



Cannabis Retail Store - MUP 1-21

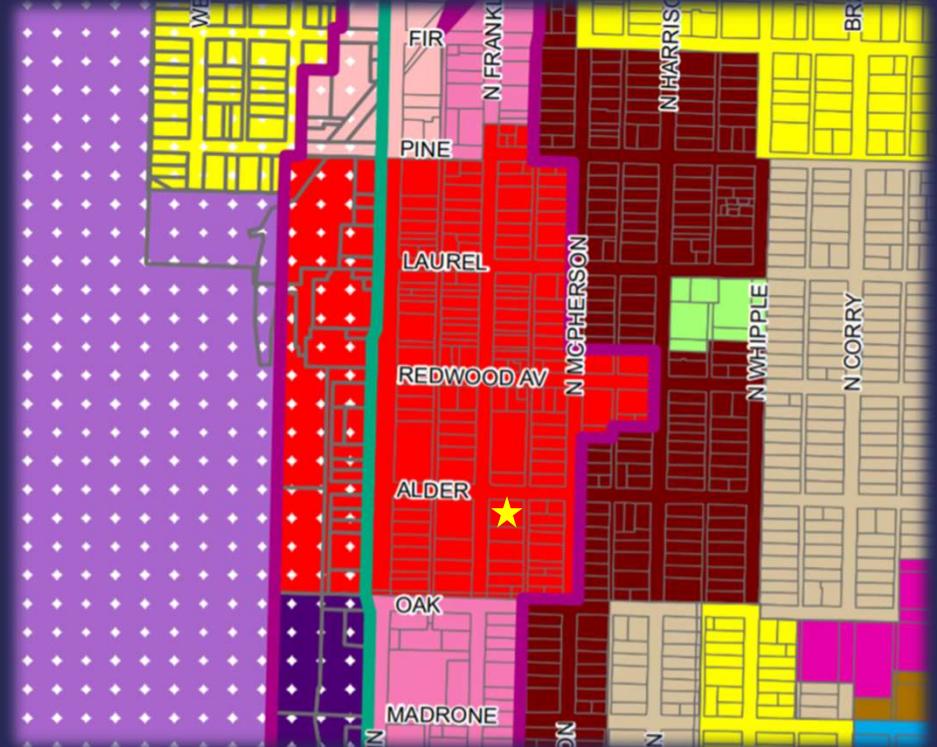
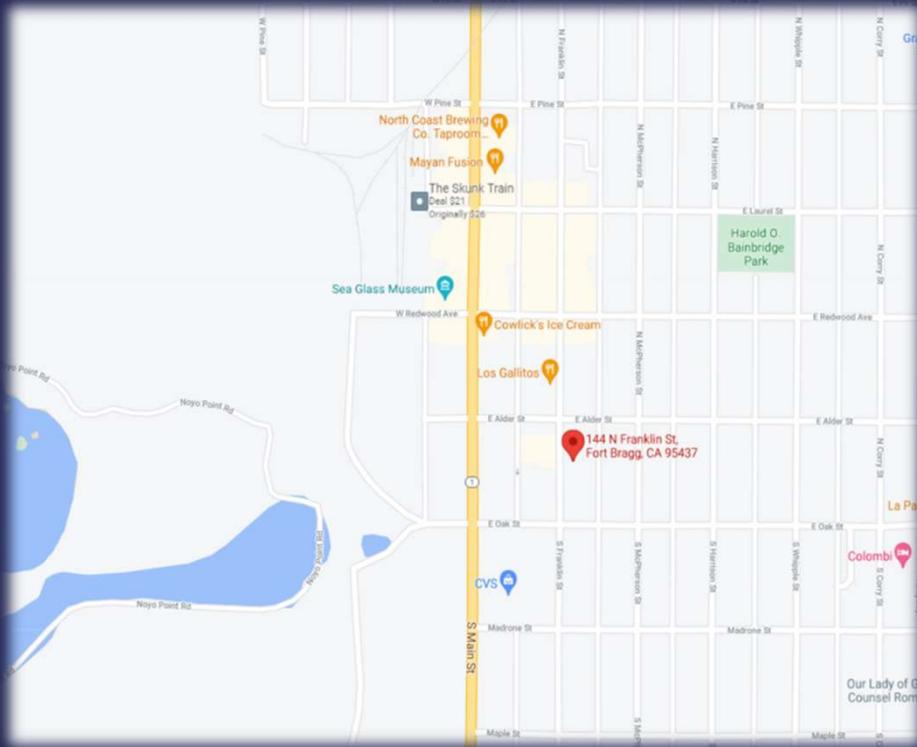
144 N. Franklin Street

