

EMERYVILLE PLANNING COMMISSION

STAFF REPORT

Agenda Date: December 20, 2017

Report Date: December 14, 2017

TO: Planning Commission

FROM: Community Development Department
Miroo Desai, Senior Planner

SUBJECT: **Cannabis Manufacturing and Delivery Facility
(UP17-002)**

PROJECT LOCATION: 1320 67th Street
(APN: 49-1512-2-1)

APPLICANT: VersaGenix, Inc
2401 Waterman Boulevard, Suite 4A, # 301
Fairfield, CA 94534

OWNERS: Matthew and Victoria Schoenwald
6635 Hollis Street
Emeryville, CA 94608

PROJECT DESCRIPTION: Consideration of a Major Conditional Use Permit to allow a cannabis manufacturing and non-storefront dispensary facility in the existing 1,046 square foot building located at 1320 67th Street (“Project”). The Project includes the non-volatile manufacturing, processing, packaging, storing of cannabis products to distribute to other cannabis vendors and operations to support the delivery of cannabis products to end users at offsite location.

GENERAL PLAN: Industrial

ZONING DISTRICT: Light Industrial (INL) and North Hollis Overlay Zone (NH)

ENVIRONMENTAL STATUS: This Project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects, and under the “general rule” at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment.

APPLICABLE ZONING CODE PROVISIONS:	Section 9-2.417(f)	Industrial Use Types: Cannabis Manufacturing
	Section 9-2.701(m)(3)	Uses of Special Concern
	Section 9-5.2200	Cannabis Related Activities
	Section 9-7.505	Conditional Use Permits: Findings

RECOMMENDED

COMMISSION ACTION:

- 1) Hear a presentation of the proposed Project.
- 2) Open public hearing and take testimony regarding the proposed Conditional Use Permit application.
- 3) Close public hearing and consider the Staff Report and Resolution.
- 4) Approve Conditional Use Permit application.

BACKGROUND

On April 4, 2017 the City Council adopted regulations to allow Cannabis Manufacturing facilities in certain areas of the city upon the recommendation of the Planning Commission. A new Article entitled “Cannabis Related Activities” was added to the Planning Regulations (Article 22 of Chapter 5 of Title 9 (Planning Regulations) of the Municipal Code) that prohibited commercial cultivation but permitted cannabis manufacturing and retail store-front businesses for both medicinal and adult use. The new ordinance includes definitions for key words such as manufacturing, dispensary and testing laboratory and treats manufacturing and processing of cannabis related products such as extracts, concentrates, edible products, and topical products the same as the manufacturing of pharmaceuticals. Therefore, Cannabis Manufacturing is allowed with a Major Conditional Use Permit in the Mixed Use With Non-Residential (MUN), Office Technology/Doyle Hollis North (OT/OH), Office Technology (OT), Light Industrial (INL), and Heavy Industrial (INH) zoning districts.

On September 1, 2017 the City Council adopted an ordinance entitled “Cannabis” (Chapter 25 of Title 5 (Public Welfare) of the Municipal Code) that outlined a permit process, similar to the cabaret permit, which will be handled by the Police Department, that will look into the applicant’s background and their security plan among other things (“Operator’s Permit”).

All new Cannabis Manufacturing facilities are first required to obtain a Major Conditional Use Permit followed by an Operator’s Permit that will be issued by the Police Chief. Prior to start of operations, the manufacturer will be required to obtain a business license at which time all relevant permits from the State would need to have been secured.

PROJECT DESCRIPTION

The applicant, VersaGenix, proposes to use an existing, approximately 1,046 square foot building to establish a cannabis manufacturing and non-storefront dispensary facility that will manufacture with non-volatile solvents, process, package, store cannabis products to distribute to other cannabis vendors and will include operations to support the delivery of cannabis products to end users at offsite locations. The cannabis products include health supplements, cosmetics

and other similar products. These include tinctures, vaporizer liquids, topicals and pet products such as biscuits and other treats.

VersaGenix will be engaged in the manufacturing, packaging, assembling, and fulfillment of orders. All operations are organized into three main functions: Manufacturing, Fulfillment, and Administration.

The Manufacturing function of VersaGenix is any operation involving assembling or otherwise processing of initial ingredients and/or raw materials into packaged and inventoried products ready for fulfillment.

The Fulfillment function is to oversee any and all processes from completion of assembled products to the order processing and fulfillment/sale. The Fulfillment Department will oversee actual inventory on the floor, as well as coordinate and verify orders, schedule logistics, and dispatch delivery drivers. Additionally, the Fulfillment Department will work with local physicians, patients, and industry partners to get feedback and data regarding existing products and new therapies.

