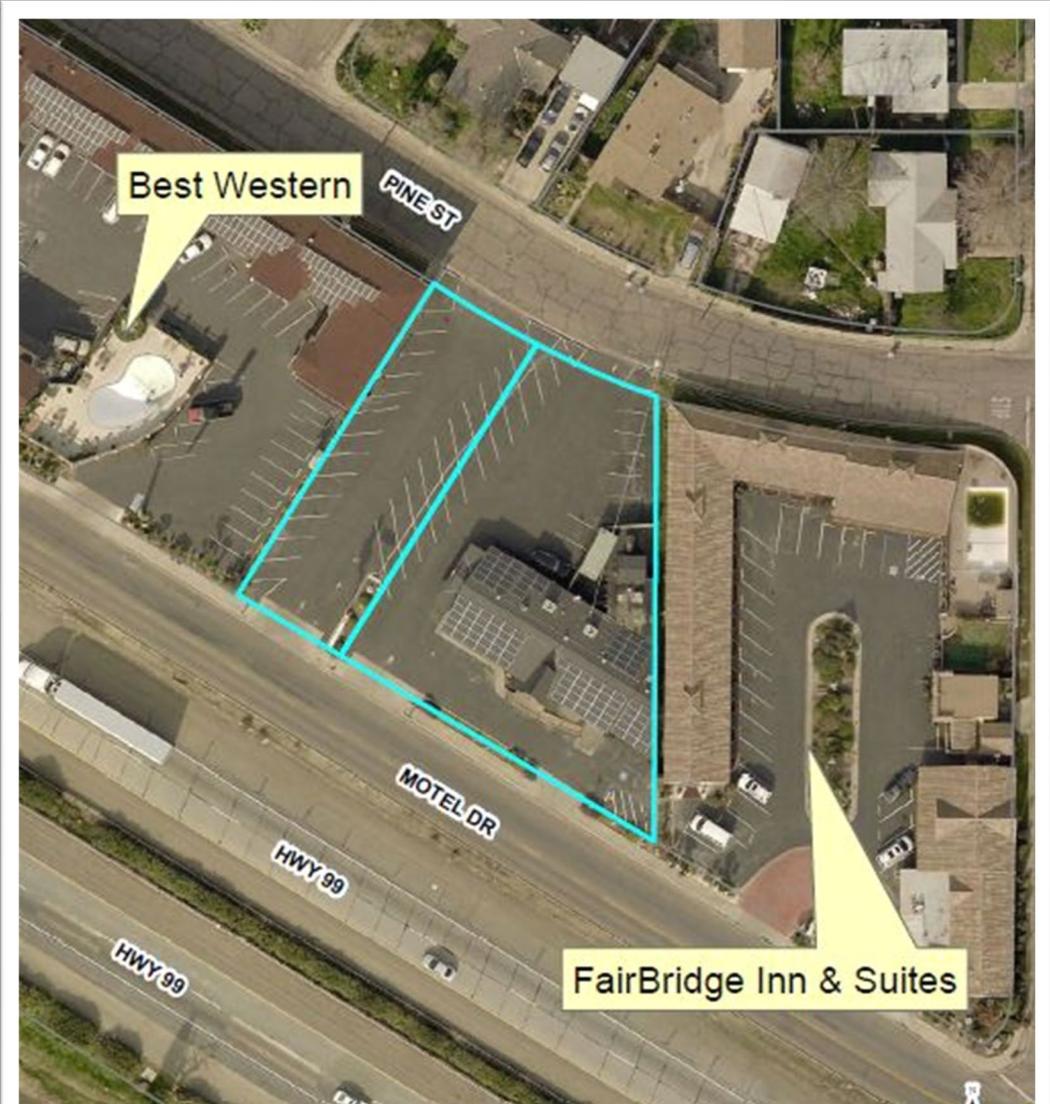
City of Merced Commercial Cannabis Business Application Scoring

<u>Application #</u>	<u>Applicant</u>	<u>Address</u>	<u>Total Score</u>	<u>Average Score</u>	<u>Ranking</u>
CCBP 22-02R	Culture	1111 Motel Drive	286	95.33	1
CCBP 22-01R	Shryne	1240 W Main St	278	92.67	2 (Tie)
CCBP 22-09R	Jiva Life	1121 W Olive Ave	278	92.67	2 (Tie)
CCBP 22-08R	HerbNJoy	850 W Main St	263	87.67	4
CCBP 22-03R	Haven	1111 Motel Dr	242	80.67	5
CCBP 22-04R	GJN	1210 W 13th St	231	77.00	6
CCBP 22-07R	GJN	1250 W 9th St	223	74.33	7
CCBP 22-11R	Bang Mingo	863 W 15th St	192	64.00	8
CCBP 22-10R	Koyami	121 Heron Wy	148	49.33	9

- Total of eleven (11) CCBP retail applications submitted to the City, January 2022
- Nine (9) applications completed Phase 2 review
- 100 possible points (78 Non-discretionary points, 22 discretionary points)
- Culture Cannabis Club achieved top rank based on the average of the total scores from each member of the Selection Panel

# SUBJECT SITE

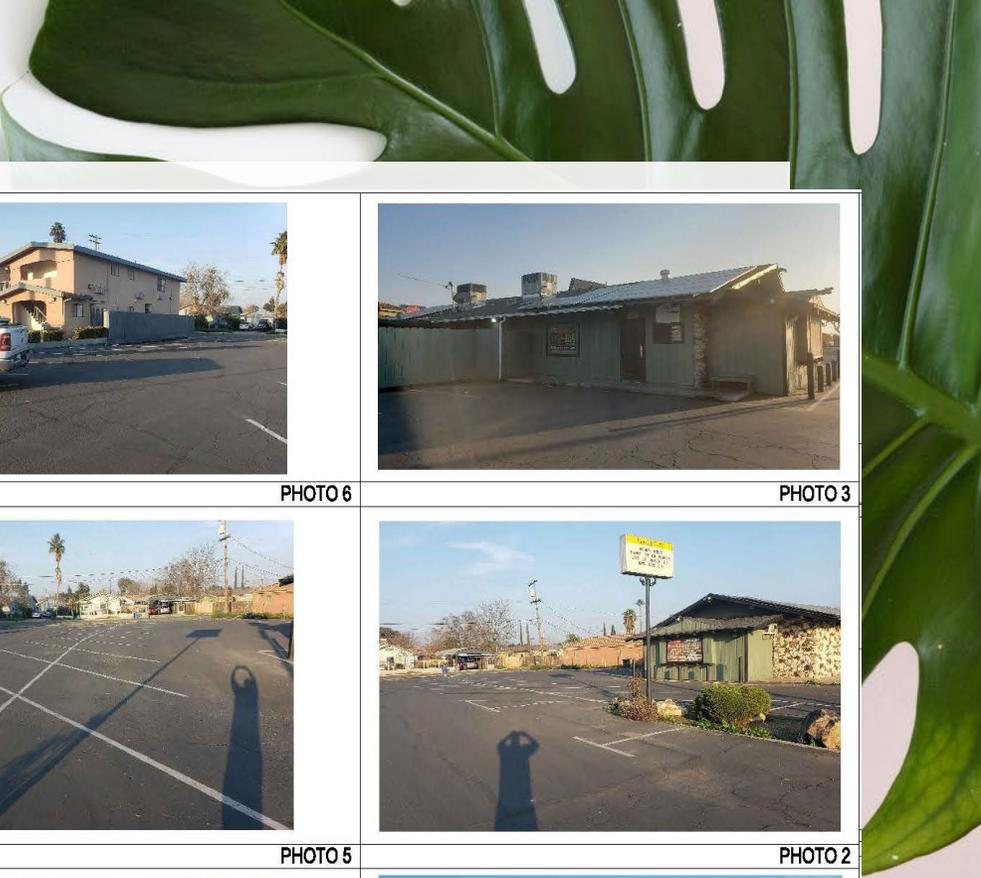
- ZONED THOROUGHFARE COMMERCIAL (C-T) WITH THOROUGHFARE COMMERCIAL (CT) LAND DESIGNATION
- APPROXIMATELY 3,520 SF EXISTING BUILDING (FORMERLY KEWL CATS)
- ADJACENT TO COMMERCIAL USES