Brandy Moulton

Fort Bragg City Council Hearing

September 1, 2021

Project Location – Central Business District



Project Details

Cannabis Retail Storefront

retail sales floor, storage, office space, employee breakroom, restrooms

Zone: Central Business District

Existing Use: Retail, Wholesale Distribution

Proposed Use: Retail

Parking: 1 per 400 SF of Floor Area

Experienced Cannabis Owner and Operator

Hours of Operations: 9am – 9pm

Security Features

 **24-Hour Security Surveillance**

 **Security Guard**

 **Secured Storage**

 **Interior & Exterior Lighting**

 **Alarm System**

Project Timeline

- **02/11/21: MUP Application Submitted**
 - **02/12/21: Notice of Application Posted**
 - **05/03/21: Notice of Pending Action Posted**
- **05/18/21: Admin Public Hearing – Project Approved**
- **06/23/21: Planning Commission Hearing – Project Denied**
- **07/14/21; 07/21/21; 08/06/21: Planning Commission Attempts To Finalize Findings Resolution**
- **08/09/21: City Council Hearing – Project Continued**
- **09/01/21: City Council Hearing**

Declaration of Posting

PUBLIC SAFETY REVIEW AUTHORIZATION

I hereby grant permission for City of Fort Bragg to review the application and premises for which this application is made in order to obtain information necessary for the preparation of required reports and render its decision.


Property Owner/Authorized Agent

2-17-21
Date

NOTE: If signed by agent, owner must sign "Authorization of Agent" below.

DECLARATION OF POSTING

At the time the application is submitted for filing, the applicant must complete and post the "Notice of Pending Permit" form at a conspicuous place, easily read by the public and as close as possible to the project site. If the applicant fails to post the completed notice form and sign the Declaration of Posting, the Community Development Department cannot process the application.

I hereby certify that my authorized representative or I posted the "Notice of Pending Permit" form in a conspicuous place, easily seen by the public and as close as possible to the project site for:

front windows
(Describe location where notice is posted)


Property Owner/Authorized Agent

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(Describe location where notice is posted)


Property Owner/Authorized Agent

2-17-21
Date

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AUTHORIZATION OF AGENT

I hereby authorize Brandy Moulton to act as my representative and bind me in all matters concerning this application.


Property Owner

2/18/21
Date

Standard of Review

The Review Authority may “Affirm, affirm in part, or reverse the action, determination, or decision that is the subject of the appeal, based upon findings of fact about the particular case. (Section 18.92.030(E)(1)(a).)

History of Ordinance

- August 28, 2019 – Planning Commission Considers New Ordinance
 - Removes buffers for schools, playgrounds and daycare
 - Proposed allowing accessory uses
- November 12, 2019– City Council Approves Ordinance No. 952-2019
- December 12, 2019 – Ordinance No. 952-2019 Effective Date

Location Compatibility

Support mixed use development (i.e., a combination of residential and commercial uses) in the Central Business District that does not conflict with the primary retail function of this area

Land Use Element Policy 3.2

Project's Location Compatibility

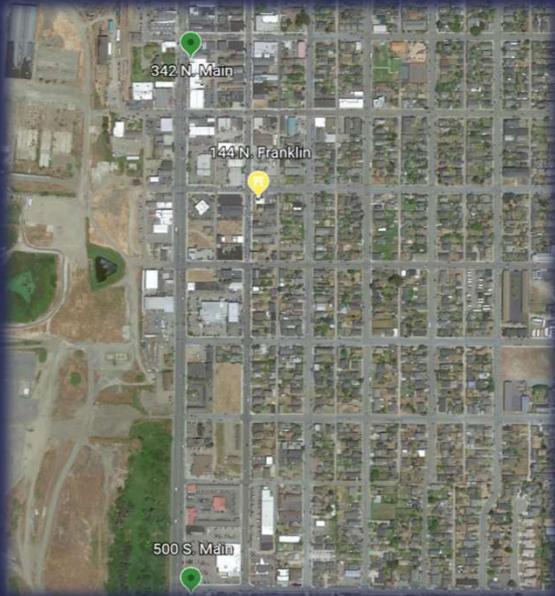
Consistent with Zoning Requirements and Inland General Plan and Surrounding Uses

- **Project located within Central Business District (CBD)**
 - **Designated as commercial core of City.**
 - **Supports a number of pedestrian-oriented development, including retail stores.**
 - **Supports mixed-use of retail and residential SO LONG AS residential uses do not conflict with primary retail function of CBD.**
 - **Project complements the local, regional, and tourist-serving function of CBD.**

MUP 1-20 342 N. Main Street



MUP 2-20 500 S. Main Street



All of the Required MUP Findings Can Be Made

- Project is consistent with General Plan and Zoning requirements.
- Project's characteristics are compatible with surrounding uses.
- Project will not be detrimental to Public Health, Safety, or General Welfare and Surrounding Community.
- Project complies with general and cannabis-specific commercial land use requirements.
- Project complies with, and will continue to comply with, City's cannabis business operational requirements.

Questions?

The image features a dark blue background with the word "Questions?" in a white, sans-serif font. On the right side, there are several overlapping, semi-transparent geometric shapes in various shades of blue and teal, creating a modern, abstract design.