The Administration Function is to oversee all internal processes and to keep accurate records of compliance, financials, and internal employee training and outreach.

Hours of Operation and Number of Employees: The facility will begin operations at 8:00 am and will end no later than 8:00 pm, Monday through Sunday. Manufacturing and assembly working hours will occur between the hours of 9:00 am and 5:00 pm. This allows periods of time before and after process manufacturing for preparation, clean-up, and documentation. Deliveries and transportation will begin no earlier than 8:00 am and will conclude no later than 7:00 pm. The total number of employees is not expected to exceed five.

No exterior changes to the building are proposed. The attached plans show internal changes to accommodate the needs of the business.

GENERAL PLAN AND ZONING

Land Use Classification: The General Plan Land Use Diagram (Figure 2-2) classifies the Project site as Industrial. The General Plan is silent on cannabis manufacturing.

Zoning District: This property is located in the Light Industrial (INL) Zone, where Cannabis Manufacturing is permitted with a Major Conditional Use Permit. It is also located in the North Hollis (NH) Overlay Zone, which implements the North Hollis Area Urban Design Program. The NH Zone has no land use or design provisions applicable to this proposal.

Floor Area Ratio (FAR): This property is located in the 1.0/1.6 FAR district. No change in existing Floor Area Ratio is proposed.

Building Height: This property is located in the 30/55 foot height district. No change in existing building height is proposed.

Off-Street Parking: Section 9-4.404(c) states that “for all non-residential uses with area based estimated parking demands, the first 1,500 square feet shall be subtracted from the gross square footage of the use when calculating the estimated demand”. Parking requirements for Cannabis Manufacturing is area-based (1 space per 1,000 square feet of floor area) and, as the total building square footage is less than 1,500 square feet, no parking is required.

Bicycle Parking: The proposed use will require 2 short term and 2 long term bicycles spaces. Condition of Approval Number B.1 outlines this requirement.

Setbacks: No setbacks are required in the INL Zone. The applicant does not propose changing the footprint of the existing building.

CONFORMITY TO PLANNING REGULATIONS:

Conditional Use Permit: Section 9-7.505

In order to approve a Conditional Use permit, the Commission must make the findings required by Section 9-7.505. Staff believes that these findings can be made for the following reasons:

1. The proposed use is consistent with the General Plan.

The General Plan Land Use Classification for the property is Industrial. The proposed Cannabis Manufacturing use is consistent with this General Plan Land Use classification as well as consistent with the following General Plan goals and policies:

Land Use Goal LU-G-1: An overall balance of uses—Employment, residential, cultural, destination and local retail—as well as a full range of amenities and services necessary to support a vibrant community.

Land Use Goal LU-G-11: A wide range of economic activity – An economy that capitalizes on Emeryville’s central location, strengthens the City’s tax base, and ensures that Emeryville has adequate fiscal resources to fund high quality public services for its residents and businesses.

Land Use Policy LU-P-27: A diversity of commercial uses to insulate the City’s fiscal base from downturns in particular markets shall be maintained.

Land Use Policy LU-P-30: The City will encourage the development of dynamic, leading edge industries, based in high technology, medical/bio engineering, bio technology, and media that provide good quality jobs with the potential for career development.

Cannabis manufacturing is a new light industrial type of activity that is emerging as a result of the passing of State-wide Proposition 64 on November 8, 2016.

Proposition 64 allowed for legalization of cannabis related activities for adult use and provided local jurisdictions a choice to legalize or prohibit such activities. On April 4, 2017 the City Council passed cannabis related regulations to allow such activities. The goal was to add to the diversity of uses that would widen the range of economic activity while providing good paying manufacturing jobs. The Project includes the non-volatile manufacturing, processing, packaging, storing of cannabis products to distribute to other cannabis vendors and operations to support the delivery of cannabis products to end users at offsite locations, which are new industrial activities, that contribute to the economic diversity of the city and provide good paying jobs.

2. The location, size, coverage, density, design and operating characteristics of the proposed use will be compatible with, and will not adversely affect, the surrounding area, including neighborhood character, street design and capacity, safety, noise and lighting.

The proposed Project will go into an existing building and will fit within the existing fabric of the area in terms of size, design and operating characteristics and will not adversely affect the surrounding area, which is comprised of other industrial uses.

3. The proposed use is consistent with the capability of the water supply, wastewater disposal, fire, and police systems to operate adequately and cost effectively.

The Project will not cause an increased burden on utilities and resources because it makes use of existing facilities.

4. The proposed use at its proposed location will provide a service or facility that will contribute to the general well-being of the surrounding neighborhood or community.