# Sensitive Use Buffer Map



# ELEVATIONS



CULTURE PROPOSES REVITALIZING 1111 MOTEL DRIVE. THE ABOVE IS A DESIGN RENDER OF THE EXTERIOR POST-RENOVATION.



PHOTO 6



PHOTO 3



PHOTO 5



PHOTO 2

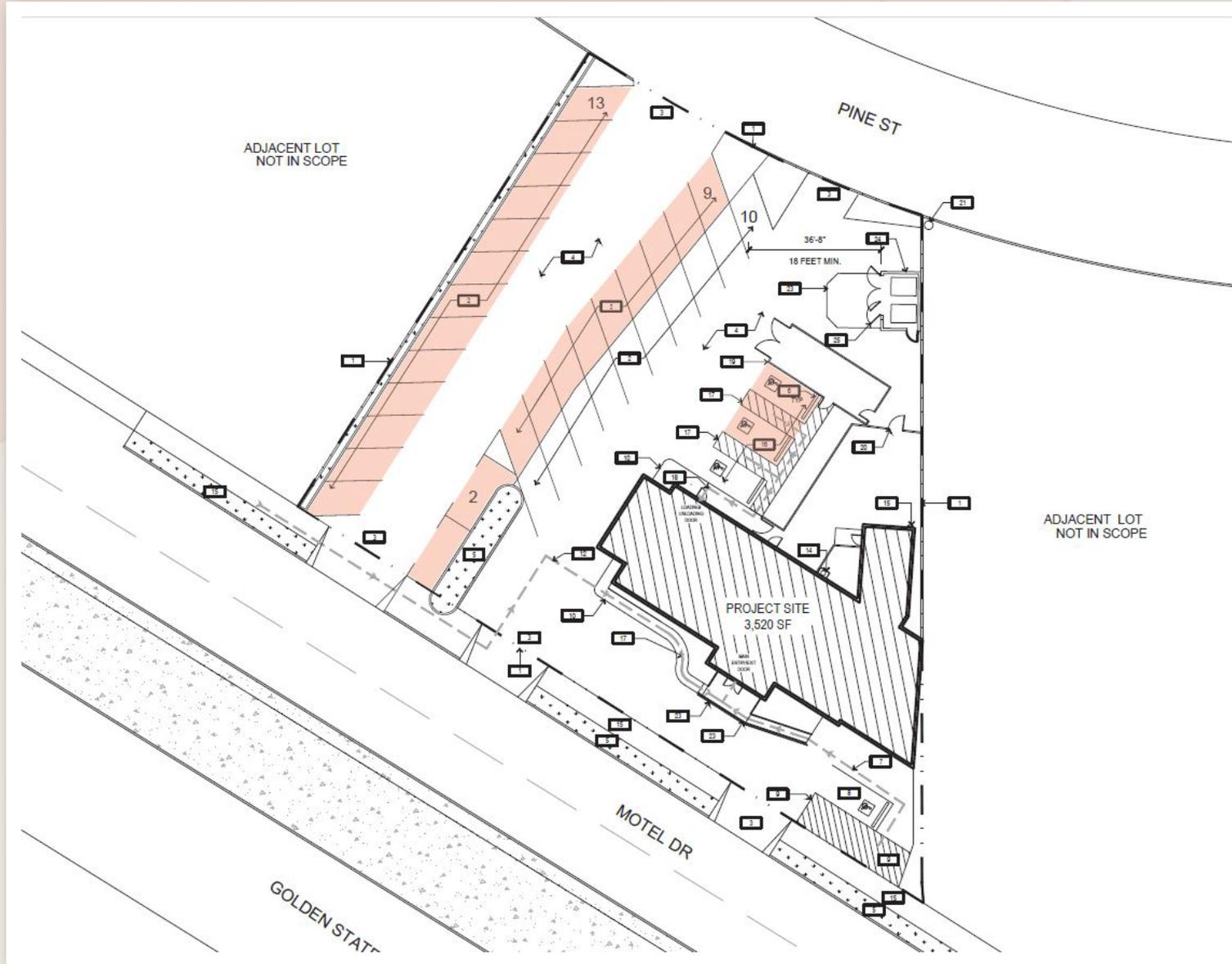


PHOTO 4



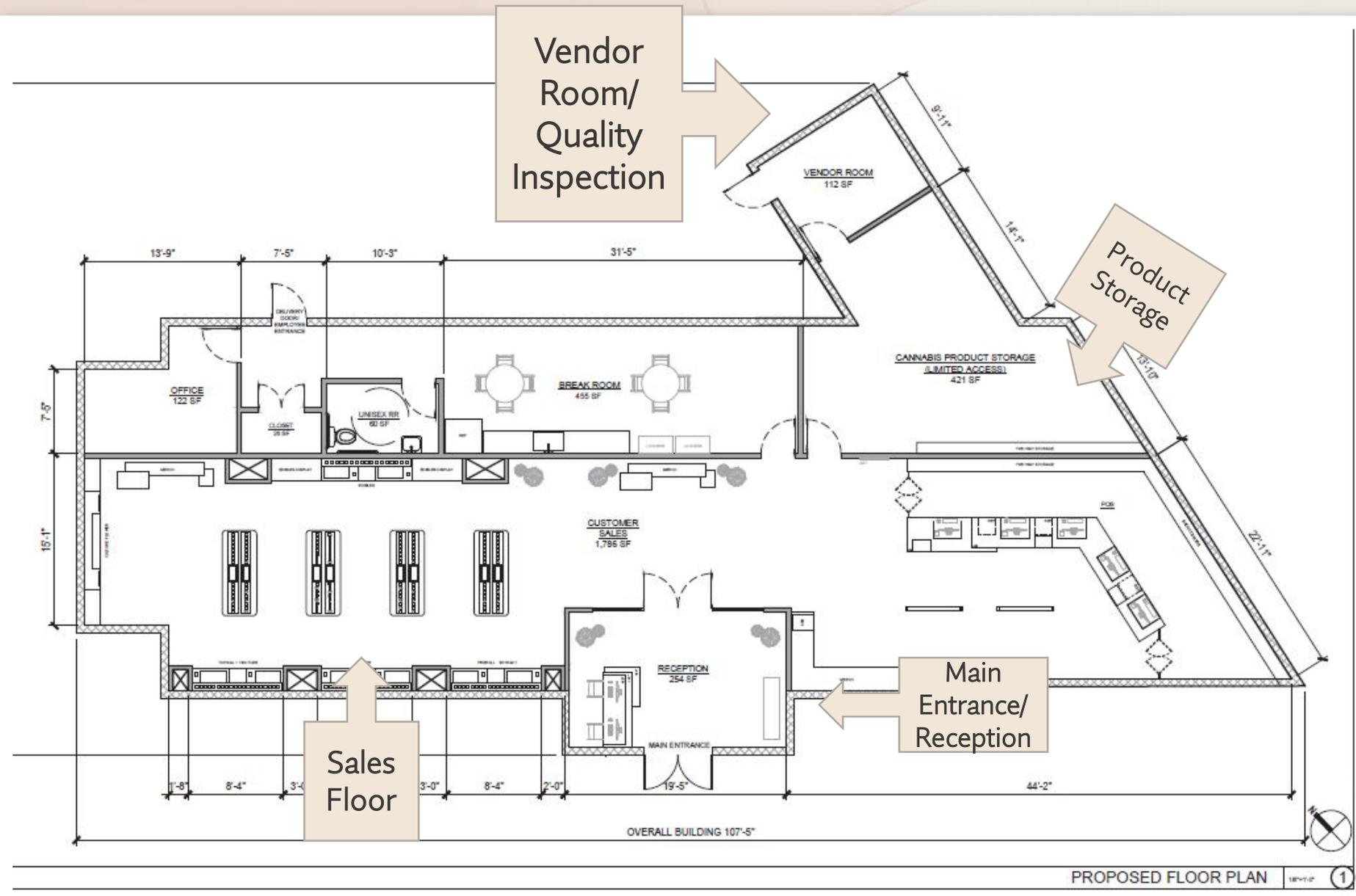
PHOTO 1

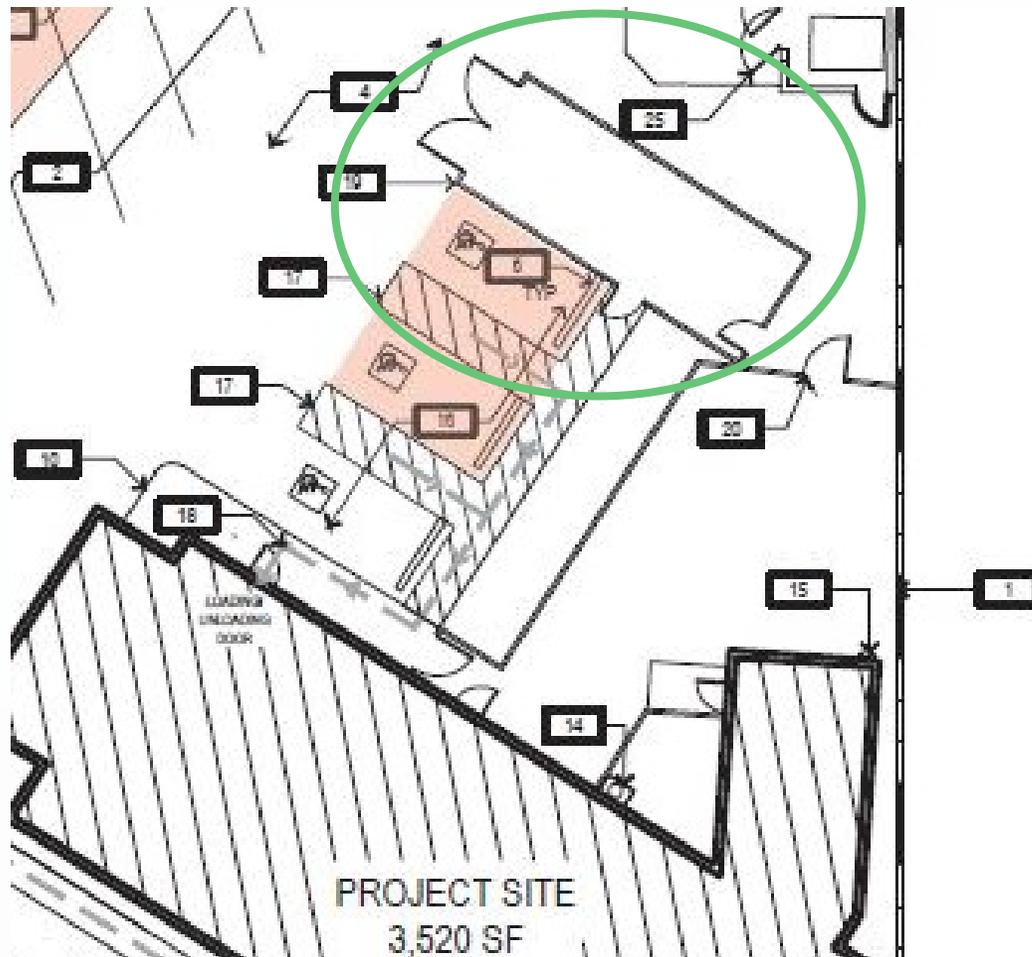
# SITE PLAN- 1111 MOTEL DRIVE



- Retail Use
- Parking requirements: 7 spaces minimum
- Including 2 accessible spaces
- Red shaded areas indicate extra parking
- Primary ingress to the South (off Motel Dr)
- Primary egress to the North (on to Pine St)
- Adjacent lot (west) is opposite orientation

# FLOOR PLAN- 1111 MOTEL DRIVE





## DELIVERY AREA

- Fenced in loading bay allows for only 1 authorized vehicle at a time
- Security guard present
- Surveillance cameras
- Protocols in line with State requirements

