

ATTACHMENT A

SPECIFIC FINDINGS FOR CONDITIONAL USE PERMIT # 6759

1. *The proposed use is allowed with a Conditional Use Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code.* The proposed operation of a commercial cannabis retailer establishment is allowed with the approval of a Conditional Use Permit, and the additional approvals as required under the Pasadena Municipal Code as well a license issued from the State of California Bureau of Cannabis Control. The applicant is proposing to offer medicinal and adult-use cannabis sales and will be required to comply with all conditions of approval related to the proposed use
2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.* The proposed location was approved by the voters of Pasadena under Measures CC and DD in June 2018. This ordinance was a local ballot measure which was approved by the voters in June 2018. By virtue of the location requirements in this ordinance, the locations where retail cannabis uses can be permitted was approved by the voters. The location proposed by Integral Associates Dena, LLC at 908 East Colorado Boulevard, is located within the CD-5-AD-2 (Central District Specific Plan, Lake Avenue sub-district, Alcohol Density Overlay District 2) zoning district, where a cannabis retailer use can be permitted subject to approval of this permit if the site is not within a required distance to any of the identified sensitive receptors. As required in this application, Integral Associates Dena, LLC has submitted a Location Map which identifies the required 600 foot and 1,000 foot radii measured from the boundaries of the property at 908 East Colorado Boulevard. The map also includes the identification of all uses and zones for properties that fall within the 600 foot radius. The Location Map submitted by the applicant was prepared by a licensed land surveyor, Larry L. Mar, and a mapping service company known as Quality Mapping Service. The radii and land uses identified in the Location Map submitted by the applicant have been peer-reviewed by a third-party land surveyor hired by the City and a team of planning consultants. The scope of review by the City's land surveyor includes verification that generally accepted methods were used by the applicant's land surveyor to identify the property boundaries and determine the radii. Also, the land uses and zones identified in the applicant's location map were verified for accuracy and to ensure that there are no sensitive receptors within 600' of the boundaries of the proposed location. This was completed through physical verification via site visits completed by a team of planning professionals. The City has determined, based upon these efforts, that the Location Map is accurate and complete and that the proposed location at 908 East Colorado Boulevard is compliant with the various zoning and location requirements of Section 17.050.066 D of the P.M.C. for commercial cannabis retailers.
3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan* in that the granting of the requested Conditional Use Permit is consistent with General Plan Land Use Element – Goal 2, Land Use Diversity encourages the maintenance of existing and development of new land uses that cumulatively provide for the diverse needs of Pasadena's residents and businesses offering a variety of employment opportunities, are economically prosperous and sustainable, and respect the City's environmental setting. General Plan Policy 2.3 (Commercial Businesses) calls for the designation of sufficient land to enable a broad range of viable commercial uses in Pasadena's Central District, Transit and Neighborhood Villages, and commercial corridors. The proposed commercial cannabis retail use will serve both local and regional needs, reducing the needs for residents to travel to adjoining

communities, capturing a greater share of local spending, and offering a diversity of employment opportunities. Additionally, the General Plan reaffirms the City's commitment to providing diverse, active, prosperous and well-designed commercial corridors and districts that provide a diversity of goods, services and entertainment, including Policy 25.1 (Diversity of Uses) which encourages the development of a broad range of commercial uses. The proposed commercial cannabis retailer is a new land use that was approved by the voters of the City of Pasadena offering this new product to Pasadena residents and visitors to a key commercial corridor of the City.

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use* The provisions of the Medicinal and Adult Use Cannabis Regulation and Safety Act (MAUCRSA) accommodate the needs of medically ill persons that require treatment with medicinal cannabis as recommended by their health care provider, and provide access to adult-use cannabis for persons over the age of 21 while imposing sensible regulations on the use of land to protect the city's residents, neighborhoods, and businesses from disproportionately negative secondary impacts that can arise from such uses. Ballot Measures CC and DD, passed by Pasadena voters in June 2018 as local initiatives, allow a limited number of cannabis retailers, cultivators, and testing labs to operate within specific zoning areas in the City and levy a business license tax on commercial cannabis businesses. Limitations and requirements were included in the measures to regulate the cultivation, processing, manufacturing, testing, sale, delivery, distribution, and transportation of medicinal and adult-use cannabis and cannabis products in a responsible manner to protect the health, safety, and welfare of residents and community members and to enforce rules and regulations consistent with state law. Adherence to the State of California Bureau of Cannabis Control's strict operational regulations for a storefront cannabis retailer under a Type-10 license is required in addition to compliance with the City's various additional operational, taxation, security and health-related regulations contained in Sections 5.28 (Cannabis Business Tax), Section 5.78 (Commercial Cannabis Activity), Section 17.50.066 (Standards for Specific Land Uses - Cannabis Businesses) and Sections 8.10 (Commercial Cannabis - Public Health Permit) and 8.11 (Health & Safety - Commercial Cannabis Facilities).

5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.* This application is for the proposed establishment of a commercial cannabis retailer at 908 East Colorado Boulevard in the CD-5-AD-2 (Central District Specific Plan, Lake Avenue sub-district, Alcohol Density Overlay District 2) zoning district. The proposed location has been determined to meet all of the zoning and location requirements identified in Section 17.50.066 D of the Pasadena Municipal Code, and there are no sensitive receptors within 600' of the project's property boundaries. The applicant does not propose an increase to the existing building footprint. Operation of the proposed commercial cannabis retail dispensary is subject to compliance with all of the conditions of approval of this grant in addition to all of the regulations of the State of California Bureau of Cannabis Control as well as those regulations contained in Sections 5.28 (Cannabis Business Tax), Section 5.78 (Commercial Cannabis Activity), Section 17.50.066 (Standards for Specific Land Uses - Cannabis Businesses) and Sections 8.10 (Commercial Cannabis - Public Health Permit) and 8.11 (Health & Safety - Commercial Cannabis Facilities). Further, the applicant, Integral Associates Dena, LLC was selected as one of the six top-scoring applicants among 122

applications received for the retailer category and its selection was based, in part, on being financially capitalized to be able to deliver on commitments after a demanding land use process and costly site acquisitions and improvements, on having the capacity to design a dispensary that blends with the neighborhood and meet's Pasadena's strict security and safety regulations, and on their ability to hire and train sufficient staff to operate in a professional manner and on their ability to meet their commitment to produce a community benefits plan that provides tangible benefits to the residents and community. As conditioned, it is not expected that the operation of a commercial cannabis retail storefront will be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetics values, character, scale, and view protection.* The granting of this Conditional Use Permit will allow a newly approved retail use pursuant to Section 17.050.066 D5 which allows for 'commercial cannabis retailers'. Commercial cannabis retail sales is considered a 'retail' use and the use of the existing commercial building is consistent with surrounding land uses which include retail, commercial and mixed uses. The applicant will not alter the existing height, setbacks, or expand the existing building envelope or footprint. Any exterior changes are required to be reviewed by the Design and Historic Preservation Section for compatibility. Only minor exterior changes are proposed with the majority of work being a tenant improvement. Therefore the existing building design and characteristics will remain and will not alter the compatibility with existing and future land uses in the vicinity.