

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

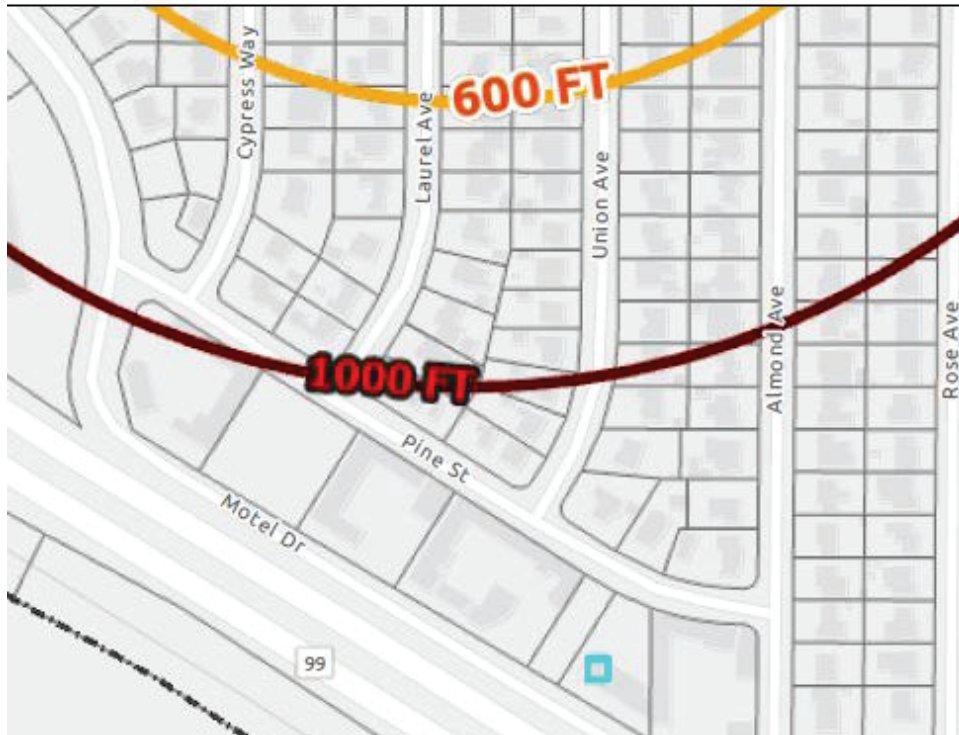
<u>Application #</u>	<u>Applicant</u>	<u>Address</u>	<u>Total Score</u>	<u>Average Score</u>	<u>Ranking</u>
CCBP 22-02R	Culture	1111 Motel Drive	286	95.33	1
CCBP 22-01R	Shryne	1240 W Main St	278	92.67	2 (Tie)
CCBP 22-09R	Jiva Life	1121 W Olive Ave	278	92.67	2 (Tie)
CCBP 22-08R	HerbNJoy	850 W Main St	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.