# OPERATIONS

- Hours of Operation to be from 8:00 a.m. to 10:00 p.m., daily
- Commercial Cannabis Dispensary (Medicinal and Recreational) including Delivery
- Business to receive finished product from licensed cannabis distributors and sell to the general public
- Four Manager positions will be filled at build out; staff anticipated at a total of 25 employees at open
- 5 POS Stations on the sales floor



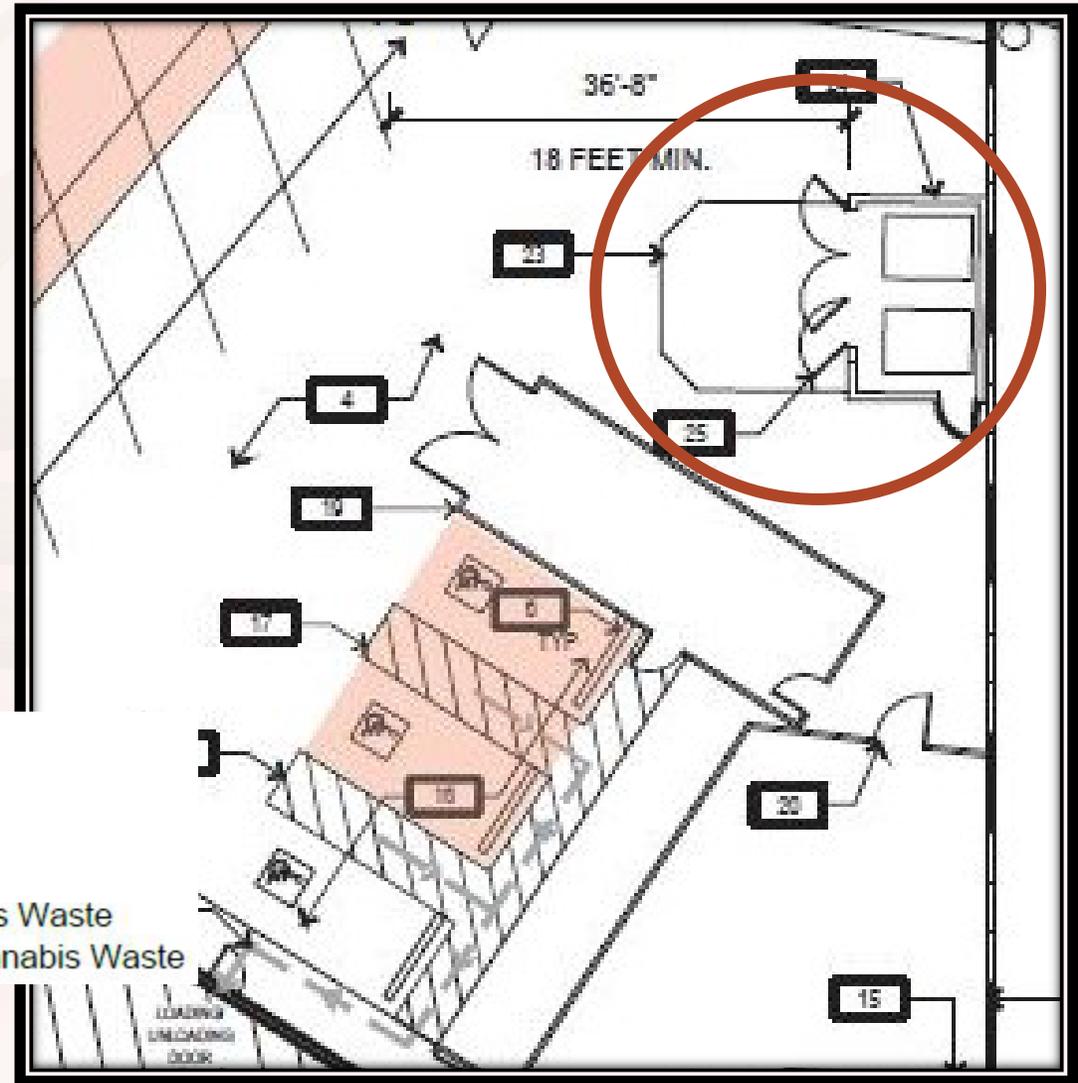
Cannabis waste shall be stored in two 65-gallon waste storage receptacles

One receptacle shall be for compostable waste and the other for non-compostable waste

Will use City refuse for non-cannabis waste and a cannabis waste hauling company to dispose of cannabis waste



- Solid Waste
- Recycling
- Organic Waste
- Electronic Waste
- Compostable Cannabis Waste
- Non-Compostable Cannabis Waste



# Community Benefits Proposed by Applicants

Community Outreach Meetings

Youth Incubator Program

2% Gross Receipts Donated to Local Charitable Organizations

Various Contributions to Local Organizations

100% Local Workforce

# CONDITIONS TO NOTE

- 10)...Building permit applications submitted after December 31, 2022, shall comply with 2022 California Building Codes
- 23) ...Parking lot and building lighting shall be shielded or oriented in a way that does not allow “spill-over” or affect the residents located directly across the street.
- 25) ...applicant shall provide a cross-access agreement between subject site and the adjacent lot to the west...
- 28) (Applicant) shall ensure that the site provides a clear path of travel from the provided accessible parking spaces to the main entrance...
- 33)...applicant shall extend the proposed chain-link fence so that deliveries do not enter unsecured areas
- 37)...any element of an application that provided a successful applicant with points on the merit-based scoring system is subject to review and inspection by the city...(MMC 20.44.170 L(1)(g)(iv))
- 39)...the minimum amount of local ownership that could be approved through a Minor Modification is 51% (MMC 20.44.170 L(7)(b)(iii))

# **ENVIRONMENTAL REVIEW #22-04**

**STAFF IS  
RECOMMENDING A  
CATEGORICAL  
EXEMPTION FOR CCBP  
#22-02R, BASED ON  
SECTION 15332 FOR IN-  
FILL PROPERTIES**