The Project will reuse an existing vacant building, will add to the existing manufacturing and industrial uses in the vicinity, and overall contribute to the economic well-being of the community.

5. The proposed use complies with all applicable standards and requirements of these Planning Regulations.

The Project complies with the Planning Regulations in terms of locational requirements and conditions of approval ensure that the project complies with bicycle parking and performance standards.

ENVIRONMENTAL REVIEW

This Project is exempt from environmental review under State CEQA Guidelines Section 15332, which applies to infill development projects. This Class 32 exemption applies to projects characterized as in-fill development meeting the conditions below.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The Project meets all the above criteria by being in compliance with all applicable General Plan designation and policies and the zoning regulations as outlined in the staff report above; the project site is less than 5 acres; the site is developed with an existing building and is industrial urban area where there are no habitat for endangered, rare or threatened species; the project will occupy a building that had similar prior uses and therefore will not result in any significant effects relating to traffic, noise, air quality, or water quality; and site is currently served by all the required utilities and public services that were in place for prior similar uses in the building.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the Conditional Use Permit application to establish a Cannabis Manufacturing and delivery facility in an existing building located at 1320 67th Street, subject to the attached Conditions of Approval.

Attachments:

1. Resolution
2. Conditions of Approval
3. Proposed Plans

RESOLUTION CPC NO. UP17-002

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EMERYVILLE APPROVING A MAJOR CONDITIONAL USE PERMIT FOR ESTABLISHMENT OF A CANNABIS MANUFACTURING AND NON-STOREFRONT DISPENSARY FACILITY LOCATED AT 1320 67TH STREET (APN: 49-1512-2-1)

WHEREAS, on October 13, 2017, VersaGenix, Inc submitted an application for a Major Conditional Use Permit to allow a cannabis manufacturing and non-storefront delivery facility (“**Project**”) in an 1,046 square foot existing building located at 1320 67th Street (“**Property**”); and

WHEREAS, the Project includes the non-volatile manufacturing, processing, packaging, storing of cannabis products to distribute to other cannabis vendors and operations to support the delivery of cannabis products to end users at offsite locations; and
; and

WHEREAS, the Emeryville Planning Commission held a duly and properly noticed public hearing on the project on December 20, 2017 to solicit public comments and review and consider the application; and

WHEREAS, the Emeryville Planning Commission has reviewed and considered the staff report and attachments thereto, the plans, all public comments, and the proposed Project at the Property subject to the conditions and requirements set forth in Exhibit A attached to this Resolution and the applicable standards of the Emeryville Planning Regulations (“the Record”); now, therefore, be it

RESOLVED, that the Planning Commission of the City of Emeryville hereby finds that the project is exempt from the California Environmental Quality Act (CEQA) under State CEQA Guidelines Section 15332, which applies to infill development projects, and under the “general rule” at Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment; and be it further

RESOLVED, that in approving **UP17-002** the Planning Commission makes the following findings as required by Emeryville Planning Regulations:

Conditional Use Permit Findings Pursuant to Section 9-7.505:

1. The proposed use is consistent with the General Plan.

The General Plan Land Use Classification for the property is Industrial. The proposed Cannabis Manufacturing use is consistent with this General Plan Land Use classification as well as consistent with the following General Plan goals and policies:

Land Use Goal LU-G-1: An overall balance of uses—Employment, residential, cultural, destination and local retail—as well as a full range of amenities and services necessary to support a vibrant community.

Land Use Goal LU-G-11: A wide range of economic activity – An economy that capitalizes on Emeryville’s central location, strengthens the City’s tax base, and ensures that Emeryville has adequate fiscal resources to fund high quality public services for its residents and businesses.

Land Use Policy LU-P-27: A diversity of commercial uses to insulate the City’s fiscal base from downturns in particular markets shall be maintained.

Land Use Policy LU-P-30: The City will encourage the development of dynamic, leading edge industries, based in high technology, medical/bio engineering, bio technology, and media that provide good quality jobs with the potential for career development.

Cannabis manufacturing is a new light industrial type of activity that is emerging as a result of the passing of State-wide Proposition 64 on November 8, 2016. Proposition 64 allowed for legalization of cannabis related activities for adult use and provided local jurisdictions a choice to legalize or prohibit such activities. On April 4, 2017 the City Council passed cannabis related regulations to allow such activities. The goal was to add to the diversity of uses that would widen the range of economic activity while providing good paying manufacturing jobs. The Project includes the non-volatile manufacturing, processing, packaging, storing of cannabis products to distribute to other cannabis vendors and operations to support the delivery of cannabis products to end users at offsite locations, which are new industrial activities, that contribute to the economic diversity of the city and provide good paying jobs.