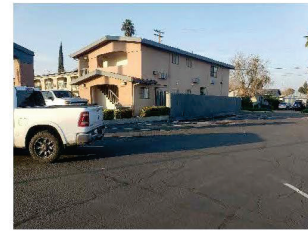


PHOTO 6



PHOTO 3



PHOTO 5



PHOTO 2

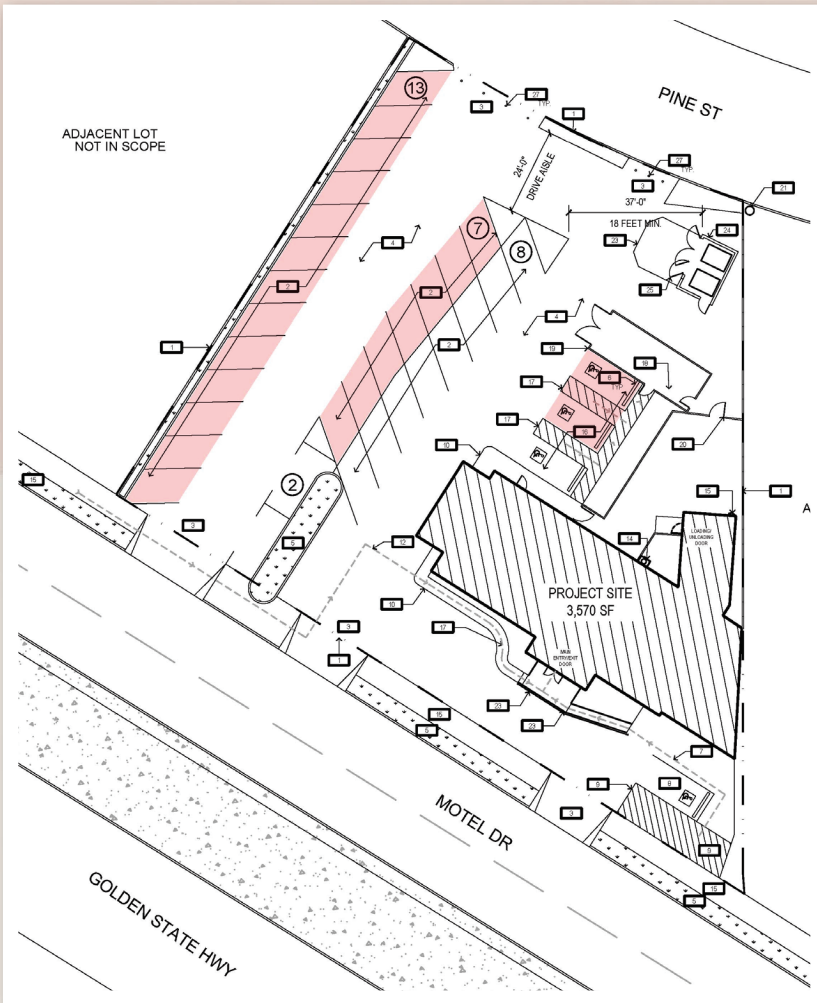


PHOTO 4



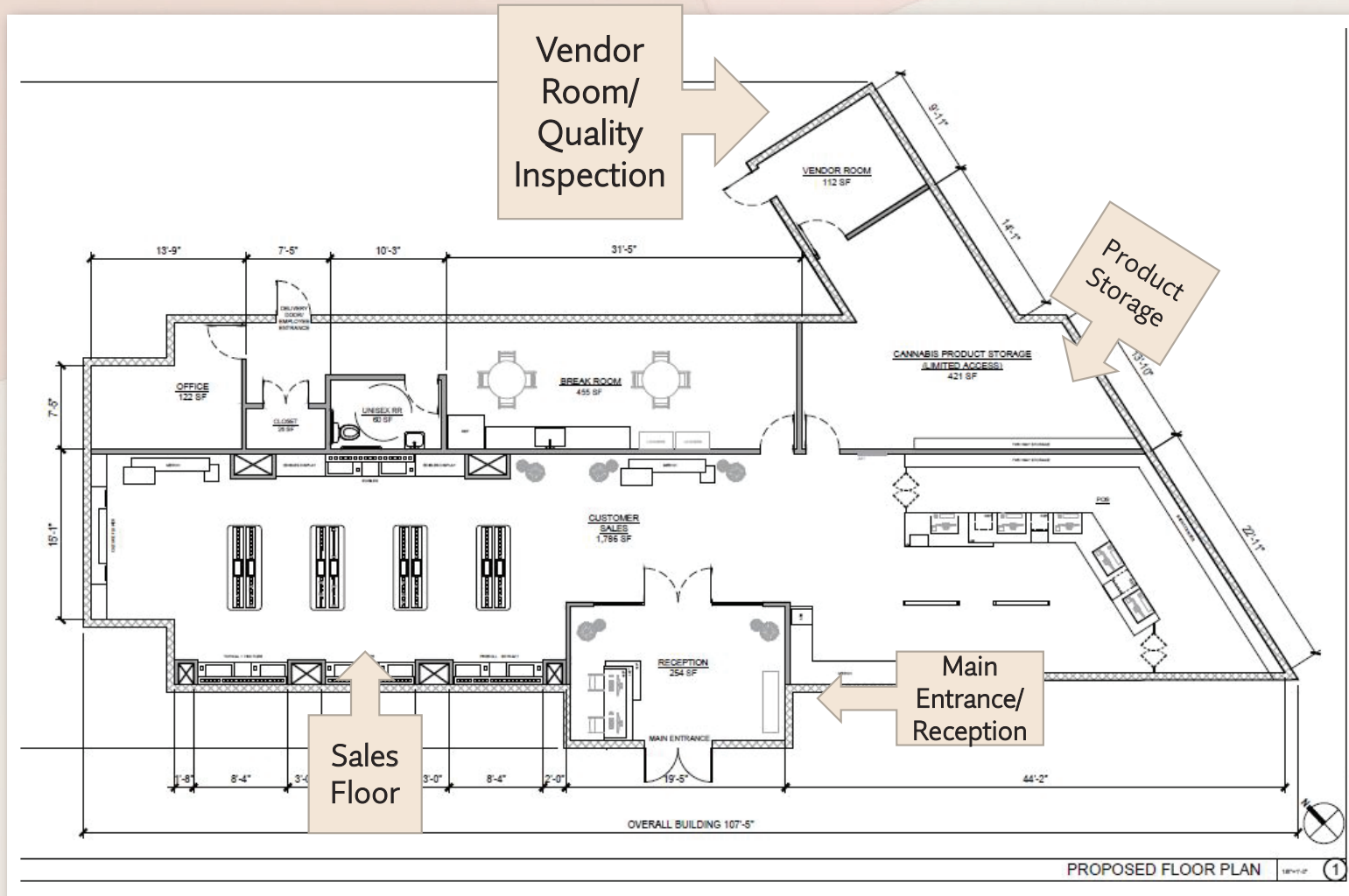
PHOTO 1

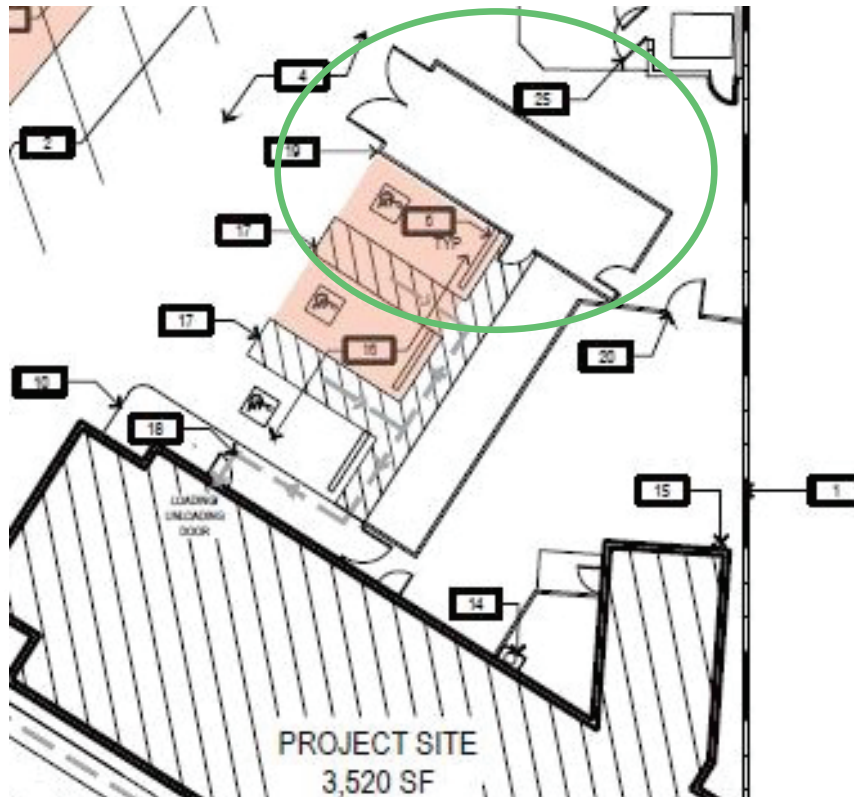
SITE PLAN- 1111 MOTEL DRIVE



- 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