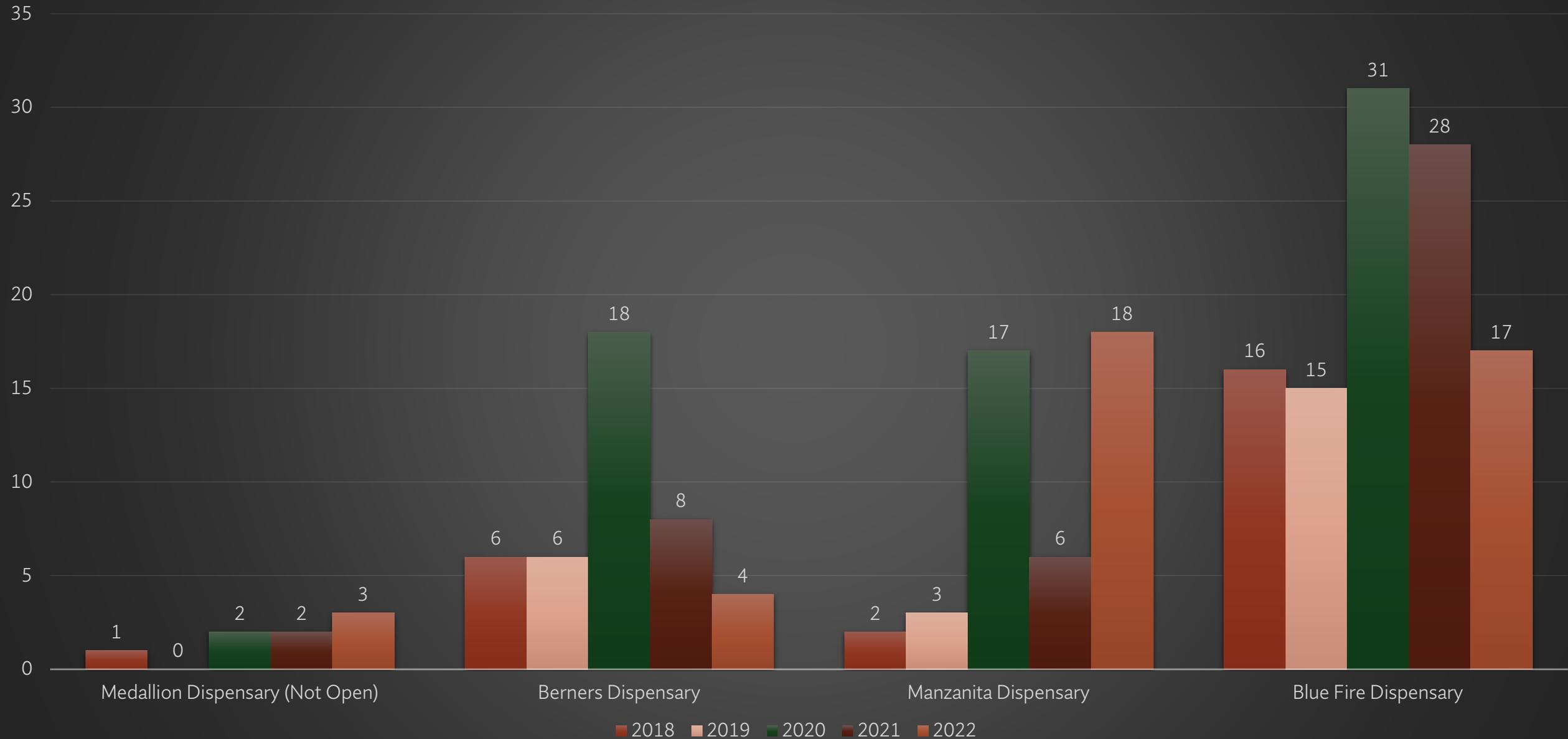
# SECURITY

- At least one guard shall be onsite during the build out; two guards shall be present onsite after open
- Security to increase if operations require it
- Security guards shall be present onsite 24/7
- Card scanners installed for restricted (employee-only) access areas
- Applicant shall meet or exceed all security requirements set forth in MMC 20.44.170 E(3)

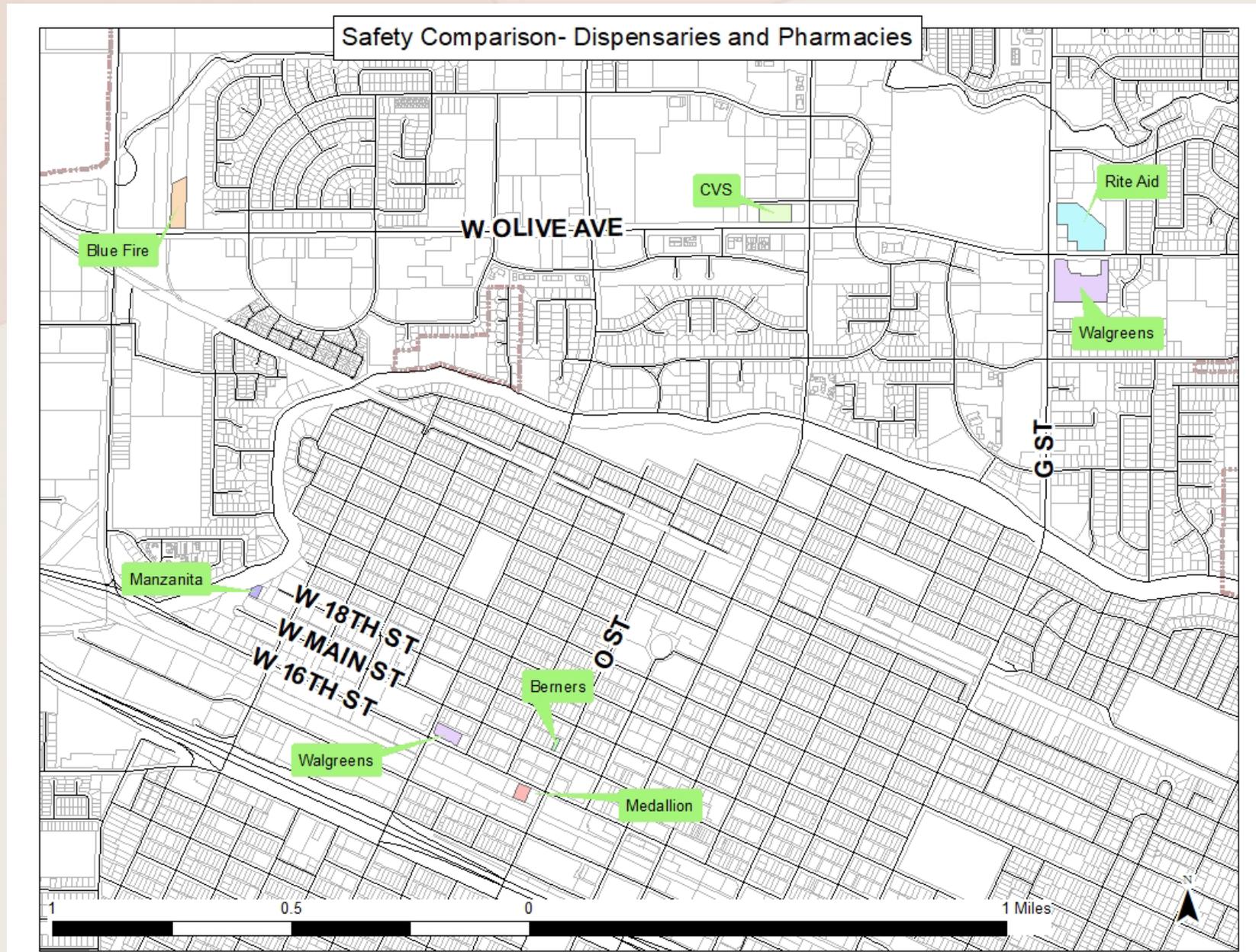
# Safety

- Several concerns have been raised regarding the safety at cannabis dispensary locations, including a request for data from Commissioner White.
- Planning Staff, with assistance from PD, reviewed calls for service at permitted dispensaries.
- Calls for service reflect all incidents that occur in proximity to the property and may not be directly related to the business thereon.

