

# Appeal of 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

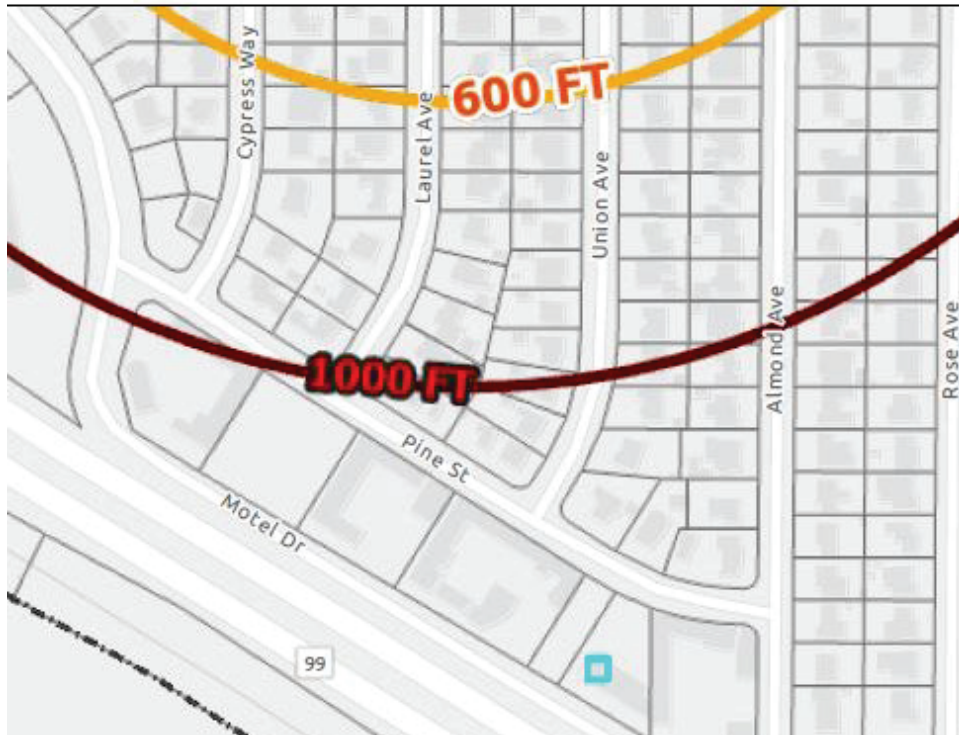
| <u>Application #</u> | <u>Applicant</u> | <u>Address</u>   | <u>Total Score</u> | <u>Average Score</u> | <u>Ranking</u> |
|----------------------|------------------|------------------|--------------------|----------------------|----------------|
| CCBP 22-02R          | Culture          | 1111 Motel 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.