2. The location, size, coverage, density, design and operating characteristics of the proposed use will be compatible with, and will not adversely affect, the surrounding area, including neighborhood character, street design and capacity, safety, noise and lighting.

The proposed Project will go into an existing building and will fit within the existing fabric of the area in terms of size, design and operating characteristics and will not adversely affect the surrounding area, which is comprised of other industrial uses.

3. The proposed use is consistent with the capability of the water supply, wastewater disposal, fire, and police systems to operate adequately and cost effectively.

The Project will not cause an increased burden on utilities and resources because it makes use of existing facilities.

4. The proposed use at its proposed location will provide a service or facility that will contribute to the general well-being of the surrounding neighborhood or community.

The Project will reuse an existing vacant building, will add to the existing manufacturing and industrial uses in the vicinity, and overall contribute to the economic well-being of the community.

5. The proposed use complies with all applicable standards and requirements of these Planning Regulations.

The Project complies with the Planning Regulations in terms of locational requirements and conditions of approval ensure that the project complies with bicycle parking and performance standards.

and be it further

RESOLVED, that the Planning Commission hereby approves **UP17-002** to establish a cannabis manufacturing and non-storefront dispensary facility located at 1320 67th Street, as submitted on October 13, 2017, subject to the Conditions of Approval attached hereto and the applicable standards of the City of Emeryville Municipal Code.

APPROVED by the Planning Commission of the City of Emeryville at a special meeting held on Wednesday, December 20, 2017 by the following votes:

AYES: _____

NOES: _____ **ABSTAINED:** _____

EXCUSED: _____ **ABSENT:** _____

CHAIRPERSON

APPROVED AS TO FORM:

RECORDING SECRETARY

ASSISTANT CITY ATTORNEY

CONDITIONS OF APPROVAL

**Cannabis Manufacturing and Non-Storefront Dispensary Facility
1320 67th Street
File Number UP17-002: Exhibit A. Conditions of Approval
December 20, 2017**

A. General Conditions

1. **Project** . A Conditional Use Permit (“**CUP**”) to allow for the operation of a Cannabis Manufacturing and Non-Storefront Dispensary Facility located at 1320 67th Street, Emeryville, CA (APN 49-1512-2-1) (“**Property**”) in accordance with the application received on October 13, 2017 and as modified by these Conditions of Approval.
 - a. **Permitted Uses**. This CUP authorizes the following commercial cannabis activity (and related uses) at the Property: the possession, manufacturing (without volatile solvents), distribution, processing, storing, labeling, and non-storefront dispensary (delivery only to end users).
 - b. **Prohibited Uses**. The following commercial cannabis activities (and related uses) are not allowed at the Property: cloning, planting or cultivation of cannabis plants, manufacturing with volatile solvents, testing or direct dispensing, sales or retail to the public at the Property.
 - c. **Future Sub-Tenants**. Subject to state law and state regulations, the applicant may sub-lease the facility to other tenants engaging in cannabis commercial activity consistent with this CUP, provided that each sub-tenant obtains an Operator’s Permit (defined below in Condition A.3.b), applicable state license/permits and a Business License from the City of Emeryville, prior to commencing operations.

Any additional uses or design modifications, including signs, will require a separate application and approval.

2. Approval Effectiveness and Duration. Pursuant to Section 9-7.213 of the Emeryville Municipal Code, this permit shall automatically expire if an application for a building permit has not been filed and fees have not been paid within one year from the date of this approval, and a good faith effort to commence work upon the use has not been made, as determined by the Community Development Director in his/her sole discretion. Time extensions not exceeding one year may be requested by applying to the Community Development Director for such extension period prior to the expiration date of the permit. In no case shall the expiration period extend more than three years from the date of this approval. After that time, a new application shall be required. In the event Applicant undertakes no construction pursuant to this approval, then Applicant shall have no obligation under these conditions of approval. If a building permit is issued but expires with no work being done, then this planning permit shall also expire unless extended pursuant to the provisions of Section 9-7.213.
3. Additional Permits/Licenses. Prior to start of operations, the applicant shall obtain the following permits from the City:
 - a. Building Permit. Contact Courtney Barrett of the Building Division at 510-596-4310 or cbarrett@emeryville.org for more information
 - b. Permit from the Emeryville Police Department Pursuant to Chapter 28 of Title 5 of the Emeryville Municipal Code (“Operator’s Permit”)
 - c. Business License from the Emeryville Finance Department.
4. Compliance with State Law and State Regulations. Applicant’s operations must comply with all applicable state laws and state regulations. Failure to comply with state laws or state regulations, which includes, but is not limited to, failure to maintain relevant and applicable state licenses shall constitute a violation of this CUP, and constitute grounds for revocation of the CUP.
5. State Licensure. Applicant or any sub-tenant shall notify the Community Development Director in writing within 10 days of any change in licensure status with the California Bureau of Cannabis Control.
6. Cannabis Consumption. Consumption, including smoking, inhaling, and ingesting, of cannabis is prohibited on the Property, in the public right of way abutting the Property or within a 600-foot radius of the Property.