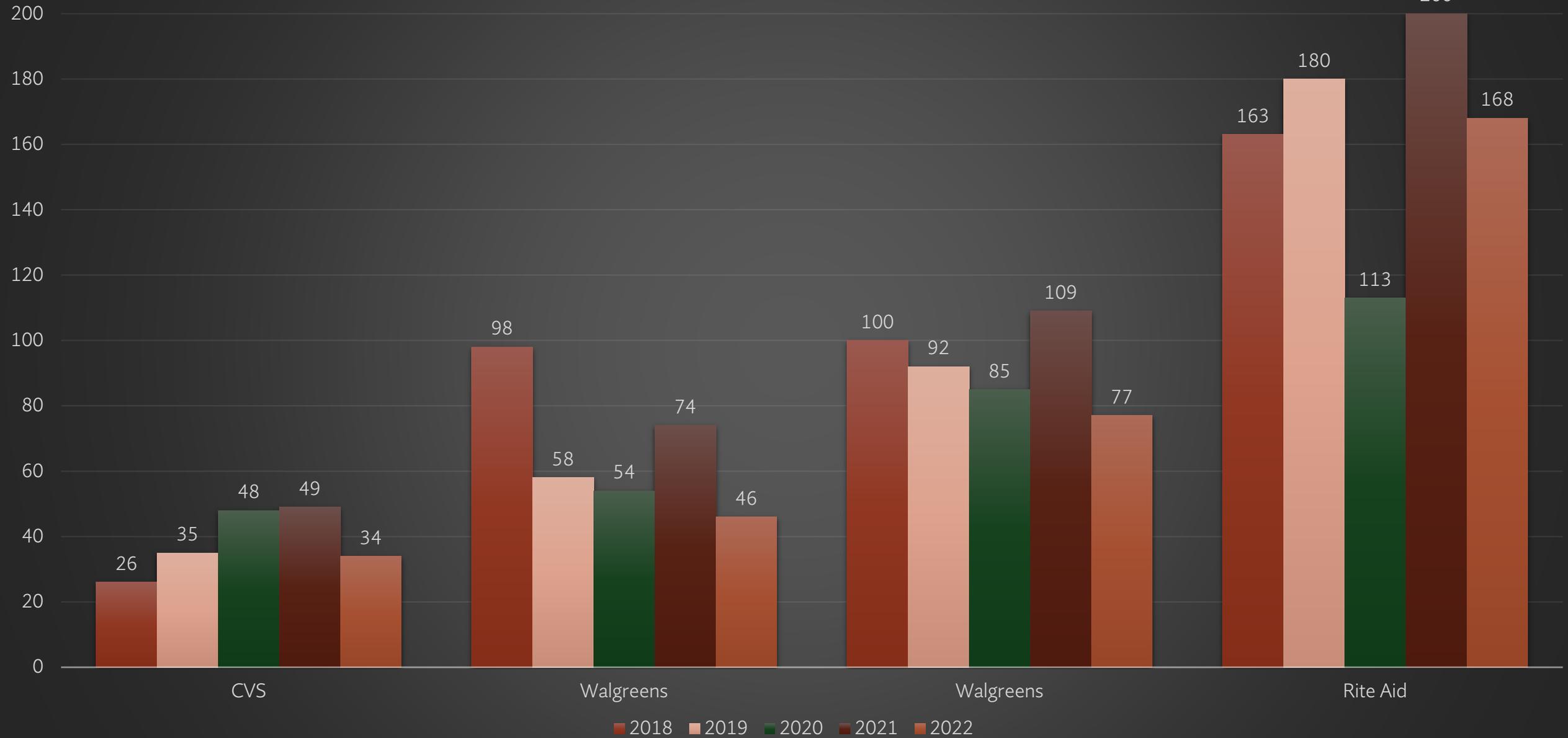
# Dispensary Incidents by Location, 2018-2022



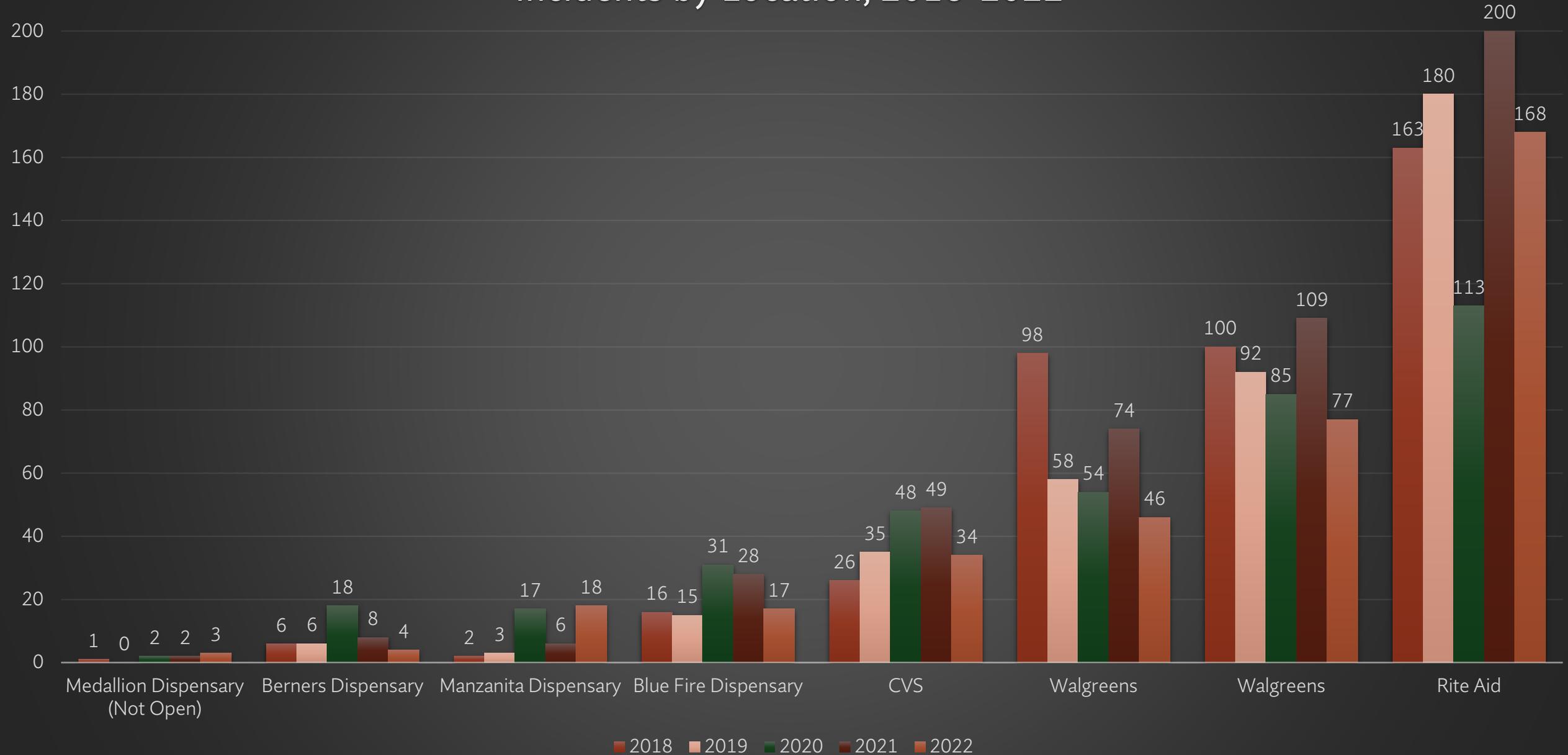
**Safety-** For comparison, sites with similar uses (pharmacies) were also reviewed.



