

Kim

To: Merced City Council / Planning Department
From: Mark S. Yandow
Date: 10/26/2017
Re: Merced Proposed Land Use Matrix – Cannabis Dispensary

Merced City Council Members,

Please find my feedback on the proposed land use matrix attached below as related to a cannabis dispensary location. As a real estate professional with 40+ years experience it seems that dispensary zoning(s) should be consistent with other pharmaceutical applications. The following pharmacies are operating on parcels in Merced with C-N Zoning:

- APN 006-121-010 3142 G Street C-N Rite Aid
- APN 035-090-013 1970 Yosemite Parkway C-N CVS - - common property line
- APN 007-040-046 3098 G Street C-N Walgreens

A proposed dispensary site is located at 1850 Yosemite Parkway and is zoned C-N. This property shares a property line with CVS Pharmacy located in the Rancho San Miguel neighborhood market, also zoned C-N. The property use and location of these two parcels are similar and should be entitled for the same use.

I would recommend and request to the City of Merced that zoning of C-N should be included in potential zoning matrix for a dispensary site.

In the end, the Merced process to select the approved Cannabis business licenses is subjective. Step One is to fully complete an objective checklist from the City of Merced. Step Two selection criteria to be used by the City of Merced is subjective. Given this process, the land use matrix should be updated to include C-N into the land the matrix. If the committee does not like the site, reject the package.

Respectfully,

Mark S Yandow

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