7. Hours of Pick Up and Deliveries. Pick ups and deliveries to the Property shall be prohibited between the hours of 7:00 p.m. and 8:00 a.m. The Police Chief may further impose conditions on pick ups and deliveries through an Operator's Permit.
8. Business Conducted within Building. All allowed commercial cannabis activity shall be conducted inside the building located on the Property. No commercial cannabis activity shall be visible from the exterior of the building or from the public right of way abutting the Property.
9. Performance Standards. The Project is subject to all applicable provisions of the Emeryville Municipal Code including, but not limited to, the Planning Regulations in Title 9. Specifically, the Project shall comply with applicable performance standards outline in Section 9-5.1101-1111 (Performance Standards). See also Condition of Approval, Number 11 below regarding odor control.
10. Odor Control. All odors shall be contained on the Property. If the City receives any odor complaints, the applicant or sub-tenant shall work with the Building Official to immediately abate any nuisance related to odor. Unresolved or repeated violations related to odor may be basis for suspension or revocation of the permit or denial of permit renewal. The Community Development Director may impose additional conditions to this CUP to abate any unresolved or repeated odor violations.
11. Public Art Program. Prior to the issuance of a building permit, Applicant shall submit evidence of compliance with the Art in Public Places Ordinance (Article 4 of Chapter 2 of Title 3 of the Emeryville Municipal Code) by showing a signed contract to commission or purchase and to install the artwork on the development site, or by payment of the full amount of the in-lieu public art fee. If Applicant intends to install on-site art rather than pay the in-lieu public art fee, but has not supplied the above-specified information prior to the issuance of the building permit, payment of the in-lieu public art fee will be required and will be repaid to Applicant only at such time the above-specified information is provided to City. Prior to the issuance of a certificate of occupancy, Applicant shall notify the Economic Development and Housing Department Public Art Projects Coordinator to verify Applicant's installation of the on-site public art. If City determines that public art has not been installed, Applicant shall be required to pay the in-lieu public art fee in full.
12. Fees. Applicant shall pay all required building and impact fees prior to issuance of a building permit. Contact Courtney Barrett of the Building Division at 510-596-4310 or cbarrett@emeryville.org for more information.

13. Private Sewer Lateral. If the cumulative construction valuation of the Project (including any construction by both applicant and subtenants) is over \$100,000, it is subject to the Private Sewer Lateral program by EBMUD. Courtney Barrett (contact above) has more information.
14. Construction Hours. Unless the City Council grants a waiver allowing different construction hours pursuant to Section 5-13.06 of the Emeryville Municipal Code, construction hours are 7:00 am to 6:00 pm, Monday – Friday, except that pile driving and similarly loud equipment, including but not limited to jack hammering, grading, compacting, dump trucks, generators, and chain saws shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Friday.
15. Maintenance. Adequate maintenance shall be provided to prevent deterioration of any exterior improvements.
16. Damage to Public Facilities. Applicant shall be deemed responsible for any damage to public improvements that occurs during construction and shall repair such damage, including but not limited to sidewalk repair, street slurry seal or street reconstruction, at its sole expense and to the satisfaction of the Public Works Director.
17. Maintenance of Street Trees and other vegetation in the Public Right of Way. Applicant, its successors and assigns, shall maintain all landscaping improvements in the public right of way abutting the Property, in a healthy, growing condition at all times consistent with the Bay Friendly Landscaping Practices as described by StopWaste.org’s Bay Friendly Landscaping program. Applicant shall replace all landscaping that dies with the same living species, or substitutes approved by the Public Works Director after obtaining an encroachment permit from the City. Landscaping work shall comply with the provisions of Chapter 10 of Title 7 of the Emeryville Municipal Code.
18. Indemnification. Applicant, its assignees, and successors-in-interest shall defend, hold harmless, and indemnify the City of Emeryville, the Bay Cities Joint Powers Insurance Authority and their respective officials, officers, agents and employees (the Indemnified Parties) against all claims, demands, and judgments or other forms of legal and or equitable relief, which may or shall result from: 1) any legal challenge or referendum filed and prosecuted to overturn, set-aside, stay or otherwise rescind any or all final project or zoning approvals, analysis under the California Environmental Quality Act or granting of any permit issued in accordance with the Project; or 2) Applicant’s design, construction and/or maintenance of the public improvements set forth in the final building plans.