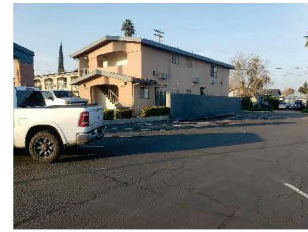


PHOTO 6



PHOTO 3



PHOTO 5



PHOTO 2

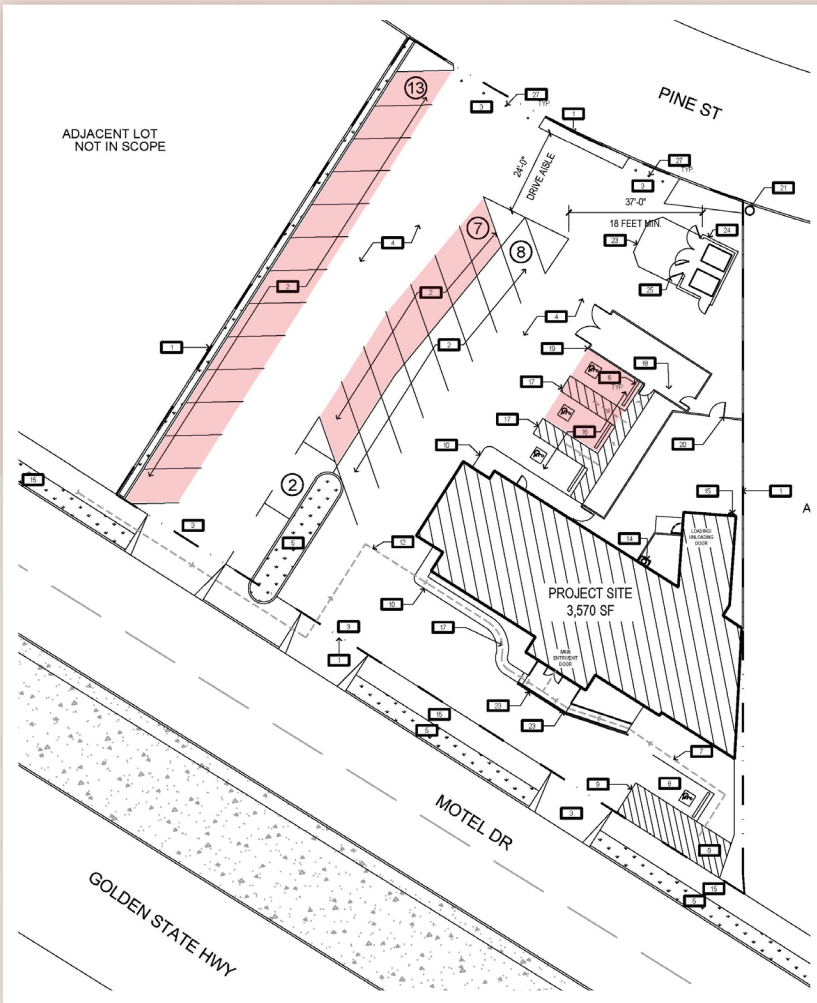


PHOTO 4



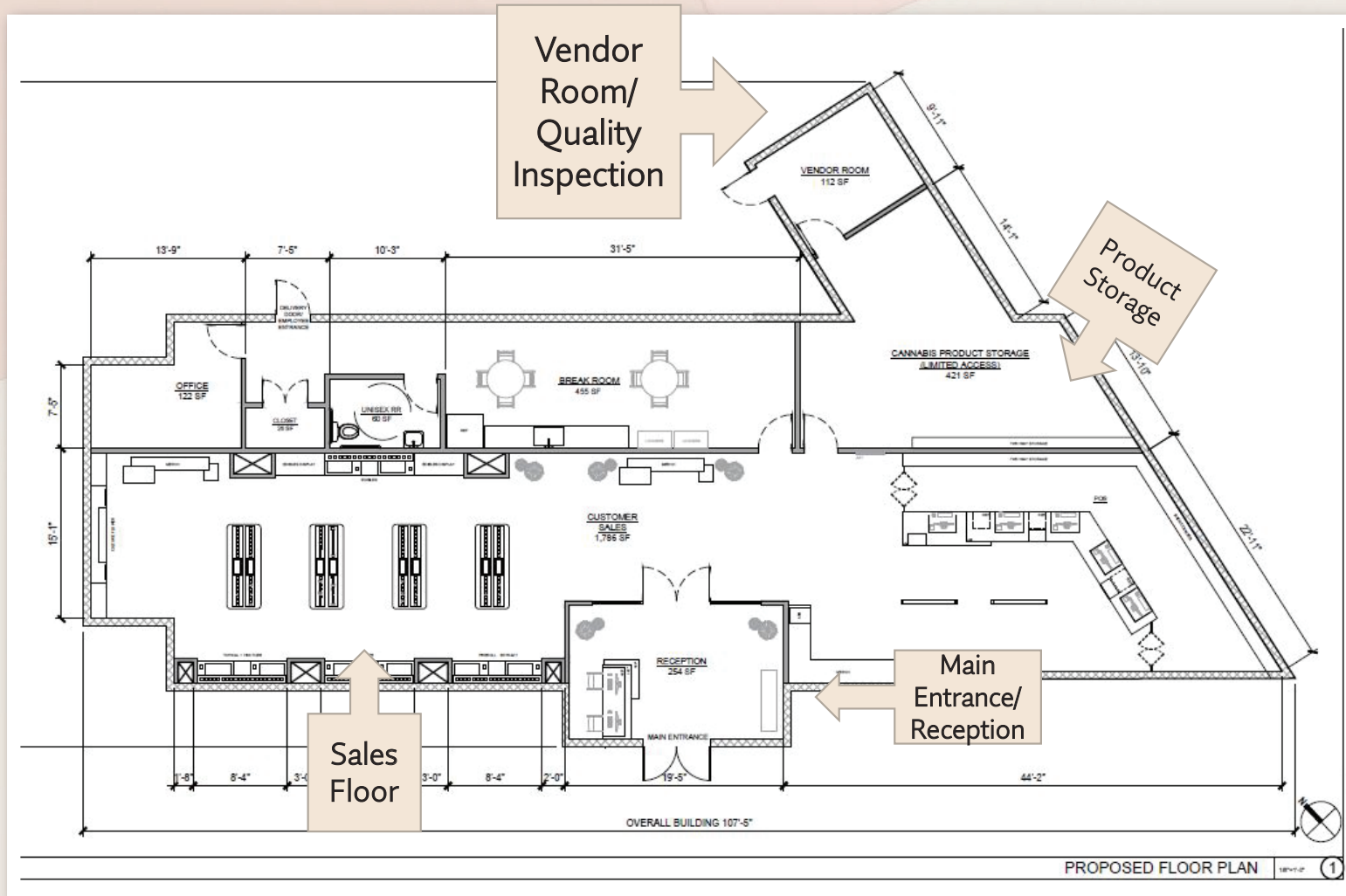
PHOTO 1

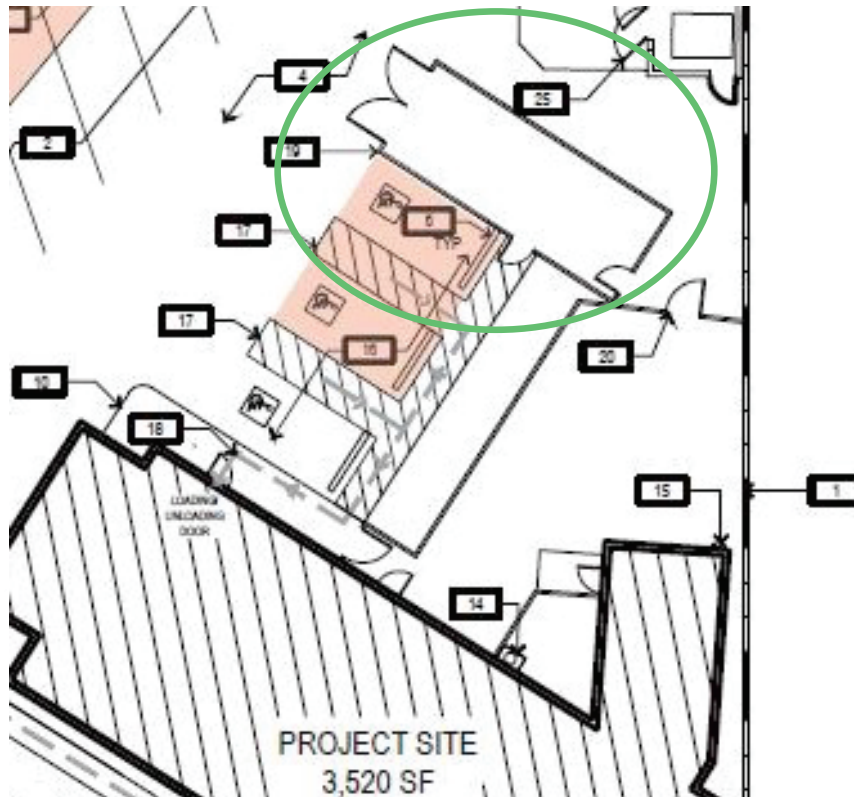
# SITE PLAN- 1111 MOTEL DRIVE



- Retail Use
- Parking requirements: 7 spaces minimum
- Including 2 accessible spaces
- Red shaded areas indicate extra parking
- Ingress/Egress to the South (off Motel Dr)
- No access to the North (Pine St) per Planning Commission Condition