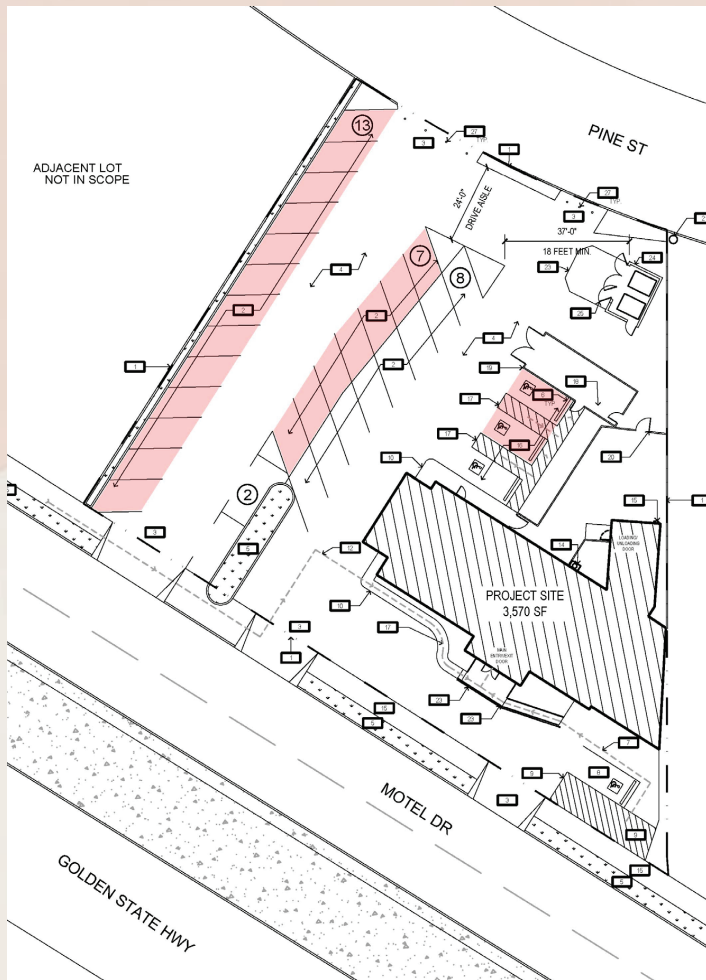
Various
Contributions to
Local
Organizations

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 2nd Place)
 - Edwin Kainth (Local Business Owner)

Appeals– CCBP #22-02R

Jiva (CCBP Applicant, Tied for 2nd 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.**