Applicant shall pay for all direct and indirect costs associated with any action herein. Direct and indirect costs as used herein shall mean but not be limited to attorney's fees, expert witness fees, and court costs including, without limitation, City Attorney time and overhead costs and other City Staff overhead costs and normal day-to-day business expenses incurred by the City including, but not limited to, any and all costs which may be incurred by the City in conducting an election as a result of a referendum filed to challenge the project approvals. The Indemnified Parties shall promptly notify the Applicant, its assignees, and successors-in-interest of any claim, demand, or legal actions that may create a claim for indemnification under this section and shall fully cooperate with Applicant, its assignees and successors-in-interest.

19. Trash, Recycling and Composting Facilities. Prior to the issuance of Operator's permit, the Community Development Director and Public Works Director shall review and approve a Trash, Recycling and Composting Plan from the applicant.
 - a. **Maintenance and Service:** Trash, recycling and composting storage areas shall include adequate space for the maintenance and servicing of containers for all materials that are provided by local hauling companies. Sewer drains, fire sprinklers, enclosures, and roofing (if outdoors) shall be provided as per city standards.
 - b. **Adequate Space for Trash, Recyclables and Compostables:** The amount of space provided for the collection and storage of recyclable materials shall be at least as large as the amount of space provided for the collection and storage of trash materials and shall reflect the estimated volumes of trash and recyclable and compostable materials to be generated providing for the separate and dedicated containers for those materials with the goal of 25% or less of the total materials generated going to a landfill. An appropriately sized and designed area for wastes banned from regular trash containers such as electronics, fluorescent lamps and batteries shall be designated. Residential properties will also provide area for bulky item collection such as mattresses, furniture, tires and white goods.
 - c. **Convenience and Accessibility:** The recycling area shall be at least as accessible and convenient for tenants and collection vehicles as the trash collection and storage area. If chutes are planned then separate, properly labeled (as per City Standards) and dedicated chutes must be provided for each and every collected stream of materials - not just for trash (non-recyclable and non-compostable materials.) The trash and recycling room(s) or areas shall be located on an exterior wall of the building (if

indoors) with adequately-sized door or gate access to the street through the wall so as to minimize distance for the collection vehicle personnel and eliminate temporary outdoor storage of containers on collection days. If the storage area is located outside then it must be easily accessible by the collection vehicles. If the day-to-day-use trash and recycling area(s) cannot be located adjacent to the street, then service-day locations easily accessible by the collection vehicle staff, must be provided in an area on-site as per city standards in enclosures completely screened and covered from off-site view by a solid fence or masonry wall at least six feet high and in harmony with the architecture of the building(s).