# 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



# Community Benefits Proposed by Applicants

Community Outreach  
Meetings

Youth Incubator  
Program

2% Gross Receipts  
Donated to Local  
Charitable  
Organizations

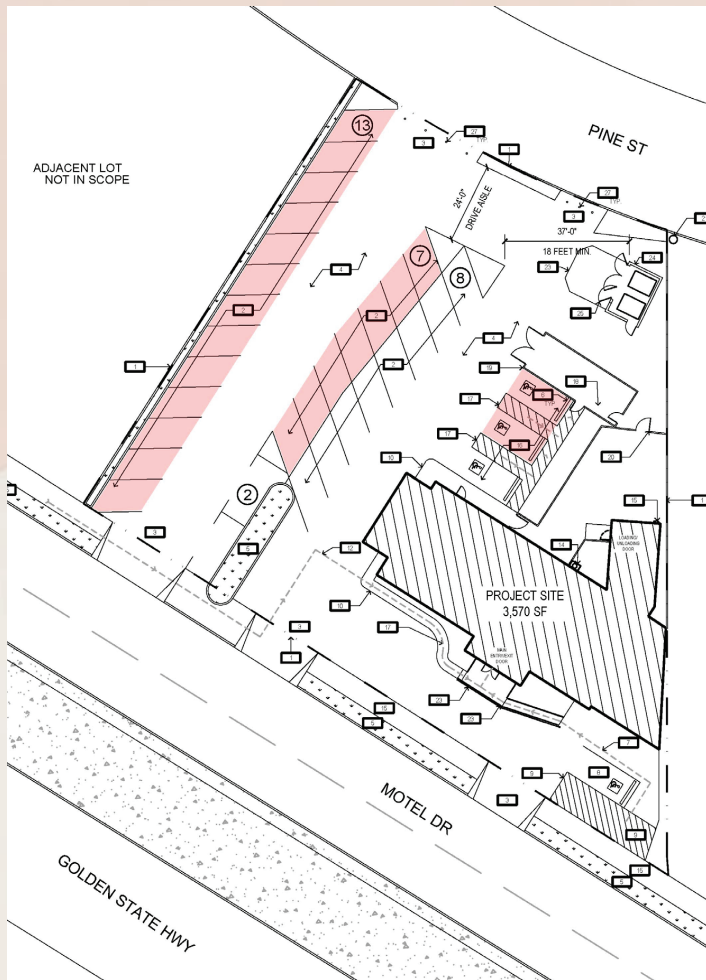
Various  
Contributions to  
Local  
Organizations

100% Local  
Workforce

# 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)

# Planning Commission Action–



- The Planning Commission voted 5-2 to approve Culture's application with an additional condition:
  - All access to Pine Street from the site and the adjacent site to the west is to be blocked off, interior of site to be redesigned to handle the new flow.
  - New Site Plan has been provided, at left.
- Two Appeals of the PC Decision were received:
  - Jiva (Applicant tied for 2<sup>nd</sup> Place)
  - Edwin Kainth (Local Business Owner)

## **Appeals– CCBP #22-02R**

Jiva (CCBP Applicant, Tied for 2<sup>nd</sup> Place in Merit-Based Score)

- Appeal asserts that Jiva should have more points from Criteria 5d and 5e, which regard owner experience in a Mutual Benefit Nonprofit for 1 year and 3 years, respectively.

Edwin Kainth (Local Business Owner)

- Appeal asserts negative impact to business, traffic issues, pedestrian issues, incompatible use type.

# CITY COUNCIL MOTION

- **Grant or deny the appeal of Edwin Kainth; and,**
- **Provide direction to staff regarding findings to grant or deny the appeal, with or without prejudice.**