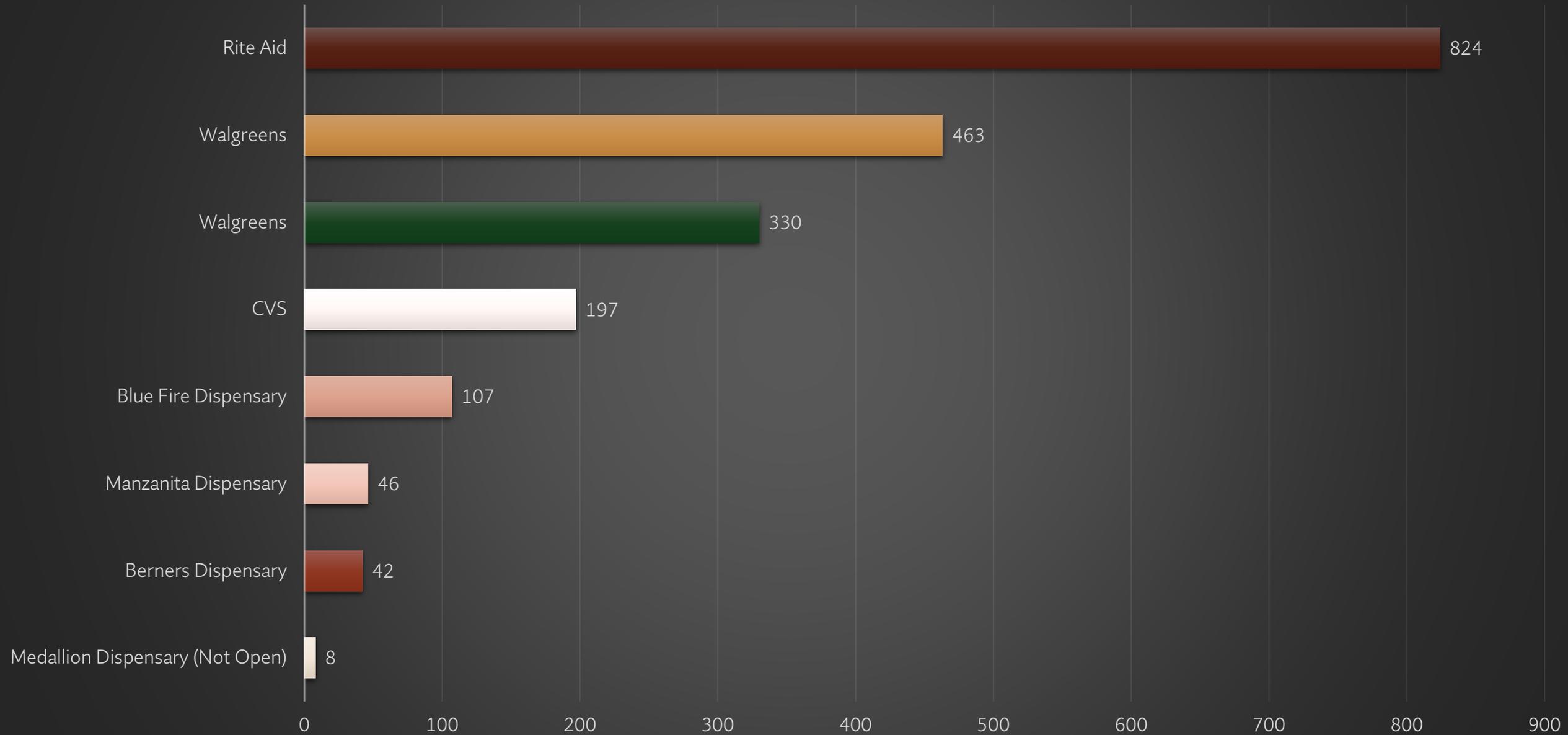
# Pharmacy Incidents by Location, 2018-2022