B. Project-Specific Conditions

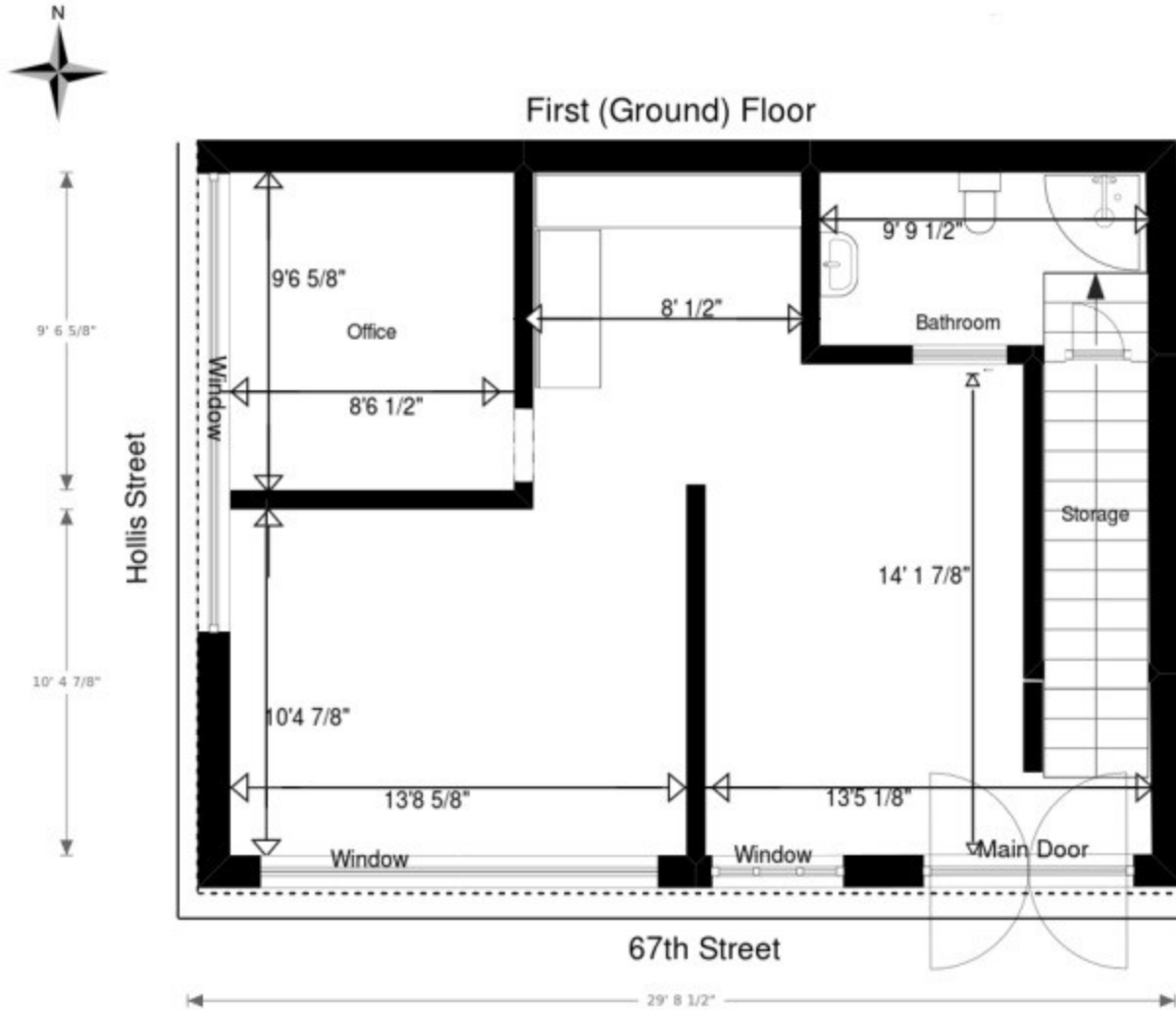
1. Bicycle Parking. The applicant shall provide a minimum of 2 short term bicycle parking spaces and 2 long term bicycle spaces in accordance to specifications outlined in Section 9-4.408 of the Planning Regulations.

