



Legislation Text

File #: 20-348, Version: 1

RESOLUTION No. 2020-005 of the Board of Zoning Adjustments of the City of San Leandro, approving a Conditional Use Permit PLN19-0052 for cannabis product manufacturing at 14505 & 14509 Catalina St.

WHEREAS, Danielle Chacko of ASHA Pharmaceuticals (“Applicant”) submitted an application (PLN19-0052) for a Conditional Use Permit for a proposed ±4,720 square foot Cannabis Product Manufacturing facility to be located within an existing light industrial condominium building at 14505 & 14509 Catalina St., Assessor’s Parcel Numbers 80G-933-34 (Unit H) & 80G-933-36 (Unit J) (“Project”), zoned IP, Industrial Park; and

WHEREAS, Per San Leandro Zoning Code Section 2.12.208.B.14, the applicant is required to secure approval of a Conditional Use Permit prior to establishment of a Cannabis Product Manufacturing facility in the IP Industrial General District; and

WHEREAS, the requested Conditional Use Permit enables the manufacturing and packaging of cannabis products, including edibles and non-volatile extractions, as further described in the staff report, attached hereto and incorporated herein by this reference, within a ±4,720 square foot single-story light industrial condominium located at 14505 & 14509 Catalina St.; and

WHEREAS, the Cannabis Product Manufacturing facility is required to comply with all Building and Fire Codes, use only listed and certified equipment, and be required to obtain licensure from the State of California Bureau of Cannabis Control; and

WHEREAS, the Property is zoned (IP) Industrial Park and has a General Plan designation of Light Industrial area (IL); and

WHEREAS, the Project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15301 for Existing Facilities that involves minor alterations and negligible expansion of use with interior improvements; and

WHEREAS, the Board of Zoning Adjustments held a duly noticed public hearing regarding the proposed Project on August 6, 2020, at which time all interested parties had the opportunity to be heard; and

WHEREAS, the Board of Zoning Adjustments fully considered the Project application and entitlements, applicant’s statements, staff report, findings of fact, conditions of approval, public comments, and all other testimony and evidence presented at the public hearing; and

WHEREAS, the Board of Zoning Adjustments finds that the staff report, Categorical Exemption from CEQA, and standards for approval reflects the City’s independent judgement and analysis of the Project; and

WHEREAS, the Board of Zoning Adjustments finds that the proposed Project does satisfy the requisite findings of fact necessary for approval as further explained in the staff report and the findings of fact associated with this Resolution, as identified in "Exhibit A" attached to this Resolution; and

WHEREAS, the City's General Plan and the Zoning Code are incorporated herein by reference and are available for review at City Hall during normal business hours and on the City's website.

NOW, THEREFORE, BE IT RESOLVED THAT: The above and forgoing recitals are true and correct and made a part of this resolution.

BE IT FURTHER RESOLVED THAT: The Board of Zoning Adjustments of the City of San Leandro does hereby make the following findings and determinations regarding the proposed Project:

1. The Board of Zoning Adjustments of the City of San Leandro does hereby make the necessary findings and determinations required by Sections 4.04.220 and 5.08.124 of the City of San Leandro Zoning Code to approve the requested Conditional Use Permit for a Cannabis Product Manufacturing facility at 14505 and 14509 Catalina St., as further explained in the staff report and findings of fact for approval as set forth in "Exhibit A" attached hereto and incorporated herein by this reference.
2. Based on the findings and determinations, the Board of Zoning Adjustments of the City of San Leandro does hereby approve Conditional Use Permit for PLN19-0052 allowing for a Cannabis Product Manufacturing Facility at 14505 and 14509 Catalina St. subject to the Conditions of Approval, as further set forth in "Exhibit B" attached hereto and incorporated herein by this reference.