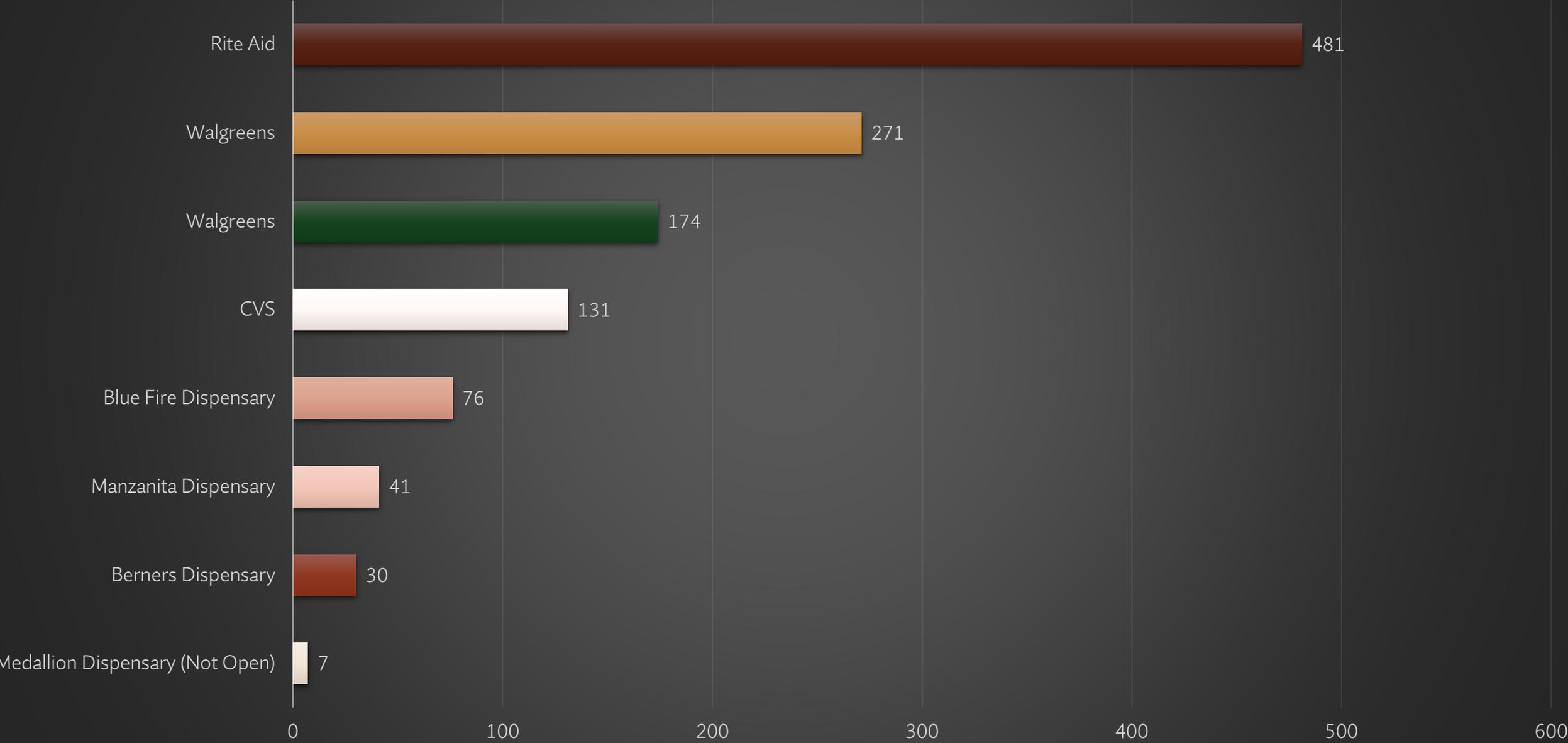
# Incidents by Location, 2018-2022

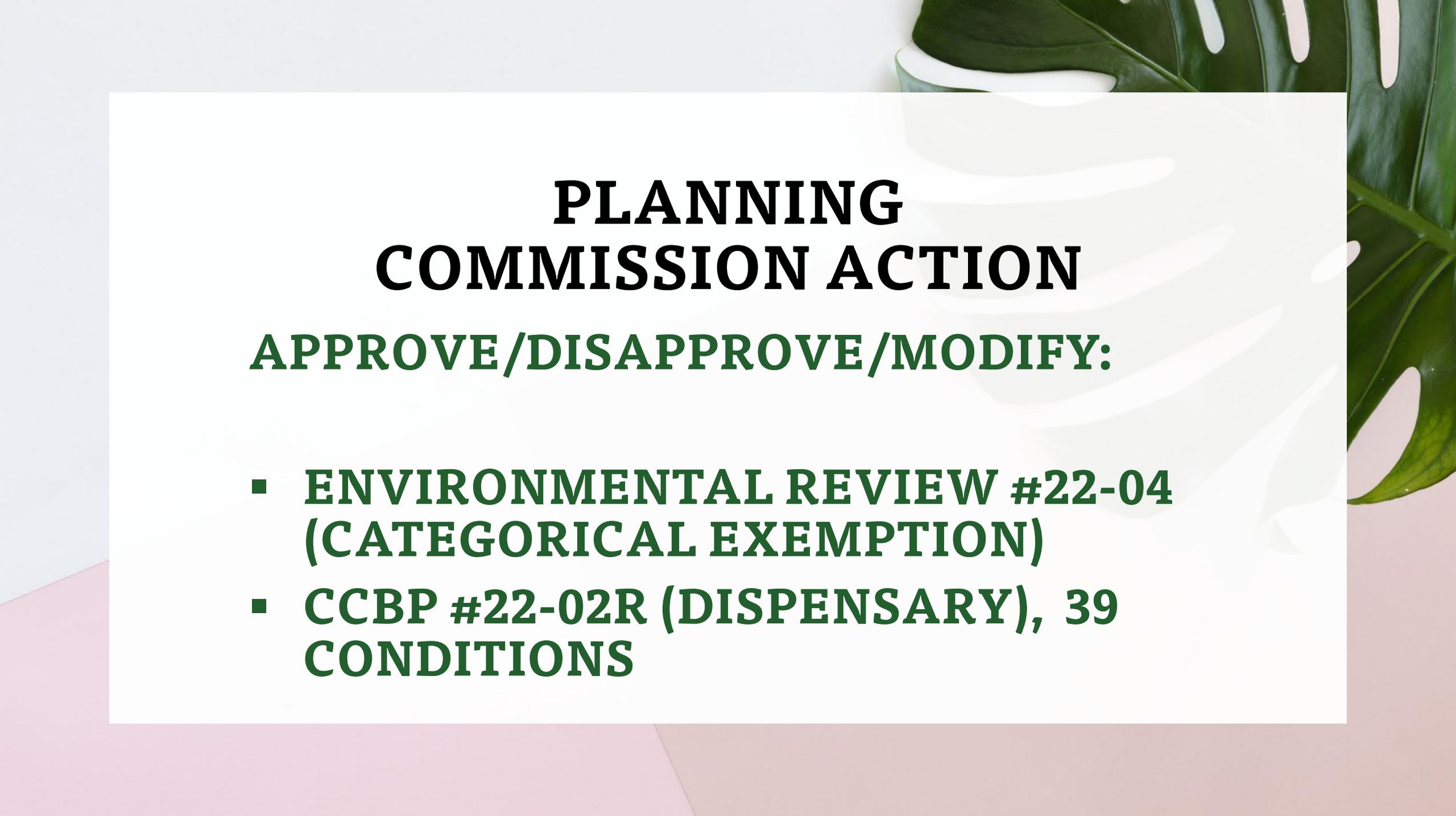


# Total Incidents 2018-2022



# Total Incidents 2020-2022





# **PLANNING COMMISSION ACTION**

**APPROVE/DISAPPROVE/MODIFY:**

- **ENVIRONMENTAL REVIEW #22-04  
(CATEGORICAL EXEMPTION)**
- **CCBP #22-02R (DISPENSARY), 39  
CONDITIONS**