BUILDING LOCATION AND IMAGE



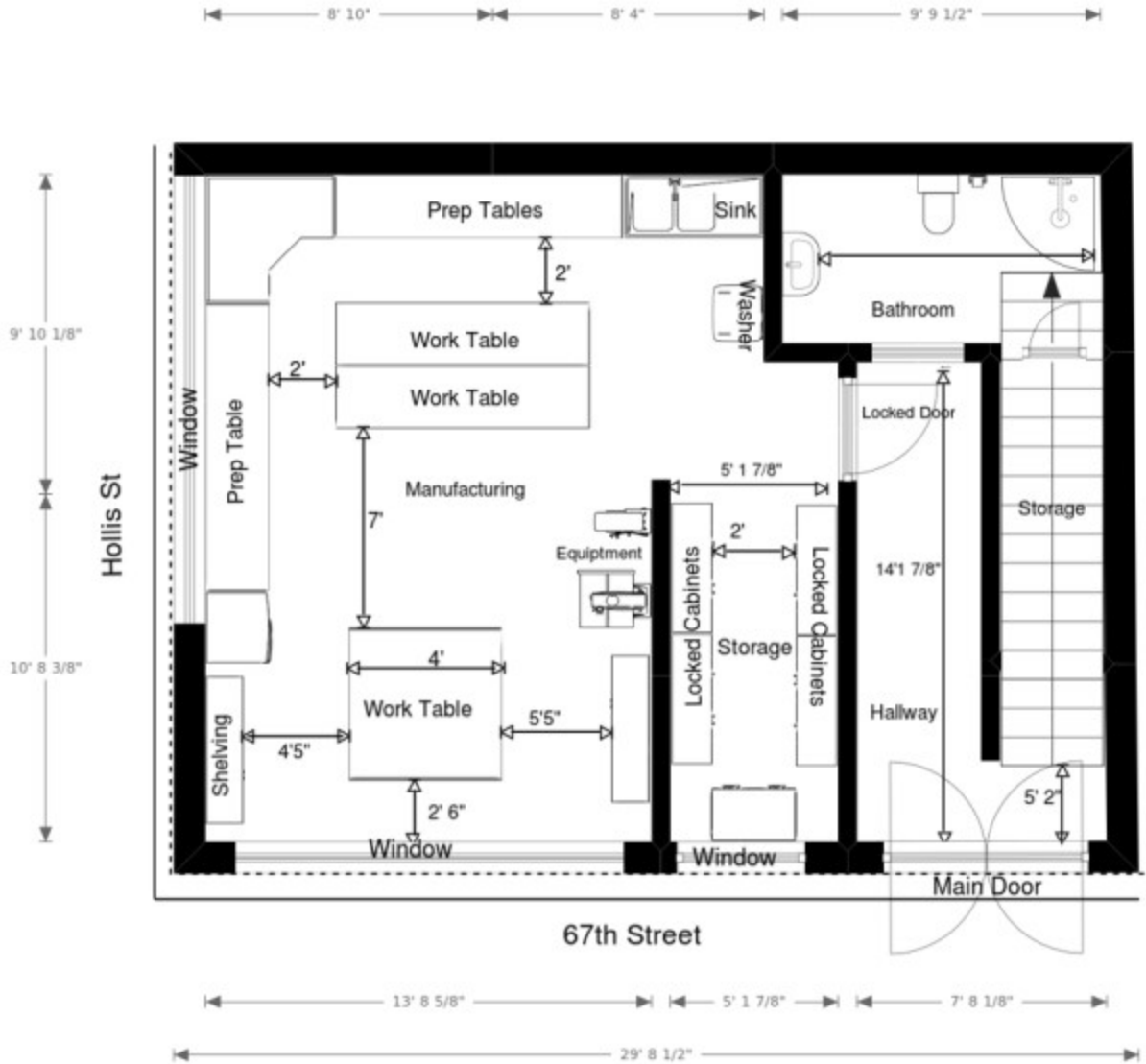
EXISTING FIRST FLOOR PLAN

MANUFACTURING

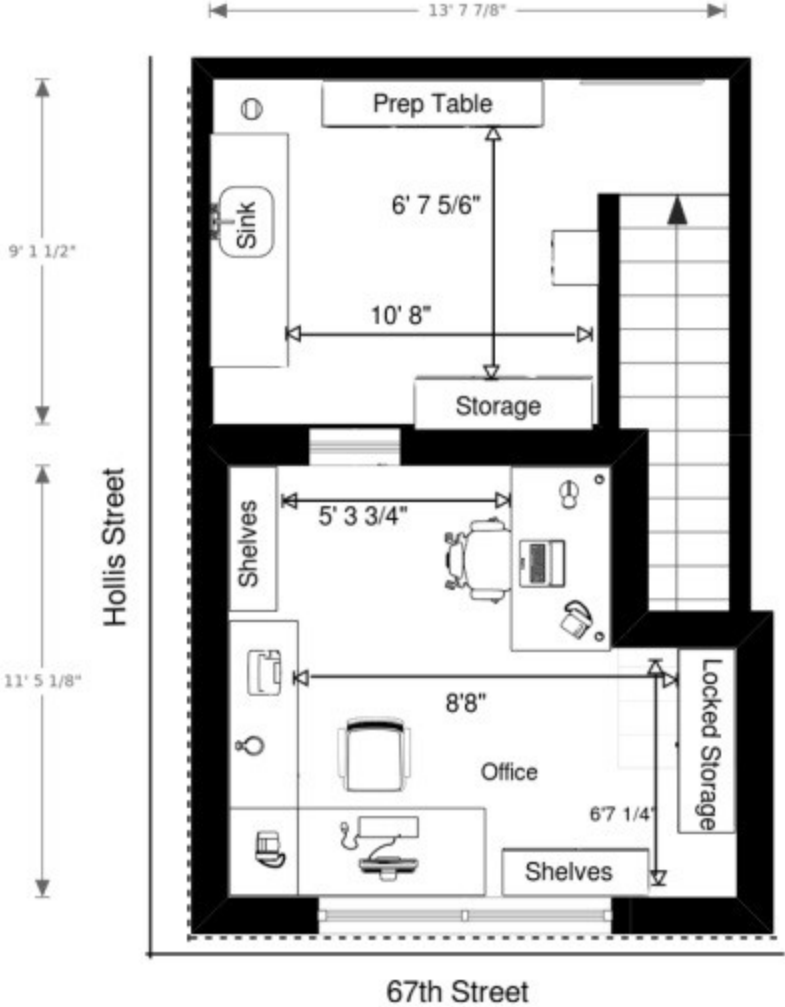


PROPOSED FIRST FLOOR PLAN

MANUFACTURING



PROPOSED SECOND FLOOR PLAN



EXISTING SECOND FLOOR PLAN

